

Mark Matney and Melinda Matney Martin
219 Roscommon Drive
Bristol, TN 37620

May 8, 2021

Virginia Department of Housing & Community Development
600 E Main Street
Richmond, Virginia 23219

Tenants of R & B Mobile Home Park
Meadow Circle
North Tazewell, Virginia 24651

Re: ***Notice of Potential Park Sale***

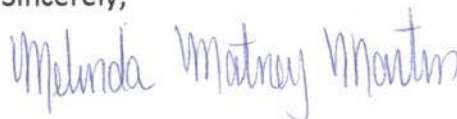
Dear DHCD and Tenants of R & B Mobile Home Park:

The purpose of this letter is to provide you with a written notice required by Virginia law under the Manufactured Home Lot Rental Act. This notice does not require you to do anything in response, but it explains options that are available to you under Virginia law should you and others in our Park wish to exercise those options.

We have received an offer to purchase our Park for \$215,000.00 from a company named MHP Properties, LLC. As far as we have been advised, this proposed purchaser intends to continue operating the Park, but we have no information on potential lease terms if this purchase is completed. Virginia law has a provision in it (Virginia Code §55.1-1308.2) that requires us to give each Park tenant a written notice when a purchase offer is received that we wish to accept. You and the other tenants must be given 60 days to discuss it among yourselves, and if at least 25% of you wish to join together and present us with a counteroffer, you may do so, and we will certainly consider it. In short, the purpose of the rule requiring this notice is to give you, the tenants, the option to become your own landlords.

If you and your neighbors have questions about your options, we encourage you to seek legal advice. If we do not receive a purchase offer from you or neighbors within the next 60 days, we plan to proceed with selling the Park. We appreciate you being tenants from our family for the past several years.

Sincerely,



Mark Matney and Melinda Matney Martin