



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

To: Park Tenants
From: Park Owner
Date: 12/18/2023

This serves as a written notice that HORSESHOE BEND/PONDEROSA CAMPGROUND is being offered for sale or will be listed for sale on 12/18/2023. (PARK NAME)
(Date)

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 the 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 Owner sends the Notice of Offer to Sell or List 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 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 accepting an 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 () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

495 PONDEROSA DRIVE, WIRTZ, Virginia 24184, this 18th day of DECEMBER, 2023.
(PARK ADDRESS)

SML GROUP, LLC

Name of Park Owner

Authorized Representative

JAMES RADFORD

Printed Name of Authorized Representative

Relevant Information:

Park Name HORSESHOE BEND/PONDEROSA CAMPGROUND

Park Address 495 PONDEROSA DRIVE, WIRTZ, Virginia 24184
(Zip Code)

Number of lots 50 RV LOTS, 12 MOBILE HOME LOTS, 13 DOCKS

Price \$2,800,000

Name of Park Owner SML GROUP, LLC

Address PO BOX 1493, CHRISTIANSBURG, Virginia 24068
(Zip Code)

Email info@greatcommunitiesinc.com

Phone 540-552-3034

Contact for Info SML GROUP, LLC

Address PO BOX 1493, CHRISTIANSBURG, VIRGINIA 24068
(State) (Zip Code)

Email info@greatcommunitiesinc.com

Phone 540-552-3034

Copy To: Virginia Department of Housing and Community Development