

CARLTON MOBILE HOME PARK
Attn: William H. Bolton
1500 Carlton Avenue, PMB 67
Charlottesville, VA 22902

May 21, 2024

VIA FEDERAL EXPRESS

Virginia Department of Housing and Community Development
600 East Main Street, Suite 300
Richmond, Virginia 23219

Re: Notice required under Virginia Code Section 55.1-1308.2.B.
Carlton MHC located in the City of Charlottesville, Virginia

Ladies and Gentlemen:

Sunshine Court LLC, a Virginia limited liability company, Hogwaller Holdings LLC, a Virginia limited liability company, and ABB3 Holdings, LLC, a Maryland limited liability company (collectively, the "Owners") are the owners of the Carlton Mobile Home Park (the "Park") located in the City of Charlottesville, Virginia. The Owners have received an offer from a third party to purchase the Property for Seven Million Dollars (\$7,000,000.00) (the "Offer").

Pursuant to Va. Code § 55.1-1308.2.B., the Owners are hereby giving notice to the Virginia Department of Housing and Community Development (the "Department"), and have also mailed a copy of the enclosed written notice to each tenant of the Park (collectively, the "Tenants"), that Owners have accepted the Offer contingent upon the Owners 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 on such purchase contract to the Department and to the Tenants.

As required by Va. Code § 55.1-1308.2.B., during the 60-day period following the date upon which the Owners give this notice to the Department and the corresponding notices to the Tenants, Owners shall consider additional offers to purchase the Park made by an entity that provides documentation that it represents at least twenty-five percent (25%) of the Tenants with a valid lease in the Park at the time any such offer is made.

If you have any questions, please contact the Owners' representative, William H. Bolton, via e-mail at lanelax74@gmail.com.

Sincerely,



William H. Bolton

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



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

To: Park Tenants
From: Park Owner
Date: JUNE 7, 2024

This serves as a written notice that the owners of Carlton Mobile Home Park have 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 regular mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

1500 Carlton Ave, Charlottesville, Virginia 22902, this 7 day of JUNE, 2024.
(PARK ADDRESS)

See attached list of owners

Name of Park Owner

Authorized Representative

William H. Bolton

Printed Name of Authorized Representative

Relevant Information:

Park Name Carlton Mobile Home Park

Park Address 1500 Carlton Ave, Charlottesville, Virginia 22902
(Zip Code)

Number of lots 66

Price \$7,000,000.00

Name of Park Owner see attached

Address see attached, Virginia _____
(Zip Code)

Email see attached

Phone see attached

Contact for Info William H. Bolton

Address 1500 Carlton Avenue, PMB 67, Charlottesville 22902
(State) (Zip Code)

Email lanelax74@gmail.com

Phone (434) 962-0959

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

LIST OF OWNERS

CARLTON MOBILE HOME PARK

Sunshine Court LLC, a Virginia limited liability company
c/o Carlton Mobile Home Court Partnership
Attn: William H. Bolton
1500 Carlton Avenue, PMB 67
Charlottesville, VA 22902
Email: lanelax74@gmail.com
Phone: (434) 962-0959

Hogwaller Holdings LLC, a Virginia limited liability company
c/o Carlton Mobile Home Court Partnership
Attn: William H. Bolton
1500 Carlton Avenue, PMB 67
Charlottesville, VA 22902
Email: lanelax74@gmail.com
Phone: (434) 962-0959

ABB3 Holdings, LLC, a Maryland limited liability company
c/o Carlton Mobile Home Court Partnership
Attn: William H. Bolton
1500 Carlton Avenue, PMB 67
Charlottesville, VA 22902
Email: lanelax74@gmail.com
Phone: (434) 962-0959