

PINE TREE MOBILE HOME PARK
2500 RUTROUGH RD.
ROANOKE, VA

February 8, 2022

VIA UPS

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.
Pine Tree Mobile Home Park in Roanoke, VA

Ladies and Gentlemen:

M & W Properties, Inc ("Owners") are the owners of the Pine Tree Mobile Home Park located in Roanoke, VA. Owner has received an offer from a third party to purchase the property for \$1,455,000.00 (the "purchase price").

Pursuant to Virginia Code Section 55.1-1308.2.B, M & W Properties, Inc 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.

The property will continue to be operated as a manufactured housing community by the third party that has offered to purchase the property.

Sincerely,

M & W Properties, Inc
(540)344-2421



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

To: Park Tenants
From: Park Owner
Date: 2/8/2022

This serves as a written notice that Pine Tree mobile Home Park 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/>).

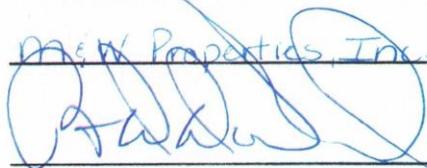
The Department keeps the Notice of Receipt of Offer to Purchase posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale, or the transaction 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: () 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:

2500 Rutrough Rd. Roanoke Virginia 24014, this 8th day of Feb, 2022
(PARK ADDRESS)

MEN Properties, Inc.
Name of Park Owner


Authorized Representative

Robert W. Woodward
Printed Name of Authorized Representative

Relevant Information:

Park Name Pine Tree Mobile Home Park
Park Address 2500 Rutraugh Rd Roanoke, Virginia 24014
(Zip Code)
Number of lots 40
Price \$ 1,455,000.00

Name of Park Owner M & W Properties Inc.
Address 1348 Lakewood Dr. Roanoke, Virginia 24015
(Zip Code)
Email woodwarddm3@cox.net
Phone (540)344-2421

Contact for Info _____
Address _____ / _____ / _____
(State) (Zip Code)
Email _____
Phone _____

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