



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

To: Park Tenants

From: Park Owner

Date: 7/18/2025

This serves as a written notice that Lambert's Mobile Villa, LLC is being offered for sale or will be listed for sale on 7/18/2025.
(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:

Lamberts Villa, Edinburg, Virginia 22824, this 18 day of July, 2025.
(PARK ADDRESS)

Lambert's Mobile Villa, LLC

Name of Park Owner

Dawn L. Kavaras, Manager

Authorized Representative

Dawn L. Kavaras, Manager

Printed Name of Authorized Representative

Relevant Information:

Park Name Lambert's Mobile Villa, LLC

Park Address Lamberts Villa, Edinburg, Virginia 22824
(Zip Code)

Number of lots 43

Price \$ 1,300,000.00

Name of Park Owner Lambert's Mobile Villa, LLC

Address 268 Newman Avenue, Harrisonburg, Virginia 22801
(Zip Code)

Email L1941@shentel.net

Phone 540.335.5000 / 540.433.0868

Contact for Info Mike Pugh

Address 2340 S. Main Street, Virginia 22801
(State) (Zip Code)

Email MikePugh@odrva.com

Phone 540.383.5116

Copy To: Virginia Department of Housing and Community Development