

January 12, 2024

MARQUIS REAL ESTATE INVESTMENT CORPORATION & Mitchell Shane ATKINS
2805-330 RICHMOND STREET WEST
TORONTO, ONTARIO
M5V 0M4

Dear MARQUIS REAL ESTATE INVESTMENT CORPORATION & Mitchell Shane ATKINS,

Purchaser MARQUIS REAL ESTATE INVESTMENT
: CORPORATION & Mitchell Shane ATKINS
Vendor: Dulcina Investments Inc.
Property: Charisma Condominiums - Building: 5
Address: 27 KORDA GATE
Suite: 2111

Purchase Agreement dated the 21st day of March, 2022 including amendments, if any.

We wish to inform you that:

1. Your condominium unit unfortunately will not be ready for occupancy by the First Tentative Occupancy Date set out in the Agreement of Purchase and Sale or the last Notice sent to you.
2. According to the provisions of the Tarion Warranty Corporation, we hereby set the following date as the **Subsequent Tentative Occupancy Date (1): March 19, 2025**. At present the Vendor expects your home to be ready for occupancy on this new date.
3. The setting of the Subsequent Tentative Occupancy Date (1) may change other future Critical Dates, as set out in the Statement of Critical Dates provided by the Vendor at the time the Purchase Agreement was signed (in accordance with the terms of the Tarion Warranty Corporation Addendum that forms part of the Purchase Agreement).

Please ensure that you deliver a copy of this letter to your solicitor.

Sincerely,

Stefanie Devellis
Dulcina Investments Inc.
E. & O.E.