



May 15, 2025

19 SCRIVENER DRIVE
AURORA, ONTARIO
L4G 0Y8

Dear Thomas Leung Chak LAM & Queenie CAO:

Purchaser: Thomas Leung Chak LAM & Queenie CAO
Vendor: Trinigroup Development Inc.
Property: Legacy Hill - Building: 1
Address: 85 Boccella Crescent
Lot/Unit: 54

RE: FIRST NOTICE - Strike notification - Trinigroup Development Inc.

The terms of your Purchase Agreement (see the Addendum) permit the Vendor to extend the date of closing/occupancy and other critical dates in certain circumstances, including where there has been an event and/or loss of construction time which amounts to an "Unavoidable Delay".

PLEASE NOTE THAT:

An "Unavoidable Delay" event has occurred which may delay completion of your home. The specific "Unavoidable Delay" trigger event is as follows:

UNION/LOCAL #27 - RESIDENTIAL ROOFING being in a legal strike position have officially commenced a strike (an "Unavoidable Delay") on May 5th, 2025

UNION/LOCAL #46 - PLUMBERS being in a legal strike position have officially commenced a strike (an "Unavoidable Delay") on May 13th, 2025

UNION/LOCAL #IBEW 353 - ELECTRICIANS being in a legal strike position have officially commenced a strike (an "Unavoidable Delay") on May 8th, 2025

You should be aware that there may be a delay in completion of your unit. The period of delay (if needed) will be calculated and may include the combination of two (2) periods of time:

- 1) the period of time for the strike(s) itself; but also,
- 2) any additional period of delay directly caused by the strikes which are beyond the vendor's reasonable control (the "Remobilization Period")

At this time, it is difficult to determine whether an extension will be necessary or to accurately predict the total length of the delay. As a result, we are unable to provide a meaningful estimate of how your home's construction schedule may be affected. For more information and updates on the strike, please visit www.tarion.com.

The Vendor will inform you once the strike has concluded, only if your home has been affected and an extension is required due to the "Unavoidable Delay".

Yours very truly,
Trinigroup Development Inc.

*An "Unavoidable Delay" means a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism or pandemic, plus any period of delay directly caused by the event, which is beyond the reasonable control of the builder and is not caused or contributed to by the fault of the builder.