

São Paulo, 20 de Agosto de 2021

À

ROTTA ELY CONSTRUÇÕES E INCORPORAÇÕES LTDA. (Emitente)

Avenida Borges de Medeiros, nº 2800
CEP 90110-150, Cidade de Porto Alegre, Estado do Rio Grande do Sul
At.: Sr. Pedro Ely
E-mail: pedro@rottaely.com.br

MARIA CRISTINA ROTA ELY (Avalista)

Rua Dr. Possidônio Cunha nº 72, casa 4, Bairro Vila Assunção
CEP 91900-140, Cidade de Porto Alegre, Estado do Rio Grande do Sul
E-mail: cristinarottaely@gmail.com

RICARDO ELY (Avalista)

Rua Dr. Possidônio Cunha nº 72, casa 4, Bairro Vila Assunção
CEP 91900-140, Cidade de Porto Alegre, Estado do Rio Grande do Sul, na,
E-mail: ricaely10@gmail.com

TIAGO ROTA ELY (Avalista)

Rua Dr. Florêncio Ygartua, nº 60, apartamento 405, Bairro Moinhos de Vento
CEP 90430-010, Cidade de Porto Alegre, Estado do Rio Grande do Sul;
E-mail: tiago@rottaely.com.br

PEDRO ROTA ELY (Avalista)

Rua Vicente Fontoura, nº 2905/205, Bairro Rio Branco
CEP 90640-002, Cidade de Porto Alegre, Estado do Rio Grande do Sul
E-mail: pedro@rottaely.com.br

c/c

SIMPLIFIC PAVARINI DISTRIBUIDORA DE TÍTULOS E VALORES MOBILIÁRIOS LTDA (Agente Fiduciário)

Rua Joaquim Floriano 466, sala 1401 - Itaim Bibi
04534-002 – São Paulo - SP – Brasil
At.: Matheus Gomes Faria / Pedro Paulo Oliveira
E-mail: spgarantia@simplificpavarini.com.br

Ref.: Notificação de Descumprimento de Obrigações Não Pecuniárias

Prezados,

A **CASA DE PEDRA SECURITIZADORA DE CRÉDITO S/A**, sociedade por ações, com sede na Cidade de São Paulo, Estado de São Paulo, na Rua Iguatemi, nº 192, conjunto 152, Bairro Itaim Bibi, inscrita no CNPJ/ME sob o nº 31.468.139/0001-98 ("CPSec"), na qualidade de Securitizadora da **3ª Série** de sua **1ª Emissão** de Certificado de

Recebíveis Imobiliários, emitida conforme **Termo de Securitização datado de 01/10/2019**, vem por meio desta, notificar acerca dos descumprimentos verificados no âmbito desta Emissão:

- a) descumprimento da cláusula 6.1.1.2.2 da CCB nº 11501454-3, uma vez que não foi enviado o comprovante de pagamento do RET ref o mês de Junho/21 com vencimento em 20/07/21.

Diante do exposto e nos termos da cláusula 5.1.(iv) da CCB nº 11501454-3, serve a presente para notificar a Emitente e os Avalistas para que em **15 (quinze) dias**, contados do recebimento desta notificação, realize o envio do comprovante do RET ref. o mês de Junho/21 cujo vencimento se deu em 20/07/21, sob pena de, se não cumprido tal prazo, a declaração ou não do vencimento antecipado.

Para maiores esclarecimentos, ficamos à disposição através do telefone (11) 4562-7080 ou via e-mail fdias@cpsec.com.br e mlima@cpsec.com.br.

Atenciosamente.

DocuSigned by:

DBC75B63EBD84A8...

CASA DE PEDRA SECURITIZADORA DE CRÉDITO S/A

Rodrigo Geraldi Arruy - Diretor

Certificado de Conclusão

Identificação de envelope: 1118562BBC2A4026AECE5ABB439AD1E8
 Assunto: CRI Cobalto - Notificação Apresentação Comprovante de RET
 Envelope fonte:
 Documentar páginas: 2
 Certificar páginas: 4
 Assinatura guiada: Ativado
 Selo com Envelopeld (ID do envelope): Ativado
 Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)

Status: Concluído

Remetente do envelope:
 Mara Cristina Lima
 rua josé bahia de amorim, 57
 nil
 São Paulo, WA 05133-040
 mlima@cpsec.com.br
 Endereço IP: 191.209.82.5

Rastreamento de registros

Status: Original
 20/08/2021 06:58:45

Portador: Mara Cristina Lima
 mlima@cpsec.com.br

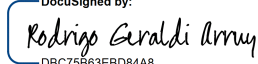
Local: DocuSign

Eventos do signatário

Rodrigo Geraldi Arruy
 rarruy@nmcapital.com.br
 CEO

Nível de segurança: E-mail, Autenticação da conta
 (Nenhuma)

Assinatura

DocuSigned by:

 DBC75B63EBD84A8...

Adoção de assinatura: Estilo pré-selecionado
 Usando endereço IP: 189.102.25.118

Registro de hora e data

Enviado: 20/08/2021 07:02:03
 Visualizado: 20/08/2021 07:05:43
 Assinado: 20/08/2021 07:05:57

Termos de Assinatura e Registro Eletrônico:

Aceito: 20/08/2021 07:05:43
 ID: a6626e05-9819-423c-ae09-541b1b36daa2

Eventos do signatário presencial**Assinatura****Registro de hora e data****Eventos de entrega do editor****Status****Registro de hora e data****Evento de entrega do agente****Status****Registro de hora e data****Eventos de entrega intermediários****Status****Registro de hora e data****Eventos de entrega certificados****Status****Registro de hora e data****Eventos de cópia****Status****Registro de hora e data****Eventos com testemunhas****Assinatura****Registro de hora e data****Eventos do tabelião****Assinatura****Registro de hora e data****Eventos de resumo do envelope****Status****Carimbo de data/hora**

Envelope enviado	Com hash/criptografado	20/08/2021 07:02:03
Entrega certificada	Segurança verificada	20/08/2021 07:05:43
Assinatura concluída	Segurança verificada	20/08/2021 07:05:57
Concluído	Segurança verificada	20/08/2021 07:05:57

Eventos de pagamento**Status****Carimbo de data/hora****Termos de Assinatura e Registro Eletrônico**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Casa de Pedra Securitizadora (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Casa de Pedra Securitizadora:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: lfascina@cpsec.com.br

To advise Casa de Pedra Securitizadora of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at lfascina@cpsec.com.br and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Casa de Pedra Securitizadora

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to lfascina@cpsec.com.br and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Casa de Pedra Securitizadora

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to lfascina@cpsec.com.br and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Casa de Pedra Securitizadora as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Casa de Pedra Securitizadora during the course of your relationship with Casa de Pedra Securitizadora.