



June 7, 2024

VIA FEDERAL EXPRESS

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.
Rudd's Mobile Home Park - Richmond, VA

Ladies and Gentlemen:


We represent DPK Communities, LLC ("Owner"), the owner of the Rudd's Mobile Home Park (the "Property") located in Richmond, Virginia. On behalf of the Owner, we are providing notice that the Owner has received an offer from a third party to purchase the Property for \$5,750,000.00.

Pursuant to Virginia Code Section 55.1-1308.2.B., we are hereby, on behalf of the Owner, giving notice to the Virginia Department of Housing and Community Development, and certify that the Owner 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, Dennis Pasqualino, by phone at (804) 340-6639, or by email at dennis@dpkcommunities.com.

Very truly yours,

GENTRY LOCKE


Clark H. Worthy

CHW/lbs
Enclosure



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 DPK Communities, LLC d/b/a Rudd's Mobile Home Park (PARK NAME) has received an offer to purchase.

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

2911 Richmond Highway, Virginia 23234, this 7th day of June, 2024.
(PARK ADDRESS)

DPK Communities, LLC

Name of Park Owner

Authorized Representative

Dennis Pasqualino, Managing Partner

Printed Name of Authorized Representative

Relevant Information:

Park Name Rudd's Mobile Home Park

Park Address 2911 Richmond Highway, Richmond, Virginia 23234
(Zip Code)

Number of lots 116

Price \$ 5,750,000.00

Name of Park Owner DPK Communities, LLC

Address 2911 Richmond Hwy., Richmond, Virginia 23234
(Zip Code)

Email dennis@dpkcommunities.com

Phone 804-340-6639

Contact for Info DPK Communities, LLC

Address 2911 Richmond Hwy., Richmond, VA 23234
(State) (Zip Code)

Email dennis@dpkcommunities.com

Phone 804-340-6639

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