



May 19, 2023

KA KEUNG TSE & SHUI WAN TSE
5 JAMES JOYCE DRIVE
MARKHAM, ON
L6C0L6

* Sent via Email *

Dear KA KEUNG TSE & SHUI WAN TSE,

Re: **Grovetrail Developments Inc.** sale to **KA KEUNG TSE & SHUI WAN TSE**
Lot 135, FURON STREET

We regret to inform that due to delays in our construction schedule beyond our control it is necessary for us to extend the First Tentative Closing Date of the above transaction from **September 6, 2023** to the Second Tentative Closing Date of **January 4, 2024**.

The setting of the new Second Tentative Closing Date changes the Critical Dates on the Tarion Addendum in the Purchase and Sale Agreement to the following:

Firm Closing Date:	May 3, 2024
Outside Closing Date:	January 3, 2025

If you do not receive any other notice 90 days before the Second Tentative Closing Date, then it will become your Firm Closing Date. The above is in accordance with the terms of the Tarion Warranty Corporation Addendum that forms part of the Purchase and Sale Agreement.

All other terms and conditions will remain the same and time is of the essence.

Yours truly,
Grovetrail Developments Inc.

Frank Carogioiello
President

cc: Steven Kichler, Goldman, Spring, Kichler & Sanders / Carogioiello Holdings Inc.