

Leesburg Mobile Park, LLC

Leesburg Mobile Park
PO Box 12
Bumpass, VA 23024
LeesburgMobilePark@gmail.com
540-500-9347

February 7, 2022

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

Re: Notice Required Under Virginia Code Section 55.1-1308.2.B
Leesburg Mobile Park, South Street SE, Leesburg, Virginia

Dear Sir or Madam:

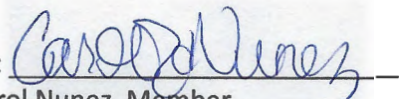
Leesburg Mobile Park, LLC, a Virginia limited liability company (the "Park Owner"), as owner of the Leesburg Mobile Park, a manufactured home park (the "Park") located in Leesburg, Virginia,, has received an offer from a third party to purchase the Park for a purchase price of \$11,250,000.00.

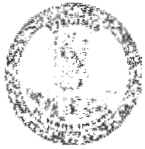
Pursuant to Virginia Code Section 55.1-1308.2.B, the Park Owner is giving notice to the Virginia Department of Housing and Community Development (VDHCD), and simultaneously giving notice to each tenant within the Park, that the Park Owner is accepting the offer, contingent upon sending such notices and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

Enclosed herewith is the completed VDHCD form Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park sent simultaneously to each tenant within the Park.

Sincerely,

Leesburg Mobile Park, LLC,
a Virginia limited liability company

By: 
Carol Nunez, Member



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

To: Park Tenants

From: Park Owner

Date: 2-7-2022

This serves as a written notice that Leesburg Mobile Park, LLC has received an offer to purchase.
(PARK NAME)

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: (X) mailed by regular mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

Leesburg Mobile Park in Leesburg, Virginia 20175, this 7th day of February, 2022.
(PARK ADDRESS)

Leesburg Mobile Park, LLC

Name of Park Owner

Authorized Representative

Carol J. Nunez

Printed Name of Authorized Representative

Relevant Information:

Park Name Leesburg Mobile Park
Park Address South Street SE, Leesburg, Virginia 20175
(Zip Code)
Number of lots 86
Price \$ 11,250,000

Name of Park Owner Leesburg Mobile Park, LLC
Address PO Box 12, Bumpass, Virginia 23024
(Zip Code)
Email LeesburgMobilePark@gmail.com
Phone 540-500-9347

Contact for Info Carol Konkel
Address 112 East Main Street, Berryville, Virginia 22611
(State) (Zip Code)
Email cmkonkel@crosslink.net
Phone 540-272-6690

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