



BID PACKET

BELLEMEADE BRICK RANCH ONLINE AUCTION

**1334 MILL LANE
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

TUESDAY, FEBRUARY 4 @ 2PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1334 MILL LANE, NEW ALBANY, IN 47150

Bidding Ends Tuesday, February 4, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, March 17, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, January 14 through Tuesday, February 4, 2025.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Harry A. Priestly III Living Trust

TRUSTEE

Mary Bobay

Agent Full

 Listing

1334 Mill Lane, New Albany, IN 47150

\$0

AUCTION
Active (01/09/25)
DOM: 4 CDOM: 4

Listing #: **202505159**

Total Finished Sqft: **2,200**

Above Grade Finished SqFt: **1,100**



Prop Type: **Residential/Farm**
SubType: **Residential**
County: **Floyd**
Subdiv: **Yes**
Subdiv Nm: **Bellemeade**
Township: **New Albany**
School Dst: **New Albany-Floyd Cty**
Typ Lst Ctr: **Excl. Right to Sell**
Beds: **3**
Baths: **2 (2 0)**
New Const: **No**
Est Completion:
Proposed:
Year Built: **1964**
Lot Sz: **0.257 / 11,195**
Lot Sz Src: **Assessor**
Lot Dim: **80' x 140'**
List Date: **01/09/2025**
Exp. Date: **05/05/2025**
Land Assess: **\$28,900**
Improvements: **\$168,400**
Total Assess: **\$197,300**
Occupant Type: **Vacant**
Floor Plan:
Auction: **Yes**

Recent: 01/09/25 : NEW

Ann Tax: **\$1,789**
Tax Year: **2023/2024**
Type Poss Sale: **Estate**
Poss Sale Comm:
Parcel#: **0086040018**

Multi Fam Type: **No**
Homebuilder: **No**
Owner Nm: **Harry A Priestley III Living Trust**
Tot Deductions: **\$96,440**

Tax Exmt Prop: **No**
Tax Exmt Com:
Poss. Financing: **Other**
Financing Com: **Other**
Appointment: **Mandatory**
Warranty Provided:
Builders Name:

Deduction Type	Comment
Homestead Standard	48000

Showing Instr: **Call Showing Time for an appointment.**

Directions: **I-265 to Charlestown Road Exit. South 1.5 Miles to left on Slate Run Road. 8/10 mile to left on Old Ford Road to right on Mill Lane. Home on the left.**

Legal: **Plat 750 Lot 47 Bellemeade Subdivision**

Agent/Office

Agent: [Douglas Harritt](mailto:doug@harrittgroup.com)  **doug@harrittgroup.com** (ID: B1096) Primary: 502-592-4000
Office: [Harritt Group, Inc](http://harrittgroup.com) (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558

Remarks

Public Remarks: **BELLEMEADE BRICK RANCH ONLINE AUCTION - BIDDING ENDS TUESDAY, FEBRUARY 4 @ 2PM. A 1960's three bedroom - two bath brick ranch with full finished basement and attached two car garage in the established Bellemeade neighborhood near Slate Run Road. Roof replacement Fall 2024. This home is ready for your renovations and updates! BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.**

Agent Remarks: **Broker participation is welcomed, see harrittgroup.com for form. Pre-registration required 24 hours prior to auction. Call office @ 812-944-0217 with any questions regarding online bidding.**

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes - Finished, Full
Construction:	Existing	Partial Basement:	
Const. Comment:		Laundry:	Yes
Outbuildings:		Laundry Location:	Basement
Farm Type:		Laundry Type:	Laundry Room
Road Type:	Paved	Road Frontage:	80'
Roof Type:	Shingle	Wheelchair Accessible:	
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Public Sidewalk, Solid Surface Drive		
Interior Feat:	Breakfast Bar, Den/Office, Family Room, Natural Wood Trim, Sump Pump		
Appliances:	Clothes Dryer, Clothes Washer, Garage Door Opener, Humidifier, Range / Oven, Refrigerator		

Measurements

Above Grade Finished: **1,100.0**
Above Grade Unfinish: **0.0**
Below Grade Finished: **1,100.0**
Below Grade Unfinish: **0.0**

Nonconform Finished: **0.0**
Nonconform Unfinish: **0.0**
TFLS: **2,200**
Sqft Source: **Assessor**

Room Sizes & Levels

Total Rooms: **9**

Garage: **Y**

Garage Size: **25 x 20**

Garage Type: **Attached, Front Entry**

Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	18.10 x 11.6	1st Floor	Wood	
Dining Area	11.5 x 8	1st Floor	Wood	
Kitchen	13 x 11	1st Floor	Carpet	
Bedroom	11.6 x 8.9	1st Floor	Wood	
Bedroom	14.6 x 11.6	1st Floor	Wood	
Bedroom	11.5 x 10.11	1st Floor	Wood	
Bathroom Full	8 x 6.8	1st Floor	Carpet	
Family Room	23.2 x 16.10	LL/Basement	Carpet	
Office	16.10 x 11.5	LL/Basement	Carpet	
Bathroom Full	8.3 x 4.5	LL/Basement	Carpet	
Other	16.5 x 8	LL/Basement	Other	Laundry Room

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Fuel Type: **Nat Gas**

Heat Type: **Forced Air**
Heat Type Comment:
Cooling Type: **Central Air**
Sewer Type: **Sewer**

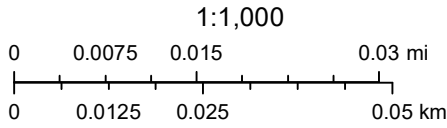
General Information

Possession: **At Closing**
Key Box Type: **Supra Electronic Box**
Key Box Location: **Front Door**
Showing Time Inst: **Supra box on front door.**

Seller Will Lease: **No**
Terms:
Flood: **No**
Covenants & Restr: **Yes**
Sign: **Yes**

01/13/2025 1:41:57 PM

All Information deemed reliable but not guaranteed.



22-05-03-000-029, 000-008

Priestley, Harry A. III - Living Tru

1334 MILL LN

510, 1 Family Dwell - Platted Lot

Bellemeade S/D

/5

1/2

General Information

Parcel Number 22-05-03-000-029, 000-008
Local Parcel Number 0086040018
Tax ID:

Ownership

Priestley, Harry A. III - Living Trust
1334 Mill Ln
NEW ALBANY, IN 47150

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Value
05/21/2009	Priestley, Harry A. III -	209005875	QC	/	/	
05/11/2009	PRIESTLEY, HARRY	200905341	QC	/	/	
03/24/2006	REVOCABLE LIVING	200603569	QC	/	/	
01/01/1900	PRIESTLEY, HARRY		WD	/	/	
01/01/1900	1980: FROM PRIESTL		WD	/	/	

Legal

PLAT 750 LOT 47

Routing Number 05-03-000-085

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Floyd
Township NEW ALBANY TOWNSHIP
District 008 (Local 008)
NEW ALBANY CITY
School Corp 2400
NEW ALBANY-FLOYD COUNTY C
Neighborhood 5030001-008
Bellemeade S/D



Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	WIP	01/23/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
2024	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
2023	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
2020	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900

Location Address (1)
1334 MILL LN
NEW ALBANY, IN 47150

Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
\$28,900	\$0	\$0	\$168,400	\$168,400	\$0	\$0	\$197,300	\$197,300	\$0	\$0
\$28,900	\$0	\$0	\$140,200	\$140,200	\$0	\$0	\$169,100	\$169,100	\$0	\$0
\$28,900	\$0	\$0	\$136,600	\$136,600	\$0	\$0	\$165,500	\$165,500	\$0	\$0
\$28,900	\$0	\$0	\$120,900	\$120,900	\$0	\$0	\$149,800	\$149,800	\$0	\$0
\$28,900	\$0	\$0	\$120,900	\$120,900	\$0	\$0	\$149,800	\$149,800	\$0	\$0

Zoning
Subdivision
Lot

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		80	80X140	1.03	\$350	\$361	0%	1.0000	100.00	0.00	0.00	\$28,880

Market Model 5030001-008 - Residential

Characteristics

Topography Flood Hazard
High
Public Utilities ERA
All
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Static
Printed Wednesday, July 3, 2024

Review Group 2026

Data Source External Only

Collector 08/05/2021

BF

Appraiser 08/05/2021

BF

Land Computations

Calculated Acreage	0.26
Actual Frontage	80
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.26
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$28,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,900

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1,100 sqft
 Make

Floor Finish
 Earth
 Slab
 Sub & Joist
 Wood
 Parquet

Wall Finish
 Plaster/Drywall
 Paneling
 Fiberboard

Roofing
 Built-Up
 Metal
 Asphalt
 Wood Shingle
 Other

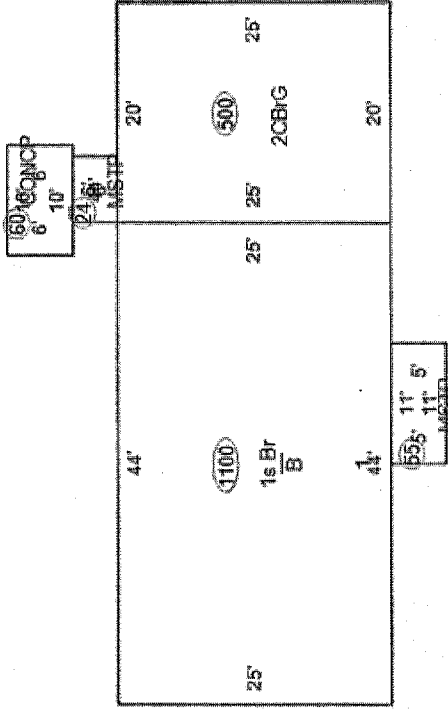
Exterior Features
 Stoop, Masonry
 Patio, Concrete
 Stoop, Masonry

Plumbing

Full Bath 1 3
 Half Bath 1 2
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 7

Accommodations
 Bedrooms 3
 Living Rooms 0
 Dining Rooms 0
 Family Rooms 0
 Total Rooms 5

Heat Type
 Central Warm Air



Floor Constr	Base	Finish	Value	Totals
1	7	1100	\$93,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1100	0	\$28,200	
Crawl				
Slab				

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Total Base
 1 Row Type Adj. x 1.00
 Total Base \$121,800
 Sub-Total, One Unit \$129,500
 Sub-Total, 1 Units \$3,600
 Exterior Features (+) \$15,700
 Garages (+) 500 sqft \$148,800
 Quality and Design Factor (Grade) 1.15
 Location Multiplier 0.88
 Replacement Cost \$150,586

Summary of Improvements

Abn	PC	Nbhd	Mkrt	Cap 1	Cap 2	Cap 3	Improv Value
0%	100%	1,000	1,720	100.00	0.00	0.00	\$168,400

Specialty Plumbing

Description	Count	Value
Stoop, Masonry	55	\$1,800
Patio, Concrete	60	\$300
Stoop, Masonry	24	\$1,500

Summary of Improvements

Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value
0.88			\$150,586	35%	\$97,880

Description

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co
1: Single-Family R 01	1	Brick	B-1	1964	1964	60	A



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
 Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
 (SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 1334 Mill Lane, New Albany, IN 47150

LEAD WARNING STATEMENT

Every buyer 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 (i) or (ii) below)*

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) 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 (i) or (ii) below)*

- (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (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 (i) or (ii) below)*:
 - (i) 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**
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

1334 Mill Lane, New Albany, IN 47150
 (Property Address)

46 **CERTIFICATION OF ACCURACY**

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

49
50 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE _____ DATE _____

58
59 PRINTED _____

60
61
62
63 BUYER'S SIGNATURE _____ DATE _____

64
65
66 PRINTED _____

67
68
69 SELLING BROKER _____ DATE _____

Mary J. Bobay 4-17-2024
SELLER'S SIGNATURE _____ DATE _____

Mary J. Bobay Trustee
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____
PRINTED _____

Douglas Harritt, Harritt Group, Inc. 4-17-2024
LISTING BROKER _____ DATE _____



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1334 Mill Lane, New Albany, IN 47150
(Property Address)

Page 2 of 2 (Lead-Based Paint - Sales)