

Marumsc Neighborhoods LLC  
11710 Plaza America Drive, Suite 1100  
Reston, Virginia 22190

To: Park Tenants  
Copy to: Virginia Department of Housing and Community Development  
From: Marumsc Neighborhoods, LLC ("Park Owner")  
Date: November 1, 2022

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

This letter serves as continuing written notice pursuant to Virginia Code Section 55.1-1308.2 that the owner of Marumsc Mills Mobile Home Community, located at 13950 and 13974 Richmond Highway, Virginia 22191, and consisting of approximately 39 lots (the "Park"), has received a replacement offer to purchase the Park. Previously, the Park Owner posted notice to the Park tenants and the Virginia Department of Housing and Community Development on June 21, 2022, of Park Owner's receipt of an offer from a third party to purchase in the amount of \$2,900,000.00. Park Owner is now in receipt of a new offer to purchase the Park in the amount of \$3,350,000.00.

This notice constitutes a continuation of the previous notice provided by Park Owner per Virginia Code Section 55.1-1308.2(a) and (b) dated June 21, 2022, which offer arose from the listing of the Park for sale and acceptance of an offer from such listing, and which notice remains active on the Department of Housing and Community Development's notice website (<https://dhcd.virginia.gov/mh>). Park Owner acknowledges that its acceptance of the new offer to purchase is contingent upon the delivery of this notice to the Department of Housing and Community Development and each tenant in the Park no less than 60 days before the closing date set forth in the purchase contract between Park Owner and the buyer. Purchaser further acknowledges that during the 60-day notice / contingency period, Park Owner shall consider additional offers to purchase the Park made by a group or entity that provides documentation that it represents at least 25% of the tenants with a valid lease in the Park at the time the tenants' offer is made. Upon conclusion of the 60-day notice period, Park Owner is no longer obligated to consider additional offers.

Contact information for the Park Owner is at the address set forth above, or by email to [legal@stanleymartin.com](mailto:legal@stanleymartin.com), or by phone to Truett Young at 703-636-9230.

I hereby certify that a copy of this Notice of Receipt of Offer to Purchase was hand delivered to the Tenant's renting a lot at the Park this 1st day of November, 2022.

MARUMSCO NEIGHBORHOODS, LLC

By: 

J. Truett Young, Authorized Representative