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October 5, 2026

Virginia Department of Housing and Community Development
600 E Main Street #300
Richmond, Virginia 23219

Re: NOTICE OF CONTRACT FOR SALE OF MANUFACTURED HOME PARK AND RIGHT OF FIRST REFUSAL - *Virginia Code § 55.1-1308.3*

NOTICE IS HEREBY PROVIDED pursuant to Virginia Code § 55.1-1308.3 to the tenants of Gretna Heights Mobile Home Park, to Pittsylvania County, Virginia, and to the Virginia Department of Housing and Community Development.

1. Notice of Sale Contract

Notice is given that on October 2nd, 2026, Thomas C. Pope (the "Owner") entered into a contract (the "Contract") to sell the manufactured home park known as Gretna Heights Mobile Home Park, located at 112-136 Ramsey Road, Gretna, Pittsylvania County, Virginia (the "Park"), to Puente's Construction LLC (the "Buyer"). The Contract is contingent upon compliance with the notice and opportunity-to-purchase requirements of Virginia Code § 55.1-1308.3.

2. Right of First Refusal

Under Virginia Code § 55.1-1308.3, a resident entity, as defined in Virginia Code § 55.1-1300, holds a right of first refusal to purchase the Park on the terms of the Contract. Pittsylvania County, Virginia, as the locality in which the Park is located, also holds a right of first refusal to purchase the Park before the sale to the Buyer may proceed, which the County may exercise if no resident entity timely exercises its right.

The statutory periods run from receipt of this notice. A resident entity has fifteen (15) days from receipt to give the Owner written notice of its intent to purchase. If it does not, the County has fifteen (15) days thereafter to give such notice. A party that gives notice of intent has sixty (60) days to deliver a proposed purchase agreement at the same price and on substantially equivalent terms, with a commitment to maintain the Park as a manufactured home park for at least fifteen (15) years. This summary is provided for convenience, and Virginia Code § 55.1-1308.3, as in effected as of July 1, 2026, controls.

3. Price and Material Terms of the Contract

The price and material terms and conditions of the Contract are as follows:

Term	Details
Purchase price	$240,000.00
Earnest money / deposit	$1,000.00
Financing / form of payment	Owner financing
Due diligence / inspection period	Inspection waived, sold as is
Closing date	October 10th, 2026
Property included (land, homes, improvements, personal property)	All mobile homes and leases located at Gretna Heights Mobile Home Park
Conditions and contingencies	Notice is provided to all tenants, Pittsylvania County, and the Department of Housing and Community Development
Assumed leases, liabilities, or encumbrances	Leases for all mobile homes located at Gretna Heights Mobile Home Park

4. Responding to This Notice

Any notice of intent to purchase, proposed purchase agreement, or other response should be delivered in writing to Maggy L. Gregory, Gregory Legal Group, PLC, at 2 North Main Street, Chatham, VA 24531.

With kind regards,

Maggy L. Gregory

MLG/end