



April 4, 2025

JESSIE NG & HON-KONG NG
28 SUMMERFIELD CRES.
TORONTO, ONT
M9C 3X3

*** Sent via Email ***

Dear JESSIE NG & HON-KONG NG,

Re: **Grovetrail Developments Inc.** sale to **JESSIE NG & HON-KONG NG**
Lot 73 BLOCK 242, KAMPER AVENUE

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 **August 6, 2025** to the Second Tentative Closing Date of **October 8, 2025**.

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:	February 5, 2026
Outside Closing Date:	October 8, 2026

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.