

PROPERTY LOCATED AT: Map/Lot 02-70-0 East Burrough Road, Bowdoin, ME 04287

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): N/A

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

Comments: No underground tanks

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 _____ Page 1 of 4 Seller Initials 

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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: Deeded easement

Source of information: Seller and 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? User

Road Association Name (if known): _____

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: _____

Buyer Initials _____

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Seller Initials

^{Initial}


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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: _____~~

~~Year: _____~~

~~(Attach a copy)~~

~~Comments: _____~~

Source of Section III information: Seller

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: _____~~

Source of information: _____

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: Seller

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: _____

Buyer Initials _____

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Seller Initials

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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:
 Aug 18, 2026
SELLER _____ DATE _____
George E Garland

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

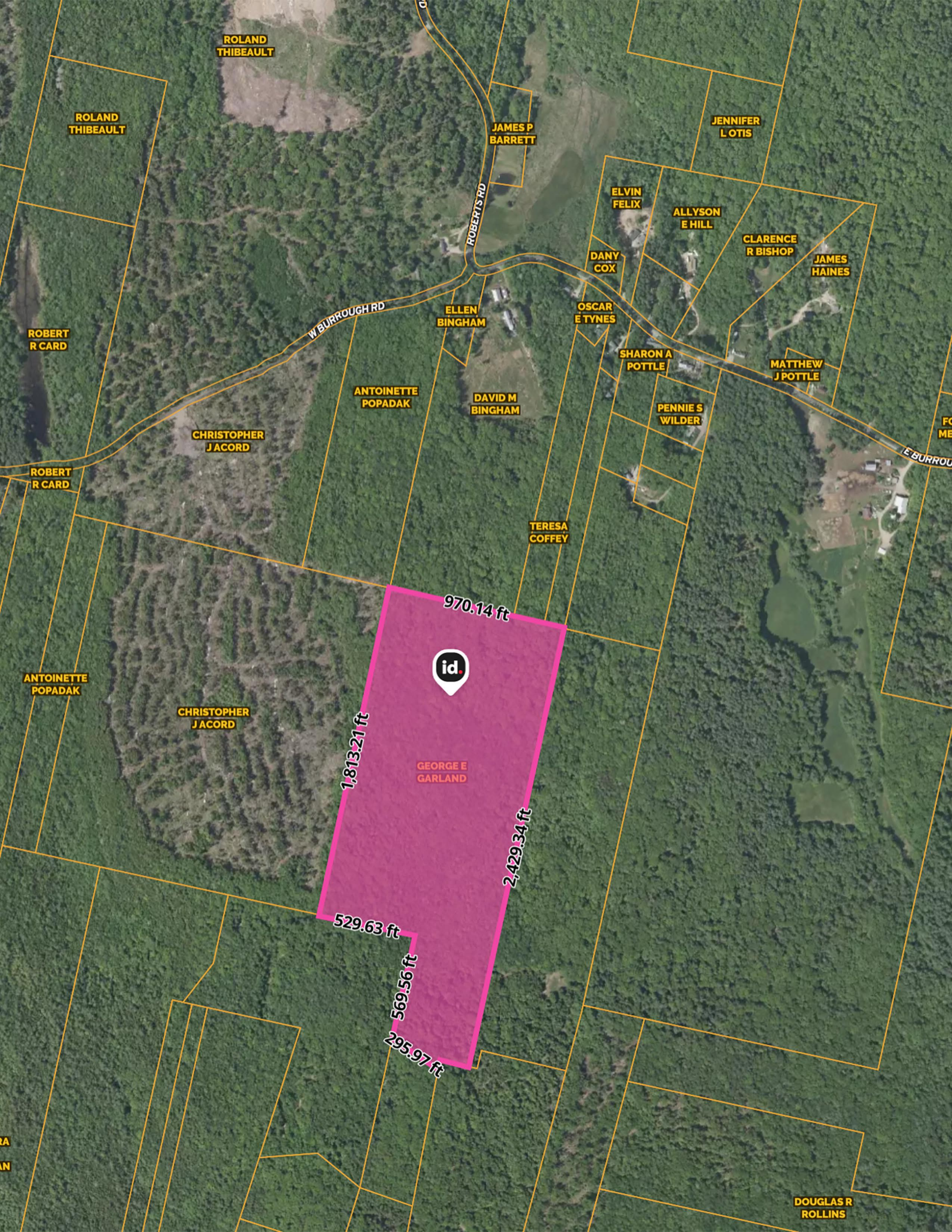
I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



ROLAND THIBEAULT

ROLAND THIBEAULT

JAMES P BARRETT

JENNIFER L OTIS

ELVIN FELIX

ALLYSON E HILL

CLARENCE R BISHOP

JAMES HAINES

DANY COX

OSCAR E TYNES

SHARON A POTTLE

MATTHEW J POTTLE

PENNIE S WILDER

DAVID M BINGHAM

ELLEN BINGHAM

ANTOINETTE POPADAK

CHRISTOPHER JACORD

ROBERT R CARD

ROBERT R CARD

ANTOINETTE POPADAK

CHRISTOPHER JACORD

TERESA COFFEY

GEORGE E GARLAND

DOUGLAS R ROLLINS

970.14 ft

2,429.34 ft

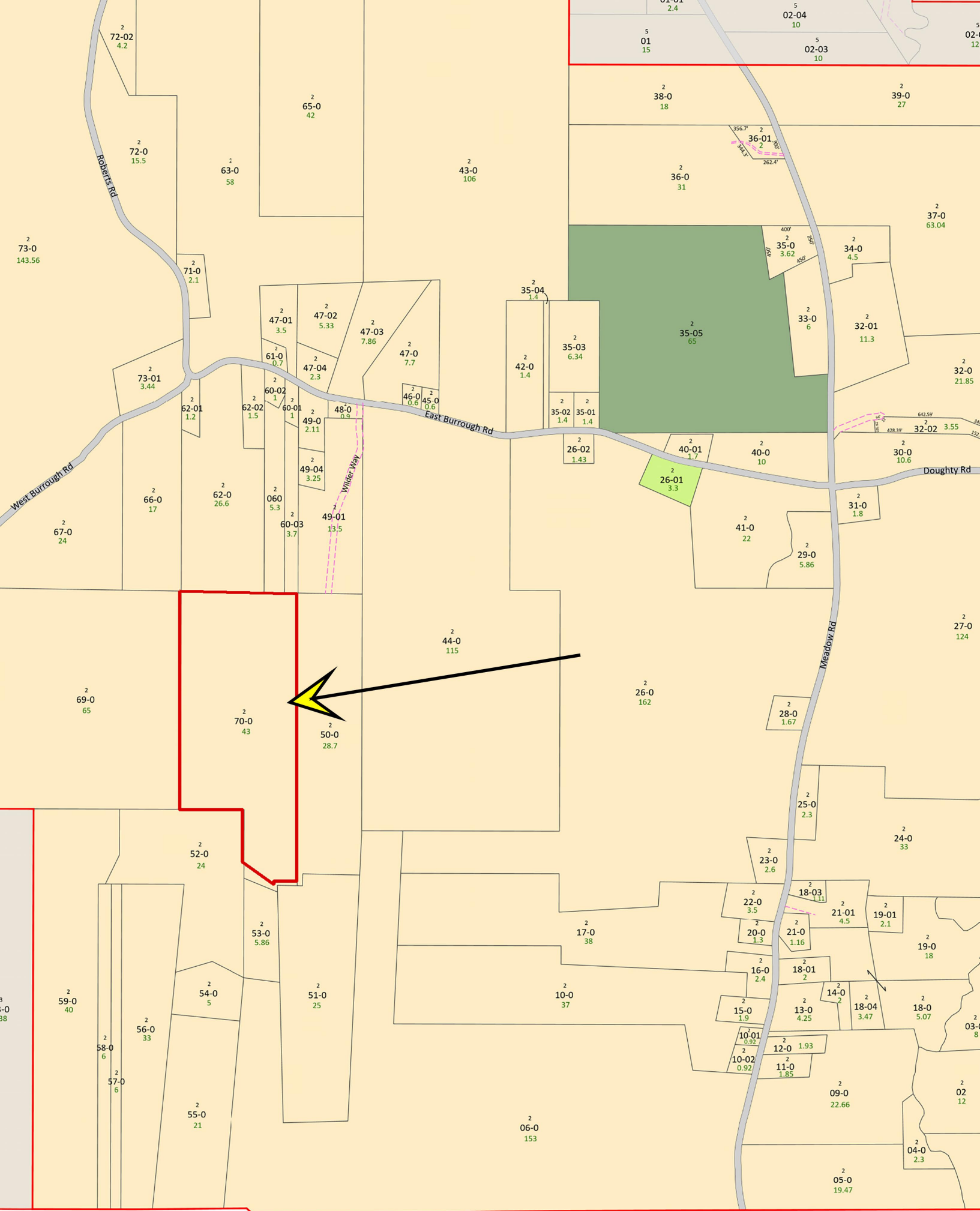
295.97 ft

569.56 ft

529.63 ft

1,813.21 ft

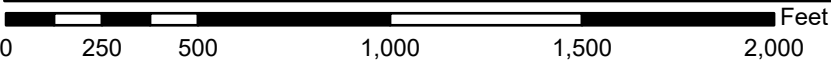
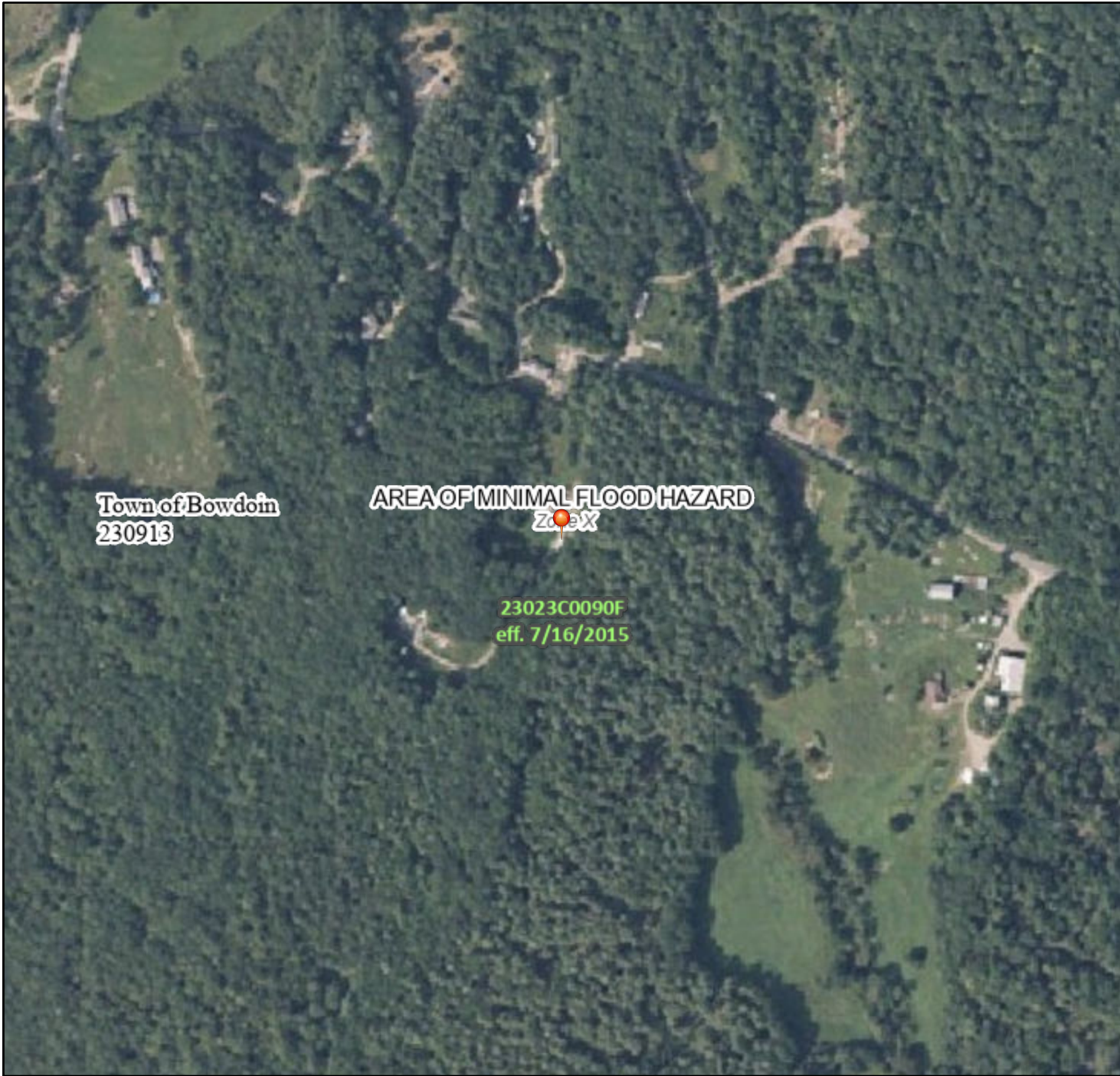




National Flood Hazard Layer FIRMMette



69°59'22"W 44°1'12"N



1:6,000

69°58'45"W 44°0'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2026 at 5:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



2016R-03381

TRANSFER TAX NOT PAID

BOOK - PAGE

SAGadahoc COUNTY MAINE

LYNN C MOORE, REGISTRAR

RECORDED ON:

05/24/2016 2:49 PM

PAGES: 3

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

JOSEPH A. SMALL and ARLENE L. SMALL, both of Lisbon Falls, in
(AKIA Arline L. Small)
the Town of Lisbon, County of Androscoggin and State of Maine,
grant to GEORGE E. GARLAND of Tempe, State of Arizona, with
Warranty Covenants, a certain lot or parcel of land, with the
buildings thereon, situated in the Town of Bowdoin, County of
Sagadahoc and State of Maine, more fully described in Exhibit A,
attached hereto and made a part hereof.

WITNESS our hand(s) and seal(s) this 14th day of August, 1997.

Karen L. Rogers

Joseph A. Small
JOSEPH A. SMALL

Karen L. Rogers

Arline L. Small
ARLENE L. SMALL

STATE OF MAINE
CUMBERLAND, ss.

August 14, 1997

*** Personally appeared the above-named JOSEPH A. SMALL and ARLENE L. SMALL, and acknowledged the above instrument to be their free act and deed.

Before me,

Karen L. Rogers

Notary Public/Attorney-at-Law

Printed

Name: KAREN L. ROGERS

Notary Public, Maine

My Commission Expires May 28, 1999

EXHIBIT A

Two several lots or parcels of woodland, both situated in said Bowdoin, the first of which is bounded and described as follows:

Being a part of what was formerly known as the ninety acre lot, commencing at the corner of land now or formerly owned by one Marshall; thence North $64\frac{1}{2}^{\circ}$ West seventy-five (75) rods to stake and stones; thence South $25\frac{1}{2}^{\circ}$ West forty (40) rods to stake and stones; thence South $64\frac{1}{2}^{\circ}$ East seventy-five (75) rods to stake and stones; thence North $25\frac{1}{2}^{\circ}$ East forty (40) rods to the bounds begun at; containing eighteen and one-half ($18\frac{1}{2}$) acres; for further particulars relating to the above described premises, reference to be had to a plan made by Jesse Davis, said plan dated January 15, 1870.

Being the same parcel of land described in deed from one Abel Thompson to Horace Jordan, dated October 1, 1887, recorded in Sagadahoc County Registry of Deeds, Book 71, Page 147, to which said deed and its record reference is hereby made as a part of this description.

The second parcel is bounded and described as follows: Beginning at a stake marked with a marking iron, standing on the westerly line of land in possession of Elbridge Cornish in 1877, being eighty (80) rods southwesterly from the corner of land in possession of one Hogan in 1877, thence North $64\frac{1}{2}^{\circ}$ West on a line run and spotted by Jesse Davis, being on the southerly line of land owned by Abel Thompson, January 20, 1870, seventy-five (75) rods to land of Nathaniel Small; thence southerly by said Small's land forty (40) rods; thence South $64\frac{1}{2}^{\circ}$ East on a line run and spotted by Jesse Davis aforesaid, seventy-five (75) rods to a stake marked with marking iron, to said Elbridge Cornish land; thence northeasterly on said Cornish's land forty (40) rods to the bounds begun at; containing eighteen and three-fourths acres. Being the same parcel of land described in deed from Wm. F. Small to Horace Jordan, dated September 7, 1886, recorded in said Registry in Book 69, Page 522, to which said deed and its record reference is hereby made as a part of this description.

Both said parcels of land were conveyed to Blanch M. Shailer by Wm. F. Small, by deed recorded in said Sagadahoc Registry of Deeds. Reference is also made to warranty deed from Blanch M. Shailer to Joseph Small dated July 30, 1907, recorded in Sagadahoc County Registry of Deeds in Book 111, Page 416.

Being the same premises conveyed to the grantors herein by deed dated October 31, 1974, and recorded in Sagadahoc County Registry of Deeds in Book 407, Page 68.

Reserving to the grantors herein a life estate in the above premises and the right to remove wood therefrom during their natural lives.

Also granting an easement for all purposes over the westerly side of property conveyed this day to Lois A. Dziergowski by the grntors herein, from the town road to the property conveyed herein.

*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY



TOWN OF BOWDOIN

ATTN: TAX COLLECTOR

23 CORNISH DR

BOWDOIN, ME 04287-7559



2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$85,000.00
BUILDING VALUE	\$0.00
ASSESSMENT	\$85,000.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
TAXABLE	\$85,000.00
RATE PER \$1000	11.74
TOTAL TAX	\$997.90
TOTAL DUE	\$997.90

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S501369 P0 - 1of1



GARLAND, GEORGE E

10125 E LAMBERT DR

SUN LAKES, AZ 85248-7674

750



BOOK/PAGE: B2016RP3381 05/24/2016 B407P71 03/26/1975

ACREAGE: 43.00

MAP/LOT: 02-70-0

LOCATION: EAST BURROUGH RD

First Half Due 08/07/2026 \$498.95

Second Half Due 12/04/2026 \$498.95

TAXPAYER'S NOTICE

Without State Aid for Education, Homestead Exemption Reimbursement & State-Municipal Revenue Sharing, your tax bill would have been 28.5% higher.

Interest at 7% per annum will be charged on taxes not paid by 8/10/2026 & 12/7/2026.

If Taxes are paid in full within thirty (30) days of 8/10/2026, no interest will be charged.

This bill is for the current tax year January 1, 2026 through December 31, 2026.

It is recommended that taxes are paid by mail. Please provide contact info with payment and enclose a self-addressed stamped envelope if a receipt is desired.

CURRENT BILLING DISTRIBUTION

County	8.000%
Municipal	40.000%
School	52.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF Bowdoin and mail to:

TOWN OF BOWDOIN
ATTN: TAX COLLECTOR
23 CORNISH DR
BOWDOIN, ME 04287-7559

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2026 REAL ESTATE TAX BILL

ACCOUNT: 000273 RE

NAME: GARLAND, GEORGE E

MAP/LOT: 02-70-0

LOCATION: EAST BURROUGH RD

ACREAGE: 43.00



12/04/2026

\$498.95

DUE DATE

AMOUNT DUE

AMOUNT PAID

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

2026 REAL ESTATE TAX BILL

ACCOUNT: 000273 RE

NAME: GARLAND, GEORGE E

MAP/LOT: 02-70-0

LOCATION: EAST BURROUGH RD

ACREAGE: 43.00



08/07/2026

\$498.95

DUE DATE

AMOUNT DUE

AMOUNT PAID