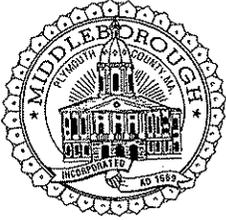


NEW BUSINESS

4-2-12



LEONARD E. SIMMONS
SENIOR MULTI-SERVICE CENTER
Middleborough Council On Aging
558 Plymouth Street, Middleborough, MA 02346

Andrea M. Priest
Executive Director

508-946-2490
508-946-2489 (FAX)
508-946-4446 (TDD)

March 20, 2012

Board of Selectmen
Town of Middleborough
10 Nickerson Avenue
Middleborough, MA 02346

Dear Chairman Rullo,

My appointment to the Council on Aging Board of Directors expired November 1, 2011.

This letter is notification that I wish to continue in my duties as a board member on the Council on Aging Board of Directors.

Respectfully yours,

Ms. Sarah Jigerjian
25 Murdock Street
Middleborough, MA 02346



LEONARD E. SIMMONS
SENIOR MULTI-SERVICE CENTER
Middleborough Council On Aging
558 Plymouth Street, Middleborough, MA 02346

Andrea M. Priest

Executive Director

508-946-2490

508-946-2489 (FAX)

508-946-4446 (TDD)

March 21, 2012

Board of Selectmen
Town of Middleborough
10 Nickerson Avenue
Middleborough, MA 02346

Dear Chairman Rullo,

My appointment to the Council on Aging Board of Directors expired November 1, 2011.

This letter is notification that I wish to continue in my duties as a board member on the Council on Aging Board of Directors.

Respectfully yours,

Ms. Linda Bullard
84 Ashley Lane
Middleborough, MA 02346

2012 ANNUAL APPOINTMENTS

One Year Appointments

Fence Viewer –
Robert Whalen

Tree Warden –
Andrew Bagas

Moth Superintendent –
Andrew Bagas

Dog Officer –
Jayson Tracy

Animal Inspector –
Jessica Gardner

Alternate Animal Inspector –
Jayson Tracy

Forest Fire Warden –
Lance Benjamino

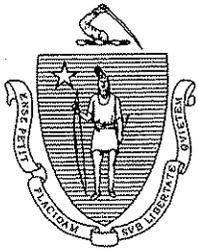
Alternate Wiring Inspector –
John Hogan

Alternate Wiring Inspector –
Michael Bell

Pound Driver & Keeper –
Jayson Tracy

Town Counsel –
Daniel F. Murray

Veterans' Agent –
Paul Provencher



THE COMMONWEALTH OF MASSACHUSETTS
 EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES
 DEPARTMENT OF VETERANS' SERVICES
 600 WASHINGTON STREET, 7th Floor, BOSTON, MASSACHUSETTS 02111
 TEL: (617) 210-5480 FAX: (617) 210-5755 TTY: (617) 210-5883
 WWW.MASS.GOV/VETERANS

DEVAL L. PATRICK
 GOVERNOR

JUDYANN BIGBY, M.D.
 SECRETARY, EOHHS

TIMOTHY P. MURRAY
 LIEUTENANT GOVERNOR

March 26, 2012

COLEMAN NEE
 SECRETARY, DVS

Re: Massachusetts General Laws, Chapter 115 – Veterans' Agents

Dear Municipal Leader,

This serves as a reminder of the annual obligation of your municipality to appoint or re-appoint not later than April 30 your veterans' benefits and services agent(s) under section 3 of chapter 115 of the General Laws and any City Manager Act or Town Administrator Act that may apply to your municipality.

In recognition of our shared state and municipal duties and obligations to our veterans and their dependents, and with a spirit of cooperation, I request that you identify the name(s) of your veterans' agent(s) (or director(s) of veterans' services districts), and provide the weekly work hours and location(s) of your veterans' services department office(s). To do so, please fill out the below section and return the same to my office on or before **May 1, 2012**. Your submission may be sent either by e-mail: emakrinikolas@massmail.state.ma.us, via facsimile: (617) 210-5755, or by regular mail to my attention: Evan Makrinikolas, Compliance Officer, at the address above.

Thank you for your prompt attention to this matter and for your continued commitment to our veterans and their families who call your community their home.

Sincerely,

Evan Makrinikolas
 Compliance Officer

-----cut here-----

Name of City / Town / Veterans' Services District: _____

Name(s) of Veterans' Agent: _____

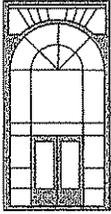
Office Location Address(es): _____

Weekly Work Hours (circle): Full-time / Part-time

(If part time, days and hours of operation): _____



Window
to the World



Middleborough Public Library
102 North Main St., Middleborough, MA 02346

Danielle M. Bowker
Director

March 27, 2012

Board of Selectmen
Town Hall
Middleborough, MA 02346

Dear Members,

On behalf of the Board of Library Trustees, I ask that the Selectmen re-appoint the following individuals to the Library's Board of Trustees for three year terms to expire in March, 31 2015:

Mrs. Maryanna Abren
88 Oak St., Middleborough

Mrs. Nancy Ockers
12 Thomas St., Middleborough

We would like to publicly thank Mrs. Betty Jane Renfrew for her many years of service on the Board. Her term has expired and thus a vacancy exists. Anyone interested in serving can contact me for details. The Trustees will meet with candidates and make a recommendation to the Selectmen for an appointment in April.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Bowker".

Danielle M. Bowker
Library Director

APPLICATION AND UTILIZATION AGREEMENT
TOWN HALL
MIDDLEBOROUGH, MASSACHUSETTS

PLEASE SUBMIT PAYMENT WITH APPLICATION

DATE OF APPLICATION 3/20/12

ORGANIZATION/INDIVIDUAL Proprietors of Woods Lake

ADDRESS 47 Atwood Ave

CITY, STATE, ZIP Middleboro, MA 02346 TEL 508-946-0744

CO-APPLICANT (BARTENDING SERVICE) _____

OWNER NAME _____

ADDRESS _____

CITY, STATE, ZIP _____ TEL _____

DATE(S) OF EVENT April 25th + October 10th APPROXIMATE NUMBER OF PARTICIPANTS 22
(ATTACH SEPARATE SHEET IF NECESSARY)

TIME OF DAY(S) REQUIRED 5 PM TO 9 PM

Be sure to include any set-up or dismantling day(s)/time requirements.

BRIEFLY DESCRIBE TYPE OF ACTIVITY Meeting w HOME OWNERS to discuss
Roads & Ways Repairs -

ASSIGNED SPACE _____ MEETING ROOM GRAND BALLROOM _____ GROUNDS If using
grounds, will building access be required for sanitary facilities? _____

*Note - There is no air conditioning available in the Grand Ballroom

Are you requesting a one-day alcoholic beverage license? NO Licensing fee of \$ _____ plus \$100.00 required at
time of application. This will be refunded if license denied prior to event or activity.

Food will be served NO Name of Caterer _____ Telephone # _____

*If food is to be served, please contact the Health Department for the appropriate permits.

We expect to bring in the following additional equipment/furnishings N/A

Any required insurance policy/indemnification agreement must be attached to application.

Rental Deposit (Bond) \$500.00 Check # _____ (must be tendered with application and will be returned within two-
weeks if no damage to building, grounds or equipment has been reported).

Rental Cost _____ One-day alcoholic beverage license fee _____ Personnel Cost _____ Total Cost _____

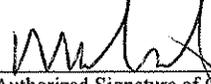
Name of Designated Town Official volunteering to perform security service _____

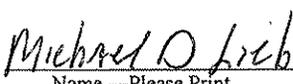
Signature of Volunteer _____

Application Approved by Board of Selectmen (date) _____ Fees Waived _____ Fees Due _____

APPLICATION AND UTILIZATION AGREEMENT
TOWN HALL

By signing below I/we acknowledge receipt of a copy of the rules and regulations and agree to abide by them and any other conditions established in this application.


Authorized Signature of Organization


Name ---Please Print

Individual Signature

Name—Please Print

Signature of Owner – Co-Applicant (Bartending Service)

Business Name—Please Print

Original to be kept with security bond/deposit in the Selectmen's office. Two copies given to applicant (one for your records and the other given to the custodian/security personnel in charge of the event/activity.)

KRAUS & HUMMEL LLP

99A COURT STREET
PLYMOUTH, MASSACHUSETTS 02360
(508) 747-4200
(508) 747-0788 FAX
WWW.KRAUSHUMMEL.COM

February 29, 2012

In Hand

Mr. Charles J. Cristello
Middleborough Town Manager

Town Hall Building
10 Nickerson Avenue
Middleborough, MA 02346
Attn: Rent Control Board

PETITION FOR RENT INCREASE – Hillcrest MHC LLC

Dear Mr. Cristello:

This office represents the legal interests of Hillcrest MHC LLC, which owns and operates Hillcrest Mobile Home Park (the "Park") and I am writing to you in that capacity.

Please accept this letter as a formal petition for a rent increase subject and pursuant to rent control as instituted in Middleborough and pursuant to your rent control by-laws. The last time that we know of any increase in rents was over ten (10) years ago, and certainly before my clients acquired title to the Park in 2002.

I am attaching hereto information that responds to the requirements of the by-law, as follows:

1. Internally reviewed financial statements by a CPA for the three (3) years preceding the year of the filing of the petition;
2. Interim financial statement;
3. Current balance sheet;
4. Statement on the number of employees, job titles and job description;
5. Current capital improvements;
6. Proposed capital improvements;
7. Proposed Budget for this year; and
8. Statement herein that relates to rate of return anticipated and sought.

The information relating to expenses for the past year are contained in the large volume of information herewith supplied¹.

The rate of return is typically based on the interest rate that first position money incurs as set forth in the Middleborough rent control authorizing statute. There are three factors which control the rent to be determined by the Rent Control

¹ Three copies of the information are provided per the direction of your office based on our meeting on February 15, 2012. Please note that one full copy of all expense backup was left in your offices during the visit referenced.

Via In Hand

Charles J. Cristello, Town of Middleborough

February 29, 2012

Page 2 of 2

Board – fair market value of the Park (here we are using the assessed value), first position money or rate of return (7%), and expenses associated with the operation of the Park.

Please note that the expenses incurred for 2011 amounted to \$215,624 but we anticipate an increase to \$246,524; for the purposes of our application, we are going to use expenses that divide equally these figures, that is, \$231,074. With these figures the calculation of rents is a simple mathematical equation: [(fair market value of Park) x (first position money/rate of return)] + expenses/number of units/12 months. The numbers are as follows:

Fair Market Value of Park:	\$1,760,400
Interest Rate/Rate of Return:	7%
Blended Expenses:	\$231,074
Number of Units:	89

Calculation: $(1,760,400) \times (.07) = 123,228$ plus 231,074 equals, 354,275 divided by 89 units equals 3,981 divided by 12 months equals monthly rent of \$332. Please note that this is a rent figure and does not include the Town's monthly fee and does not include capital projects that have certain defined and determined amortization periods, which will be discussed during the presentation of the petition.

Thank you for docketing this Petition and your assistance. I am enclosing a check made payable to the Town of Middleborough for \$400, as you indicated during our meeting would be required. Please call me with any questions. We look forward to proceeding with the petition in a timely fashion.

Very truly yours,

Robert Kraus

RK/kl

cc: Client

Attachments:

- (1) Comparative Balance Sheet with income statement internally reviewed for 2008-2010
- (2) 12/31/11 Balance Sheet
- (3) Proposed 2012 Budget
- (4) Hillcrest MHC LLC Employee List/statement
- (5) Capital improvement information
- (6) Tenant Ledger
- (7) Interest rate/rate of return letter from The Bank of Castile
- (8) Check made payable to the Town of Middleborough for \$400 application fee



I certify that I am a licensed CPA in the state of New York since, have been since August 1984. I have been employed by Morgan Management since May 17, 2004 and have worked as an accountant for the company since my hire date.

I have performed an internal review of the Income and Expense Statements of Hillcrest MHC LLC as of December 31, 2009, 2010 and 2011. Based on my internal review, I find the information to be in accordance with GAAP. All transactions and balances have been reported in the correct accounting period. There are internal controls in place so each transaction is recorded properly and authorized by the appropriate person. Monthly reports are reconciled to source documents by the Divisional Controllers. Internal controls are in place so the person who processed the underlying transaction is not the person reconciling to the source documents.

The Accounting Department prepares monthly trial balances and interim financial statements. All financial reports are approved by the Controller before release to management.

All information included in these financials statements is representation of the management.

Signed by:

Jessica Steiner

Date

3/22/12

HILLCREST MEC LLC
Comparative Income Statement

March 22, 2012
11:10 am

	2009 YTD	2010 YTD	2011 YTD
RENTAL INCOME	\$ 203,760.90	\$ 204,680.90	\$ 203,466.73
FEES, CHARGES & FORFEITURES	402.00	664.45	864.90
OTHER INCOME			400.00
MISCELLANEOUS REVENUE		<u>860.84</u>	
TOTAL REVENUE	<u>\$ 204,162.90</u>	<u>\$ 206,206.19</u>	<u>\$ 204,731.63</u>
EXPENSES			
ELECTRICITY	\$ 1,622.94	\$ 2,004.08	\$ 1,213.35
SEWER & WATER	16,286.11	48,512.60	71,994.38
GAS & OIL	<u>417.02</u>	<u>368.25</u>	<u>1,141.85</u>
TOTAL UTILITIES	\$ 18,326.07	\$ 50,884.93	\$ 74,349.58
SUPPLIES	\$ 459.61	\$ 775.00	\$ 2,891.94
CONTRACT REPAIRS	1,103.50	3,586.00	16,219.52
GROUNDING		8,731.72	8,760.64
PAINTING		219.26	140.18
TRANSPORTATION	509.68	750.87	550.65
SNOW REMOVAL	1,727.93	2,187.76	4,139.80
TRASH REMOVAL	<u>6,580.26</u>	<u>8,197.83</u>	<u>8,114.64</u>
TOTAL MAINTENANCE	\$ 10,380.98	\$ 24,448.44	\$ 40,817.37
PAYROLL	\$ 21,519.74	\$ 34,009.34	\$ 40,819.20
PAYROLL TAXES		4,259.89	4,252.80
HEALTH BENEFITS	2,232.94	3,593.35	3,801.92
OTHER BENEFITS	<u>713.00</u>	<u>2,196.00</u>	<u>2,196.00</u>
TOTAL PERSONNEL EXPENSE	\$ 24,465.68	\$ 44,058.58	\$ 51,069.92
ADVERTISING		\$ 100.00	
LEGAL & PROFESSIONAL	225.00	7,847.25	6,626.32
OFFICE & TELEPHONE	997.53	3,814.99	7,885.55
MANAGEMENT FEES	8,903.28	8,288.11	8,697.36
INSURANCE	4,211.98	4,102.20	3,151.31
REAL ESTATE/OTHER TAXES	<u>27,638.46</u>	<u>21,993.72</u>	<u>23,027.25</u>
TOTAL OTHER EXPENSES	\$ 41,976.25	\$ 46,146.27	\$ 49,387.79
TOTAL OPERATING EXPENSES	<u>\$ 95,148.98</u>	<u>\$ 165,538.22</u>	<u>\$ 215,624.66</u>
NOI	\$ 109,013.92	\$ 40,667.97	\$ (10,893.03)
INTEREST EXPENSE	\$ 107,681.84	\$ 114,273.93	\$ 103,045.57
INVESTOR/OTHER INT EXPENSE	1,102.00	1,747.73	41,555.97
NON-RECURRING EXPENSES		<u>11,072.63</u>	
NET INCOME BEFORE DEP & AMORT	\$ 230.08	\$ (86,426.32)	\$ (155,494.57)
DEPRECIATION & AMORTIZATION	\$ 155,395.20	\$ 111,425.20	\$ 103,649.43
NET INCOME	<u>\$ (155,165.12)</u>	<u>\$ (197,851.52)</u>	<u>\$ (259,144.00)</u>

STATEMENT APPROVAL
RCM 
KJM _____
SAZ _____

HILLCREST MHC LLC
Comparative Balance Sheet

	2009	2010	2011
<u>Assets</u>			
<u>Current Assets</u>			
CHECKING ACCOUNTS	\$ (15,794.53)	\$ (23,596.75)	\$ 4,269.23
PREPAID EXPENSES	<u>2,523.22</u>	<u>2,132.46</u>	<u>1,426.37</u>
Total Current Assets	\$ (13,271.31)	\$ (21,464.29)	\$ 5,695.60
<u>Long Term Assets</u>			
LAND	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
FURNITURE AND FIXTURES	4,970.00	4,970.00	4,970.00
BATHROOM CABINETS		698.06	698.06
COMPUTERS & EQUIPMENT	390.00	390.00	877.30
MAINTENANCE EQUIPMENT/TOOLS	1,266.30	2,174.67	2,977.73
LAND IMPROVEMENTS	1,449,969.49	1,455,845.38	1,455,845.38
ELECTRICAL AND UTILITIES	6,550.00	6,550.00	6,550.00
LANDSCAPING		1,650.00	1,650.00
MISC LAND IMPROVEMENTS	102,626.26	102,626.26	102,626.26
WATER AND SEWER	53,533.15	53,533.15	53,533.15
WASTE WATER IMPROVEMENTS	1,000.00	4,789.19	4,789.19
BUILDING IMPROVEMENTS	1,400.00	1,400.00	1,400.00
DOORS	673.63	673.63	673.63
COMPUTER SOFTWARE	288.77	288.77	288.77
ACC DEP - FURNITURE	(5,273.00)	(5,837.04)	(5,981.04)
ACC DEP - EQUIPMENT	(1,050.04)	(1,938.08)	(2,189.12)
ACC DEP - LAND IMPROVEMENTS	(846,937.08)	(922,403.16)	(1,012,833.12)
ACC DEP - ELECTRICAL AND UTILI	(6,110.84)	(6,402.80)	(6,550.00)
ACC DEP - WATER AND SEWER	(52,779.12)	(74,338.20)	(74,338.20)
ACC DEP - BUILDING IMPROVEMENT	(266.00)	(317.00)	(365.00)
ACC DEP - COMPUTER SOFTWARE	(169.00)	(217.00)	(288.77)
DEFERRED MORTGAGE COSTS	125,561.35	125,561.35	125,561.35
ORGANIZATION COSTS	3,213.06	3,213.06	3,213.06
START UP COSTS	2,630.00	2,630.00	2,630.00
AA - DEFERRED MORTGAGE COSTS	(90,727.28)	(103,284.32)	(115,841.36)
AA - ORGANIZATION COSTS	(3,212.72)	(3,212.68)	(3,213.10)
AA - SET UP COSTS	<u>(2,629.96)</u>	<u>(2,629.96)</u>	<u>(2,629.96)</u>
Total Long Term Assets	<u>\$ 894,916.97</u>	<u>\$ 796,413.28</u>	<u>\$ 694,054.21</u>
 Total Assets	 <u>\$ 881,645.66</u>	 <u>\$ 774,948.99</u>	 <u>\$ 699,749.81</u>

Liabilities and Equity

Current Liabilities

DUE TO RELATED COMPANIES	\$ 377,772.24	\$ 511,102.91	\$ 532,418.86
ACCOUNTS PAYABLE	17,917.26	(712.91)	40,880.39
SECURITY DEPOSITS PAYABLE	860.84		
ACCRUED EXPENSES	29,515.79	41,485.02	100,795.07
MA TAXES PAYABLE	888.00	1,140.00	1,140.00
CURRENT PORTION LT DEBT		35,642.03	1,609,702.28
DEFERRED RENT	<u>11,162.35</u>	<u>9,715.80</u>	<u>12,077.05</u>
Total Current Liabilities	\$ 438,116.48	\$ 598,372.85	\$ 2,297,013.65

Long Term Liabilities

MORTGAGE PAYABLE - IBC BANK	\$ 1,678,797.50	\$ 1,609,695.98	
LOAN PAYABLE - RCM			<u>95,000.00</u>
Long Term Liabilities	<u>\$ 1,678,797.50</u>	<u>\$ 1,609,695.98</u>	<u>\$ 95,000.00</u>
Total Liabilities	\$ 2,116,913.98	\$ 2,208,068.83	\$ 2,392,013.65

Equity

Retained Earnings	\$ (1,080,103.20)	\$ (1,235,268.32)	\$ (1,433,119.84)
Net Income	<u>(155,165.12)</u>	<u>(197,851.52)</u>	<u>(259,144.00)</u>
Total Equity	<u>\$ (1,235,268.32)</u>	<u>\$ (1,433,119.84)</u>	<u>\$ (1,692,263.84)</u>
Total Liabilities & Equity	<u>\$ 881,645.66</u>	<u>\$ 774,948.99</u>	<u>\$ 699,749.81</u>

STATEMENT APPROVAL
RCM 
KJM _____
SAZ _____

Hillcrest MHC LLC

2012 Budget

February 14, 2012

3:49 pm

	2012 Annual Amount
REVENUE	<u>\$ 203,436.00</u>
TOTAL REVENUE	\$ 203,436.00
EXPENSES	
ELECTRICITY	\$ 1,320.00
SEWER & WATER	72,744.00
GAS & OIL	<u>1,200.00</u>
TOTAL UTILITIES	\$ 75,264.00
SUPPLIES	\$ 2,640.00
CONTRACT REPAIRS	16,980.00
GROUNDS	9,360.00
PAINTING	180.00
TRANSPORTATION	1,200.00
SNOW REMOVAL	4,152.00
TRASH REMOVAL	<u>8,124.00</u>
TOTAL MAINTENANCE	\$ 42,636.00
PAYROLL - PROPERTY MANAGER	\$ 26,780.00
PAYROLL - MAINTENANCE	16,068.00
PR TAXES - FICA/MEDICARE	3,277.87
PR TAXES - FUTA	428.48
PR TAXES - SUI	2,570.88
PR INSURANCE - DISABILITY	312.00
PR INSURANCE - WRKMNS COMP	240.00
PR INSURANCE - EMPLOYEE BENEFIT	8,673.60
EMPLOYEE BENEFITS - HA	<u>3,840.00</u>
TOTAL PERSONNEL EXPENSE	\$ 62,190.83
ADVERTISING	\$ 600.00
LEGAL & PROFESSIONAL	19,180.00
OFFICE & TELEPHONE	8,119.00
MANAGEMENT FEES	13,016.16
INSURANCE	2,445.24
REAL ESTATE/OTHER TAXES	<u>23,073.24</u>
TOTAL OTHER EXPENSES	\$ 66,433.64
TOTAL OPERATING EXPENSES	\$ 246,524.47
NOI	\$ (43,088.47)
INTEREST EXPENSE	\$ 101,389.60
INVESTOR/OTHER INTEREST EXPENSE	<u>22,800.00</u>
NET INCOME BEFORE DEP & AMORT	\$ (167,278.07)
DEPRECIATION & AMORTIZATION	<u>\$ 103,659.00</u>
NET INCOME	\$ (270,937.07)

HILLCREST MHC LLC
Income Statement
For the Period Ended February 29, 2012

March 26, 2012
8:47 am

	CURRENT YTD ACTUAL
ACTUAL RENTAL INCOME	\$ 32,758.00
FEES, CHARGES & FORFEITURES	\$ 206.95
UTILITY REVENUE	<u>4,028.87</u>
TOTAL REVENUE	\$ 36,993.82
EXPENSES	
ELECTRICITY	\$ 298.14
SEWER & WATER	21,153.89
GAS & OIL	<u>53.82</u>
TOTAL UTILITIES	\$ 21,505.85
SUPPLIES	\$ 70.66
GROUNDS	710.00
PAINTING	55.52
TRANSPORTATION	46.35
SNOW REMOVAL	82.98
TRASH REMOVAL	<u>1,370.98</u>
TOTAL MAINTENANCE	\$ 2,336.49
PAYROLL	\$ 5,625.52
PAYROLL TAXES	624.90
HEALTH BENEFITS	1,437.18
OTHER BENEFITS	<u>366.00</u>
TOTAL PERSONNEL EXPENSE	\$ 8,053.60
LEGAL & PROFESSIONAL	\$ 1,490.00
OFFICE & TELEPHONE	1,047.68
MANAGEMENT FEES	1,267.66
INSURANCE	407.54
REAL ESTATE/OTHER TAXES	<u>3,849.78</u>
TOTAL OTHER EXPENSES	\$ 8,062.66
TOTAL OPERATING EXPENSES	<u>\$ 39,958.60</u>
NOI	<u>\$ (2,964.78)</u>
INTEREST EXPENSE	<u>\$ 17,310.92</u>
NET INCOME BEFORE DEP & AMORT	\$ (20,275.70)
DEPRECIATION & AMORTIZATION	\$ 17,238.34
NET INCOME	<u><u>\$ (37,514.04)</u></u>

STATEMENT APPROVAL
RCM
KJM
SAZ

HILLCREST MHC LLC
EMPLOYEE STATEMENT

NUMBER OF EMPLOYEES: 2

EMPLOYEE # 1

NAME: Betty Wadsworth

JOB TITLE: Property Manager

JOB DESCRIPTION: Oversee the day-to-day operational responsibilities of the properties, to include financial, marketing, customer service and staff management responsibilities. Also, handle recordkeeping and reporting responsibilities. Plus, oversee customer service, resident relations, maintenance department practices, vendor relations, marketing and leasing.

EMPLOYEE # 2

NAME: Jason Rodriguez

JOB TITLE : Maintenance

JOB DESCRIPTION: Perform general property maintenance

HILLCREST MHC LLC

PROPOSED CAPITAL IMPROVEMENTS

WATER METER REPLACEMENT:

Town is requiring a water meter to be replaced. Estimated time of completion is unknown.

HILLCREST MHC LLC

CAPITAL IMPROVEMENT # 1

PURCHASE GENERATORS

PURCHASE DATE: 1/14/2011

ACCOUNTING DATE: 2/9/2011

To: KIM PURICELLI

Please add HomeDepotCustomerCare@email.homedepot.com to your address book or safe list to ensure our emails reach your inbox. Having trouble viewing this email? [View it as a Web page.](#)



More saving. More doing.™

Shipping Confirmation

Dear Kimberly Puricelli,

Thank you for your order with homedepot.com. Your order number is W119030077. Follow [this link](#) to check on the status of your order. We are pleased to inform you that we have shipped one or more items.

Shipping Date: Jan 13, 2011 6:51:17 AM EST
Order Date: Jan 10, 2011 10:10:25 PM



The Home Depot Emails
Sign up now to receive exclusive offers, promotions, home improvement tips & more.

 Sign Up



Return Policy	Policy Code	Definitions ID	Days	Policy Expires on
A		5	30	02/12/2011

Returns Associate Instructions
1. Scan/enter receipt barcode
2. Scan/enter item UPC

8119 04 07619 01/13/2011 9477

Quantity Ordered	UPC Code	Product Description	Unit Price	Return Policy Line	Quantity Shipped	Amount
3	852392001017	3000 Watt Portable Generator(2700 Surge Wattage) with Free Wheel Kit	\$219.00	A	3	\$657.00
		Shipping				\$105.00

Ship to Address
11 Gladys Drive

Middleboro
MA, 02346

Merchandise Subtotal	\$657.00
Shipping Total	\$105.00
Sales Tax total	\$41.06
Shipped Order total	\$803.06
XXXXXXXXXXXX1100 VISA	\$803.06

Tracking Your Shipment

Your shipment(s) can be tracked using the carrier information below. The carrier can only provide tracking information. For information about your order other than tracking, contact our Customer Service Center at 1-800-430-3376.

Carrier: UPS

Carrier Web Site: <http://www.ups.com/>

Tracking Number(s): 1Z40E35V0349655022

Customer Service

For further assistance, contact us online at www.homedepot.com/contactus or call our Internet Customer Service Center at 1-800-430-3376 Monday through Sunday: 6 a.m. to 2 a.m. Eastern time.

Please do not reply to this email as messages sent to this address are not monitored and we are not able to respond to

14/11CAEST
60700-31

UPS Tracking Notification, Tracking Number 1Z40E35V0349655022

UPS Quantum View [auto-notify@ups.com]

Sent: Friday, January 14, 2011 9:24 AM

To: KIM PURICELLI



At the request of Kimberly, this notice alerts you of the status of the shipment listed below.

Tracking Detail

Your package is on time with a scheduled delivery date of 01/14/2011

Tracking Number: 1Z40E35V0349655022
 Type: Package
 Status: **On Vehicle for Delivery Today**
 Scheduled Delivery: 01/14/2011
 Shipped To: MIDDLEBORO, MA, US,
 Shipped/Billed On: 01/12/2011
 Service: UPS Ground
 Weight: 93.70 Lbs

Shipment Progress

Location	Date	Local Time	Activity
Brockton, MA, United States	01/14/2011	4:23 A.M.	Out For Delivery
Shrewsbury, MA, United States	01/14/2011	1:06 A.M.	Arrival Scan
Shrewsbury, MA, United States	01/13/2011	11:31 P.M.	Departure Scan
Saddle Brook, NJ, United States	01/13/2011	6:00 P.M.	Arrival Scan
Saddle Brook, NJ, United States	01/13/2011	1:32 P.M.	Departure Scan
Laurel, MD, United States	01/13/2011	11:35 A.M.	Arrival Scan
Laurel, MD, United States	01/13/2011	7:28 A.M.	Departure Scan
Hagerstown, MD, United States	01/13/2011	1:02 A.M.	Arrival Scan
Hagerstown, MD, United States	01/12/2011	10:30 P.M.	Departure Scan
Niagara Falls, NY, United States	01/12/2011	8:41 P.M.	Origin Scan
Niagara Falls, NY, United States	07/14/2010	11:30 A.M.	Delivered
United States	01/12/2011	12:56 A.M.	Order Processed: Ready for UPS

Tracking results provided by UPS: 01/14/2011 9:24 A.M. Eastern Time

United States

Log-In Search

My UPS Shipping Tracking Freight Locations Support Business Solutions

Tracking Number

Log-In for additional tracking details.

Other Tracking Options

Tracking Detail

Print Help

1Z40E35V0349655022

Updated: 01/14/2011 9:22 A.M. Eastern Time

On Vehicle for Delivery Today

Shipping Information

To: MIDDLEBORO, MA, US

Scheduled Delivery:

Friday, 01/14/2011, By End of Day

Last Location:

Brockton, MA, United States, Friday, 01/14/2011

Shipped By

UPS Ground

Additional Information

Shipped/Billed On:

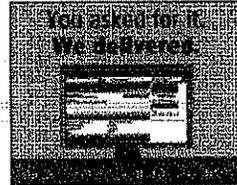
01/12/2011

Type:

Package

Weight:

93.70 lbs



Shipment Progress

Location	Date	Local Time	Activity	What's This?
Brockton, MA, United States	01/14/2011	4:23 A.M.	Out For Delivery	
	01/14/2011	1:06 A.M.	Arrival Scan	
Shrewsbury, MA, United States	01/13/2011	11:31 P.M.	Departure Scan	
	01/13/2011	6:00 P.M.	Arrival Scan	
Saddle Brook, NJ, United States	01/13/2011	1:32 P.M.	Departure Scan	
	01/13/2011	11:35 A.M.	Arrival Scan	
Laurel, MD, United States	01/13/2011	7:28 A.M.	Departure Scan	
	01/13/2011	1:02 A.M.	Arrival Scan	
Hagerstown, MD, United States	01/12/2011	10:30 P.M.	Departure Scan	
	01/12/2011	8:41 P.M.	Origin Scan	
Niagara Falls, NY, United States	07/14/2010	11:30 A.M.	Delivered	
United States	01/12/2011	12:56 A.M.	Order Processed: Ready for UPS	

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HILLCREST MHC LLC

CAPITAL IMPROVEMENT # 2

PURCHASE PRINTER

PURCHASE DATE: 2/21/2011

ACCOUNTING DATE: 3/14/2011

*MAR 2005
ANDERSEN-022811A*

THOMAS ANDERSEN		ACCOUNT NUMBER 4477 1697 1949 4238			
PURCHASES		CASH ADVANCES	FEES	CREDITS	TOTAL ACTIVITY
\$3,038.57		\$0.00	\$0.00	\$0.00	\$3,038.57
Tran Date	Post Date	Reference Number	Transaction Description	Amount	
02/02	02/04	71034356139606594	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46572524 INVOICE NUMBER: ORDER #:4657252 LOCAL TAX: 28.16 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 28.16 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 17.84 DEST. POSTCODE: 14534	399.43	
02/05	02/07	71037356139766924	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46581810 INVOICE NUMBER: ORDER #:4658181 LOCAL TAX: 31.57 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 31.57 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 40.00 DEST. POSTCODE: 14701	495.56	
02/05	02/07	71037555983283544	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46581753 INVOICE NUMBER: ORDER #:4658175 LOCAL TAX INDICATOR: 2 NAT. TAX INDICATOR: 0 FREIGHT AMOUNT: 40.00 DEST. POSTCODE: 19713	460.99	
02/09	02/11	71041462184410311	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46572524 INVOICE NUMBER: ORDER #:4657252 LOCAL TAX: 3.84 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 3.84 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 2.43 DEST. POSTCODE: 14534	54.46	
02/15	02/17	71047782945485391	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46607301 INVOICE NUMBER: ORDER #:4660730 LOCAL TAX: 33.68 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 33.68 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 40.00 DEST. POSTCODE: 14450	497.87	
02/21	02/22	71052494091362520	BORDERS BKS&MU01003649 VICTOR NY MCC: 5942 MERCHANT ZIP: 14564 LOCAL TAX: 10.12 LOCAL TAX INDICATOR: 1 NAT. TAX INDICATOR: 0	145.09	
02/22	02/24	71054432219391194	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46630214 INVOICE NUMBER: ORDER #:4663021 LOCAL TAX: 26.31 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 26.31 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 40.00 DEST. POSTCODE: 02346	487.30	
02/26	02/28	71058416882505475	PCCSALES 800-8000011 NH MCC: 5045 MERCHANT ZIP: 03054 ORDER NUMBER: ORDER#:46646056 INVOICE NUMBER: ORDER #:4664605 LOCAL TAX: 33.68 LOCAL TAX INDICATOR: 1 NATIONAL TAX: 33.68 NAT. TAX INDICATOR: 1 FREIGHT AMOUNT: 40.00 DEST. POSTCODE: 14612	497.87	

DATE	VENDOR	PROPERTY	PROPERTY #	GL CODE	AMOUNT	DESCRIPTION
2/2/2011	PCCSALES	***SEE BELOW		16200.02	\$ 399.43	CARD READERS
2/5/2011	PCCSALES	NEWARK	200-700-237	16200.03	\$ 495.56	PRINTER
2/5/2011	PCCSALES	JAMESTOWN	100-075-008	16200.03	\$ 460.99	PRINTER
2/9/2011	PCCSALES	***SEE BELOW		16200.02	\$ 54.46	CARD READERS
2/15/2011	PCCSALES	KNOLLWOOD	200-250-271	16200.03	\$ 497.87	PRINTER
2/21/2011	BORDERS	MOR MANAGE	050-050-014	60200.45	\$ 145.09	COMPUTER BOOKS
2/22/2011	PCCSALES	HILLCREST MHC	100-250-063	16200.03	\$ 487.30	PRINTER
2/26/2011	PCCSALES	IMPERIAL	200-950-109	16200.03	\$ 497.87	PRINTER
					\$ 3,038.57	
					\$1,213.98	MHC & COM TOTAL
					\$ 1,824.59	APT TOTAL

CARD READERS

INVOICE TOTAL W/TAX \$453.89

Co #	Complex	# Units	Percentage	% CHARGED	
100-050-004	Northrups of W	140	0.733%	\$3.33	
100-050-005	Countryside MHC	202	1.057%	\$4.80	19108 TOTAL UNITS/LOTS
100-050-006	Erin Estates Inc	66	0.345%	\$1.57	100.00%
100-050-009	Cayuga Lake MH	149	0.780%	\$3.54	
100-050-018	Gypsum Mills East	412	2.156%	\$9.79	
100-050-019	Gypsum Mills West	150	0.785%	\$3.56	
100-050-029	Whitney Point MHC	100	0.523%	\$2.38	
100-050-032	Kirkwood MHC LLC	81	0.424%	\$1.92	
100-050-053	Northern Pines MHC	247	1.293%	\$5.87	
100-050-152	Canalside Estate	132	0.691%	\$3.14	
100-075-001	Countryside MHC	33	0.173%	\$0.78	
100-075-002	Prestige Commun	320	1.675%	\$7.60	
100-075-003	Hornell MHP LLC	93	0.487%	\$2.21	
100-075-007	Ridgewood Village	64	0.335%	\$1.52	
100-075-008	Jamestown MHP	78	0.408%	\$1.85	
100-075-010	Lakeville Estates	55	0.288%	\$1.31	
100-075-020	NIS Hollow MHC	129	0.675%	\$3.06	
100-075-021	Prestige Commun	1	0.005%	\$0.02	
100-075-024	Bloomdale LLC	82	0.429%	\$1.95	
100-075-027	Brocton LLC	31	0.162%	\$0.74	
100-075-030	Twin Oaks MHC	141	0.738%	\$3.35	
100-100-031	Apple Grove MHC	79	0.413%	\$1.88	
100-200-039	Hidden Creek LLC	272	1.423%	\$6.46	
100-200-066	Whispering Woods	165	0.864%	\$3.92	
100-250-026	Pine Valley	95	0.497%	\$2.26	
100-250-050	Allendale	56	0.293%	\$1.33	
100-250-060	Mountain View	90	0.471%	\$2.14	
100-250-061	Spruces	226	1.183%	\$5.37	
100-250-062	Wheel Estates	200	1.047%	\$4.75	
100-250-063	Hillcrest MHC LLC	97	0.508%	\$2.30	
100-250-072	Easton	122	0.638%	\$2.90	
100-250-176	Jockyville Estate	70	0.366%	\$1.66	
100-250-177	Della Mobile Est	29	0.152%	\$0.69	
100-250-178	Park Place MHP	62	0.324%	\$1.47	
100-875-033	VV LLC	51	0.267%	\$1.21	
100-875-034	VV LLC Pine Meadow	33	0.173%	\$0.78	
100-875-035	VV LLC Silver Lake	17	0.089%	\$0.40	
100-875-036	VV LLC Indian Spring	38	0.199%	\$0.90	

Transaction Date: 2/22
Printer for Hillcrest MHP

Thomas Andersen
thomas.andersen@morganmanagement.com
Network Systems Administrator, CCA
Morgan Management LLC
1170 Pittsford Victor Road
Pittsford, NY 14534
Phone: (585) 419-9630

From: Corporate Sales [mailto:customercare@pcconnection.com]
Sent: Tuesday, February 22, 2011 8:07 AM
To: Thomas Andersen
Subject: PC Connection Shipping Confirmation #46630214



Dear THOMAS ANDERSEN:

Thank you for shopping with PC Connection.

This notice confirms your order# 46630214 has shipped and is now complete.

Shipment Details:

Shipped To:

BETSY WADSWORTH
HILLCREST MANUFACTURED HOME COMMUNITY
79 E GROVE ST
MIDDLEBORO, MA 02346

Qty	Item #	Product	Shipping Information
1	8979815	PHASER 3300MFP/X 30 PPM Check for Rebates	Date Shipped: 2/21/2011 Carrier: UPS - GROUND COMMERCIAL Tracking Number: 1Z9306X4033777698

CUSTOMER CARE:

- To track delivery, just click on the tracking link(s) above.
- If you've ordered an item that has a REBATE associated with it, you can now access our new [Rebate Center](#) or the link above to check for rebates. *Please read redemption requirements on your rebate form prior to discarding any packaging.* Please be aware that rebate forms will not be included with your shipment.
- To get a copy of your PROOF OF PURCHASE, visit our [Order Tracking/History](#) page and enter your *Order Number and Zip Code*.
- To see our return policy click [here](#).

snair@pcconnection.com sent you the following page. It will expire on 5/2/2012.
 This is only a snapshot view of the requested page.



Proof Of Purchase REORDER

Note: Use this Proof Of Purchase for any Mail-In Rebates.

Order Summary Order Date: 02/21/2011 Order #: 46630214 Purchase Order #: Status: Shipped Purchased By: THOMAS ANDERSEN	Sold To THOMAS ANDERSEN MORGAN MANAGEMENT 1170 PITTSFORD VICTOR RD STE 100 PITTSFORD, NY, 14534	Send Payment To PC Connection PO Box 382808 Pittsburgh, PA 15250-8808 Federal ID: 02-049-7006 Company: 00001
Order Method: Other Credit Card Number: Payment Type: VISA Ship Via: UPS GROUND COMMERCIAL	Ship To BETSY WADSWORTH HILLCREST MANUFACTURED HOME COMMUNITY 79 E GROVE ST MIDDLEBORO, MA 02346	

Product Description	Qty	Unit Price	Total
PHASER 3300MFP X 30 PPM Mfr.: XEROX PRINTER DIVISION Item #: 8979815 Mfr. Part #: 3300MFP X Serial #: NRB075964	1	\$420.99	\$420.99
Invoice #: 47519853 Invoice Date: 02/21/2011 Ship Date: 02/21/2011		Shipment Subtotal: \$420.99 Shipment Shipping & Handling: \$40.00 Shipment Tax: \$26.31 Shipment Total: \$467.30	

For electronic funds transfer, please remit to:
 ACH:
 Citizens Bank, ABA # 211070175, Account# 1310873248

 Wire:
 Citizens Bank, ABA # 011500120, Account# 1310873248

 Please include invoice number(s) in the transmitted information

 *We provide more timely and accurate information to the business community by sharing our accounts-receivable information with D&B and Experian.

Total:	\$420.99
Total Shipping & Handling:	\$40.00
Total Tax:	\$26.31
Grand Total:	\$467.30

All returns require prior authorization. Returns must be authorized by PC Connection Sales Corp within 30 days of purchase. We will replace or repair, at our sole discretion, any product that is deemed defective. After 30 days, the manufacturer's warranty process must be followed. [Click here](#) to see our complete return policy.

MORGAN MANAGEMENT LLC

HILLCREST MHC LLC

RENT ROLL

AS OF 12/31/2011

TENEANT'S NAME	DATE LEASE EXPIRES (MO/DAY/YR)	DATE RENT LAST SET (MO/DAY/YR)	CURRENT MONTHLY RENT	CURRENT MONTHLY TOWN TAX
CERRATO JR.;JOSEPH	11/30/13	12/01/08	\$ 1,000.00	
BERGERON;JAMES	11/30/13	12/01/08	\$ 171.00	\$ 12.00
LEVEILLE;ROLAND	11/30/13	12/01/08	\$ 171.00	\$ 12.00
HORSMAN(OWNER);TAMMY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
DICKINSON;BEVERLY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
RAY;RICHARD	11/30/13	12/01/08	\$ 171.00	\$ 12.00
WADSWORTH;ELTON	11/30/13	12/01/08	\$ 171.00	\$ 12.00
SPARROW;ANNA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CELIS;ADELAIDA	07/29/16	07/30/11	\$ 171.00	\$ 12.00
HARRISON;MARIE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
ROLLINS;BETTY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
DACOSTA;MILDRED	11/30/13	12/01/08	\$ 171.00	\$ 12.00
HORSMAN (2) (OWNER);TAMMY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CHADWICK;NANCY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
LETENDRE;CECILE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
WILLSON;CORINNA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
GARLAND SR.;CHESTER	11/30/13	12/01/08	\$ 171.00	\$ 12.00
MCCLLELLAND, JR.;FRANK	03/30/16	03/31/11	\$ 171.00	\$ 12.00
COVEL;ROBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
JEE;FRANCIS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
STODDARD;PATRICIA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FREITAS;IRENE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
PETTY;BRADFORD	11/30/13	12/01/08	\$ 171.00	\$ 12.00
WILMOTH;DORIS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
DICOSTANZO;MARILYN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
WARE;ALAN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
KAHIAN;LEO	11/30/13	12/01/08	\$ 171.00	\$ 12.00
STEWART;EVELYN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CROWLEY;DOUGLAS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CAMERON;ALAN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BAKER;JANET	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CAPEAU;BEVERLY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
RASTA;MARJORIE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FINNERAN;DONNA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
JOHNSON;PATRICIA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
MCCARTHY (SUBLET); GARY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
EATON;CHARLES	11/30/13	12/01/08	\$ 171.00	\$ 12.00
SEARS JR.;HERBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FERGUSON;ANGUS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
TRIEGER;IRENE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BAKER;STEPHEN	07/31/14	08/01/09	\$ 171.00	\$ 12.00
COLSON;HERBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
GRAVELIN;CAROLYN	07/16/14	07/17/09	\$ 171.00	\$ 12.00
BOOKER;GARY	01/13/16	01/14/11	\$ 171.00	\$ 12.00
GARRIDO;VINCENT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BRADLEY;CAROL	06/02/16	06/03/11	\$ 171.00	\$ 12.00
SHEALY;MARILYN	11/30/13	07/01/08	\$ 171.00	\$ 12.00
DENAULT;PETER	12/04/14	12/05/09	\$ 171.00	\$ 12.00
CHAPMAN;PATRICIA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
PILLA;CECILIA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
WALSH;TERESA	11/30/13	12/01/08	\$ 171.00	\$ 12.00

MORGAN MANAGEMENT LLC
HILLCREST MHC LLC
RENT ROLL
AS OF 12/31/2011

TENEANT'S NAME	DATE LEASE EXPIRES (MO/DAY/YR)	DATE RENT LAST SET (MO/DAY/YR)	CURRENT MONTHLY RENT	CURRENT MONTHLY TOWN TAX
RUSSO;ROSE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
GILMAN;MARGARET	11/30/13	12/01/08	\$ 171.00	\$ 12.00
ALDEN, SR;DONALD	08/27/15	08/28/10	\$ 171.00	\$ 12.00
ROMA;ELIZABETH	11/30/13	12/01/08	\$ 171.00	\$ 12.00
SHEPARD;NELSON	11/30/13	12/01/08	\$ 171.00	\$ 12.00
DAGEY;JOANNE	11/22/15	11/23/10	\$ 171.00	\$ 12.00
KERR;GARY	01/29/14	01/30/09	\$ 171.00	\$ 12.00
MCCOMBES;JOHN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
ROBBINS;JANE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
PRETI;DANA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BARRIAULT(OWNER);SHIRLEY	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CUDDY JR.;FRANCIS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
STEELE;ROSE MARIE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
TURNBULL;THOMAS	11/30/13	12/01/08	\$ 171.00	\$ 12.00
THAYER;RICHARD	10/17/16	10/18/11	\$ 171.00	\$ 12.00
COSMO;JOYCE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
SEARS SR;HERBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
EATON;CHARLENE	06/30/14	07/01/09	\$ 171.00	\$ 12.00
BLACKDEN;WILLIAM	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BANGS;ALBERT	08/16/15	08/17/10	\$ 171.00	\$ 12.00
CORMIER JR.;JOHN	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BROWN;RONALD	11/30/13	12/01/08	\$ 171.00	\$ 12.00
ULIANELLI;JOSEPH	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BORGES;DIANNE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FENG YAN LUI (OWNER)	10/07/15	10/08/10	\$ 171.00	\$ 12.00
RICHARD;JOSEPH	11/30/13	10/01/08	\$ 171.00	\$ 12.00
EATON;DIANE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
DUBE;THERESA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
HAYWARD SR;ROBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
LINDFORS;BARBARA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
COPPOLA;FRANCES	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FRAZIO;RICHARD	03/25/16	03/26/11	\$ 171.00	\$ 12.00
GATES;DONNA	07/31/14	08/01/09	\$ 171.00	\$ 12.00
KUPCHUN;WILLIAM	11/30/13	12/01/08	\$ 171.00	\$ 12.00
TUBMAN, JR.;KENNETH	06/20/16	06/21/11	\$ 171.00	\$ 12.00
IBBITSON;RAYMOND	11/30/13	12/01/08	\$ 171.00	\$ 12.00
CHIODI;VIOLETTA	11/30/13	12/01/08	\$ 171.00	\$ 12.00
GALANTE;RALPH	12/08/16	12/09/11	\$ 171.00	\$ 12.00
RIVARD;J. JACQUES	11/30/13	12/01/08	\$ 171.00	\$ 12.00
BEAUDREAU;ROBERT	11/30/13	12/01/08	\$ 171.00	\$ 12.00
MCCABE;FRANCES	11/30/13	12/01/08	\$ 171.00	\$ 12.00
FERREIRA;DALE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
MINKLE;ISABELLE	11/30/13	12/01/08	\$ 171.00	\$ 12.00
OTHER UPDATES: PHYLLIS MULDOON MOVED OUT, NO ONE MOVED INTO THE LOT				

**THE BANK OF
CASTILE** 
A Tompkins Community Bank

February 15, 2012

Robert Kraus, Esq.
Kraus & Hummel LLP
99A Court Street
Plymouth, MA 02360

**Re: Hillcrest MHC LLC (95 Lot MHC)
79 East Grove Street, Middleborough, MA 01246**

~~Dear Attorney Kraus:~~

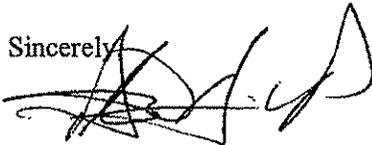
The Bank of Castile has recently undertaken review of the above referenced project which is a rent controlled, investment-related real estate project. Based upon the profile of the project, we suggest applicable interest rate range between 5.5% and 7.5% with variability deriving from a variety of factors. Factors that may impact the rate we may offer to a borrower for a project of this type include:

- Appetite for investment real estate
- Depository relationship
- Borrower's relationship with the lender

We have a long history of assisting companies and individuals secure financing for both businesses and real estate investment/development. Based upon our review of the above referenced project, given its rent controls, it is our opinion that a minimum interest rate of 7% would be applicable.

We hope that you find this information helpful. If we can provide further assistance regarding this matter, please do not hesitate to contact me at (585) 368-7510.

Sincerely,



Peter W. Hin
Vice President

PWH/clc

724 Long Pond Road • Rochester, New York 14612 • (585) 368-7510 • Fax (585) 225-7564

Reasons for General Adjustment Downward

1. No license.
2. No Attorney General approved park rules from 2006 when denied until 2011.
3. View of area surrounding office looks like a junk yard. See pictures. Some junk has been removed, such as trucks and old house trailers.
4. View of eroding buffer zone for years.
5. Crumbling sidewalks, roads and walkways, considered common areas, unsafe for walking.
6. Water and plastic under houses for ten years causing mold and health problems. (See inspection report for 88 Wesley Circle). Three houses were inspected by Certified Inspection – all three had mold. How many others? We have lived with this for years. (See pictures of stagnant water under houses).
7. No ventilation for years.
8. Absolutely no maintenance for years.
9. Office not staffed since July, 2011. Now, our safety has been threatened because Edgeway has neglected the rules and allowed people with problems to live in Twin Coach.
10. Years of intimidation, harassment, illegal eviction notices, threats, letters to intimidate. That is what we have endured while paying \$15,000 a month. While we understand it is costing Edgeway money to comply with the special permit and court agreement, please add up the amount paid over the last ten years at \$15,000 a month just for Edgeway. (Twin Coach \$27,000 per month). The trustee needs to draw on this money wherever it is. He did not spend it on Edgeway.

Edgeway Homeowner's Association

March 23, 2012

To: The Middleborough Rent Control Board

We are submitting twenty two (22) petitions from residents paying more the legal amount of \$280.00, for a general downward adjustment of rents from \$290.00-\$350.00 to \$280.00 for all petitioners. Please note Chapter 703, Section 1 and Section 3 - #4 and #5.

Please find a check for \$100.00 from the Edgeway Homeowners Association to cover the cost of advertising. We ask the board to waive the filing fee in consideration for the hardships we have endured.

The \$280.00 is the only proven amount, and Edgeway has never been granted an approved raise. They may have been able to negotiate an amount with a new resident, but with Rent Control, the raise must be approved by the Rent Control Board.

Although we are very pleased a portion of work required by the special permit and the Court's agreement has been done, we feel we have endured great mental stress at the hands of the late owner and now the trustee. We were deceived when buying our homes because we were not made aware Edgeway did not have a license. In this respect we feel the town has failed us. Staying on top of Edgeway has been the town's responsibility since Rent Control was voted in during 1986.

Also, for years we have lived with water under our homes, causing mold and health problems, (refer to home inspection reports given to you last year). The problems with water under homes appear to have been corrected but health problems remain.

The view from our homes for the last ten years of the buffer zone has been less than pleasant, but the view of the office and our so-called "common areas" are horrendous (see pictures). They have cleaned it up a bit but the "stairway to heaven" still remains (see pictures). All this continued while the office manager inspected the aesthetics of the park and picked chipped paint and other nonsense, like a small utility trailer containing mulch while the resident was landscaping, as reasons to intimidate. Her daily inspections each morning on her Harley to keep residents on their toes and where she wanted them, caused much stress to the residents. We thought the late owner was difficult until his son, as appointed trustee, came along. At least Wayne took pride in the condition of the park. His son does not share the same pride. We were told we could not use the common areas (violation) as it would be considered as trespassing. The common areas are now a junk yard.

The office is not staffed. The only time we see the trustee, or the former secretary, is at the end of the month to pick up rent checks. Mostly, they slip in during the dead of night. There is no one to call for problems, such as a group of young people congregating in front of the office at 10:30 at night, young people in Twin Coach living illegally off and on, while the police were called for disturbances. Now, problems Corey should have taken care of, and promised to,

are filtering into Edgeway. With no one in the office to take care of the complaints, Twin Coach did not know what to do and had to call a Edgeway resident to get Marsen's telephone number. It has been at least eight months since the office was staffed. How much savings there to the detriment of the homeowners?

Decrease in Operating Expenses and Maintenance

Bear in mind the two maintenance workers are shared with Twin Coach. Trash pickup and snow plowing are the only services we receive. They spend most of their time in Twin Coach which is an older park with lots of issues. Therefore, our park has suffered from lack of maintenance.

We have lived for years with crumbling roads, poor sidewalks and poor walkways at some homes. Our driveways are sinking and crumbling. We must walk in the street because sidewalks are uneven. The park is also a disgrace from lack of care. The retaining wall at 46 Lyn Lane is leaning and creating a danger. (see pictures). The Board of Selectmen has been notified. No action has occurred from Edgeway. All the progress we were promised stopped years ago, another example of deceit. Also, lack of building inspections by the town after work is done should be a given! It should not be our responsibility to keep a log and to continually bring up lack of progress at the Board of Selectmen's meetings.

The attractiveness of the park was the result of homeowners who paid for irrigation (illegally raised – must have approval of the Attorney General's Office for raise in fees) seeding lawns, fertilizing and planting flowers and bushes and mowing and mulching.

Registration to the Town by Edgeway is required by law which could prevent under age people and problems if the Town is kept up to date. There are proper forms to be completed and sent to the Town. Also, change in residents and rent must be reported.