

AFFIDAVIT OF TONIA CLARK

Tonia Clark, being first duly sworn upon her oath, deposes and states as follows:

1. I am a resident of I-70 Mobile Home Park located in Indianapolis, Indiana, and I am over the age of eighteen (18) years.
2. I am competent to testify to the facts alleged herein, and I have personal knowledge of such facts.
3. I purchased from I-70 Mobile Home Park a mobile home, VIN B131604, for the total purchase price of one thousand five hundred dollars (\$1,500.00). A copy of the Bill of Sale for the purchase of the Mobile Home is attached and marked as Exhibit1.
4. I paid all agreed upon initial down payments to I-70 Mobile Home Park for the purchase of the Mobile Home at the time of sale.
5. I paid I-70 Mobile Home Park in the amount of three hundred dollars (\$300.00) as a down payment on the Mobile Home. The remainder of the balance on the Mobile Home to be paid monthly in one hundred dollar (\$100.00) increments.
6. I personally dealt with William Jones at I-70 Mobile Home Park when purchasing the Mobile Home.
7. I purchased the Mobile Home with the intent to use it primarily for personal, family and/or household purposes.
8. As of the date of this Affidavit, I have not received a valid title to the Mobile Home from I-70 Mobile Home Park.

EXHIBIT A

10. On or about August 15, 2019, I received notice from I-70 Mobile Home Park that I had to either remove the Mobile Home to a new location, or leave it for disposal by October 15, 2019.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

Dated: 10-04-19.



Tonia Clark

You are responsible to pay your water bill, IPL bill, Lot rent and RTO Payment

\$285.00 Lot rent
\$100.00 RTO Payment
\$385.00 plus water bill
+ IPL Bill

The home is being purchased at 3023 West Morris Street

Lot
55

The home is sold AS-IS, HOW-IS & WHERE-IS. The mobile home park and/or seller are not responsible for anything on/in mobile home.

The mobile home is sold on monthly payments starting 06/01/2019

The amount to be paid each month \$ 100.00 For 12 Months.

For a total purchase price of \$ 1,200.00

TONIA R. CLARK understand that I am purchasing this mobile home located at 3023 West Morris St. Lot 55 as an AS-IS sale. I also understand that if I miss any payment that the home will go back to its rightful owner. I also understand that my payment is due on the 1st of each month and after this date if payment has not been made then I give up all rights to home and must vacate the property at once or court procedures will begin at that date. Mobile home payments are to be paid with money order separate from lot rent and are to be made out to I-70-Mobile Home Park and dropped in drop box located at the office.

PURCHASER

SELLER

Name * TONIA R. CLARK

* William Jones

Name * Tonia R. Clark

* William Jones

Date * 06-01-2019

* 6-1-2019

Buyer's Title

Seller's Title

2019

Have title.

Seller will provide deed to title to buyer if home doesn't have title.

EXHIBIT A

EXHIBIT 1

AFFIDAVIT OF CARL GIBSON

Carl Gibson, being first duly sworn upon his oath, deposes and states as follows:

1. I am a resident of I-70 Mobile Home Park located in Indianapolis, Indiana, and I am over the age of eighteen (18) years.
2. I am competent to testify to the facts alleged herein, and I have personal knowledge of such facts.
3. I purchased from I-70 Mobile Home Park a mobile home, for the total purchase price of one thousand dollars (\$1,000.00). A copy of the Bill of Sale for the purchase of the Mobile Home is attached and marked as Exhibit1.
4. I was not provided the VIN when I purchased the Mobile Home.
5. I paid all agreed upon initial down payments to I-70 Mobile Home Park for the purchase of the Mobile Home at the time of sale.
6. I personally dealt with William Jones at I-70 Mobile Home Park when purchasing the Mobile Home.
7. I purchased the Mobile Home with the intent to use it primarily for personal, family and/or household purposes.
8. As of the date of this Affidavit, I have not received a valid title to the Mobile Home from I-70 Mobile Home Park.
9. On or about August 15, 2019, I received notice from I-70 Mobile Home Park that I had to either remove the Mobile Home to a new location, or leave it for disposal by October 15, 2019.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE
FOREGOING REPRESENTATIONS ARE TRUE.

Dated: 10/4/19.

Carl Gibson
Carl Gibson

Lot 51

D-3

Contract Agreement

The home that is being purchased is located at 3023 West Morris St Lot

This home is sold AS-IS, HOW-IS & WHERE-IS. The mobile home park and/or seller are not responsible for anything on/in mobile home.

The mobile home is sold on monthly payments starting 3 / 01 / 20 18

The amount to be paid each month \$ 150.00 For 7 Months.

For a total purchase price of \$ 1,000.00 1st payment would be \$ 100.00

I CARL GIBSON understand that I am purchasing this mobile home located at 3023 West Morris St. Lot 51 as an AS-IS sale. I also understand that if I miss any payment that the home will go back to its rightful owner. I also understand that my payment is due on the 1st of each month and after this date if payment has not been made then I give up all rights to home and must vacate the property at once or court procedures will begin at that date. Mobile home payments are to be paid with money order separate from lot rent and are to be made out to I-70 Mobile Home Park and dropped in drop box located at the office.

PURCHASER	SELLER
Print * <u>CARL GIBSON</u>	* <u>William Jones</u>
Sign * <u>Carl Gibson</u>	* <u>William Jones</u>
Date * <u>1-20-18</u>	* <u>1-20-2018</u>

This mobile **DOES** DOESN'T have title.

Seller will provide form to take to BMV if home doesn't have title.

EXHIBIT B

EXHIBIT 1

AFFIDAVIT OF RONALD HUGHES

Ronald Hughes, being first duly sworn upon his oath, deposes and states as follows:

1. I am a resident of I-70 Mobile Home Park located in Indianapolis, Indiana, and I am over the age of eighteen (18) years.
2. I am competent to testify to the facts alleged herein, and I have personal knowledge of such facts.
3. I purchased from I-70 Mobile Home Park a mobile home, VIN 1926701, for the total purchase price of five hundred dollars (\$500.00). A copy of the Bill of Sale for the purchase of the Mobile Home is attached and marked as Exhibit1.
4. I personally dealt with William Jones at I-70 Mobile Home Park when purchasing the Mobile Home.
5. I purchased the Mobile Home with the intent to use it primarily for personal, family and/or household purposes.
6. As of the date of this Affidavit, I have not received a valid title to the Mobile Home from I-70 Mobile Home Park.
7. On or about August 15, 2019, I received notice from I-70 Mobile Home Park that I had to either remove the Mobile Home to a new location, or leave it for disposal by October 15, 2019.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

Dated: OCT 4 2019



Ronald Hughes

Bill of Sale

March 4, 2019

Seller 1:

I-70 Mobile Home Park
3023 West Morris Street Lot 45
Indianapolis, Indiana
46241

Buyer 1:

Rachel A. Andrews
Ronald Hughes
3023 West Morris Street
Indianapolis, Indiana
46241

Make	Year	Length	Width	Vin #
Liberty	1970	50 ft	12 ft	1926701

This Mobile Home is sold AS/IS Selling Price \$500.00

Mobile Home can't be moved has to stay as is where it is.

William Jones
I-70 Mobile Home Park Manager
William Jones

3-4-2019
Date

Rachel Andrews
Buyer
Rachel A. Andrews
Ronald Hughes
Buyer

3-4-19
Date

EXHIBIT C

EXHIBIT 1

AFFIDAVIT OF NANCY WILLIAMS

Nancy Williams, being first duly sworn upon her oath, deposes and states as follows:

1. I am a resident of I-70 Mobile Home Park located in Indianapolis, Indiana, and I am over the age of eighteen (18) years.
2. I am competent to testify to the facts alleged herein, and I have personal knowledge of such facts.
3. I purchased from I-70 Mobile Home Park a mobile home, for the total purchase price of eight hundred dollars (\$800.00). A copy of the Bill of Sale for the purchase of the Mobile Home is attached and marked as Exhibit 1.
4. I was not provided the VIN when I purchased the Mobile Home.
5. I paid all agreed upon initial down payments to I-70 Mobile Home Park for the purchase of the Mobile Home at the time of sale.
6. I paid I-70 Mobile Home Park in the amount of four hundred fifty dollars (\$450.00) as a down payment on the Mobile Home. The remainder of the balance on the Mobile Home was paid in cash at a later date. A copy of my proof of payment is attached as Exhibit 2.
7. I personally dealt with William Jones at I-70 Mobile Home Park when purchasing the Mobile Home.
8. I purchased the Mobile Home with the intent to use it primarily for personal, family and/or household purposes.

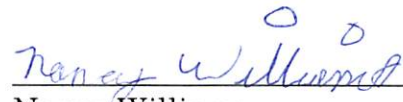
EXHIBIT D

9. As of the date of this Affidavit, I have not received a valid title to the Mobile Home from I-70 Mobile Home Park.

10. On or about August 15, 2019, I received notice from I-70 Mobile Home Park that I had to either remove the Mobile Home to a new location, or leave it for disposal by October 15, 2019.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

Dated: 10-4-2019.



Nancy Williams

July 1, 2018
265.00 Due

Contract agreement

Lot 4

The home that is being purchased is located at 3023 West Morris Street

This home is sold AS-IS, HOW-IS & WHERE-IS. The mobile home park and/or seller are not responsible for anything on/in mobile home.

The mobile home is sold on monthly payments starting / / 20

The amount to be paid each month \$ For Months.

For a total purchase price of \$ 800.00

265.00 Lot + Rent
+ water bill monthly

I Nancy Williams understand that I am purchasing this mobile home located at 3023 West Morris St Lot 4 as an AS-IS sale. I also understand that if I miss any payment that the home will go back to its rightful owner. I also understand that my payment is due on the of each month and after this date if payment has not been made then I give up all rights to home and must vacate the property at once or court procedures will begin at that date. Mobile home payments are to be paid with money order separate from lot rent and are to be made out to I-70 Mobile Home Park and dropped in drop box located at the office.

PURCHASER

SELLER

Print * Nancy Williams
Cash Alexander

* William Jones

Sign * Nancy Williams
Cash Alexander

* William Jones

Date * 5-18-18

* 5-18-18

This mobile **DOES** **DOESN'T** have title.

Seller will provide form to take to BMV if home doesn't have title.

EXHIBIT D

EXHIBIT 1

RENT TO OWN CONTRACT AGREEMENT

As a buyer of a used mobile home I understand that there are repairs that need to be made to the home before I move in. Home must be up to Board of Health codes and safe to live in.

For example...

- * Home must have running water with no leaks.
- * All electric to the home must be fixed by a licensed electrician if repairs are necessary.
- * All sewer lines must be connected the correct way.
- * Skirting must be put on the correct way.
- * Heat... Home must have working heat in the home this DOES NOT mean to use space heaters.
- * Any other safety issues.

Purchaser will contact seller when home is move in ready before the tenant moves in to home.

Seller is not responsible for anything on/in the home.

BUYER SIGNATURE Nancy Williams Cash Alexander

BUYER PRINTED NAME Nancy Williams Cash Alexander

PURCHASE DATE 5-18-018

SELLER SIGNATURE William Jones

SELLER PRINTED NAME William Jones

PURCHASE DATE 5-18-18

EXHIBIT D

EXHIBIT 1

AFFIDAVIT OF MICHAEL BUCKMAN

Michael Buckman, being first duly sworn upon his oath, deposes and states as follows:

1. I am a resident of Indianapolis, Indiana, and I am over the age of eighteen (18) years.
2. I am competent to testify to the facts alleged herein, and I have personal knowledge of such facts.
3. On or about October 4, 2019, I visited the I-70 Mobile Home Park and saw multiple notices posted at the building I understand to be the office.
4. One notice, dated August 15, 2019 indicated that residents had 60 days to either remove their home to a new location or leave it for disposal as the park was closing and all utilities on the part of I-70 Mobile Home Park would be shut off on October 15, 2019. A copy of the August 15, 2019 notice is attached and marked as Exhibit 1.
5. A second notice, undated, but which was posted on or before October 4, 2019 stated that residents of the I-70 Mobile Home Park needed to move their homes and listed another local mobile home park to contact. This notice indicated the deadline for the mobile home park's closures was still October 15, 2019. A copy of the October 4, 2019 notice is attached and marked as Exhibit 2.

**I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE
FOREGOING REPRESENTATIONS ARE TRUE.**

Dated: 10-8-19.



Michael Buckman

TO ALL RESIDENTS OF I70 MOBILE HOME PARK

We regret that we have to make this announcement on August 15,2019
For the past several years we have tried to work with Citizen's Energy Group
to get our sewer system up to date. We have spent thousands of dollars and
now we are facing \$100,000.00 to put in a whole new system. Money we do
not have. This problem has forced us to have to close the Mobile Home Park.
We are required to give our residents a 60 day notice to either remove their
home to a new location or leave it for disposal. All utilities on our part will
be shut off on October 15,2019.

WE ARE SORRY THAT WE HAD TO MAKE THIS DECISION!
FROM THE OWNERS OF THE I70 MOBILE HOME PARK.

I-70 RESIDENTS MOVE YOUR MOBILE HOME

Chuck's Mobile Home Park has 30 available spots lot rent is \$250.00. It's located at 5211 Massachusetts Avenue on the eastside. Call Mr. Doorman 317-525-9966 its right by Chuck Market.

The deadline is still October 15, 2019.