

To: Park Tenants  
From: Park Owner  
Date: April 7, 2022

**Notice of Offer to Sell or List for Sale of Manufactured Home Park**

This serves as written notice that each of the Manufactured Home Parks listed on the pages attached hereto are being offered for sale as a single group on April 7, 2022. No particular price has been established as the listing price for any Park.

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 ("Notice of Offer to Sell or List") to each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List 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 Offer to Sell or List 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 Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page. (<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

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

I hereby certify that a copy of this Notice of Offer to Sell or List was: ( X ) mailed by regular mail, postage prepaid, ( ) hand-delivered or ( ) e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting lots at any of the listed Parks on the 2<sup>nd</sup> page as of this 7<sup>th</sup> day of April, 2022.

Name of Park Owner (See Page 2)

By:  \_\_\_\_\_  
Authorized Representative

Hillary Mendelsohn

\_\_\_\_\_  
Printed Name of Authorized Representative

Relevant Information:

<b>Name of Owner</b>	<b>Address</b>	<b>Number of Lots</b>	<b>Price</b>
Black Rock Mobile Home Park LLC	16071 Fountainwood St, Grottoes, VA 24441	125	To be determined by market
Blue Ridge MHC, LLC	10 Colby Ave, Crimora, VA 24431	60	To be determined by market
Colonial Run MHP, LLC	1275 Baker Rd, Virginia Beach, VA 23455	164 (+2 apts & 1 house)	To be determined by market
Glenwood MHC, LLC	9730 Glenwood Dr, Fredericksburg, VA 22408	77	To be determined by market
Hiway MHC, LLC	14489 James Monroe Highway, Leesburg, VA 20176	41 (+2 houses)	To be determined by market
Homecrest MHP, LLC	1900 Coral Ave, Chesapeake, VA 23324	248 (+1 apt)	To be determined by market
Forest Lakes Limited, a California Limited Partnership	211 Forest Lake Drive, Stephens City, VA 22655	224 (+1 house)	To be determined by market
R & H MHC, LLC	1976 S. Military Hwy, Chesapeake, VA 23320	108 (+2 houses)	To be determined by market
Sandy's MHC, LLC	2044 Fairfax Pike, White Post, VA 22663	120 (+1 store)	To be determined by market
Woodford Estates MHC, LLC	12392 Cousteau St, Woodford, VA 22580	68	To be determined by market

Name of Park Owner: See above.

Address: 9073 Nemo Street, West Hollywood, CA 90069

Email: joe@lacarlyle.com

Phone: 310-550-8656

Contact Information: Same as above

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

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