

Six-O-Five Mobile Home Group, LLC
P.O. Box 70367, Richmond, VA 23255, Attn: Jimmy Benson
tel: 804-506-0234, e: Jimmy@JimmyBenson.com

March 1, 2021

To: **Tenants of Six-O-Five Village and Hill Mobile Home Park; and
Virginia Dept. of Housing and Community Development ("VDHCD")**
600 East Main St., Ste. 300
Richmond, Virginia 23219

Re: Notices given under Virginia Code §55.1-1308.2; **Six-O-Five Village**, One Zarin
Avenue, Mineral (Louisa County), VA 23117 (102 lots) and **Hill Mobile Home Park**, 14226
Elwood Drive, Bowling Green (Caroline County), VA 22427 (21 lots).

Dear Tenants and VDHCD:

Six-O-Five Mobile Home Group, LLC ("Owner") is the owner of the manufactured home parks referenced above (the "**Parks**") located in Louisa County and Caroline County, Virginia, respectively.

Virginia Code §55.1-1308.2.A requires a manufactured home park owner who offers or lists the park for sale to a third-party to provide written notice containing the date on which the notice is sent and the price for which the park is offered or listed for sale. Such notice shall be sent to VDHCD, which shall make the information available on its website. Such notice shall also be given to each tenant of the park at least 90 days before the park owner accepts an offer to purchase the park. The park owner shall consider any offers to purchase received during such 90-day notice period.

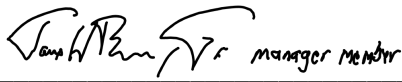
You are hereby notified pursuant to Virginia Code §55.1-1308.2.A (a) that Owner listed the Parks for sale for a combined list price of \$3,950,000, and (b) that this notice is being sent on March 1, 2021. Owner has not listed either of the Parks for sale individually and has not allocated such list price among the Parks.

Also, Virginia Code §55.1-1308.2.B requires that if a manufactured home park owner receives an offer to purchase the park, acceptance of that offer will be contingent upon the owner sending written notice of the proposed sale and the purchase price in the real estate purchase contract at least 60 days before the closing date to VDHCD, which shall place the information on its website. Such written notice shall also be given to each tenant of the park. During the 60-day notice period, the park owner shall consider additional offers to purchase the park made by an entity that provides documentation that it represents at least 25 percent of the tenants with a valid lease in the park at the time any such offer is made, but the park owner shall not be obligated to consider additional offers after the expiration of the 60-day notice period.

You are hereby notified pursuant to Virginia Code §55.1-1308.2.B that Owner received an offer to purchase both Parks for a combined purchase price of \$3,700,000. Although the offer is combined, the potential purchaser and Owner would, if the offer is accepted (and if closing ultimately occurs), allocate \$3,400,000 of that price to Six-O-Five Village and the remaining \$300,000 to Hill Mobile Home Park. It is Owner's belief that the potential buyer will continue to operate the Parks as manufactured home parks.

Owner will consider timely offers given in accordance with Virginia Code §55.1-1308.2. Please contact me at the addresses above if you have questions or if you desire to make an offer.

Six-O-Five Mobile Home Group, LLC

By:  *manager member*

Name: Jimmy Benson

Title: Manager

Certificate of Giving Notice (Pursuant to Virginia Code §§55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice was: (x) mailed by regular mail, postage prepaid, () hand-delivered, or () e-mail, if so permitted by the Lease Agreement, to the Tenants renting a lots at **Six-O-Five Village**, One Zarin Avenue, Mineral (Louisa County), VA 23117 and **Hill Mobile Home Park**, 14226 Elwood Drive, Bowling Green (Caroline County), VA 22427 on **March 1, 2021**.

Six-O-Five Mobile Home Group, LLC

By:  manager member

Name: Jimmy Benson

Title: Manager