



January 25, 2022

TIN SANG YIP, NGAN-SUNG YIP, TIFFANY,SIN,TO YIP & KEVIN,Y TRAN
7913 HACKBERRY TRAIL
NIAGARA FALLS, ON
L2H 3R3

*** Sent via Email ***

Dear TIN SANG YIP, NGAN-SUNG YIP, TIFFANY,SIN,TO YIP & KEVIN,Y TRAN,

Re: **Grovetrail Developments Inc.** sale to **TIN SANG YIP, NGAN-SUNG YIP, TIFFANY,SIN,TO YIP & KEVIN,Y TRAN**
Lot 49, Tipp Drive
Part of Lot 2, Concession 2(Geographic Township of Whitchurch) City of Richmond Hill in the
Regional Municipality of York

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 **May 10, 2022** to the Second Tentative Closing Date of **August 25, 2022**.

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:	January 5, 2023
Outside Closing Date:	August 25, 2023

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.