

November 8, 2021

**VIA FEDERAL EXPRESS**

Virginia Department of Housing and Community  
Development  
600 East Main Street, Suite 300  
Richmond, VA 23219

Re: Notice Required Under Virginia Code Section 55.1-1308.2.B.  
Commonwealth Mobile Home Park – Altavista, VA

Ladies and Gentlemen:

Ivy Acres, Inc. ("Owner"), is the owner of the Commonwealth Mobile Home Park (the "Property") located in Altavista, Virginia. Owner has received an offer from a third party to purchase the Property for \$895,000.

Pursuant to Virginia Code Section 55.1-1308.2.B., Owner is hereby giving notice to the Virginia Department of Housing and Community Development, and is simultaneously giving written notice to each tenant within the Property, that it is accepting the offer, contingent upon sending such notices and for a period of 60 days thereafter, and giving consideration to any offer from a group or entity representing at least 25 percent of the tenants with a valid lease in the Property.

If you have any questions, please contact the Owner's representative, Letise Baldwin, by phone at (540)297-8403, or by email at ivyacresproperties@gmail.com.

Very truly yours,



**NOTICE OF RECEIPT OF OFFER BY A THIRD PARTY TO PURCHASE A  
MANUFACTURED HOME PARK**

To: Commonwealth Mobile Home Park Tenants  
From: Ivy Acres, Inc., Park Owner  
Date: November 8, 2021

This serves as a written notice that **Ivy Acres, Inc.** has received an offer to purchase **Commonwealth Mobile Home Park, Bedford Ave. & 9<sup>th</sup> Street, Altavista, VA 24517.**

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) that 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 Park Owner must consider other offers to purchase the 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)

Relevant Information:

Park Name: Commonwealth Mobile Home Park  
Park Address: Bedford Ave. & 9<sup>th</sup> St., Altavista VA 24517  
Number of Lots: 33  
Price: \$895,000  
Additional Terms:

Name of Park Owner: Ivy Acres, Inc

Address: PO Box 716  
Moneta VA 24121

E-mail: ivyacresproperties@gmail.com  
Phone: Office: 540-297-8403  
Fax: 540-297-6501

Contact for Information: Letise Baldwin

Address: PO Box 716  
Moneta VA, 24121

E-mail: anne162@aol.com  
Phone: Office: 540-297-8403  
Fax: 540-297-6501

Copy To: Virginia Department of Housing and Community Development