



May 21, 2025

24 VILLA ANTICA DRIVE
WOODBIDGE, ON
L4H 1P9

Dear Robert GYARFAS:

Purchaser: Robert GYARFAS
Vendor: Granerola Residences Ltd.
Property: Charisma Condominiums - Building: North
Address: 8960 JANE STREET
Lot/Unit: 2402

RE: FIRST NOTICE - Strike notification - Granerola Residences Ltd.

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 #46 - Plumbers being in a legal strike position have officially commenced a strike (an "Unavoidable Delay") on May 13th, 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")

It is difficult at this stage to be certain as to how long the total delay may be and thus how the construction schedule for your home will be affected therefore a meaningful estimate of the total delay is not possible at this time. 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,
Granerola Residences Ltd.

*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.