



April 9, 2025

PEI HUI GAN
3 CAPTAINS WAY
TORONTO, ONTARIO
M1V 5G9

*** Sent via Email ***

Dear PEI HUI GAN,

Re: **Grovetrail Developments Inc.** sale to **PEI HUI GAN**
Lot 61 BLOCK 233, TIPP DRIVE

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 20, 2025** to the Second Tentative Closing Date of **October 22, 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 19, 2026
Outside Closing Date:	October 22, 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.