

AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE
(the “**Amending Agreement**”)

BETWEEN:

Luigi Cerruti and 2584861 Ontario Inc. (the “**Purchaser**”)

- and -

QUEENSWELL LTD. (the “**Vendor**”)

WHEREAS:

- A. The Purchaser and the Vendor have entered into a purchase agreement dated **May 30, 2021** (the “**Purchase Agreement**”) in respect of the purchase, by the Purchaser from the Vendor, of Unit **12**, Level **05**, Suite **512**, (together with **1** Parking Unit(s) and **0** Storage Unit(s)) (the “**Unit**”) together with an undivided interest in the common elements appurtenant to such units, in accordance with a proposed standard condominium plan documentation proposed to be registered against those lands and premises situate in the City of Toronto, Ontario, municipally known at the time as 880 & 884 The Queensway, Etobicoke ON, M8Z 1P1, which are now municipally known as **6 Chartwell Road, Etobicoke, ON, M8Z 0H2** (the “**Condominium**”), all as more particularly described in the Purchase Agreement;
- B. The Purchaser and the Vendor wish to amend certain provisions of the Purchase Agreement; and
- C. Any capitalized terms used but not defined herein shall have the meaning attributed thereto in the Purchase Agreement.

NOW THEREFORE, in consideration of the sum of Two Dollars (\$2.00) paid by each party to the other, the mutual covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party to the other, the parties hereby agree with the other as follows:

- 1. It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the Purchase Agreement, and except for such change(s) noted below in this Section 1 and adjustment(s) noted below in Section 2, all other terms and conditions of the Purchase Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: PURCHASER: 2584861 ONTARIO INC.

INSERT: PURCHASER: CCD INVESTMENTS INC.
Copy of the Articles Amendment is attached herewith


- 2. The parties acknowledge and agree that, in consideration of entering into this agreement, the Purchaser shall be required to pay upon closing an amount equal to **\$0.00** pursuant to section 14(l) of Schedule “E” of the Purchase Agreement.

[Signature Page Immediately Follows]

Executed this 17th day of June, 2025.

Witness:

Signed by:




2025-Jun-17 | 9:27 AM PDT

Purchaser: Luigi Cerruti

Witness:

Signed by:



2025-Jun-17 | 9:27 AM PDT

Purchaser: CCD INVESTMENTS INC.,
formerly known as 2584861 Ontario Inc.
I, Luigi Cerruti, have the authority to bind
the corporation

QUEENSWELL LTD.

Signed by:



2025-Jun-17 | 9:28 AM PDT

Per: Queenswell Ltd.

Name: Queenswell Ltd.

Title: Authorized Signing Officer

I have the authority to bind the Corporation.

Ontario Corporation Number
Numéro de la société en Ontario



CERTIFICAT
Ceci certifie que les présents
statuts entrent en vigueur le

2584861

JULY 05 JUILLET, 2019

Barbara Rackitt

⑧

Director / Directrice

Business Corporations Act / Loi sur les sociétés par actions

Form 3
Business
Corporations
Act

*Formule 3
Loi sur les
sociétés par
actions*

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)
Dénomination sociale actuelle de la société (écrire en LETTRES MAJUSCULES SEULEMENT) :

[illegible]

2. The name of the corporation is changed to (if applicable): (Set out in BLOCK CAPITAL LETTERS)
Nouvelle dénomination sociale de la société (s'il y a lieu) (écrire en LETTRES MAJUSCULES SEULEMENT):

[illegible]

3. Date of incorporation/amalgamation:
Date de la constitution ou de la fusion :

2017-06-27

(Year, Month, Day)
(année, mois, jour)

4. Complete only if there is a change in the number of directors or the minimum / maximum number of directors.
Il faut remplir cette partie seulement si le nombre d'administrateurs ou si le nombre minimal ou maximal d'administrateurs a changé.

Number of directors is/are: **or** minimum and maximum number of directors is/are:
 Nombre d'administrateurs : **ou** nombres minimum et maximum d'administrateurs :

Number or minimum and maximum
 Nombre ou minimum et maximum

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5. The articles of the corporation are amended as follows:
Les statuts de la société sont modifiés de la façon suivante :

6. The amendment has been duly authorized as required by sections 168 and 170 (as applicable) of the *Business Corporations Act*.
La modification a été dûment autorisée conformément aux articles 168 et 170 (selon le cas) de la Loi sur les sociétés par actions.
7. The resolution authorizing the amendment was approved by the shareholders/directors (as applicable) of the corporation on
Les actionnaires ou les administrateurs (selon le cas) de la société ont approuvé la résolution autorisant la modification le

2019-Jun-19

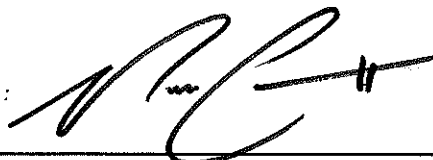
(Year, Month, Day)
(année, mois, jour)

These articles are signed in duplicate.
Les présents statuts sont signés en double exemplaire.

2584861 ONTARIO INC.

(Name of Corporation) (If the name is to be changed by these articles set out current name)
(Dénomination sociale de la société) (Si l'on demande un changement de nom, indiquer ci-dessus la dénomination sociale actuelle).

By/
Par :



(Signature)
(Signature)

SECRETARY

(Description of Office)
(Fonction)