



\$3,500,000

Birchtree Meadows

Deerfield Road, Hancock, Maine

Birchtree Meadows consists of 42 homes and could add up to 6 more on site with proper permits! 21 Park Owned Homes, Private Road, Water, and Sewer. Updated and very well maintained mobile home park and utility systems. Room for an additional 45 site 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! Room For 6 More With Proper Permits**
- **21 Park Owned Homes, 21 Tenant Owned Homes**
- **Updated Water Lines, New Valves Added, & New Pump**
- **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. Brand New Pump on Site for Back Up.**
- **60% Main Road Repaired, Culverts Added, & Drainage Improved**
- **Park Expansion Capabilities on 40 of the Acres - 45 More Sites!**
- **Affordable Housing and Family-Friendly**
- **Easy Access to Local Schools, Recreation, Shopping & More!**

"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
How many homes on concrete pads?	7
How many homes on gravel pads?	35
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, aresnic system & radon filter in place & regularly tested
Sewer type: (Public or Private)	Private
Metal or Concrete Tanks?	Concrete
Any problems with the tanks?	None known
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 the park owner?	No
Electricity:	
Who pays for the street lights in the park?	Park Owner





"The Dot Fernald Team" Mobile Home Park Questionnaire

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 aresenic 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?	21
What has been the occupancy rate of this park?	100%
Looking at trends, do you anticipate further increases in this rate?	Potential to add up to 6 more pads & homes within the park. Inquire with town for permits. Additional 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

Effective Gross Income	Current - Annual	Projected
Pad Rental Income - 1 @ \$500	\$6,000.00	\$6,600.00
Pad Rental Income - 20 @ \$525	\$126,000.00	\$132,000.00
Owned Homes Income - 1 @ \$1,290	\$15,480.00	\$16,080.00
Owned Homes Income - 1 @ \$1,300	\$15,600.00	\$16,200.00
Owned Homes Income - 1 @ \$1,310	\$15,720.00	\$16,320.00
Owned Homes Income - 2 @ \$1,330	\$31,920.00	\$33,120.00
Owned Homes Income - 1 @ \$1,390	\$16,680.00	\$17,160.00
Owned Homes Income - 1 @ \$1,410	\$16,920.00	\$17,520.00
Owned Homes Income - 1 @ \$1,460	\$17,520.00	\$18,120.00
Owned Homes Income - 1 @ \$1,490	\$17,880.00	\$18,480.00
Owned Homes Income - 2 @ \$1,500	\$36,000.00	\$37,200.00
Owned Homes Income - 1 @ \$1,510	\$18,120.00	\$18,720.00
Owned Homes Income - 1 @ \$1,520	\$18,240.00	\$18,840.00
Owned Homes Income - 1 @ \$1,540	\$18,480.00	\$19,080.00
Owned Homes Income - 1 @ \$1,590	\$19,080.00	\$19,680.00
Owned Homes Income - 1 @ \$1,600	\$19,200.00	\$19,800.00
Owned Homes Income - 1 @ \$1,620	\$19,440.00	\$20,040.00
Owned Homes Income - 1 @ \$1,640	\$19,680.00	\$20,280.00
Owned Homes Income - 2 @ \$1,660	\$39,840.00	\$40,800.00
Owned Homes Income - 1 @ \$1,680	\$20,160.00	\$20,400.00
Potential Pads - 6 @ \$550 (needs to be installed)		\$39,600.00
Potential Expansion - 45 @ \$550 (needs to be installed)		\$297,000.00
Current/Rented Annual Gross Income	\$507,960.00	\$863,040.00
Expenses	Current - Annual	Projected
Property Taxes	\$19,172.19	\$19,172.19
Electricity	\$10,500.00	\$10,500.00
Water Testing & Treatment	\$4,269.00	\$4,269.00
Septic Pumping	\$15,750.00	\$15,750.00
Trash Removal	\$7,503.00	\$7,503.00
Plowing & Lawn Care	\$12,000.00	\$12,000.00
Insurance	\$8,033.00	\$8,033.00
10% Management Fee	\$50,796.00	\$86,304.00
Routine Maintenance	\$30,000.00	\$35,000.00
Park License	\$260.00	\$260.00
Gross Expenses	\$158,283.19	\$198,791.19
Net Operating Income	\$349,676.81	\$664,248.81
** Seller offers Early Pay Discount **		
\$50 for rented homes and \$25 for pads		

Birchtree Meadows Rent Roll

Lot	Address	Rent	Park	Tenant	Lease	Current	Tenants	Assessed
#		Amount	Owned	Owned	Date	on Rent	Leases	Value
4	Deerfield Drive	\$1,510	X		9/1/25	Y	Y	\$40,100
5	Deerfield Drive	\$1,310	X		7/1/25	Y	Y	\$33,900
7	Deerfield Drive	\$525		X	8/1/25	Y	Y	TBD
8	Deerfield Drive	\$525		X	8/1/25	Y	Y	\$41,900
9	Deerfield Drive	\$525		X	8/1/25	Y	Y	\$37,500
10	Deerfield Drive	\$1,600	X		12/15/25	Y	Y	\$22,900
11	Deerfield Drive	\$1,540	X		8/1/25	Y	Y	\$39,300
12	Deerfield Drive	\$525		X	7/1/23	Y	Y	\$26,000
14	Deerfield Drive	\$1,330	X		7/1/24	Y	Y	TBD
15	Deerfield Drive	\$1,390	X		6/21/25	Y	Y	\$22,800
16	Deerfield Drive	\$525		X	2/1/23	Y	Y	\$13,800
21	Deerfield Drive	\$525		X	7/1/23	Y	Y	\$45,000
23	Deerfield Drive	\$1,660	X		5/1/25	Y	Y	\$35,200
36	Deerfield Drive	\$525		X	9/24/22	Y	Y	\$52,000
38	Deerfield Drive	\$1,500	X		1/1/26	Y	Y	\$40,300
42	Deerfield Drive	\$525		X	8/1/25	Y	Y	\$37,400
44	Deerfield Drive	\$525		X	7/1/24	Y	Y	\$41,200
54	Deerfield Drive	\$1,520	X		8/1/25	Y	Y	\$49,200
55	Deerfield Drive	\$525		X	7/1/26	Y	Y	TBD
56	Deerfield Drive	\$525		X	7/1/24	Y	Y	TBD
57	Deerfield Drive	\$1,490	X		9/1/25	Y	Y	TBD
58	Deerfield Drive	\$1,500	X		7/1/26	Y	Y	TBD
59	Deerfield Drive	\$525		X	3/24/26	Y	Y	\$37,500
60	Deerfield Drive	\$1,300	X		8/1/24	Y	Y	\$39,100
61	Deerfield Drive	\$1,590	X		8/1/25	Y	Y	\$28,900
62	Deerfield Drive	\$525		X	7/1/24	Y	Y	\$48,000
64	Deerfield Drive	\$525		X	8/1/25	Y	Y	\$46,100
65	Deerfield Drive	\$1,680	X		6/1/25	Y	Y	\$43,600
66	Deerfield Drive	\$500		X	3/12/26	Y	Y	\$28,600
68	Deerfield Drive	\$1,460	X		8/2/24	Y	Y	TBD
80	Deerfield Drive	\$1,620	X		9/1/25	Y	Y	\$43,300
82	Deerfield Drive	\$1,290	X		8/1/25	Y	Y	\$32,000



Birch Tree Meadows Rent Roll Continued

Lot	Address	Rent	Park	Tenant	Move in	Current	Tenants	Assessed
#		Amount	Owned	Owned	Date	on Rent	Leases	Value
84	Deerfield Drive	\$525		X	9/24/22	Y	Y	\$47,700
89	Deerfield Drive	\$525		X	8/1/25	Y	Y	\$63,400
93	Deerfield Drive	\$1,410	X		7/1/23	Y	Y	\$38,100
94	Deerfield Drive	\$1,640	X		10/1/24	Y	Y	\$22,100
97	Deerfield Drive	\$525		X	7/1/23	Y	Y	\$33,600
98	Deerfield Drive	\$525		X	7/1/24	Y	Y	\$57,600
101	Deerfield Drive	\$1,330	X		8/1/25	Y	Y	\$54,000
102	Deerfield Drive	\$525		X	7/1/23	Y	Y	\$31,400
104	Deerfield Drive	\$1,660	X		8/1/24	Y	Y	\$44,100
105	Deerfield Drive	\$525		X	5/1/23	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	\$40,100.00	\$386.97
2	5	1993	Fleetwood	22-1	924	3	2	PAFLP22A04762GA	RAD 698292	\$33,900.00	\$327.14
3	10	1995	Fleetwood	Single	1,008	2	2	PAFLS22A080740L23	RAD 812573	\$22,900.00	\$220.99
4	11	1996	Maple Leaf	Single	938	2	1	MLH 01 5303 96	PFS 415730	\$39,300.00	\$379.25
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	\$22,800.00	\$220.02
7	23	1993	Burlington	Berwick	1,064	3	1	M-4934-ID	TRA 198033	\$35,200.00	\$339.68
8	38	1998	Marlette	1629	994	2	2	T 079232 1629	TRA 384277	\$40,300.00	\$388.90
9	54	1993	Royal	Oxford	1,064	2	2	RH-M-0133	PFS 267054	\$49,200.00	\$474.78
10	57	1992	Imperial	Single	952	2	1	IHNC-01-93-01430	TRA 168519	\$0.00	\$0.00
11	58	2020	Skyline	Single	850	2	2	4967A	Unknown	\$0.00	\$0.00
12	60	1998	Champion	Single	924	2	1.5	19999094105	TRA 422102	\$39,100.00	\$377.32
13	61	1999	Skyline	Single	784	2	1	43-16-0585-L	ULI 485437	\$28,900.00	\$278.89
14	65	1977	Redman	Single	1,064	3	2	6075B	RAD 1015648	\$43,600.00	\$420.74
15	68	1997	Skyline	Single	355	2	1	Unknown	Unknown	\$0.00	\$0.00
16	80	Unk	Unknown	Single	Unk	3	1	Unknown	Unknown	\$43,300.00	\$212.78
17	82	1994	Norris	Single	924	3	2	NO1019422TN	TEN 257248	\$32,000.00	\$308.80
18	93	2002	Fleetwood	Eagle SLE 2662W	924	2	2	PAFLS22A49809-EL23	PFS 747352	\$38,100.00	\$367.67
19	94	1996	Skyline	Double	960	3	2	7136/7137	ULI 436755	\$22,100.00	\$213.27
20	101	2004	Colony	AF503A	952	3	2	SC 18410A	RAD 399654	\$54,000.00	\$521.10
21	104	2002	Fleetwood	22-2	1,064	3	2	PAFL222A 50094 SC23	PFS 754978	\$44,100.00	\$425.57

Photos of Owned Homes Attached



Lot 4



Lot 5



Lot 10



Lot 11



Lot 14



Lot 15



Lot 23



Lot 38



Lot 54



Lot 57



Lot 58



Lot 60



Lot 61



Lot 65



Lot 68



Lot 80



Lot 82



Lot 93



Lot 94



Lot 101



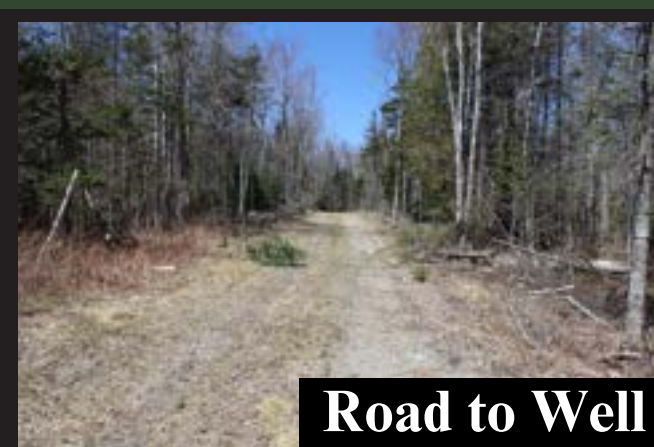
Lot 104



Well House



Well Area

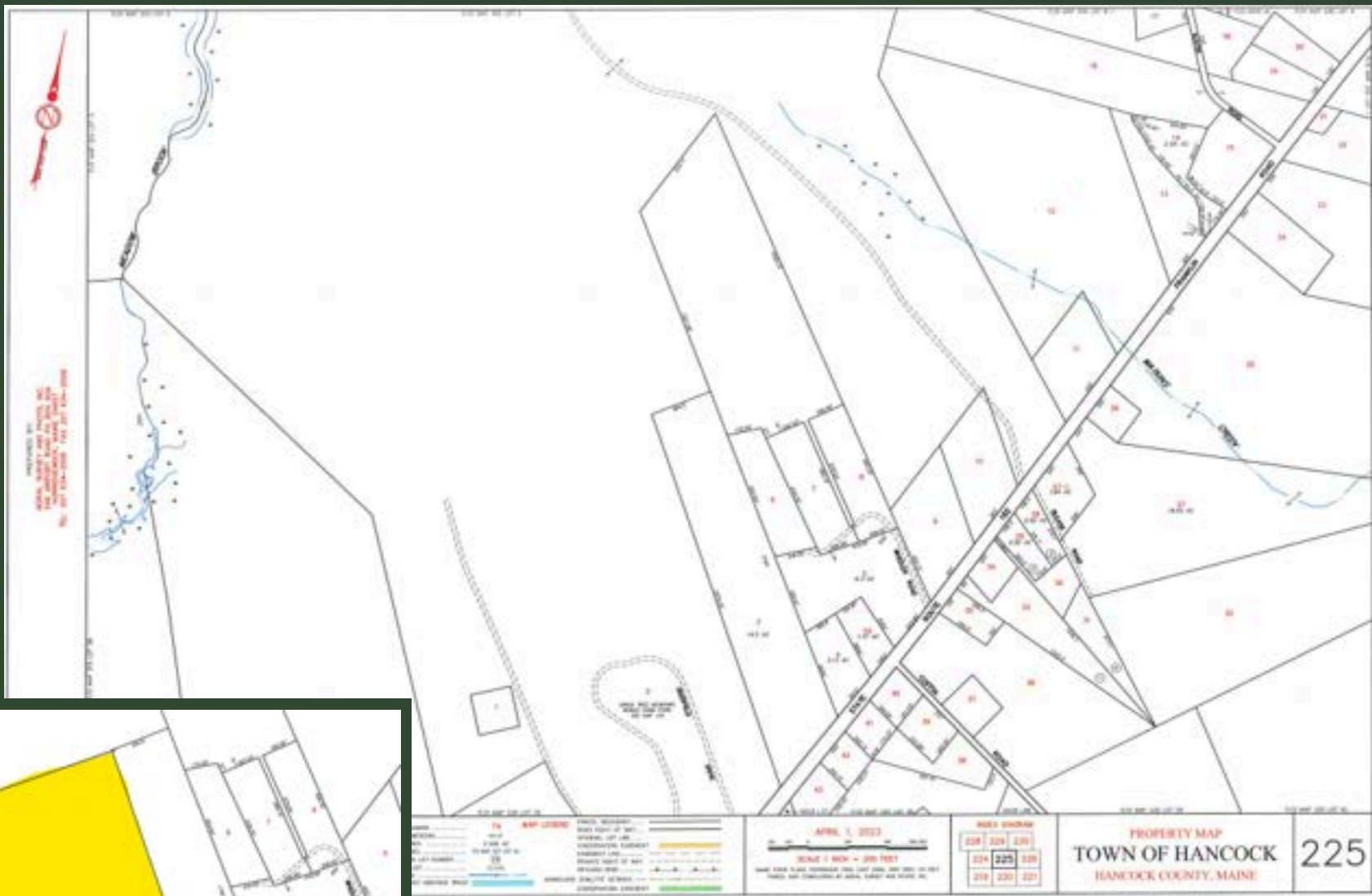


Road to Well



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

Page 1 of 2 Buyer Initials _____

Seller Initials AK DC

The Best Foreclosed Home, Inc., 39 West Street, Suite 200, Portland, ME 04101
Edna Roberts

Phone: (207) 237-0000 Fax: _____
Produced with Loma Wolf Transactions (pdf) Form Edition 1/17 N Harwood St, Suite 2000, Dallas, TX 75201 www.lwf.com

Birchtree Meadows

Page 2 of 2



Maine Association of REALTORS®/Copyright © 2024.
All Rights Reserved. Revised 2021.



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 ☒ UnknownIf Yes, explain: None known to SellerHave any flood events affected a structure on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, explain: None known to SellerHas any flood-related damage to a structure occurred on the property? ... ☐ Yes ☐ No ☒ UnknownIf Yes, explain: None known to SellerHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☐ No ☒ UnknownIf 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 ☒ UnknownIf Yes, indicate the date of each payment: None known to SellerBuyer Initials _____ Page 1 of 2 Seller Initials AK _____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 SellerRelevant Panel Number: NA Year: NA (Attach a copy)Comments: NASource of information: SellerAlan 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

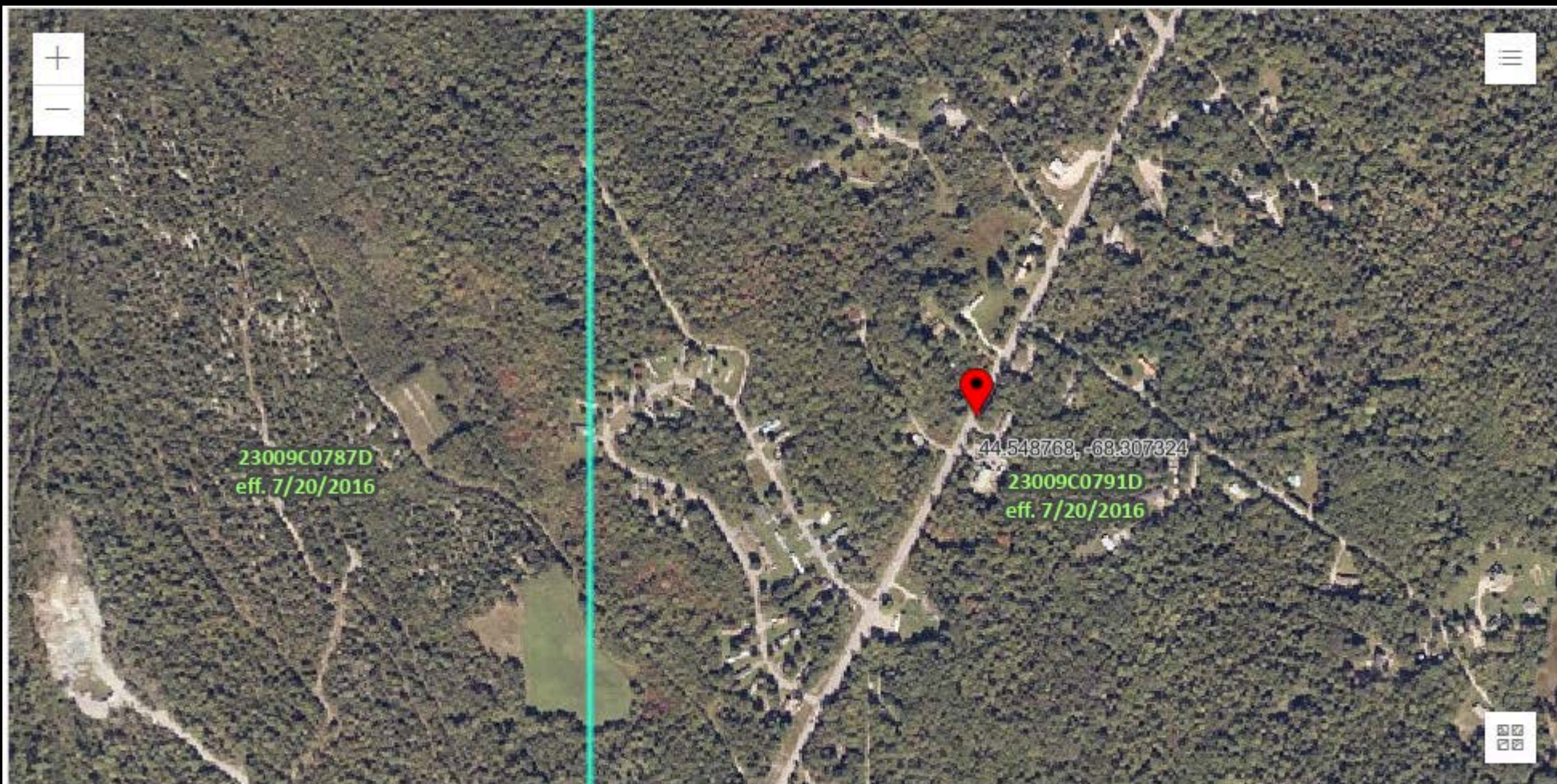
Buyer

Date

Buyer

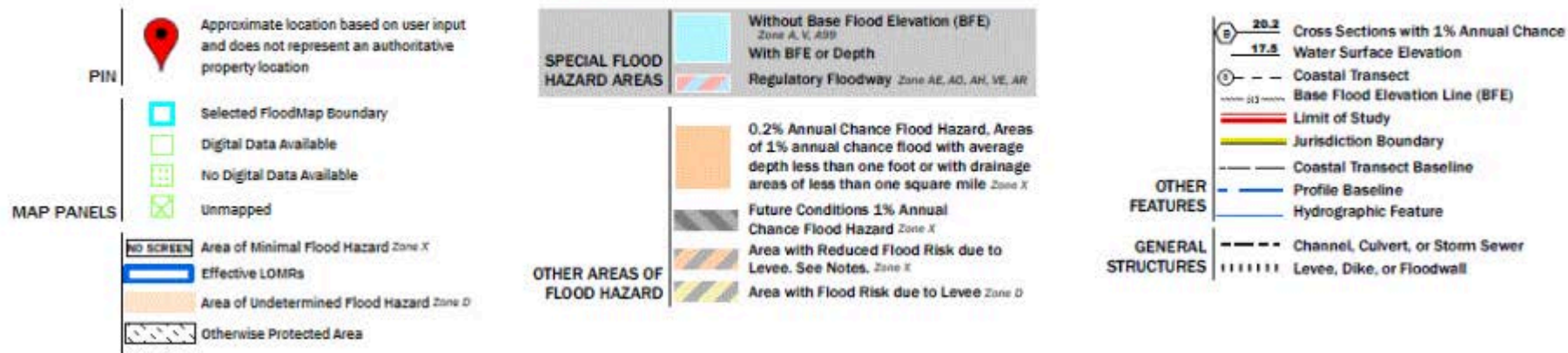
Date





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

Powered by Esri



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

STATE OF MAINE
ANDROSCOGGIN, SS.

January 29, 2010

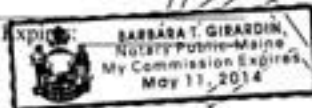
Then personally appeared the above-named **Emile L. Clavet**, in his said capacity as Member/Manager of **Timbers Development Group, LLC**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,

Barbara T. Girardin
Notary Public/Attorney At Law

Print Name:

My Commission Expires:



SEAL

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 E. 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.

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

[Signature]
Witness

Star Broadcasting of Maine Inc.

By *[Signature]*
MARK OSBORNE

State of Maine ss

Date: 12-8-11

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

[Signature] 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 #: _____





State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP17368

Be it known that

BIRCH TREE MEADOWS

owned or operated by **HANCOCK EQUITIES, LLC**

has qualified as required by Title 10 MRS Chapter 951 and is licensed as:

MANUFACTURED HOUSING COMMUNITY

located in **HANCOCK** with **42** sites

ISSUE DATE

July 14, 2025

Commissioner

EXPIRATION DATE

March 31, 2026

Contact us today!



Scott Robert
207-576-3361
scottdrobert@gmail.com

Erika Robert
207-330-5290
erikadrobert@gmail.com



Office: 207-240-0052
89 W. Shore Drive
Greene, Me 04236



Dot
FERNALD
Real Estate Team

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