

January 12, 2024

Ezio E. L. BERARDELLI
92 NEILSON AVENUE
SCARBOROUGH, ONTARIO
M1M 2S4

Dear Ezio E. L. BERARDELLI,

Purchaser Ezio E. L. BERARDELLI

:

Vendor: Dulcina Investments Inc.

Property: Charisma Condominiums - Building: 5

Address: 27 KORDA GATE

Suite: 1904

Purchase Agreement dated the 5th day of October, 2022 including amendments, if any.

We wish to inform you that:

1. Your condominium unit unfortunately will not be ready for occupancy by the First Tentative Occupancy Date set out in the Agreement of Purchase and Sale or the last Notice sent to you.
2. According to the provisions of the Tarion Warranty Corporation, we hereby set the following date as the **Subsequent Tentative Occupancy Date (1): March 19, 2025**. At present the Vendor expects your home to be ready for occupancy on this new date.
3. The setting of the Subsequent Tentative Occupancy Date (1) may change other future Critical Dates, as set out in the Statement of Critical Dates provided by the Vendor at the time the Purchase Agreement was signed (in accordance with the terms of the Tarion Warranty Corporation Addendum that forms part of the Purchase Agreement).

Please ensure that you deliver a copy of this letter to your solicitor.

Sincerely,

Stefanie Devellis
Dulcina Investments Inc.
E. & O.E.