



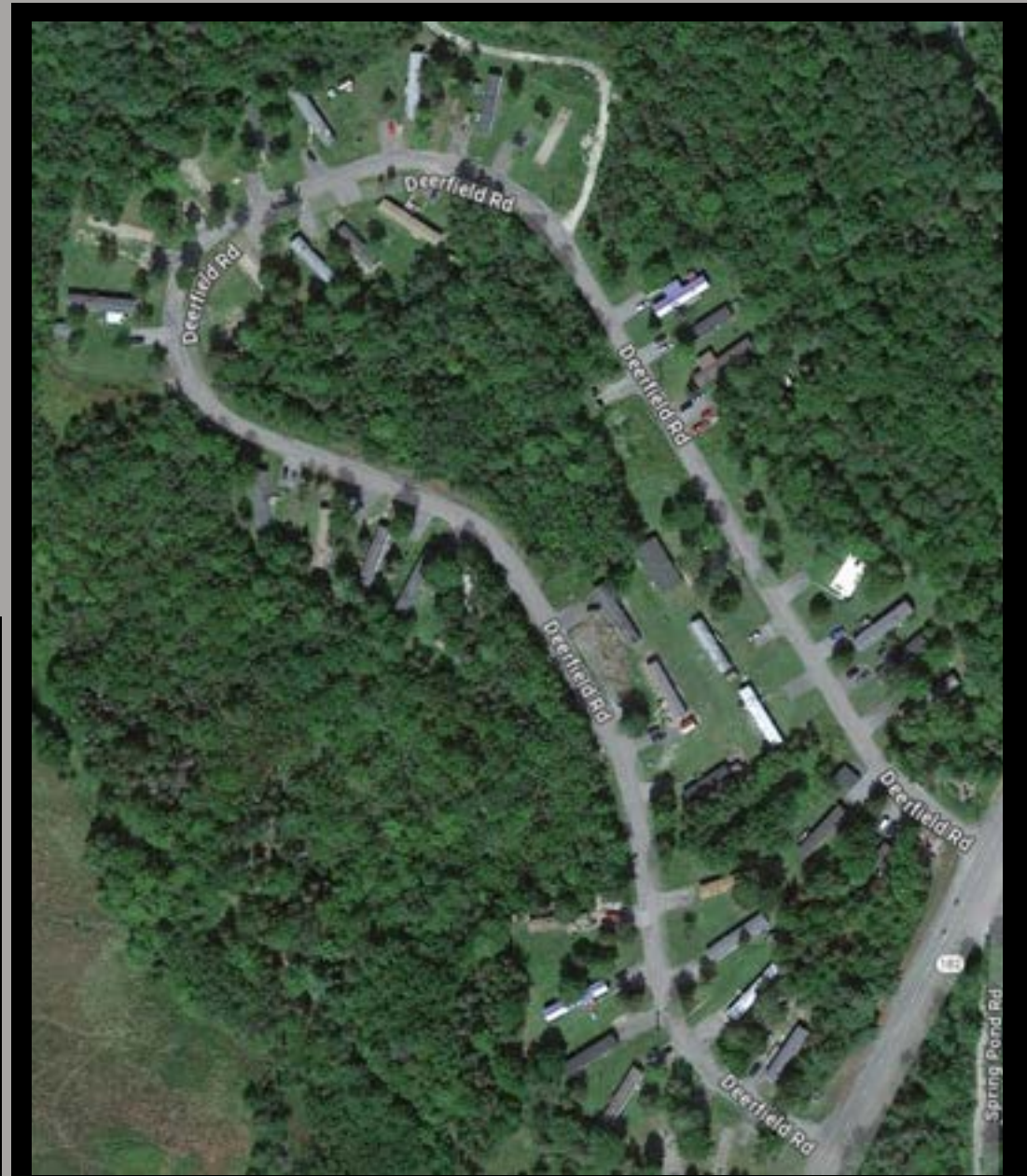
\$3,800,000

Birchtree Meadows

Deerfield Road, Hancock, Maine

Birchtree Meadows consists of 42 homes and could add up to 6 more! 23 Park Owned Homes, Private Road, Water, and Sewer. Updated and very well maintained mobile home park and utility systems. Room for expansion! Fantastic location with easy access to various bodies of water, golf courses, schools, recreation, shopping, and entertainment.

Birchtree Meadows Mobile Home Park



About the Park

- **42 homes on site, can currently add up to 6 more!**
- **23 Park Owned Homes, 19 Tenant Owned Homes**
- **Updated Water Lines (6)**
- **Septic Pumps Added; Septic Lines Repaired to Eliminate All Ground Water Infiltration; Leach Field Repaired adding 50% Capacity Upgrade; Culverts Added; Septic Tanks Added, Repaired, or Risers Added. Maintained by Cashley Builders**
- **Emergency Well Pump Repair, Pump House Culverts Repaired, Added Back-Up Heat, Dehumidifier, & Insulation to Pump House**
- **60% Main Road Repaired, Culverts Added, & Drainage Improved**
- **Park Expansion Capabilities on 40 of the acres**
- **Affordable housing and family-friendly**
- **Easy access to local schools, recreation, shopping & entertainment**

"The Dot Fernald Team" Mobile Home Park Questionnaire

| | |
|--|--|
| Park Name: | Birchtree Meadows |
| Park Address: | Deerfield Drive Hancock, Maine 04640 |
| Acreage of the Park: | 72 acres |
| Is there additional land abutting this property that could supply potential park growth/expansion in the future? | 40 acres of this property has expansion capabilities. Seller already had engineering report created for park expansion. |
| Age of the Park: | Unknown |
| How long have you owned the park? | 2010 |
| PADS: | |
| How many pads? | 42, licensed for 48 |
| How many homes on concrete pads? | 7 |
| How many homes on gravel pads? | 35 |
| How many pads currently vacant? | 6 |
| How many homes currently vacant? | 2 |
| Water Type (Private or Public) | Private - 1 drilled well |
| Type and size of supply lines? | Black Pipe, various sizes |
| Age of well? | ~1985+/- |
| Have you ever run out of water? | No |
| Have you ever had a bad water test? | Yes, arsenic system & radon filter in place & regularly tested |
| Sewer type: (Public or Private) | Private |
| Metal or Concrete Tanks? | Concrete |
| How many tanks throughout the park? | Will be provided soon |
| Any problems with the tanks? | None known |
| What is the location of the tanks? | Will be provided soon |
| How many leach fields in the park? | 1 |
| Any problems with the leach field? | Cleaned out and re-done. New pumps installed. |
| Who maintains the private system? | Park Owner uses Cashley Builders of Sullivan |
| Who installed the system? | Cashley Builders of Sullivan |
| Roads: (Private, town approved, paved, gravel) | Private - Paved & Gravel |
| Are the roads in the park maintained by the park? | Yes |
| Are individual driveways maintained by the park? | No |
| Is snow plowing and sanding of the driveways the responsibility of | No |





"The Dot Fernald Team" Mobile Home Park Questionnaire

| | |
|--|---|
| the park owner? | |
| Electricity: | |
| Who pays for the street lights in the park? | Park Owner |
| What type of electrical meters service each pad? | Standard |
| How many are fuses? | 0 |
| How many are circuit breakers? | All |
| Is there an existing long-term contract with CMP? | No |
| Miscellaneous: | |
| 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? | None current. Was cited regarding the water, but arsenic system was added, is regulary tested, and no issues since. |
| Are there any buried oil tanks in the park? | None known |
| How many sites have oil tanks? | All sites have their own propane or K1 tank |
| 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? | Yes, must be registered with park. No more than 2 animals per home. |
| 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 any litigations currently pending? | No |
| To your knowledge are there environmental issues factored into the relative value of the park? | None known |
| Are copies of the submitted IRS Schedule E 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? | Preferred newer |
| How many of the mobile homes are owned by the Park owner? | 22 |
| What has been the occupancy rate of this park? | 95% |
| Looking at trends, do you anticipate further increases in this rate? | One home on site for renovation. One home ready for rental. Could also add up to 6 more pads & homes. 40 acres available for expansion |
| Driving directions to the park: | From US-1, turn onto Route 182 in Hancock. Deerfield Road will be located on the left |

Birchtree Meadows

Income & Expense Summary

The Dot Fernald Team

| Effective Gross Income | Current - Annual | Projected |
|---|---------------------|---------------------|
| Pad Rental Income - 1 @ \$450 | \$5,400.00 | \$5,700.00 |
| Pad Rental Income - 18 @ \$465 | \$100,440.00 | \$102,600.00 |
| Owned Homes Income - 1 @ \$1,000 | \$12,000.00 | \$13,200.00 |
| Owned Homes Income - 4 @ \$1,190 | \$57,120.00 | \$57,600.00 |
| Owned Homes Income - 2 @ \$1,210 | \$29,040.00 | \$30,000.00 |
| Owned Homes Income - 1 @ \$1,300 | \$15,600.00 | \$16,200.00 |
| Owned Homes Income - 2 @ \$1,390 | \$33,360.00 | \$33,600.00 |
| Owned Homes Income - 2 @ \$1,400 | \$33,600.00 | \$34,800.00 |
| Owned Homes Income - 1 @ \$1,410 | \$16,920.00 | \$17,400.00 |
| Owned Homes Income - 2 @ \$1,440 | \$34,560.00 | \$35,280.00 |
| Owned Homes Income - 2 @ \$1,490 | \$35,760.00 | \$36,480.00 |
| Owned Homes Income - 1 @ \$1,500 | \$18,000.00 | \$19,200.00 |
| Owned Homes Income - 2 @ \$1,600 | \$38,400.00 | \$39,600.00 |
| Owned Homes Income - 1 @ \$1,640 | \$19,680.00 | \$19,800.00 |
| Vacant Pad - 6 @ \$475 | | \$34,200.00 |
| Vacant Home - 2 @ \$1,650 | | \$39,600.00 |
| | | |
| Current/Rented Annual Gross Income | \$449,880.00 | \$535,260.00 |
| | | |
| Expenses | Current - Annual | Projected |
| Property Taxes | \$16,000.00 | \$18,000.00 |
| Electricity | \$14,400.00 | \$12,000.00 |
| Water Testing & Treatment | \$3,104.00 | \$3,104.00 |
| Septic Pumping | \$4,200.00 | \$4,200.00 |
| Trash Removal | \$9,000.00 | \$9,000.00 |
| Plowing & Lawn Care | \$12,000.00 | \$12,000.00 |
| Insurance | \$12,000.00 | \$12,000.00 |
| 10% Management Fee | \$44,988.00 | \$53,526.00 |
| Routine Maintenance | \$12,000.00 | \$14,000.00 |
| Park License | \$470.00 | \$470.00 |
| | | |
| Gross Expenses | \$128,162.00 | \$138,300.00 |
| | | |
| Net Operating Income | \$321,718.00 | \$396,960.00 |

Birchtree Meadows Rent Roll

| Lot # | Address | Rent Amount | Deposit Amount | Park Owned | Tenant Owned | Current on Rent | Tenants Leases | Assessed Value |
|-------|-----------------|-------------|----------------|------------|--------------|-----------------|----------------|----------------|
| 4 | Deerfield Drive | \$1,400 | | X | | Y | Y | \$30,100 |
| 5 | Deerfield Drive | \$1,210 | | X | | Y | Y | \$25,400 |
| 7 | Deerfield Drive | \$465 | | | X | Y | Y | TBD |
| 8 | Deerfield Drive | \$450 | | | X | Y | Y | TBD |
| 9 | Deerfield Drive | \$465 | | | X | Y | Y | \$28,100 |
| 10 | Deerfield Drive | \$1,410 | | X | | Y | Y | \$17,200 |
| 11 | Deerfield Drive | \$1,440 | | X | | Y | Y | \$29,500 |
| 12 | Deerfield Drive | \$465 | | | X | Y | Y | \$19,500 |
| 14 | Deerfield Drive | \$1,210 | | X | | Y | Y | TBD |
| 15 | Deerfield Drive | \$1,000 | | X | | Y | Y | \$17,100 |
| 16 | Deerfield Drive | \$465 | | | X | Y | Y | \$10,300 |
| 21 | Deerfield Drive | \$465 | | | X | Y | Y | \$33,800 |
| 23 | Deerfield Drive | \$1,440 | | X | | Y | Y | \$26,400 |
| 36 | Deerfield Drive | \$465 | | | X | Y | Y | \$39,000 |
| 38 | Deerfield Drive | \$1,190 | | X | | Y | Y | \$30,200 |
| 42 | Deerfield Drive | \$465 | | | X | Y | Y | \$28,100 |
| 44 | Deerfield Drive | \$465 | | | X | Y | Y | \$30,900 |
| 54 | Deerfield Drive | \$1,300 | | X | | Y | Y | \$36,900 |
| 55 | Deerfield Drive | \$0 | | X | | Y | Y | TBD |
| 56 | Deerfield Drive | \$465 | | | X | Y | Y | TBD |
| 57 | Deerfield Drive | \$1,400 | | X | | Y | Y | TBD |
| 58 | Deerfield Drive | \$1,490 | | X | | Y | Y | TBD |
| 59 | Deerfield Drive | \$465 | | | X | Y | Y | \$28,100 |
| 60 | Deerfield Drive | \$1,190 | | X | | Y | Y | \$29,400 |
| 61 | Deerfield Drive | \$1,490 | | X | | Y | Y | \$21,700 |
| 62 | Deerfield Drive | \$465 | | | X | Y | Y | \$36,000 |
| 64 | Deerfield Drive | \$465 | | | X | Y | Y | \$34,500 |
| 65 | Deerfield Drive | \$1,600 | | X | | Y | Y | \$32,700 |
| 66 | Deerfield Drive | \$0 | | X | | NA | NA | \$21,500 |
| 68 | Deerfield Drive | \$1,500 | | X | | Y | Y | TBD |
| 80 | Deerfield Drive | \$1,600 | | X | | Y | Y | \$32,500 |
| 82 | Deerfield Drive | \$1,190 | | X | | Y | Y | \$24,000 |



Birch Tree Meadows Rent Roll Continued

| Lot # | Address | Rent Amount | | Park Owned | Tenant Owned | Current on Rent | Tenants Leases | Assessed Value |
|--------------|-----------------|--------------------|---------|-------------------|---------------------|------------------------|-----------------------|-----------------------|
| 84 | Deerfield Drive | \$465 | | | X | Y | Y | \$35,800 |
| 89 | Deerfield Drive | \$465 | | | X | Y | Y | \$24,450 |
| 93 | Deerfield Drive | \$1,390 | | X | | Y | Y | \$28,600 |
| 94 | Deerfield Drive | \$1,390 | | X | | Y | Y | \$16,600 |
| 97 | Deerfield Drive | \$465 | | | X | Y | Y | \$25,200 |
| 98 | Deerfield Drive | \$465 | | | X | Y | Y | \$43,200 |
| 101 | Deerfield Drive | \$1,190 | | X | | Y | Y | \$40,500 |
| 102 | Deerfield Drive | \$465 | | | X | Y | Y | \$22,250 |
| 104 | Deerfield Drive | \$1,640 | | X | | Y | Y | \$33,000 |
| 105 | Deerfield Drive | \$465 | | | X | Y | Y | TBD |



Maintenance Building



Garbage Site

Park Owned Homes

Birchtree Meadows Park Owned Homes

| # | Lot # | Age | Make | Model | Sq.Ft. | Beds | Baths | Serial# | HUD Label | Assess. Val. | Taxes |
|----|-------|------|------------|-----------------|--------|------|-------|---------------------|-------------|--------------|----------|
| 1 | 4 | 2011 | Champion | EWS939 | 840 | 2 | 1 | 007-000-H-A000105A | PFS 1074866 | \$30,100.00 | \$316.05 |
| 2 | 5 | 1993 | Fleetwood | 22-1 | 924 | 3 | 2 | PAFLP22A04762GA | RAD 698292 | \$25,400.00 | \$266.70 |
| 3 | 10 | 1995 | Fleetwood | Single | 1,008 | 2 | 2 | PAFLS22A080740L23 | RAD 812573 | \$17,200.00 | \$180.60 |
| 4 | 11 | 1996 | Maple Leaf | Single | 938 | 2 | 1 | MLH 01 5303 96 | PFS 415730 | \$29,500.00 | \$309.75 |
| 5 | 14 | 1996 | Marlette | Smart Buy | 1,078 | 3 | 2 | T 067800 1620 | TRA 304301 | \$0.00 | \$0.00 |
| 6 | 15 | 1978 | Oxford | Elite | 784 | 2 | 1 | OH-M-224 | UST 016916 | \$17,100.00 | \$179.55 |
| 7 | 23 | 1993 | Burlington | Berwick | 1,064 | 3 | 1 | M-4934-ID | TRA 198033 | \$26,400.00 | \$277.20 |
| 8 | 38 | 1998 | Marlette | 1629 | 994 | 2 | 2 | T 079232 1629 | TRA 384277 | \$30,200.00 | \$317.10 |
| 9 | 54 | 1993 | Royal | Oxford | 1,064 | 2 | 2 | RH-M-0133 | PFS 267054 | \$36,900.00 | \$387.45 |
| 10 | 55 | 2005 | Pine Grove | Single | 847 | 2 | 1 | GP47203 | TRA 547599 | \$0.00 | \$0.00 |
| 11 | 57 | 1992 | Imperial | Single | 952 | 2 | 1 | IHNC-01-93-01430 | TRA 168519 | \$0.00 | \$0.00 |
| 12 | 58 | 2020 | Skyline | Single | 850 | 2 | 2 | 4967A | Unknown | \$0.00 | \$0.00 |
| 13 | 60 | 1998 | Champion | Single | 924 | 2 | 1.5 | 19999094105 | TRA 422102 | \$29,400.00 | \$308.70 |
| 14 | 61 | 1999 | Skyline | Single | 784 | 2 | 1 | 43-16-0585-L | ULI 485437 | \$21,700.00 | \$227.85 |
| 15 | 65 | 1977 | Redman | Single | 1,064 | 3 | 2 | 6075B | RAD 1015648 | \$32,700.00 | \$343.35 |
| 16 | 66 | 1986 | Burlington | Single | 924 | 2 | 1 | M-3700-HF | TRA 094255 | \$21,500.00 | \$225.75 |
| 17 | 68 | 1997 | Skyline | Single | 355 | 2 | 1 | Unknown | Unknown | \$0.00 | \$0.00 |
| 18 | 80 | Unk | Unknown | Single | Unk | 3 | 1 | Unknown | Unknown | \$32,500.00 | \$106.63 |
| 19 | 82 | 1994 | Norris | Single | 924 | 3 | 2 | NO1019422TN | TEN 257248 | \$24,000.00 | \$252.00 |
| 20 | 93 | 2002 | Fleetwood | Eagle SLE 2662W | 924 | 2 | 2 | PAFLS22A49809-EL23 | PFS 747352 | \$28,600.00 | \$300.30 |
| 21 | 94 | 1996 | Skyline | Double | 960 | 3 | 2 | 7136/7137 | ULI 436755 | \$16,600.00 | \$174.30 |
| 22 | 101 | 2004 | Colony | AF503A | 952 | 3 | 2 | SC 18410A | RAD 399654 | \$40,500.00 | \$425.25 |
| 23 | 104 | 2002 | Fleetwood | 22-2 | 1,064 | 3 | 2 | PAFL222A 50094 SC23 | PFS 754978 | \$33,000.00 | \$346.50 |

Photos of Owned Homes Attached



Lot 4



Lot 5



Lot 10



Lot 11



Lot 14



Lot 15



Lot 23



Lot 38



Lot 54





Lot 82



Lot 93



Lot 94



Lot 101



Lot 104



Well House



Road to Well

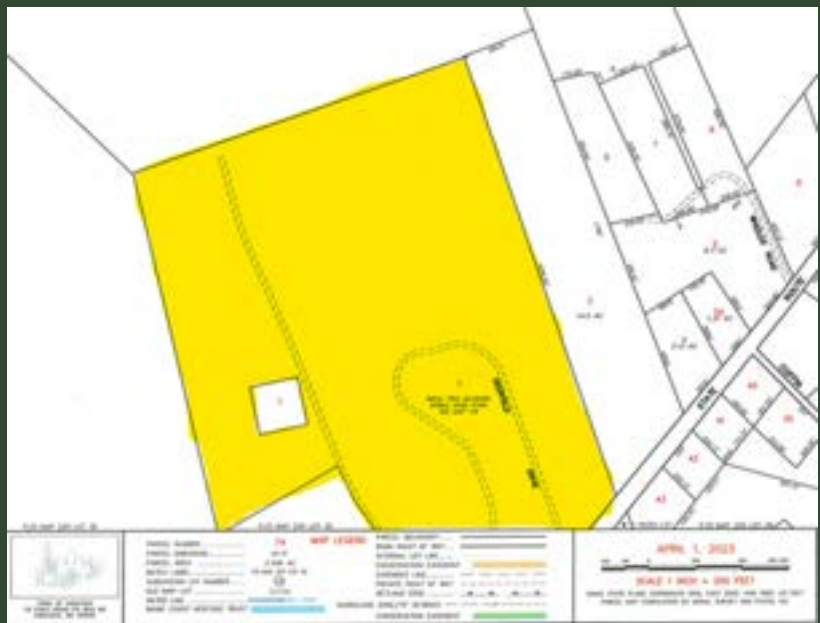
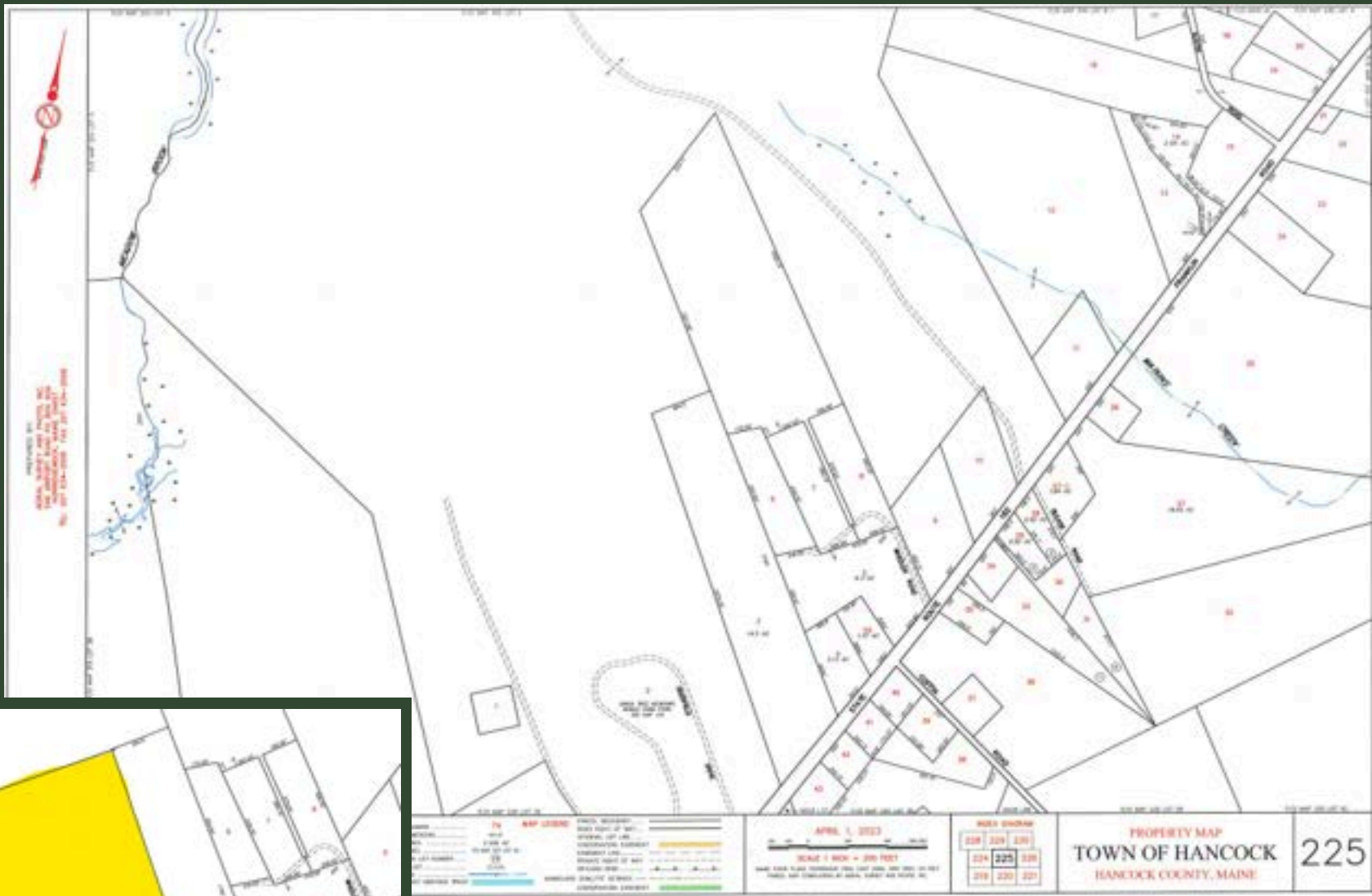


Well Area



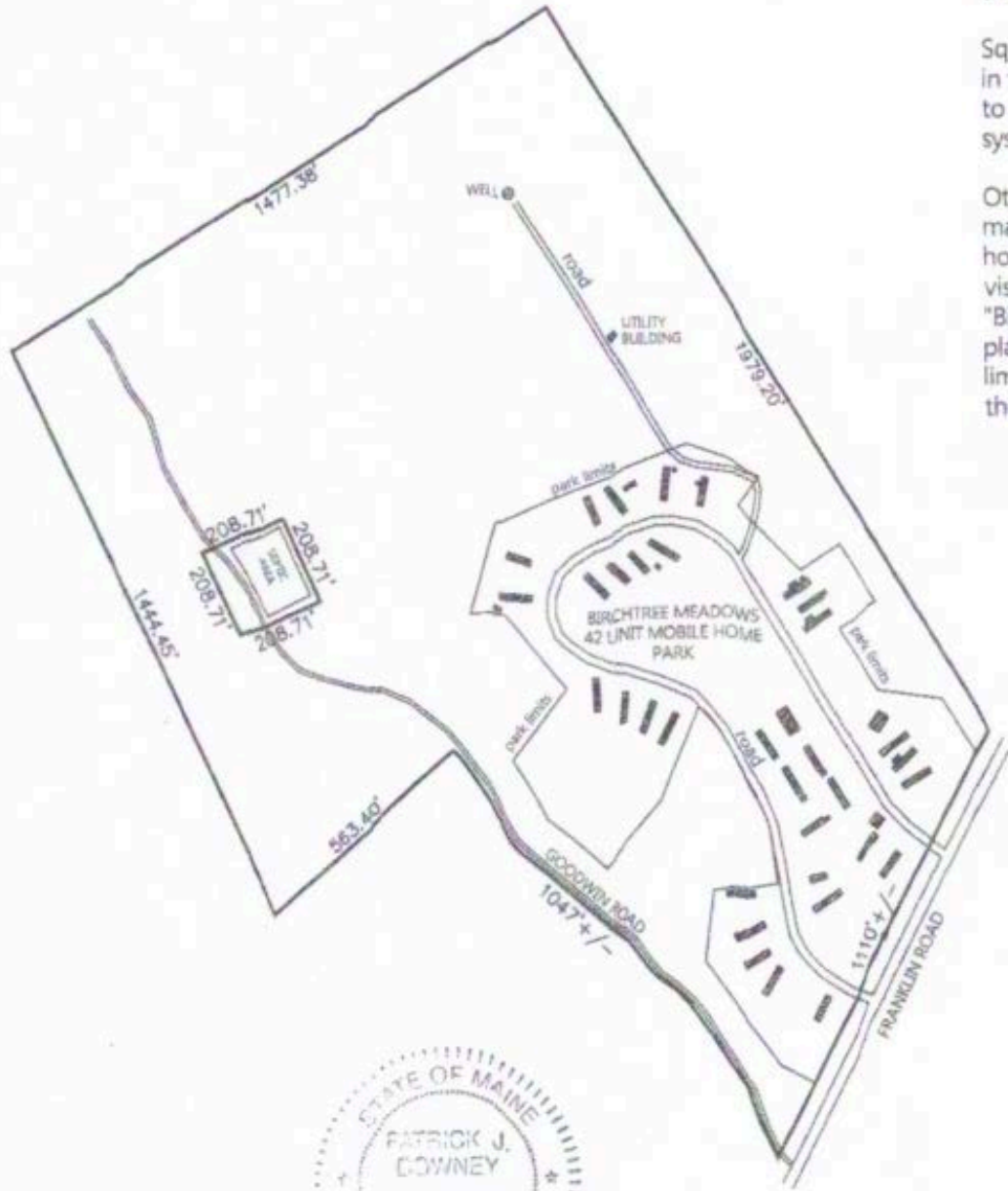
Leach Field

Town Map



72 acres!

40 acres of this property has expansion capabilities. Expired engineering report created for park expansion is available, please ask!



NOTES: Property subject to a right of way granted to the town of Hancock along Goodwin Road.

Square lot that contains the septic area excepted in the subject deed. Subject deed reserves a right to construct and maintain sewage disposal systems on the excepted property.

Other wells and associated utility improvements may be located within the bounds of the mobile home park as shown hereon that were not readily visible upon inspection. See plan entitled "Birchtree Meadows" dated 12/12/90 recorded in plan Bk. 24 Pg. 28 H.C.R.D. for mobile home park limits within the subject property approved by the town of Hancock.



MORTGAGE LOAN INSPECTION

Property Owner: Hancock Equities LLC
 Location: 97 Franklin Road, Hancock ME
 Date: December 26, 2023
 Scale: 1 inch = 400 feet
 Note: This is not a boundary survey. This plan is for title insurance use only and is not to be used by the property owner / purchaser as a replacement for a boundary survey.

I certify to First National Bank and it's title insurance company that this plan depicts the results of an examination of the premises conveyed in Bk. 5363 Pg. 19 of the Hancock County Registry of Deeds (see notes) and that all easements referenced in said deed, apparent encroachments, and buildings are located on the ground as shown hereon. I have consulted the FEMA flood insurance rate maps, and the buildings are not located in a designated flood hazard area. I certify that the municipality is not making specific allegations that the improvements shown hereon violate any provisions of the local zoning ordinance.



Patrick J. Downey P.L.S.
 Professional Land Surveyor
 15 Fieldstone Rd.
 Ellsworth, ME 04605
 tel 207-460-4441
 patrickd71@aol.com

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: Deerfield Road, Hancock, ME 04640

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

No known hazardous materials.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

No known material defects.

(attach additional sheets as necessary)

PROPERTY LOCATED AT: Deerfield Road, Hancock, ME 04640

SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? Park Owner
Road Association Name (if known): Birchtree Meadows

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Alan Kane 05/06/2024
Seller Date
Hancock Equities, LLC

Dick Cough 05/06/2024
Seller Date

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

PROPERTY DISCLOSURE 2024 ADDENDUM
(Flood Hazard)

For Property Located At: Deerfield Road, Hancock, ME 04640

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: None known to Seller

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: None known to Seller

Has any flood-related damage to a structure occurred on the property? ... Yes No Unknown

If Yes, explain: None known to Seller

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: None known to Seller

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources

for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: None known to Seller

Buyer Initials _____ Page 1 of 2 Seller Initials AK _____

Page ID: 487026-16574711-8614-0004870002

For Property Located At: Deerfield Road, Hancock, ME 04640

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after

March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

None known to Seller

Relevant Panel Number: NA Year: NA (Attach a copy)

Comments: NA

Source of information: Seller

Alan Kane 08/10/2024
Seller Date Seller Date
Hancock Equities, LLC

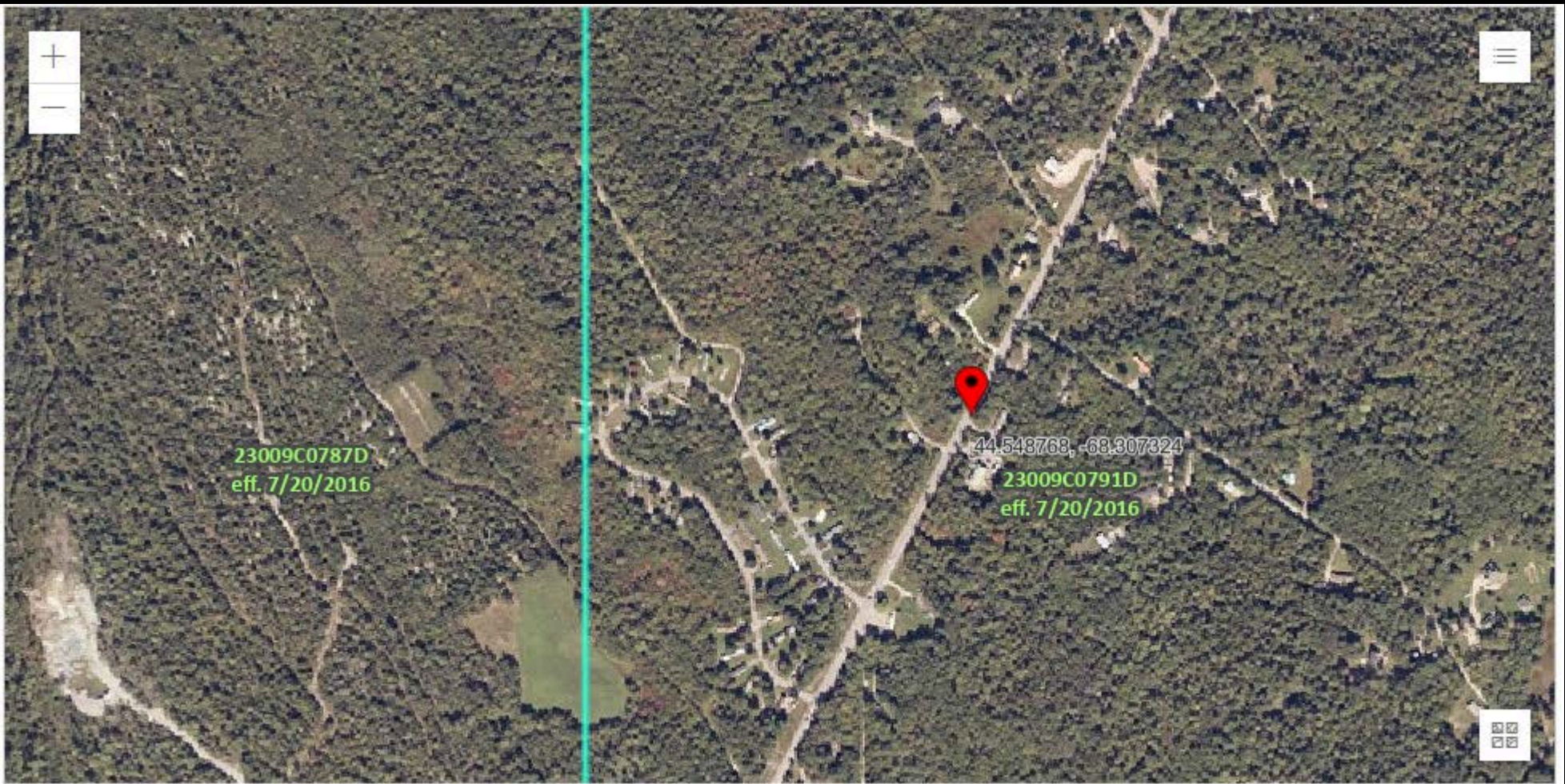
Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

PIN

- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, ADV
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect Base Flood Elevation Line (BFE)
- 215 Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

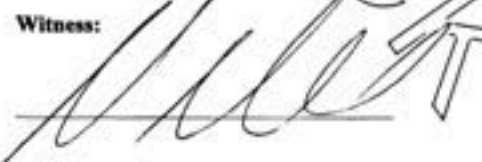

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

WARRANTY DEED

Timbers Development Group, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 220, Auburn, Maine 04212-0220, grants to **Hancock Equities, LLC**, a Maine Limited Liability Company with a mailing address at 20 Oak St. Ellsworth, ME, with **Warranty Covenants**, a certain lot or parcel of land, together with any buildings situated thereon, located in **Hancock**, County of **Hancock**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set his hand and seal effective this 29th day of January, 2010.

Witness: 
Timbers Development Group, LLC
 By: 
 Emile L. Clavet, Its Member/Manager
 January 29, 2010

STATE OF MAINE
 ANDROSCOGGIN, SS.

Then personally appeared the above-named **Emile L. Clavet**, in his said capacity as Member/Manager of **Timbers Development Group, LLC**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me, 
 Notary Public/Attorney At Law
 Print Name:
 My Commission Expires: 

EXHIBIT A

A certain lot or parcel of land together with any and all structures and improvements situated thereon situated in Hancock, Hancock County, Maine and being the same premises as described in a deed from Whitney W. Austin to Harry S. Jones, III, dated May 4, 2006 and recorded in Book 4480, Page 164 of the Hancock County, Maine, Registry of Deeds in which deed said premises are bounded and described as follows, to-wit:

A certain lot or parcel of land situated on the northerly side of Route 182 [erroneously referred to previously as Route 186] in the Town of Hancock, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a bolt set in the ground at the intersection of the northerly sideline of said Route 182 [erroneously referred to previously as Route 186] and the westerly sideline of the Goodwin Road, so-called, and at the southeast corner of a lot of land conveyed to the Inhabitants of the Town of Hancock from Celia F. Camber by a deed dated December 31, 1974 and recorded in the Hancock County Registry of Deeds, Book 1207, Page 648; thence by and along the said westerly sideline of the Goodwin Road and the easterly line of said land of the Inhabitants of the Town of Hancock by the following courses and distances: North 5 degrees 30 minutes West, ninety-two and twenty-nine hundredths (92.29) feet; North 1 degree 28 minutes East, eighty-two and fifty-five hundredths (82.55) feet; North 18 degrees 48 minutes West, fifty-nine and thirty hundredths (59.30) feet; North 13 degrees 50 minutes West, one hundred eighty and seventy-seven hundredths (180.77) feet; North 22 degrees 31 minutes West, thirty-nine and twenty-five hundredths (39.25) feet; North 33 degrees 40 minutes West, fifty-eight and twelve hundredths (58.12) feet; North 20 degrees 50 minutes West, thirty-four and eighty-four hundredths (34.84) feet; North 15 degrees 43 minutes West, sixty-seven and twenty-three hundredths (67.23) feet; North 28 degrees 01 minute West, two hundred fifty-eight and seventy-three hundredths (258.73) feet; North 31 degrees 48 minutes West, seventy-seven and fourteen hundredths (77.14) feet; North 21 degrees 20 minutes West, twenty-nine and thirteen hundredths (29.13) feet; North 7 degrees 25 minutes West, fifty-eight and nineteen hundredths (58.19) feet; North 12 degrees 02 minutes West, ninety-eight and fifty-two hundredths (98.52) feet; North 13 degrees 44 minutes West, fifty-three and sixty-eight hundredths (53.68) feet; North 21 degrees 22 minutes West, thirty-seven and sixty-eight hundredths (37.68) feet to a bolt set in the ground in 1974; thence South 69 degrees 18 minutes 30 seconds West by and along the northerly line of said land of the Inhabitants of the Town of Hancock, five hundred sixty-three and forty hundredths (563.40) feet to a bolt set in the ground in 1974 on the easterly line of a lot of land conveyed to Arthur R. and Alice B. Parisien from Elmo P. and Betsey M. Turner by a deed dated August 21, 1972 and recorded in said Registry, Book 1149, Page 507; thence North 3 degrees 59 minutes 30 seconds West by and along said easterly line of land of Parisien, one thousand, four hundred forty-four and forty-five hundredths (1,444.45) feet to a railroad spike set in ledge on the southerly line of

land of Diamond Occidental Forest, Inc.; thence North 78 degrees 26 minutes East by and along said southerly line of land of Diamond Occidental Forest, Inc., one thousand, four hundred seventy-seven and thirty-eight hundredths (1,477.38) feet to a bolt set in the ground at the northwest corner of a lot of land conveyed to Richard D. Smullen from Linda Wagner by a deed dated September 21, 1987 and recorded in said Registry, Book 1659, Page 108; thence South 10 degrees 58 minutes East by and along the westerly line of said land of Smullen, one thousand, nine hundred seventy-nine and twenty hundredths (1,979.20) feet to a bolt set in the ground on said northerly sideline of Route 182 [erroneously referred to previously as Route 186]; thence South 47 degrees 48 minutes West by and along said northerly sideline of Route 182 [erroneously referred to previously as Route 186], five hundred forty-one and eighty-four hundredths (541.84) feet to a highway monument found set in the ground; thence continuing the same course (South 47 degrees 48 minutes West) by and along said northerly sideline of Route 182 [erroneously referred to previously as Route 186], five hundred sixty-seven and eighty-six hundredths (567.86) feet to the point of beginning and containing 70.08 acres.

The above described being the same premises as described in a deed from Wallace F. and Weyman H. Billings to Robert J. Cole, dated November 9, 1987 and recorded in said Registry, Book 1667, Page 215.

Subject to a right of way granted by Celia F. Camber to the Inhabitants of the Town of Hancock in deed dated December 31, 1974 and recorded in Hancock County Registry of Deeds in Book 1207, Page 648, which right of way reads as follows: "Also granting as appurtenant to the above described premises and every part thereof, a free, open and unobstructed right of way for all purposes of a way over the Goodwin Road so-called"

Excepting and reserving the following described lot:

Beginning at a point which is South 21 degrees 33 minutes 45 seconds East, six hundred forty-eight and eleven hundredths (648.11) feet from a railroad spike set in ledge at the northwest corner of a lot of land conveyed to Robert J. Cole from Wallace F. and Weyman H. Billings by a deed dated November 9, 1987 and recorded in said Registry, Book 1667, Page 215; thence North 86 degrees 00 minutes 30 seconds East, two hundred eight and seventy-one hundredths (208.71) feet; thence South 3 degrees 59 minutes 30 seconds East, two hundred eight and seventy-one hundredths (208.71) feet; thence South 86 degrees 00 minutes 30 seconds West, two hundred eight and seventy-one hundredths (208.71) feet; thence North 3 degrees 59 minutes 30 seconds West, two hundred eight and seventy-one hundredths (208.71) feet to the point of beginning and containing 1.0 acres. Together with a right of way for all purposes including the right to set and maintain utility lines and poles over the Goodwin Road, so called, leading from State Route 182 in a generally northerly direction and a continuation thereof to this one (1) acre lot reserved.

The above described 1 acre reserved lot is reserved subject to the right and easement of the Grantees herein, their heirs, successors and assigns, to enter thereon and construct and maintain subsurface sewage disposal systems as appurtenant to the 70.08 acres being conveyed, provided said systems do not interfere with Grantor's proposed transmission tower and related equipment.

Further reserving to the Grantor, his heirs, successors and assigns, as appurtenant to the one (1) acre reserved lot, a perpetual easement and right of way for siting, constructing, repairing, replacing, resituating and reconstructing of stanchions, guy wires, and other surface and subsurface equipment necessary for the erection, support and maintenance of a radio broadcast tower upon said one (1) acre lot. Grantee, his heirs, successors and assigns, shall provide all access necessary to Grantor, his heirs, successors and assigns, to effectuate this easement and right of way.

All easements and rights of way reserved and granted herein shall be binding on the Grantor and Grantees, their heirs, successors and assigns forever and shall run with the land.

Above bearings are oriented to Magnetic North 1949. See M.D.O.T. Federal Aid Secondary Project No. S 66 (1), SHC File No. 5-42.

Pursuant to Title 10 M.R.S.A. § 9094-A (1997):

This conveyance is subject to a condition, for the benefit of and enforceable by the present tenants of Birchtree Meadows Mobile Home Park, that the Grantee is prohibited from changing the use of the mobile home park for a period of two (2) years from January 29, 2010.

Being the same premises described in a Warranty Deed from Harry S. Jones, III to Timbers Development Group, LLC dated July 14, 2008 recorded in the Hancock County Registry of Deeds at Book 5030, Page 59.

HAN

EASEMENT / RIGHT OF WAY

Star Broadcasting of Maine, Inc., a Maine Corporation with a place of business in Ellsworth, Hancock County and State of Maine, grant to Hancock Equities LLC., A Maine Limited Liability Company with a mailing address of 33 Morning Tide Drive, Milbridge, Maine 04658 a right of way and easement over the existing road and existing Right of Way crossing land of Star Broadcasting of Maine Inc., as described in Book 1923 page 331 (Bar Harbor Communications to Star Broadcasting of Maine Inc.) and Book 1883 page 235 (Robert J. Cole to Bar Harbor Communication).

This Easement / Right of Way will be for all purposes of a way and utilities having a right of way width of 50', a traveled way of 18' with shoulders and appropriate ditching and culverts with the right to maintain the same.

The purpose of use of this Easement /Right of Way will be for access and repair of existing septic system and access to area North and East for purposes of access to an expansion of Birchtree Meadows Mobile Home Park IN TOWN OF HANCOCK.



Walter Tracy
Witness

Star Broadcasting of Maine Inc.
By *Mark Osborne*
MARK OSBORNE

State of Maine ss

Date: *12/8/11*

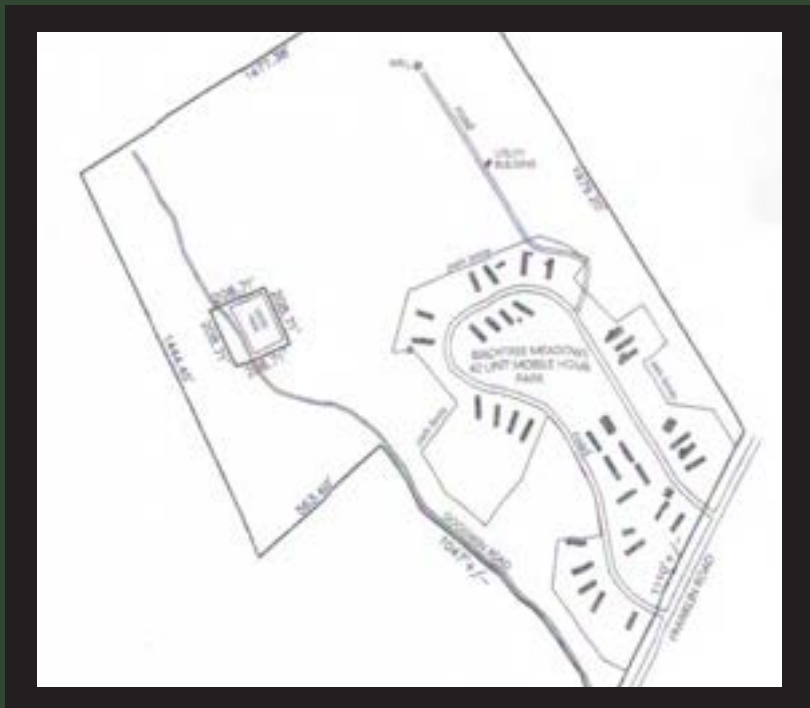
Then personally appeared the above named *MARK OSBORNE*
In his capacity of ~~MR~~ OWNER of Star Broadcasting of Maine Inc, and
acknowledged the foregoing instrument to be his free act and deed and the free act and
deed of said partnership.

Amy R. Rowe 12/8/11
Notary Public / Attorney-at-Law

Amy R. Rowe
Notary Public - State of Maine
My Commission Expires 03/13/2014

SEAL

① Ref: Mike Kearns
33 Morning Tide Dr.
Milbridge, 04658



Hancock Equities, LLC
DBA: Birch Tree Meadows
P. O. Box 276
Bar Harbor, ME 04609
birchtreemeadows@gmail.com

General Rules and Addendums

1. **CONTACT:** For faster service in non-emergency situations, please contact us through the DoorLoop App or by email. If you have not been set up in DoorLoop please submit an email so we can send you an invitation and instructions. For those without email or DoorLoop – call or text management at 207-288-9999. *Please note: when adding a request please click the notify assignees. Assignees should be Joseph Cough and Marion Higgins.*

Please note – Do not text or call between the hours of 8 pm and 7 am unless you have an actual emergency.

2. **PARKING:** No parking on roadway(s) at any time for any reason. Vehicles not moved after notice, will be subject to towing at vehicle owner's risk and expense. Speed is limited to 15 miles per hour within park area. Parking is only allowed on Tenant's driveway only.
3. **VEHICLES:** Only operative, County registered, and State inspected vehicles are allowed. All vehicles must be listed with Management with current licensing plate numbers. Vehicles not registered after notice, may be towed at owner's expense. Major repairs, major overhauling, or any other significant repairs to vehicles are not permitted in the park. Vehicles are not permitted to be on jacks or blocks.
4. **PET CONTROL:** All animals **must** be registered with and approved by Management. Management reserves the right to demand the permanent removal of any unregistered or unacceptable animal(s) from park grounds. Only Two animals per unit, this includes service animals and emotional support animals. Please, *no exotic or farm animals*. Tenant agrees that pets have all shots and vaccinations. Pets must be kept leashed and under control by secure fencing, no excessive barking. Tenant agrees to pick up pet waste immediately when walking their animal. Free roaming animals are considered strays by management and animal control will be contacted. It is the pet owner's responsibility and liability if the pet is hurt or hurts other residents

and/or their property. *Please note: Rodent control traps and chemicals which may be harmful to animals are periodically deployed. Please keep pets away from affected areas. Any new pets must be approved, and deposits paid, prior to moving them to the property.*

For those tenants in park owned homes – animals must not impede access to front door to allow for notices to be posted.

5. **COMMUNITY ACTIVITIES AND TENANT RELATIONS:** The community maintains quiet hours from 9:00 p.m. through 7:00 a.m. during which time radios and other devices are to be operated at low volume so as not to disturb neighbors. Fireworks are not allowed on the premises. The discharge of firearms or weapons are prohibited in the park. This includes pellet guns, BB guns, all firearms, bow and arrows, paint guns and all types of sling shots. Please be considerate of your neighbors at all times when using disruptive devices or music. Keep volume at a minimum.
6. **GARAGE SALES:** Due to traffic increase and congestion, no moving or garage-type sales are allowed to be conducted on leased mobile home spaces or adjacent property.
7. **LANDSCAPING AND LOT MAINTENANCE:** The management company will supply routine lawn mowing and trimming only. Tenant is responsible for any added landscape, and it must be maintained by the tenant. Please keep the outside areas free from clutter. Do not use deck areas for storage. All refuse and debris must be picked up and disposed of on a regular basis.
8. **TRASH REMOVAL:** The park currently has two (2) dumpsters with weekly pick-ups on Thursdays. Please place all debris and trash inside the dumpster and close the cover. If the dumpsters are overflowing, please email the management team. We have some of nature's tenants in the woods so please do not leave food or trash out in the open or unattended.
9. **LEASE PAYMENTS:** Please refer to your lease for payment instructions. Be sure to indicate your address on all checks, money orders, and cashiers checks so posting is accurate. Payments can also be made through the DoorLoop ap. Cash will not be accepted and please do not give payments to maintenance staff unless specifically advised to do so.
10. **OUT BUILDINGS AND OTHER YARD ACCESSORIES:** While we do allow for storage buildings, they must be approved prior to purchase and setting. It is understood that said building may need to be moved or relocated in the event

of interference with infrastructure repairs or maintenance. Trampolines, pools (with exception of the small kiddie pools), and other yard structures are expressly prohibited. Growing of marijuana is also prohibited – plants will be confiscated and turned over to law enforcement.

Please know that we are working to make Birch Tree Meadows a better place to be! Your help is greatly appreciated. If you see anything that may be hazardous, damaging, or disruptive to all park tenants, please reach out.

Please sign and return a copy of these rules along with your lease. These rules must be signed for leases to be official.

Tenant Signature: _____

Co-tenant Signature: _____

Vehicle Records:

1. Make/Model: _____ Color: _____

Tag #: _____

2. Make/Model: _____ Color: _____

Tag #: _____

Pet Record:

Type/Breed: _____ Name: _____

Rabies tag and town registration #: _____



Contact us today!

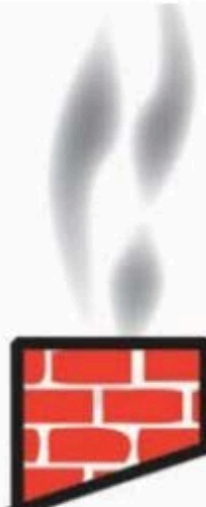


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Dot
FERNALD
Real Estate Team

*“Doing Business with the **TEAM** that cares”*
dotfernaldteam@gmail.com