

## PROPERTY DISCLOSURE (Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER  
PROPERTY LOCATED AT: **158 Penobscot Avenue, Millinocket, ME 04462**

## 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:

**The seller has no knowledge of any Hazardous Materials located at the property**

(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

**Seller has no knowledge of any known material defects at the property. Agent observed minimal flaking of paint on the outside of the property and moisture signs near the front window case.**

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials

Seller Initials

Initial  
RRB

PROPERTY LOCATED AT: **158 Penobscot Avenue, Millinocket, ME 04462****SECTION IV. ACCESS TO THE PROPERTY**

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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: **Seller/Town of Millinocket**

**SECTION V. FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

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

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Initial  
RRB

Page 2 of 3 Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: **158 Penobscot Avenue, Millinocket, ME 04462**

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?

Relevant Panel Number: **2301110005B** Year: **12/05/1989** (Attach a copy)  
Comments: **N/A**

Source of Section V information: **FEMA Flood Map Service Center**

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

Signed by:

*Robert R. Benjamin*

11/20/2025

6A6B03FD2671456...

Seller	Date	Seller	Date
<b>Two Ducks on an Island, LLC</b>			

Seller	Date	Seller	Date
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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
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Buyer	Date	Buyer	Date
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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Two Ducks on an Island, LLC

AND \_\_\_\_\_

(hereinafter "Seller")

FOR PROPERTY LOCATED AT 158 Penobscot Avenue, Millinocket, ME 04462

(hereinafter "Buyer")

Said contract is further subject to the following terms:

## **Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## **Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):  
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## **Buyer's Acknowledgment**

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## **Agent's Acknowledgment**

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## **Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date
Agent	Date



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*Robert R. Benjamin* 11/20/2025  
6A6B03FD2671456  
**Seller Two Ducks on an Island, LLC** Date

**Seller** Date

**Seller** Date

*Bruce Bragdon* 11/20/2025  
840B5BA049584BD  
**Agent Bruce Bragdon/Andy (Adrian) J Nadeau** Date





# FEMA Flood Map Service Center: Search By Address

## Navigation

### Search

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)

Enter an address, place, or coordinates: [?](#)

158 penobscot avenue, Millinocket ME

[Search](#)

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) (<https://www.fema.gov/what-mitigation>) to reduce flood risk damage.

## Search Results—Products for MILLINOCKET, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=230111&communityName=MILLINOCKET>)

The flood map for the selected area is number **2301110005B**, effective on **12/5/1989**

### MAP IMAGE



<https://msc.fema.gov/portal/viewProduct?productID=2301110005B>



[https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL\\_PRODUCT&productSubTypeID=FIRM\\_PANEL&productID=2301110005B](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=2301110005B)

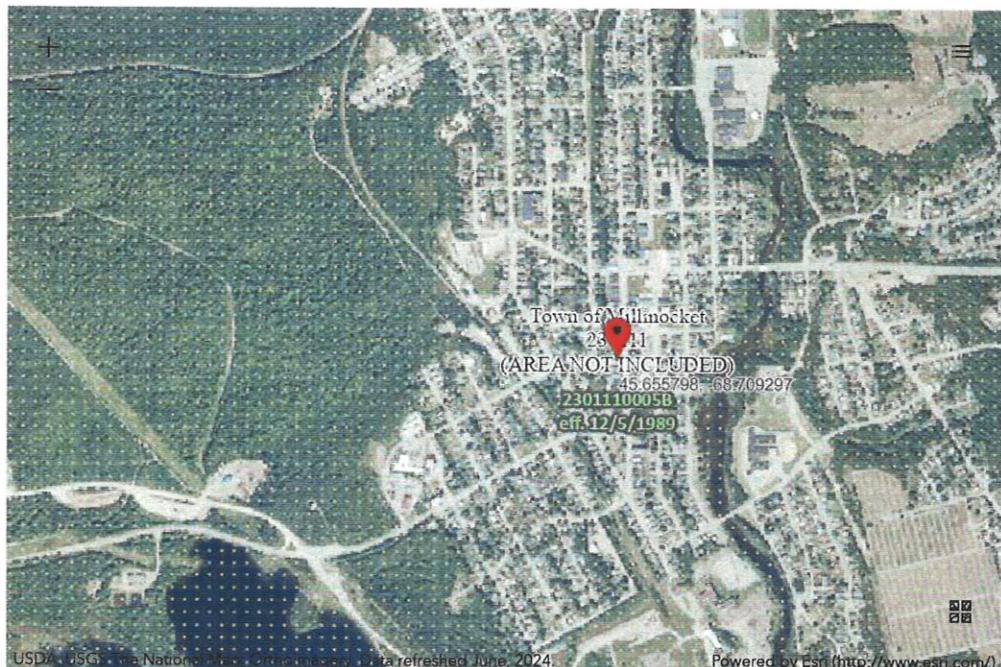
### Changes to this FIRM [?](#)

Revisions (0)

Amendments (4)

Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



Millinocket  
3:22 PM

Real Estate Tax Commitment Book - 23.000  
FY26 ANNUAL COMMITMENT 4-1-25

10/15/2025

Page 388

Account Name & Address	Land	Building	Exemption	Assessment	Tax
1252 TWO DUCKS ON AN ISLAND LLC 180 MAIN STREET	4,500	47,000	0	51,500	1,184.50
BLACKSTONE MA 01504	Acres	0.06			
					592.25 (1)
					592.25 (2)

158 PENOBCOT AVENUE  
U05-239  
B10467P160 B6486P264

1172 TWO DUCKS ON AN ISLAND LLC 180 MAIN STREET	9,000	0	0	9,000	207.00
BLACKSTONE MA 01504	Acres	0.11			
					103.50 (1)
					103.50 (2)

220 AROOSTOOK AVENUE  
U05-164  
B9284P240 04/16/2004 B5172P291

1173 TWO DUCKS ON AN ISLAND LLC 180 MAIN STREET	9,000	0	0	9,000	207.00
BLACKSTONE MA 01504	Acres	0.11			
					103.50 (1)
					103.50 (2)

67 SUMMER STREET  
U05-165  
B9284P235 04/16/2004 B5694P94

1231 TWO DUCKS ON AN ISLAND LLC 180 MAIN STREET	18,000	23,300	0	41,300	949.90
BLACKSTONE MA 01504	Acres	0.23			
					474.95 (1)
					474.95 (2)

1736 TWO DUCKS ON AN ISLAND LLC 180 MAIN STREET	12,000	0	0	12,000	276.00
BLACKSTONE MA 01504	Acres	0.23			
					138.00 (1)
					138.00 (2)

FOREST AVENUE  
U08-010A  
B11399P151 05/15/2008

	Land	Building	Exempt	Total	Tax
Page Totals:	52,500	70,300	0	122,800	2,824.40
Subtotals:	69,112,300	255,133,600	86,114,100	238,131,800	5,477,031.40

NOT-CLAIM DEED WITH COVENANT

A N A N

O F F I C I A L O F F I C I A L  
KATAHDIN HOMES OF MAINE, LLC, C O P Y Maine Limited Liability

Company with an address of HC 74 N O T Box 587, Millinocket,

Penobscot County, A N Maine 04462-9707 A N for consideration paid,  
O F F I C I A L O F F I C I A L  
grants to TWO DUCKS ON AN ISLAND, LLC C O P Y Maine Limited Liability

Company with an address of HC 74, Box 587, Millinocket,  
Penobscot County, Maine 04462-9707, with quit-claim covenants, a  
certain lot or parcel of land, together with the buildings  
thereon, situated in Millinocket, Penobscot County, Maine  
bounded and described as follows:

Being Lot Numbered Seven (7), in Block Numbered  
Nineteen (19), as laid down on a Plan of Land of Great  
Northern Paper Company at Millinocket, in the County  
of Penobscot, State of Maine, recorded in Penobscot  
County Registry of Deeds in Plan Book 6, Page 39.

This conveyance is made subject to the conditions,  
restrictions, covenants and reservations contained in the deed  
from Great Northern Paper Company to Chester D. Matangelo, dated  
May 21, 1954, and recorded in Penobscot Registry of Deeds in  
Vol. 1436, Page 44, amended by Release Deed from Great Northern  
Paper, Inc. to Michael Lau, dated January 11, 1993, recorded in  
said Registry of Deeds in Vol. 5254, Page 267.

For Grantor's source of title see Quit-Claim Deed With  
Covenant from Two Ducks On An Island, LLC recorded in Vol.  
10324, Page 217 of the Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, KATAHDIN HOMES OF MAINE, LLC, has  
caused this instrument to be signed, sealed and delivered by  
Robert R. Benjamin, its member, hereunto duly authorized, this  
2<sup>nd</sup> day of June, 2006.

Witnes: N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
STATE OF MAINE C O P Y  
BENEDICT

**N O T**  
Katahdin ~~A N~~ Homes of Maine, LLC

Robert R. Benjamin  
COPY  
ROBERT R. BENJAMIN  
ITS MEMBER

— — — — — N O T

OFFICIAL  
COPY

STATE OF MAINE C O P Y  
PENOBSKOT, ss.

June 2, 2006

Personally appeared the above named Robert R. Benjamin and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me, Jam M. Gai  
Notary Public  
Print Name:

JANNA M. GARVIN  
Notary Public, Maine  
My Commission Expires November 10, 2012



No Transfer Tax Paid

## PENOBSQUIT COUNTY, MAINE

SWAN F. BULLEY  
Register of Deeds



MAPS LOT 239

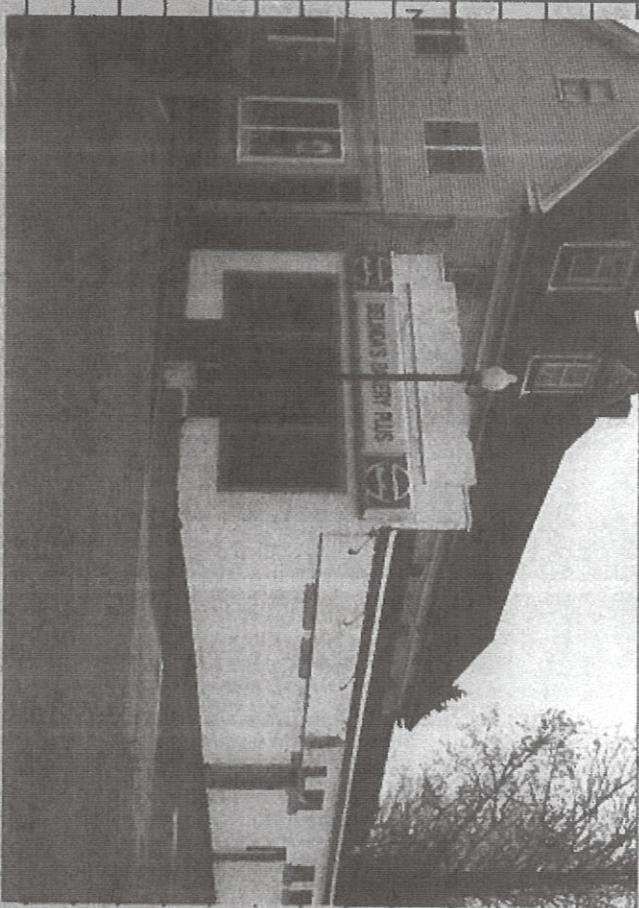
1252 ACCOUNT NO. 444 ADDRESS 158 Penobscot

MILLINOCKET, MAINE  
BUILDING RECORD

CARD NO. OF

OCCUPANCY CODE		
NO. OF DWELLINGS UNITS		
BUILDING CLASS/QUALITY		
5. Rigid Frame	4. Excel	
4. Frame	3. Good	
3. Masonry	2. Average	
2. Rein Conc.	1. Low Cost	
1. Stud Steel		
GRADE FACTOR		
EXTERIOR WALLS		
1. Brick/Stone	6. Comp.	
2. Concrete	7. A/Myl	
3. Concrete	8. Steel	
4. Wood	9. Other	
STOREYS/HEIGHT		
GROUND FLOOR AREA		
PERIMETER UNITS/SFL		
HEATING/COOLING		
11. Electric Baseboard		
12. Wall Heaters		
13. Forced Warm Air		
14. Hot Water		
15. Space Heater/Radiant		
16. Steam/Water		
17. Steam/No Boiler		
18. Ventilation		
19. Wall/F. Furnace		
21. Package A/C		
22. Warm/Cool Air		
23. Hot/Cold Water		
24. Heat Pump		
25. Indv. Heat Pump		
26. H.V.A.C.		
YEAR BUILT		
YEAR REMODELED		
CONDITION		
1. Poor	3. Avg.	6. Good
2. Fair	4. Avg.	7. V Good
5. Avg.	6. Avg.	8. Excel.
PERCENT GOOD		
Physical		
Functional		
Economic		
ADDITIONS, OUTBUILDINGS & IMPROVEMENTS		
ENTRANCE CODE		
1. Inspect. 4. Vacant		
2. Refused 5. Estim.		
3. Info Only		
INFO. CODE		
1. Owner 4. Agent		
2. Relative 5. Estimate		
3. Tenant 6. Other		
DATE INSPI.		
CODES		
1. 15 Fr		
2. 25 Fr		
3. 35 Fr		
4. 1 1/2 Fr		
5. 1 1/8 Fr		
6. 2 1/2 Fr		
Add 10 for Masonry		
21. Off		
22. EPP		
23. Garage		
24. Shed		
25. Bay Window		
26. Overhang		
27. Unit Block		
28. Unit. Attic		
29. Fin. Attic		
Add 20 for 2 Story		
61. Carport		
62. Pab		
63. Swimming Pool		
64. Tennis Court		
65. Stable w/lot		
66. Greenhouse		
67. Nasadatum		
68. Wood Deck		
NOTES:		

69. Inclined



No/Date

Description

Date Insp.

