



THE JONES FIRM, PLC

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February 6, 2024

Virginia Department of Housing and
Community Development
600 E. Main Street, Suite 300
Richmond, VA 23219-2430

**Re: Hogshire's Trailer Court
1351 East Little Creek Road
Norfolk, Virginia 23518**

Dear Sir or Madam:

Please be advised that this office represents the owners of Hogshire's Trailer Court. Enclosed is a copy of the *Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park* which was provided to each of the tenants of Hogshire's Trailer Court not later than February 5, 2024.

Very truly yours,

Robert D. Jones

RDJ/afh

Enc.

cc: Ted C. Farmer, Esquire
Mr. Michael Hogshire



Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park

To: Park Tenants

From: Park Owner

Date: February 1, 2024

This serves as a written notice that Hogshire's Trailer Court (PARK NAME) has received an offer to purchase.

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner is in receipt of an offer from a third party to purchase the Park ("Notice of Receipt of Offer to Purchase") and accepts such offer. Prior to accepting the offer, the owner of the manufactured home park must consider other offers to purchase the Manufactured Home Park from a tenant group representing at least 25% of the tenants with a valid lease. At the same time the Park Owner sends the Notice of Receipt of Offer to Purchase to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>).

The Department keeps the Notice of Receipt of Offer to Purchase posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale, or the transaction does not go to settlement. The Park Owner is required to give the Notice of Receipt of Offer to Purchase and include in any such purchase contract a provision that states that the purchase contract is contingent upon the Park Owner considering any offers from a tenant group, representing 25% or greater of existing tenants, received by the Park Owner within 60 days after the date the Notice of Receipt of Offer to Purchase is given to the Tenants. The relevant information about the Park and the purchase contract are listed on the second page.

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Receipt of Offer to Purchase was: () mailed by regular mail, postage prepaid, (X) hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:
1351 East Little Creek Rd.,
Norfolk

(PARK ADDRESS)

Virginia 23518, this 5th day of February, 2024.
Hogshire Trailer Park Associates, LLC and
HPW Holding Co., LLC

Name of Park Owner

By:

Michael E. Hogshire

Authorized Representative

Michael E. Hogshire

Printed Name of Authorized Representative

Relevant Information:

Park Name Hogshire's Trailer Court
Park Address 1351 E. Little Creek Road
Norfolk, Virginia 23518
(Zip Code)
Number of lots 49
Price \$ 2,050,000.00

Name of Park Owner Hogshire Trailer Park Associates, LLC and
HPW Holding Co., LLC
Address 1351 East Little Creek Rd.,
Norfolk, Virginia 23518
(Zip Code)
Email hogshiretrailer court@gmail.com
Phone 757-588-6671

Contact for Info Michael E. Hogshire
Address 1351 East Little Creek Rd.,
Norfolk, Virginia 23518
(State) (Zip Code)
Email hogshiretrailer court@gmail.com
Phone 757-588-6671

Copy To: **Virginia Department of Housing and Community Development**