

**NOTICE OF RECEIPT OF OFFER BY A THIRD PARTY TO PURCHASE A  
MANUFACTURED HOME PARK**

To: Thomas Circle Mobile Home Park Tenants  
From: SHAH Development, LLC, Park Owner  
Date: August 13, 2021

This serves as a written notice that **SHAH DEVELOPMENT LLC** has received an offer to purchase Thomas Circle Mobile Home Park, Christiansburg, VA 24073.

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) that 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 Park Owner must consider other offers to purchase the 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 the foregoing Notice of Receipt of Offer to Purchase was:

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

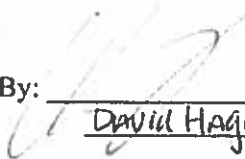
**Thomas Circle Mobile Home Park, Christiansburg, Virginia 24073**

this 13<sup>th</sup> day of August, 2021

Name of Park Owner:

**SHAH DEVELOPMENT LLC**

By:

  
David Hagan, Managing Member

**Relevant Information:**

**Park Name:** Thomas Circle Mobile Home Park  
**Park Address:** Thomas Circle and Badger Street, Christiansburg VA 24073  
**Number of Lots:** 20  
**Price:** \$1,165,000  
**Additional Terms:** No due diligence period; no financing contingency

**Name of Park Owner:** SHAH Development LLC

**Address:** PO Box 1499  
Christiansburg, VA 24068

**E-mail:** [cweddle@shahllc.com](mailto:cweddle@shahllc.com)  
**Phone:** Office: 540-260-9933  
Fax: 540-381-8420

**Contact for Information:** Christie Weddle, General Manager

**Address:** PO Box 1499  
Christiansburg, VA 24068

**E-mail:** [cweddle@shahllc.com](mailto:cweddle@shahllc.com)  
**Phone:** Office: 540-260-9933  
Fax: 540-381-8420

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