

# Chaparral Investments, Inc.



January 14, 2022

VIA UNITED PARCEL SERVICE

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.  
Westside Mobile Home Park - South Boston, VA

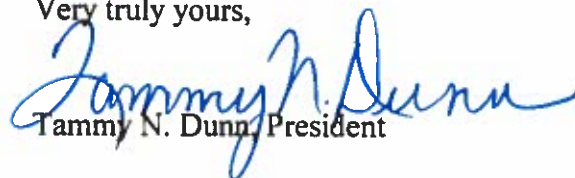
Ladies and Gentlemen:

Chaparral Investments, Inc. ("Owner"), is the owner of the Westside Mobile Home Park (the Property) located in South Boston, Virginia. Owner has received an offer from a third party to purchase the Property for \$300,000.

Pursuant to Virginia Code Section 55.11308.2.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, and 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, Tammy N. Dunn, by phone at 434-476-7878, or by email at [tammyd@waynesstevens.com](mailto:tammyd@waynesstevens.com).

Very truly yours,

  
Tammy N. Dunn, President

CHAPARRAL INVESTMENTS, INC.

Enclosures

5235 Halifax Rd.  
P.O. Box 189  
Halifax, VA 24558  
Telephone (434) 476-7878  
Facsimile (434) 476-7879



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

To: Park Tenants  
From: Park Owner  
Date: JANUARY 14, 2022

This serves as a written notice that WESTSIDE 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 <sup>CERTIFIED</sup> ~~regular~~ mail, postage prepaid, (  ) hand-delivered or (  ) e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

1050 BANE STREET  
SOUTH BOSTON, Virginia 24592, this 14th day of JANUARY, 2022.  
(PARK ADDRESS)

CHAPARRAL INVESTMENTS, INC.

Name of Park Owner

Authorized Representative

TAMMY N. DUNN, PRESIDENT

Printed Name of Authorized Representative

**Relevant Information:**

**Park Name** WESTSIDE MOBILE HOME PARK

**Park Address** 1050 BANE ST., SOUTH BOSTON, Virginia 24592  
(Zip Code)

**Number of lots** 29

**Price** \$ 300,000

**Name of Park Owner** CHAPARRAL INVESTMENTS, INC.

**Address** P. O. BOX 189  
5235 HALIFAX ROAD, HALIFAX, Virginia 24558  
(Zip Code)

**Email** tammyd@waynesstevens.com

**Phone** 434-476-7878

**Contact for Info** TAMMY N. DUNN

**Address** P.O. BOX 189  
5235 HALIFAX ROAD, HALIFAX, VIRGINIA 24558  
(State) (Zip Code)

**Email** tammyd@waynesstevens.com

**Phone** 434-476-7878

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

# Chaparral Investments, Inc.

## NOTICE OF RECEIPT OF OFFER BY A THIRD PARTY TO PURCHASE A MANUFACTURED HOME PARK

To: Westside Mobile Home Park Tenants  
From: Chaparral Investments, Inc., Park Owner  
Date: January 14, 2022

This serves as a written notice that Chaparral Investments, Inc. has received an offer to purchase Westside Mobile Home Park, South Boston, VA 24592.

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") that 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 Park Owner must consider other offers to purchase the 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 the foregoing Notice of Receipt of Offer to Purchase was:

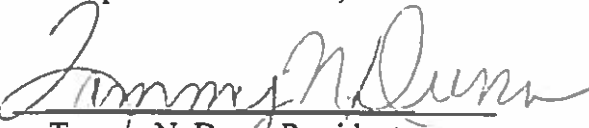
- mailed by certified mail, postage prepaid,
- hand-delivered or
- e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

Westside Mobile Home Park, South Boston, Virginia 24592

this 14th day of January, 2022.

Name of Park Owner:

Chaparral Investments, Inc.

By:   
\_\_\_\_\_  
Tammy N. Dunn, President

Relevant Information:

Park Name: Westside Mobile Home Park  
Park Address: 1050 Bane Street, South Boston, Virginia 24592  
Number of Lots: 29  
Price: \$300,000  
Additional Terms: None

Name of Park Owner: Chaparral Investments, Inc.

Address: P.O. Box 189, 5235 Halifax Road  
Halifax, Virginia 2458

E-mail: tammyd@waynesstevens.com  
Phone: Office: 434-476-7878  
Fax: 434-476-7879

Contact for Information: Tammy N. Dunn

Address: P.O. Box 189, 5235 Halifax Road  
Halifax, Virginia 24558

E-mail: tammyd@waynesstevens.com  
Phone: Office: 434-476-7878  
Fax: 434-476-7879

Copy To: Virginia Department of Housing and Community Development