



James B. Crawford, III (WV & VA)
Katherine N. Ridgeway (WV)
E. Adelaide Crawford (WV)
Stephen G. Butler (VA)
Attorneys

120 N George Street, Ste 100
Charles Town, WV 25414

214 Lutz Avenue
Martinsburg, WV 25405

112 S Cameron Street
Winchester, VA 22601

Pamela T. Hinkle
Cheryl Brown
Paralegals

www.clgpllc.com

October 28, 2021

Department of Housing & Community Development
600 East Main Street
Suite 300
Richmond, VA 23219

RE: Easy Living Associates, LLC
Sale of Manufactured Home Park

Dear Sir or Madam:

Attached please find the "Notice of Receipt of Offer by a Third Party to Purchase a Manufactured Home Park that we have provided to all of the tenants and to your agency as required by Virginia Code Section 55.1-13082.

Sincerely yours,

A handwritten signature in blue ink that reads 'Stephen Butler' with the initials 'BySB' written below it.

Stephen G. Butler



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

To: Park Tenants
From: Park Owner
Date: 10/28/21

This serves as a written notice that Easy Living Mobile Home Park 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, (X) hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

2489-3 Martinsburg Pike, Virginia 22656, this 28 day of October, 2021.
(PARK ADDRESS) ^{Stephenson}

Easy Living Associates LLC
Name of Park Owner

[Signature]
Authorized Representative

J. H. Yost III
Printed Name of Authorized Representative

Relevant Information:

Park Name Easy Living Mobile Home Park
Stephenson Va
Park Address 2489-3 Martinsburg Pike, Virginia 22656
(Zip Code)
Number of lots 96
Price \$ 4,500,000

Name of Park Owner Easy Living Associates LLC
Address 2489-3 Martinsburg Pike Stephenson VA
Virginia 22656
(Zip Code)
Email rockyost@comcast.net
Phone 540 667 8444

Contact for Info J. H. Yost III
Address 2489-3 Martinsburg Pike, Stephenson VA 22656
(State) (Zip Code)
Email rockyost@comcast.net
Phone 540 667 8444

Copy To: Virginia Department of Housing and Community Development