

March 10, 2025

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, Vaughan
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 Final Tentative Occupancy Date set out in the Agreement of Purchase and Sale or the last Notice sent to you.
2. The Vendor hereby sets the following date as the **Firm Occupancy Date: January 9, 2026** (must be no longer than 120 days after the Final Tentative Occupancy Date). At present the Vendor expects your home to be ready for occupancy on this new date.
3. The setting of this Firm Occupancy Date 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 for the home 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.