

Dear Green Bay MHP residents,

April 30th 2006

I am sure that you are aware that we are now serviced by the Sunnyside Water System. The quality of water is better and the pressure is great. The cost of this water is yet to be determined. It will to some degree be based on usage. I would encourage you to be careful with your water usage.

The cost of utilities has been included in your pad rent, however, after consulting with a number of other mobile home park owners I have found that almost all of them have separated out the utilities from the pad rent. I have no control over the cost of utilities and have thus decided to separate a number of expenses from the basic pad rent. I have listed below the costs of a number of annual expenses so you can see for yourself what is included in the current charges.

Electricity, Property Tax, Sewer,
Water @ \$13pm, Tree maintenance, Garbage Removal, Snow removal .

\$ 2,139.

\$12,627.

\$10,534.

\$ 5,928. (the old system)

\$ 5,000.

\$ 3,692.

\$ 200.

Total \$40,120. $(40,120/38/12=$

The total listed above comes out to \$88 per pad per month. This Utility figure will now be separated from the pad rent you currently pay. The following example should clarify the situation. If your pad rent is currently \$350 it will now be reduced to \$262 plus the Utility Figure listed above. **You will now pay the same amount** but you must now give us two cheques, one for pad rent and one for utilities, (cash payments still accepted). If any of the utilities increase

then you will be notified and that amount will be added to the utility portion of your payment.

The positive side to this change is that in the future when I raise your rent by the percentage allowed by the government I will only be able to increase your pad rent and not the Utility figure. The only way the Utility figure can be increased is if the supplier of that utility increases their charges. I will pass on those net charges directly to you with no markup.

I apologize if you find this confusing and I would hope that you will contact Bob Carbery for some clarification.

Ted Wenner
Green Bay Landing Inc.

Notice to

Your monthly payment is \$ _____ of which \$ _____ is pad rent
and \$88. is utilities for a total of \$ _____

Please pay on the first of each month. You must now give us two cheques, one for pad rent and one for utilities. This change will take effect June 1, 2006.