

"The Dot Fernald Team" Mobile Home Park Questionnaire

Park Name:	J & B Mobile Home Park Inc.
Address of Park	311 Center Road
	Easton, Maine
Acreage of the Park:	31.57 Acres
Age of the Park?	31 years
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	No
<u>PADS:</u>	
How many pads?	16
What kind of pad?	Concrete - Gravel
How many homes on concrete pads?	9
How many homes on gravel pads?	7
How many pads currently vacant?	0
<u>Water Type (Private or Public)</u>	
What type of well is it?	Two drilled wells
Type and size of supply lines?	1" 160lb test PVC inside 4" PVC
Is the main water line cast iron or others?	Other PVC
Have you ever ran out of water/or had a bad water test?	No. Each well has water conditioning systems
<u>Sewer type: (Public or Private)</u>	<u>Private</u>
Septic: Metal or Concrete Tanks?	<u>Concrete</u>
How many Tanks throughout the park?	<u>11</u>
Any problems with any of the tanks?	No
How many leach fields in the park?	11
Any problems with any of the leachfield	No
Who maintains the private system?	Owner
<u>Roads: (Private, town approved, paved, gravel)</u>	Private - Gravel
Are the roads in the park maintained by the park?	Yes

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Are individual driveways maintained by the park?	Yes
Is snow plowing and sanding of the driveways responsibility of the park owner?	Yes
<u>Electricity:</u>	
What type of electrical meters servicing each pad?	100 AMP
How many are fuses?	None
How many are circuit breakers?	All
Who pays for the street lights in the park?	Owner
Is there a long term contract with the utility company?	No
<u>Miscellaneous:</u>	
Has the Maine Manufacturing Housing Board cited the MHP for any violations as a result of their annual inspection and/or complaints from park tenants?	No
Are there any buried oil tanks in the park?	No
How many sites have oil tanks?	All
How many are top mounted oil filters?	All
How many are side mounted oil filters?	None
Does the current owner provide trash removal for each site?	Yes
How many vehicles are allowed to park on each site?	2
Are dogs allowed in this park?	Service dogs only
Are there rules and regulations for this park?	Yes
Can you provide a copy of the bylaws of the park?	Yes
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	Yes
Are there litigation currently pending ?	No
To your knowledge are there environmental issues factored into the relative value of the park?	No
Are copies of the submitted IRS Schedule E available statements available for the last 3 years?	Yes
Is there an age limit to the admission to the park?	No
Are older mobile homes allowed to enter this park?	No

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How many of the mobile homes are owned by the Park owner?	6
What has been the occupancy rate of this park ?	100%
Looking at trends, do you anticipate further increases in this rate?	Yes
<u>Driving directions to the park:</u>	