

## CRYSTAL LAKE MOBILE HOME PARK

1 Courage Lane  
Stafford, Virginia 22554

July 13, 2022

### SENT BY FEDERAL EXPRESS

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

### Re: Statutory Notice Required By Virginia Code §55.1-1308.2(B)

Notice of Receipt of Offer by a Third Party to Purchase Crystal Lake Mobile Home Park

To Park Tenants and the DHCD:

This letter serves as written notice that Delashmutt Virginia Properties, LLC, the owner of Crystal Lake Mobile Home Park ("Park"), located at 1 Courage Lane, Stafford, Virginia 22554, has received an offer to purchase each of the Park's 97 lots for a total of \$7,800,000.00.


Pursuant to Virginia Code §55.1-1308.2(B), the owner of the Park is hereby giving notice to the Virginia Department of Housing and Community Development, and is simultaneously giving written notice to each tenant within the Park, that it is accepting the offer to purchase. This acceptance is contingent upon the sending of this notice to the Virginia Department of Housing and Community Development at least sixty (60) days prior to the closing date on the purchase contract. During this sixty (60) day period, the owner of the Park 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. It shall not, however, consider any offers made after the expiration of the 60-day period.

If you have any questions in this regard, please contact the Park owner's attorney, Marc R. Thomas, by phone at (540) 548-4120, or by email at [mrthomas@barlowandthomas.com](mailto:mrthomas@barlowandthomas.com).

I hereby certify that a copy of this Notice of Receipt of Offer by a Third Party to Purchase was mailed by regular mail, postage prepaid, to each of the Park's tenants at the address of their dwelling unit.

DELASHMUTT VIRGINIA PROPERTIES, LLC  
Owner, Crystal Lake Mobile Home Park

BY:



Robert "Boe" Delashmutt, President