



June 09, 2023

Matthew Mirones  
78 Windermere Road  
Staten Island, NY  
USA 10305

**RE: 1515 FLAGLER CONDOMINIUM - SELLER'S FORMAL NOTICE OF CLOSING**  
**Unit 2102, the "Unit"**

Dear Matthew Mirones:

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 Matthew Mirones ("Buyer").

Pursuant to Sections 7 and 9 of the Purchase Agreement for Unit 2102, as amended (the "Agreement"), this notice shall serve as notice to the Buyer that closing on the Unit shall take place on August 09, 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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