



SPICER, OLIN & ASSOCIATES, P.C.

JOHN N. SPICER | Licensed in Virginia, Texas, & Nebraska
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February 27, 2025

Via email to andrew.malloy@dhcd.virginia.gov
and UPS Overnight Delivery

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)
Pine View Trailer Park located in the Town of Christiansburg
Montgomery County, Virginia

Dear Sir or Madam:

James Clifton Akers (the "Owner") is the fee simple owner of the Pine View Trailer Park located on that certain lot, tract or parcel of land situate at 3171 Eskeridge Road in the Town of Christiansburg, Montgomery County, Virginia (the "Property"). The Owner has received an offer for the purchase of the Property for the sum of Two Hundred Ninety Two Thousand and 00/100 Dollars (\$292,000.00) and, pursuant to VA Code Section 55.1-1308.2(B), has made such offer contingent upon the attached notice being provided in accordance with such code.

Closing will be conducted on, or subsequent to, sixty-one (61) days after this notice has been filed with the Department of Housing and Community Development.

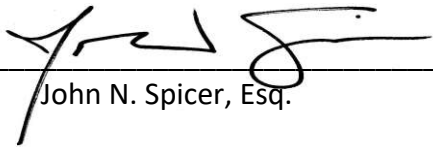
As required by VA Code § 55.1-1308.2(B), during the sixty (60) day notice period, the park owner shall consider additional offers to purchase the park made by an entity that provides documentation that it represents at least 25 percent of the tenants with a valid lease in the manufactured home park at the time any such offer is made. Further, the attached notice has been provided to all Lot owners.



Should you have any questions or comments please feel free to contact me. I remain,

Very truly yours,

SPICER, OLIN & ASSOCIATES, PC.

By: 

John N. Spicer, Esq.

JNS/aty

enclosure



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

To: Park Tenants

From: Park Owner

Date: February 27, 2025

This serves as a written notice that James Clifton Akers 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:

3171 Eskeridge Rd, Christiansburg, Virginia 24073, this 27 day of February, 2025.
(PARK ADDRESS)

James Clifton Akers

Name of Park Owner

Authorized Representative

Printed Name of Authorized Representative

Relevant Information:

Park Name Pine View Trailer Park

Park Address 3171 Eskeridge Rd, Christiansburg, Virginia 24073
(Zip Code)

Number of lots 16

Price \$292,000.00

Name of Park Owner James Clifton Akers

Address 1911 Peppers Ferry Road, Christiansburg, Virginia 24073
(Zip Code)

Email _____

Phone (540) 382-8484

Contact for Info James Clifton Akers

Address 1911 Peppers Ferry Road, Christiansburg VA 24073
(State) (Zip Code)

Email _____

Phone (540) 382-8484

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