

PROPERTY LOCATED AT: 0 Bayside Rd, Ellsworth, ME 04605

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

~~If Yes, Are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~

~~If no longer in use, how long have they been out of service?~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown~~

~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~

~~Age of tank(s): Size of tank(s):~~

~~Location:~~

~~What materials are, or were, stored in the tank(s):~~

~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~

Comments:

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ☐ Yes ☒ No ☐ Unknown

Comments:

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

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Seller Initials MTJ CLERI

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SECTION II — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: Deed

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): NA

Source of information: Seller

SECTION III — 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: _____

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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: _____

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: 23009c0768d Year: 2016 (Attach a copy)

Comments: _____

Source of Section III information: Fema Maps

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Small brook borders back of property

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available?..... ☐ Yes ☐ No ☒ Unknown

Has the property ever been soil tested?..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: New Owner needs to meet setback from the brook

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: Neil H Jordan 8/20/2026
SELLER 85121048A40E
Neil H Jordan PR
SELLER DATE

Signed by: Edward R Jordan 8/20/2026
SELLER 85121048A40E
Edward R Jordan PR
SELLER DATE

Signed by: Christine L Jordan 8/19/2026
SELLER 85121048A40E
Christine L Jordan PR
SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

 BUYER DATE

 BUYER DATE

 BUYER DATE

 BUYER DATE



116.5

240

28-1

1 AC

452.95

218.5

BROOK

28

1.49 AC

280

70

0.49 AC

280

276.41

110

110

RO1

30

60 1

Know all Men by these Presents,

That I, HARVARD G. JORDAN of the City of Ellsworth, County of Hancock, State of Maine

in consideration of one dollar and other valuable considerations

paid by ROBERT C. JORDAN of the City of Ellsworth, County of Hancock, State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

Robert C. Jordan heirs and assigns forever,
a certain lot or parcel of land situated in the City of Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:-

Beginning at the center of the CC Road, so-called (formerly known as the Cross Road), where said road crosses the center of Whittaker Brook, so-called; thence following the center line of said road N 82°-15'W, 28 rods and 19 links to the intersection of the center line of said CC Road with the center line of the Bayside Road, so-called; thence following the center line of said Bayside Road N 13°-20'E, 29 rods and 3 links to a point which bears N 79°-33'W and 2 rods distant from an iron bolt in a rock; thence S 79°-33'E, 2 rods to said iron bolt in said rock; thence continuing the same course 9 rods and 8 links to an iron pipe driven into the ground on the bank of said brook; thence continuing the same course 16 2/3 links to the center of said brook; thence in a generally southwardly direction but always following the center line of said brook to the point of beginning. Containing 3.57 Acres, be it more or less.

Being part of the premises described as conveyed by Warranty Deed from Walter A. Jordan to Harvard G. Jordan, dated 22 October 1935 and recorded in the Hancock County, Maine, Registry of Deeds in Book 650, Page 116 and also being a part of the premises described as conveyed by Warranty Deed from Gertrude M. Jordan to Harvard G.

BOOK 907 PAGE 115

Jordan, dated 15 April 1926 and recorded in said registry in Book 602, Page 137.

The above conveyance is made subject to the rights of the public in and to so much of the above described lot as is included within the limits of the Bayside Road and the CC Road .

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

Robert C. Jordan

his heirs and assigns, to him and their use and behoof forever.

And I do COVENANT with the said Grantee , his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee , his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said

Harvard G. Jordan, widower

~~XXXXXXXX~~ have hereunto set my hand and seal this 30th day of APRIL in the year of our Lord one thousand nine hundred and sixty-two.

Signed, Sealed and Delivered

in presence of

Donald E. Alley

Harvard G. Jordan
Harvard G. Jordan

State of Maine, ss.
County of Hancock

30 APRIL 1962

Personally appeared the above named

Harvard G. Jordan

and acknowledged the above

instrument to be his free act and deed.

Before me,

Donald E. Alley
Notary Public

My commission expires December 7, 1967.



May 2, 1962, 12:59 P.
Lester D. Fadden

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