

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:
 11/20/2025
6A6B03FD2671456...

Seller _____ Date _____
Two Ducks on an Island, LLC

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 _____



LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT 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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by: Robert R. Benjamin 11/20/2025

Seller Two Ducks on an Island, LLC Date _____

Seller _____ Date _____

Seller _____ Date _____

Signed by: Bruce Bragdon Date 11/20/2025

Agent Bruce Bragdon/Andy (Adrian) J Nadeau Date _____



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FEMA Flood Map Service Center: Search By Address

Navigation

Search

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.

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)

Search Results—Products for MILLINOCKET, TOWN OF

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

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)



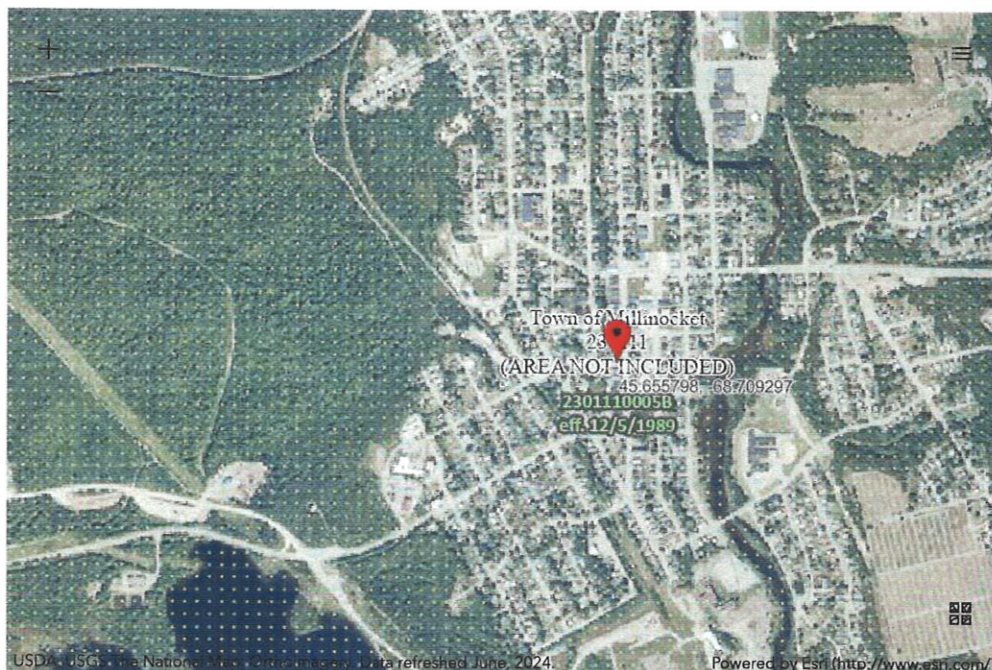
(https://msc.fema.gov/portal/downloadProduct?

productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=2301110005B)

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

10/15/2025

FY26 ANNUAL COMMITMENT 4-1-25

Page 388

Account Name & Address

Land

Building

Exemption

Assessment

Tax

1252 TWO DUCKS ON AN ISLAND 4,500 47,000 0 51,500 1,184.50
 LLC
 180 MAIN STREET Acres 0.06

BLACKSTONE MA 01504

592.25 (1)

592.25 (2)

158 PENOBSCOT AVENUE

U05-239

B10467P160 B6486P264

1172 TWO DUCKS ON AN ISLAND 9,000 0 0 9,000 207.00
 LLC
 180 MAIN STREET Acres 0.11

BLACKSTONE MA 01504

103.50 (1)

103.50 (2)

220 AROOSTOOK AVENUE

U05-164

B9284P240 04/16/2004 B5172P291

1173 TWO DUCKS ON AN ISLAND 9,000 0 0 9,000 207.00
 LLC
 180 MAIN STREET Acres 0.11

BLACKSTONE MA 01504

103.50 (1)

103.50 (2)

67 SUMMER STREET

U05-165

B9284P235 04/16/2004 B5694P94

1231 TWO DUCKS ON AN ISLAND 18,000 23,300 0 41,300 949.90
 LLC
 180 MAIN STREET Acres 0.23

BLACKSTONE MA 01504

474.95 (1)

474.95 (2)

181 PENOBSCOT AVENUE

U05-220

B9284P237 B9088P44 B6730P128

1736 TWO DUCKS ON AN ISLAND 12,000 0 0 12,000 276.00
 LLC
 180 MAIN STREET Acres 0.23

BLACKSTONE MA 01504

138.00 (1)

138.00 (2)

FOREST AVENUE

U08-010A

B11399P151 05/15/2008

Page Totals:	Land	Building	Exempt	Total	Tax
	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

QUIT-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, a Maine Limited Liability
C O P Y C O P Y

Company with an address of HC 74, Box 587, Millinocket,
N O T N O T
Penobscot County, Maine 04462-9707, for consideration paid,
A N A N
O F F I C I A L O F F I C I A L
grants to TWO DUCKS ON AN ISLAND, LLC, a Maine Limited Liability
C O P Y C O P Y
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
2nd day of June, 2006.

Witness: NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
STATE OF MAINE COPY
PENOBSCOT, ss.

NOT
Katahdin Homes of Maine, LLC
Robert R. Benjamin
ROBERT R. BENJAMIN
ITS MEMBER

NOT
AN
OFFICIAL
COPY

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, Janna M. Garvin
Notary Public
Print Name:



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

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds

MILLINOCKET, MAINE

MAP 15 LOT 239 ACCOUNT NO. 444

CARD NO. OF

LAU MICHAEL
P O BOX 1119
WELLS ME 04090
B5254P0267

WELLS ME 04090
B5254P0267

WONG HUNG LAU
P O BOX 1119
WELLS ME 04090
B6310P0159

WELLS ME 04090
B6310P0159

WONG HUNG LAU
P O BOX 1119
WELLS ME 04090
B6486P0263

WELLS ME 04090
B6486P0263

ABELE JAMES F
158 PENNESCOT AVE
MILLINOCKET ME 04462
B6486P0264

158 PENNESCOT AVE
MILLINOCKET ME 04462
B6486P0264

180 MAIN ST
BLACKSTONE MA 01504
B6486P264 B10467P160
MapLot: U05-239

PROPERTY DATA

NEIGHBORHOOD CODE 07

STREET CODE 0013

X-COORDINATE

Y-COORDINATE

ZONING

11. Residential 1

12. Residential 2

13. Residential 3

14. Residential 4

21. Town Center

22. Highway/Commercial

23. Industrial

24. Rural

SECONDARY ZONE

TOPOGRAPHY

1. Level

2. Rolling

3. Above St.

4. Below St.

UTILITIES

1. All Public

2. Public Water

3. Public Sewer

4. Drilled Well

STREET

1. Paved

2. Semi-Improved

3. Gravel

NAME CODE 1

NAME CODE 2

ASSESSMENT RECORD

YEAR LAND BUILDINGS EXEMPT TOTAL

1996 2,200 26,900 0 29,100

ACCT: 00979-1 MAP/LOT U05-239

1997 2,200 26,900 0 29,100

ACCT: 00979-1 MAP/LOT U05-239

2019 2,200 24,600 0 26,800

2020 2,200 24,600 0 26,800

2021 2,200 24,600 0 26,800

ACCT: 1252-1 Map/Lot: U05-239

2019 2,200 24,600 0 26,800

2020 2,200 24,600 0 26,800

2021 2,200 24,600 0 26,800

ACCT: 1252-1 Map/Lot: U05-239

2019 2,200 24,600 0 26,800

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2019 2,200 24,600 0 26,800

2020 2,200 24,600 0 26,800

2021 2,200 24,600 0 26,800

ACCT: 1252-1 Map/Lot: U05-239

2019 2,200 24,600 0 26,800

LAND DATA

FRONT FOOT

11. Regular Lot

12. Delta Triangle

13. Nabla Triangle

14. Rear Land

15. Regular Lot

16. Regular Lot

17. Secondary

18. Excess Land

19. Condo.

20. Condo.

21. Homestead

22. Baseline

23. Baseline

24. Homestead

25. Baseline

26. Frontage 1

27. Frontage 2

28. Rear 1

29. Rear 2

30. Rear 3

31. Tiltable 1

32. Tiltable 2

33. Tiltable 3

34. Tiltable 4

35. Tiltable 5

36. Tiltable 6

37. Tiltable 7

38. Tiltable 8

39. Tiltable 9

INFLUENCE

CODES

1=Vacancy

2=Excess Frontage

3=Topography

4=Size/Shape

5=Access

6=Restrictions

7=Corner

8=View/Environ.

9=Fractional Share

10=Other

11=Other

12=Other

13=Other

14=Other

15=Other

16=Other

17=Other

18=Other

19=Other

20=Other

21=Other

22=Other

23=Other

24=Other

25=Other

26=Other

27=Other

28=Other

29=Other

SITE

42. Moth Site

43. Condo Site

44. Condo Site

45. Condo Site

46. Condo Site

47. Condo Site

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71. Condo Site

MAP 45 LOT 239

ACCOUNT NO. 999

MILLINOCKET, MAINE
BUILDING RECORD

ADDRESS 158 Pembroke St

CARD NO. OF

OCCUPANCY CODE

NO. OF DWELLINGS UNITS

BUILDING CLASSIFICATION

1. Single
2. Duplex
3. Triplex
4. Fourplex
5. Row House
6. Semi-detached
7. Detached
8. Mobile Home
9. Other

GRADE FACTOR

1. Brick/Stone
2. Concrete Block
3. Concrete
4. Wood
5. Stucco
6. Cement
7. Aluminum
8. Steel
9. Other

EXTERIOR WALLS

1. Brick/Stone
2. Concrete Block
3. Concrete
4. Wood
5. Stucco
6. Cement
7. Aluminum
8. Steel
9. Other

PERIMETER UNITS/FL.

HEATING/COOLING

1. Electric Baseboard
2. Wall Heaters
3. Forced Warm Air
4. Hot Water
5. Space Heater/Radiant
6. Steam W/Bolter
7. Steam W/Bolter
8. Steam W/Bolter
9. Steam W/Bolter
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YEAR BUILT

YEAR REMODELED

CONDITION

1. Poor
2. Fair
3. Avg.
4. Avg.
5. Avg.
6. Good
7. V. Good
8. Excel.

PERCENT GOOD

Physical

Functional

Economic

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

DATE INSP.

CODES

1. 15 ft

2. 25 ft

3. 35 ft

4. 1 1/2 S ft

5. 1 1/4 S ft

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186. 1 1/2 S ft

187. 1 1/2 S ft

188. 1 1/2 S ft

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202. 1 1/2 S ft

203. 1 1/2 S ft

204. 1 1/2 S ft

205. 1 1/2 S ft

206. 1 1/2 S ft

207. 1 1/2 S ft

208. 1 1/2 S ft

209.

MAP 45 LOT 239

ACCOUNT NO. 1252

MILLINOCKET, MAINE
BUILDING RECORD

ADDRESS 158 Penobscot

CARD NO. OF

OCCUPANCY CODE

NO. OF DWELLINGS UNITS

BUILDING CLASS/QUALITY

GRADE FACTOR

EXTERIOR WALLS

STORIES/HEIGHT

GROUND FLOOR AREA

PERIMETER UNITS/FL.

HEATING/COOLING

- 1. Electric Baseboard
- 2. Wall Heaters
- 3. Forced Warm Air
- 4. Hot Water
- 5. Space Heating/Radiant
- 6. Steam/Water Boiler
- 7. Steam/Water Radiator
- 8. Radiant
- 9. Radiant
- 10. Radiant
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- 99. Radiant
- 100. Radiant

YEAR BUILT

YEAR REMODELED

CONDITION

- 1. Poor
- 2. Fair
- 3. Avg.
- 4. Avg.
- 5. Avg.
- 6. Good
- 7. V. Good
- 8. Excel.

PERCENT GOOD

Physical

Functional

Economic

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

TYPE	YEAR	UNITS	GRADE	COND.
------	------	-------	-------	-------

Stone 219 1925 1533 3080 3

1. 15 ft

2. 25 ft

3. 35 ft

4. 1 1/2 S ft

5. 1 3/4 S ft

6. 2 1/2 S ft

Add 10 for Masonry

21. O.P.

22. E.P.

23. Garage

24. Shed

25. Bay Window

26. Overhang

27. Unf. Brn.

28. Unf. Attic

29. Fin. Attic

Add 20 for 2 Story

61. Carport

62. Patio

63. Swimming Pool

64. Tennis Court

65. Stable w/lot

66. Greenhouse

67. Natatorium

68. Wood Deck

69. Jacuzzi

1533

ENTRANCE CODE

- 1. Inspect
- 2. Refused
- 3. Info Only
- 4. Agent
- 5. Estimate
- 6. Other

DATE INSP.

1. 15 ft

2. 25 ft

3. 35 ft

4. 1 1/2 S ft

5. 1 3/4 S ft

6. 2 1/2 S ft

Add 10 for Masonry

21. O.P.

22. E.P.

23. Garage

24. Shed

25. Bay Window

26. Overhang

27. Unf. Brn.

28. Unf. Attic

29. Fin. Attic

Add 20 for 2 Story

61. Carport

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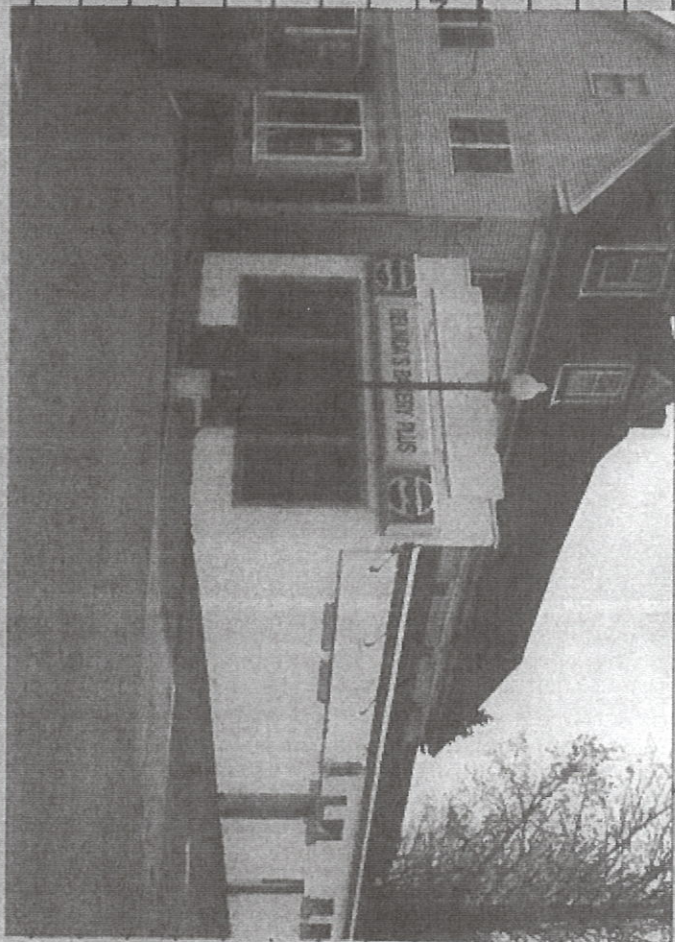
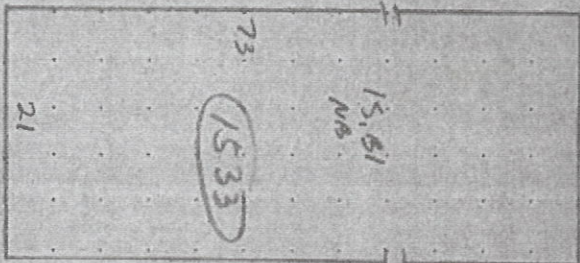
68. Wood Deck

69. Jacuzzi

No./Date

Description

Date Insp.



te

ASSESSMENT RECORD					
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL	
1996	2,200	26,900	0	29,100	
ACCT: 00979-1		MAP/LOT: U05-239			
1997	2,200	26,900	0	29,100	
FY98		26,900	0	29,100	
U05-239-000-000		2003			
ABELE JAMES F					
LAND:		2200			
BLDG:		24600			
TOTAL:		26800			
2019-2020 2,200 26,900 0 29,100					
2020 2,200 24,600 0 26,800					
2021 2,200 24,600 0 26,800					
ACCT: 1252-1 Map/Lot: U05-239					
19					
19					

LAND DATA						
	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
FRONT FOOT						
11. Regular Lot	---	---	---	---	---	1=Vacancy
12. Delta Triangle	---	---	---	---	---	2=Excess Frontage
13. Nabla Triangle	---	---	---	---	---	3=Topography
14. Rear Land	---	---	---	---	---	4=Size/Shape
15.	---	---	---	---	---	5=Access
	---	---	---	---	---	6=Restrictions
	---	---	---	---	---	7=Corner
	---	---	---	---	---	8=View/Environ.
	---	---	---	---	---	9=Fractional Share
SQUARE FOOT			SQUARE FEET			
16. Regular Lot	16	2,500	100	%		ACRES (cont.)
17. Secondary	---	---	---	%		34. Pasture 1
18. Excess Land	---	---	---	%		35. Pasture 2
19. Condo.	---	---	---	%		36. Pasture 3
20.	---	---	---	%		37. Softwood
	---	---	---	%		38. Mixed Wood
	---	---	---	%		39. Hardwood
	---	---	---	%		40. Waste
	---	---	---	%		41.
FRACT. ACRE		ACREAGE/SITES				SITE
21. Homeste	---	---	---	%		42. Moho Site
22. Baselot	---	---	---	%		43. Condo Site
23.	---	---	---	%		44.
ACRES						
24. Homeste	---	---	---	%		
25. Baselot	---	---	---	%		
26. Frontage 1	---	---	---	%		
27. Frontage 2	---	---	---	%		
28. Rear 1	---	---	---	%		
29. Rear 2	---	---	---	%		
30. Rear 3	---	---	---	%		
31. Tiltable 1	---	---	---	%		
32. Tiltable 2	---	---	---	%		
33. Tiltable 3	---	---	---	%		
Total	---	---	---	%		