

## *"The Dot Fernald Team" Mobile Home Park Questionnaire*

	<b>Stillwater MHP</b>
<b>Park Address:</b>	<b>73 Stillwater Avenue</b>
	<b>Orono, ME</b>
<b><u>Acreage of the Park:</u></b>	<b>40+/-</b>
Age of the Park?	<b>1960</b>
Is there additional land abutting this property that could supply potential park growth/expansion in the future?	<b>Yes</b>
<b><u>PADS:</u></b>	
How many pads?	<b>28</b>
What kind of pad?	<b>Mixed</b>
How many homes on concrete pads?	<b>2</b>
How many homes on gravel pads?	<b>26</b>
How many vacant pads?	<b>2</b>
<b><u>Water Type (Private or Public)</u></b>	<b>Private</b>
Type and size of supply lines?	<b>PVC</b>
Are they connected with hose clamps or compression fittings?	<b>Clamps and Compression</b>
Is the main water line cast iron or others?	<b>Black Plastic</b>
Have you ever ran out of water/or had a bad water test?	<b>No</b>
<b><u>Sewer type: (Public or Private)</u></b>	<b>Private</b>
Metal or Concrete Tanks?	<b>Concrete Tanks</b>
How many tanks throughout the park?	<b>6-1500 Gal. Tanks &amp; 1-1000 Gal. Tank</b>
Any problems with any of the tanks?	<b>All New Tanks in 2006</b>
How many leach fields in the park?	<b>3</b>
Any problems with any of the leach fields?	<b>3 Leach Field installed in 2006+/-</b>
Who maintains the private system?	<b>Frost Septic &amp; Sons</b>
Who installed the Septic Systems?	<b>Thornton Construction</b>
Location of the Tanks?	<b>By Lot 10 &amp; Between Lot 18/19 by Barn and the</b>
	<b>1000 gallon tank is located at the House</b>

## *"The Dot Fernald Team" Mobile Home Park Questionnaire*

Do you have any Pumping Stations?	<b>3</b>
<b>Roads: (Private, town approved, paved, gravel)</b>	<b>Park was Re-Paved in 2010</b>
Are the roads in the park maintained by the park?	<b>Yes</b>
Are individual driveways maintained by the park?	<b>No</b>
Is snow plowing and sanding of the driveways responsibility of the park owner?	<b>Only the Roads</b>
<b>Electricity:</b>	
What type of electrical meters servicing each pad?	<b>Digital x 10</b>
How many are fuses?	<b>None</b>
How many are circuit breakers?	<b>All</b>
Who pays for the street lights in the park?	<b>Owner</b>
Is there an existing long term contract with CMP?	<b>No</b>
<b>Miscellaneous:</b>	
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?	<b>None</b>
Are there any buried oil tanks in the park?	<b>No</b>
How many sites have oil tanks?	<b>26</b>
Any Hazardous Material that has ever been removed?	<b>Yes in Feb. 2017 and see the attached DEP Report</b>
Does the current owner provide trash removal for each site?	<b>Yes each Tenant has a Trash Bin</b>
How many vehicles are allowed to park on each site?	<b>2</b>
Are dogs allowed in this park?	<b>No except service dogs</b>
Are there rules and regulations for this park?	<b>Yes</b>
Can you provide a copy of the bylaws of the park?	<b>Yes</b>
Can you provide rent roll inclusive of the name of the tenant and length of occupancy?	<b>Yes</b>
Are there litigation currently pending ?	<b>No</b>
To your knowledge are there environmental issues factored into the relative value of the park?	<b>No</b>

***"The Dot Fernald Team" Mobile Home Park Questionnaire***

Are copies of the submitted IRS Schedule E available statements available for the last 3 years	<b>Yes</b>
Is there an age limit to the admission to the park?	<b>No</b>
Are older mobile homes allowed to enter this park?	<b>Yes as long as they've been renovated</b>
How many of the mobile homes are owned by the Park owner?	<b>8 Mobile Homes 1250 Sq.Ft. 4 Bedroom House (Stilt Built)</b>
What has been the occupancy rate of this park ?	<b>95%</b>
Looking at trends, do you anticipate further increases in this rate?	<b>No</b>
<b><u>Driving directions to the park:</u></b>	<b>I-95 to Stillwater Exit- Head South 1 mile park on left</b>
.	