



GENTRY LOCKE
Attorneys

Clark H. Worthy
worthy@gentrylocke.com
P: (540) 983-9384
F: (540) 983-9400

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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.
Mountain Creek Community MHC – Elliston, VA

Ladies and Gentlemen:

Royce Mountain Creek, LLC, a Delaware limited liability company authorized to do business in Virginia ("Owner"), is the owner of the Mountain Creek Community manufactured housing community (the "Property") located in Elliston, Virginia. Owner has received an offer from a third party to purchase the Property for \$8,066,647.00.

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, 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, Matt Moran, by phone at (804) 297-3708, or by email at moran@gentrylocke.com.

Very truly yours,

GENTRY LOCKE

Clark H. Worthy

CHW:lbs