



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants

From: Park Owner

Date: 02/17/2023

This serves as a written notice that Star Mobile Home Park is being offered for sale or will be listed for sale on See Note on Page 2.
(Date) (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 ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List 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 Offer to Sell or List 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 Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page.
(<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List 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:

541 Sylvatus Highway, Hillsville, Virginia 24343, this 17th day of February, 2023.
(PARK ADDRESS)

White Pine Enterprises, Inc.

Name of Park Owner

DocuSigned by:
Steven J. Bearden
4DFDFFA23CDE46E Authorized Representative

Steven J. Bearden

Printed Name of Authorized Representative

Relevant Information:

Park Name Star Mobile Home Park

Park Address 541 Sylvatus Highway, Hillsville, Virginia 24343
(Zip Code)

Number of lots 16

Price \$350,000

Name of Park Owner White Pine Enterprises, Inc.

Address P.O. Box 2005, Hillsville, Virginia 24343
(Zip Code)

Email temujinco@gmail.com

Phone 720-843-8918

Contact for Info White Pine Enterprises, Inc./Star Mobile Home Park

Address P.O. Box 2005, Hillsville, Virginia 24343
(State) (Zip Code)

Email temujinco@gmail.com

Phone 720-843-8918

DS
SJB

Please see the attached Notice of Offer to sell or List....this notice to sell is a continuation of said notice. Contact information and relevant terms have been updated. The previous Notice of Offer to sell or List...., also attached, has been released. There is not a active contract for purchase.

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



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants
From: Park Owner
Date: 4-18-2022

This serves as a written notice that STAR MOBILE Home PARK is being offered for sale or will be listed for sale on NOV. 29, 2011 (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 ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List 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://www.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

The Department keeps the Notice of Offer to Sell or List 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 Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page. (<https://www.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List 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:

569 SYLVANUS HWY Virginia 24543, this 18 day of APRIL, 2022
(PARK ADDRESS)

WHITE PINE ENTERPRISES INC.
Name of Park Owner

Emory Bearden
Authorized Representative
EMORY BEARDEN
Printed Name of Authorized Representative

L151

Relevant Information:

Park Name STAR MOBILE HOME PARK
 Park Address 557 SYLVANUS HWY - HILLSVILLE Virginia 27343
(Zip Code)
 Number of lots 16
 Price \$ 500,000

Name of Park Owner WHITE PINE ENTERPRISES INC
 Address 557 SYLVANUS HWY Virginia 27343
(Zip Code)
 Email b24343@yahoo.com
 Phone 276-728-6749

Contact for Info EMORY BEARDEN
 Address PO. BOX 2005 HILLSVILLE, VA 27343
(Zip Code)
 Email b.24343@yahoo.com (Phone) (Zip Code)
 Phone 276-728-6749

Copy To: Virginia Department of Housing and Community Development



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

To: Park Tenants
From: Park Owner
Date: 4-18-2022

This serves as a written notice that STAR MOBILE HOME PARK 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://www.lc.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:

557 SYLVANUS HWY HILLSVILLE
Virginia 27343, this 18 day of APRIL, 2022
(PARK ADDRESS)

WHITE PINE ENTERPRISES INC

Name of Park Owner

Emory Bearden

Authorized Representative

EMORY BEARDEN

Printed Name of Authorized Representative

SALE

Relevant Information:

Park Name STAR MOBILE HOME PARK
 Park Address 557 SYLVATIUS HWY HILLSVILLE
Virginia 24343
(Zip Code)
 Number of lots 16
 Price \$ 455,000.00

Name of Park Owner STAR WHITE PINE ENTERPRISES INC
 Address 557 SYLVATIUS HWY HILLSVILLE
Virginia 24343
(Zip Code)
 Email b24343@yahoo.com
 Phone 276-728-6749

Contact For Info EMORY BEARDEN
 Address PO. BOX 2005 HILLSVILLE VA
24343
(Zip Code)
 Email b24343@yahoo.com
(Email)
 Phone 276-728-6749

Copy To: Virginia Department of Housing and Community Development