

***Notice of Offer to Sell or List for Sale
a Manufactured Home Park***

To: Park Tenants

From: Park owner

Date: 03/07/2024

This serves as a written notice that Oakview Park LLC is being offered for sale or will be listed for sale immediately.

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 ("Notice of Offer to Sell or List") to each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owners sends the Notice of Offer to Sell or List to each of the Park Tenants, a copy of such notice 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/title55.1/chapter13/section55.1-1308.2/>)

The department keeps the Notice of Offer to Sell or List 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 Offer to Sell or List at least 90 days prior to the accepting offer.

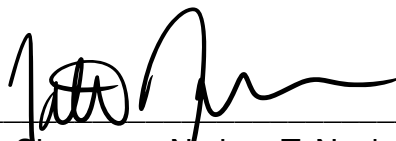
The relevant information about the Park is listed on the second page. (<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List was: () mailed by regular mail, postage prepaid, () hand delivered or () email, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

5000 Midlothian Turnpike, Richmond, VA. 23225, this 07 day of March, 2024.

Oakview Park LLC
Park Owner



Signature: Nathan T. Nuckols, Authorized Representative

Nathan T. Nuckols

Printed Name of Authorized representative

Relevant Information:

Park Name : Oakview Park, LLC

Park Address: 5000 Midlothian Turnpike, Richmond, Virginia, 23225

Number of Lots: 27

Price: \$1,800,000.00

Name of Park Owner: Oakview Park LLC

Address: P.O. Box 623, Powhatan, VA. 23139

Email: nuckolsnt@gmail.com

Phone: 804-357-5198

Contact for Info:

Address: P.O Box 623, Powhatan, Va. 23139

Email: nuckolsnt@gmail.com

Phone: 804-357-5198

Copy To: Virginia Department of Housing and Community Development

600 East Main Street, Suite 300, Richmond, VA. 23219