



March 18, 2020

SANDRA AVERSA & SABLE CAPE INVESTMENTS INC.
8700 DUFFERIN STREET
CONCORD, ONTARIO
L4K 4S6

*** Sent via Email ***

Dear SANDRA AVERSA & SABLE CAPE INVESTMENTS INC.,

Purchaser: SANDRA AVERSA & SABLE CAPE INVESTMENTS INC.
Vendor: Petaluma Building Corp.
Property: 330 Richmond - Building: 1
Address: 330 Richmond St W
Lot/Unit: 2305

First Notice - (s.5(b) Taron Addendum)

UNAVOIDABLE DELAY EVENT HAS OCCURRED

RE: Purchase Agreement dated the 2nd day of October, 2015 including Addendum, and amendments, if any (the "Purchase Agreement") relating to the Home.

The terms of your Purchase Agreement (see the Addendum) permit the Vendor to extend the date of closing 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:

1. An "Unavoidable Delay" event has occurred which may delay completion of your home. The specific "Unavoidable Delay" trigger event is as follows:
COVID-19 Pandemic.
2. The Pandemic was declared on the 11th day of March, 2020. It may affect timing of delivery of your home as a result of the lack of trades and municipal government closures.
3. It is possible that the pandemic may affect the completion and/or delivery schedule of the above-noted home.
4. You should be aware that the delay in completion of your home will include the combination of two (2) periods of time. The total delay will include both:
1) the period of time for direct impacts of the pandemic;
but also,