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

To: Taylor Mobile Home Park Tenants

From: North Star Properties

Date: January 12, 2026

This serves as a written notice that Taylor's 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://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 this Notice of Receipt of Offer to Purchase was: (X) 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: 33 Little Branch Lane, Stafford, Virginia 22554, this 12 day of January, 2026.

North Star Properties

Name of Park Owner

James Bracco

Authorized Representative

James Bracco

Printed Name of Authorized Representative

Relevant Information:

Park Name: Taylor Mobile Home Park

Park Address: 33 Little Branch Lane, , Virginia 22554

Number of lots: 74

Price: $ 9,100,000.00

Name of Park Owner: North Star Properties

Address: P.O. Box 188, Stafford , Virginia 22555

Email: N/A

Phone: 703-628-8779

Contact for Info: James Bracco

Addresss: P.O. Box 188, Stafford , Virginia 22555

Email: N/A

Phone: 703-628-8779

Copy To: Virginia Department of Housing and Community Development