



June 13, 2025

YOUAI XIAO
2 ANETA CIRCLE
NORTH YORK, ONTARIO
M2M 3J2

*** Sent via Email ***

Dear YOUAI XIAO,

Re: **Grovetrail Developments Inc.** sale to **YOUAI XIAO**
Lot 76 BLOCK 242, KAMPER AVENUE

We regret to inform you that due to delays in our construction schedule beyond our control it is necessary for us to extend the Second Tentative Closing Date of **October 8, 2025** to the Firm Closing Date of **October 29, 2025**.

The Outside Closing Date will remain **October 8, 2026**.

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.