



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

To: Park Tenants

From: Park Owner

Date: 2/15/2024

This serves as a written notice that Bexley MHC is being offered for sale or will be listed for sale on 2/15/2024. (PARK NAME)
(Date)

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

7421 Canterbury Rd, Petersburg, Virginia 23805, this 15 day of February, 2024.
(PARK ADDRESS)

WAP MHC 1 LLC

Name of Park Owner

Tanner Westerheid

Authorized Representative

Tanner Weterheid, BWE Investments Sales

Printed Name of Authorized Representative

Relevant Information:

Park Name Bexley MHC
Park Address 7421 Canterbury Rd, Richmond, Virginia 23805
(Zip Code)
Number of lots 115
Price \$4600000

Name of Park Owner WAP MHC I LLC
Address P.O. Box 710, Sandston, Virginia 23150
(Zip Code)
Email bexley@l-lmgmt.com
Phone 804-453-2991

Contact for Info Tanner Westerheid
Address 1375 E. 9th St, Suite 2300, Cleveland, Ohio 44114
(State) (Zip Code)
Email tanner.westerheid@bwe.com
Phone 303-594-0562

Copy To: Virginia Department of Housing and Community Development