



May 25, 2023

Ruben Baghramyan
215 North New River Drive East, Apartment 1900
Fort Lauderdale, FL
USA 33301

RE: 1515 FLAGLER CONDOMINIUM - SELLER'S FORMAL NOTICE OF CLOSING
Unit 601, the "Unit"

Dear Ruben Baghramyan:

We are very happy to provide the following update to your awaited Closing at LA CLARA.

This closing notice is sent on behalf of GGT FLAGLER LIMITED PARTNERSHIP, a Delaware limited partnership ("Seller"), as the developer of 1515 Flagler Condominium in Miami Beach, Florida (the "Condominium") to Ruben Baghramyan ("Buyer").

Pursuant to Sections 7 and 9 of the Purchase Agreement for Unit 601, as amended (the "Agreement"), this notice shall serve as notice to the Buyer that closing on the Unit shall take place on June 13, 2023 ("Closing"). In accordance with the Agreement, the Declaration of Condominium for the Condominium has been recorded. Prior to the Closing, (i) the Declaration of Condominium shall be recorded in the public records of Palm Beach County, Florida and shall include the surveyor's substantial completion certificate for the Condominium and (ii) the temporary certificate of occupancy for the floor(s) of the building within which the Unit is located shall be issued by applicable Palm Beach County authorities.

If Buyer fails to close on or before the Closing, then Seller may treat such failure as a default subject to the terms of Section 13 of the Agreement, or Seller may, in its sole discretion, elect to extend the Closing as set forth in Section 9 of the Agreement.

With the completion of your Unit, we look forward to your closing and are excited to welcome you to West Palm Beach and life at LA CLARA!

Very truly yours,

GGT FLAGLER LIMITED PARTNERSHIP,
a Delaware limited partnership

By: DocuSigned by:

Amanda Wilson Watkins

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