

Crossbridge Properties, LLC and Galt Financial, LLC Attn: Frank Kerestesy, Member  
3501 Lankford Court  
Virginia Beach, VA 23453-1873  
tel: 757-472-7000 email: frankkeres@hotmail.com

August 25<sup>th</sup>, 2021

To: **Tenants of 33 mobile home lots within the Geneva Mobile Home Park owned by Crossbridge Properties, LLC & Galt Financial, LLC; and Virginia Dept. of Housing and Community Development ("VDHCD")**  
600 East Main St., Ste. 300  
Richmond, Virginia 23219

Re: Notice to tenants of owner's intention to sell as required under Virginia Code §55.1-1308.2B

Mobile Home Lots (the **Properties**) numbered: 5, 10, 11, 20, 22, 26, 31, 32, 36, 39, 43, 44, 53, 55, 57, 60, 62, 66, 68, 71, 72, 81, 83, 85, 92, 93, 103, 113, 115, 118, 169, 170, 170A for a total of 33 Mobile Home Lots.

Dear Tenants and VDHCD:

Crossbridge Properties, LLC & Galt Financial, LLC ("**Owner**") is the owner of the manufactured home lots referenced above (the "**Properties**") located at 1401 Deep Creek Boulevard in Chesapeake, Virginia.

Virginia Code §55.1-1308.2.B requires that if a manufactured home park owner or the owner of lots within a park receives an offer to purchase the park or any number of lots, acceptance of that offer will be contingent upon the owner sending written notice of the proposed sale and the purchase price in the real estate purchase contract at least 60 days before the closing date to VDHCD, which shall place the information on its website. Such written notice shall also be given to each tenant of the park. During the 60-day notice period, the park owner shall consider additional offers to purchase the park made by an entity that provides documentation that it represents at least 25 percent of the tenants with a valid lease in the park at the time any such offer is made, but the park owner shall not be obligated to consider additional offers after the expiration of the 60-day notice period.

**You are hereby notified pursuant to Virginia Code §55.1-1308.2.B that Owner received an offer to purchase the 33 mobile home lots within the Geneva Park Mobile Home Park for a purchase price of \$1,500,000. It is Owner's belief that the potential buyer will continue to operate the Parks as manufactured home parks.**

Owner will consider timely offers given in accordance with Virginia Code §55.1-1308.2B. Please contact me at the addresses above if you have questions or if you desire to make an offer.

Crossbridge Properties, LLC and Galt Financial, LLC

By: Frank Kerestesy, Mng.  
Name: Frank Kerestesy  
Title: Member *Member*

***Certificate of Giving Notice (Pursuant to Virginia Code §§55.1-1200 and 55.1-1201)***

I hereby certify that a copy of this Notice was: ( ) mailed by regular mail, postage prepaid, ( ) hand-delivered, or ( ) e-mail, if so permitted by the Lease Agreement, to the Tenants renting lots at **Geneva Park Mobile Home Park**, 1401 Deep Creek Boulevard, Chesapeake, Virginia 23323 on **August 25<sup>th</sup>, 2021**.

Crossbridge Properties, LLC & Galt Financial, LLC

By: Frank Kerestesy, Member

Name: Frank Kerestesy

Title: Member

Galt Financial, LLC Attn: Frank Kerestesy, Member  
3501 Lankford Court  
Virginia Beach, VA 23453-1873  
tel: 757-472-7000 email: frankkeres@hotmail.com

August 23<sup>th</sup>, 2021

To: **Tenants of 33 mobile home lots within the Geneva Mobile Home Park owned by Galt Financial, LLC; Virginia Dept. of Housing and Community Development ("VDHCD")**  
600 East Main St., Ste. 300  
Richmond, Virginia 23219

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Galt Financial, LLC

By: Frank Kerestesy, Member  
Name: Frank Kerestesy  
Title: Owner/Manager/Member *Manager*

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Galt Financial, LLC

By: \_\_\_\_\_  
Name: Frank Kerestesy  
Title: Manager

*Frank Kerestesy, Member  
Manager*

Crossbridge Properties, LLC Attn: Frank Kerestesy, Member  
3501 Lankford Court  
Virginia Beach, VA 23453-1873  
tel: 757-472-7000 email: frankkeres@hotmail.com

August 23<sup>th</sup>, 2021

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By: Frank Kerestesy, Member  
Name: Frank Kerestesy  
Title: Owner/Manager/Member  
*Manager*

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Crossbridge Properties, LLC & Galt Financial, LLC

By: Frank Kerestesy, Member  
Name: Frank Kerestesy  
Title: Manager Manager