

*grab a glass* AND ENJOY A  
**SELF-GUIDED TOUR**  
OF OUR *vineyard!*

## FIRST STOP: THE EGG



The first stop of our self-guided walking tour begins with The Egg, which overlooks surrounding hay fields and Bobolink nesting areas

From the tasting room, head over the wooden bridge, which leads you to the Egg, the central knoll overlooking the vines that has quickly become one of our most popular wedding ceremony sites here at WillowsAwake.

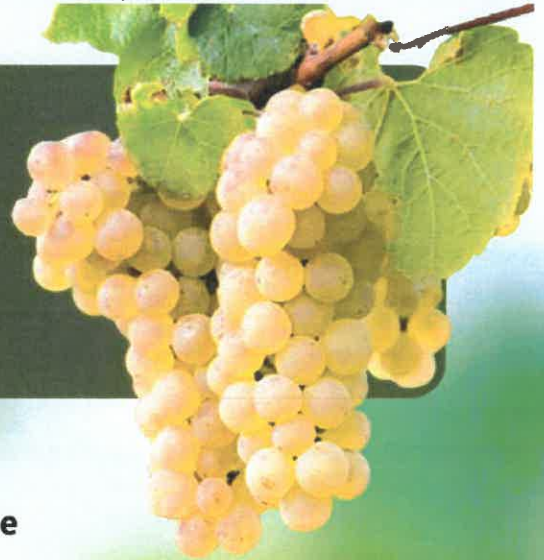
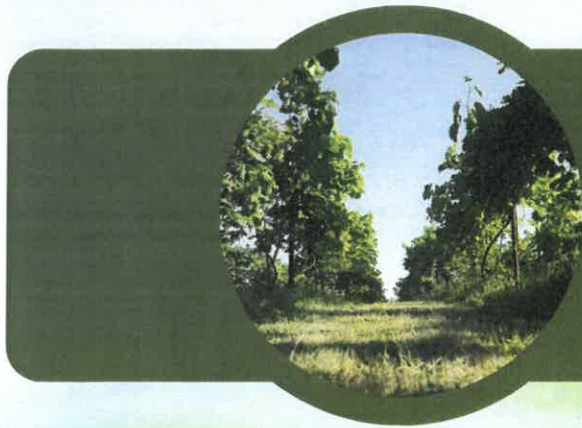
Surrounding the Egg are several acres of productive hayfield. In the late spring and early summer, these fields are breeding grounds for our cherished population of Bobolinks, a migratory grassland bird species that travels as far away as Patagonia during the winter months.

Starting in late July, after the young Bobolinks have fledged from their nests, the hayfields are cut and baled using horse-powered equipment by members of our neighboring Amish community.

Ask in the tasting room for more information about Bobolinks, and our conservancy efforts to provide a safe habitat for these remarkable birds.



## SECOND STOP: THE AVENUE, MIDDLE BLOCK, AND SOUTH BLOCK



Continuing straight across the Egg brings you to the main artery of our vineyard, known as the Avenue. To your right is the Middle Block and on your left is the South Block.

The Middle Block is planted to an assemblage of white varieties. The Frontenac family is well represented with sizable plantings of two mutations of this original cold hardy variety, Frontenac (Noir). When ripe, Frontenac Blanc (in the first 18 rows) takes on a golden yellow hue on the skins, and boasts aromas of citrus, pineapple, and tropical fruits.

Frontenac gris (rows 19-44) is a pink-skinned mutation of Frontenac Noir. The Coloration of the berry skins can cause the wines to pick up a subtle peach tone in the highly aromatic, zesty wine.

### MIDDLE BLOCK

(first half)

Planted in 2018

First yield in 2024

Varieties Planted

- Frontenac Blanc (384 vines)
- Frontenac Gris (456 vines)

### SOUTH BLOCK

Planted in 2018

First yield in 2024 (partial harvest of Petite Pearl)

Varieties Planted

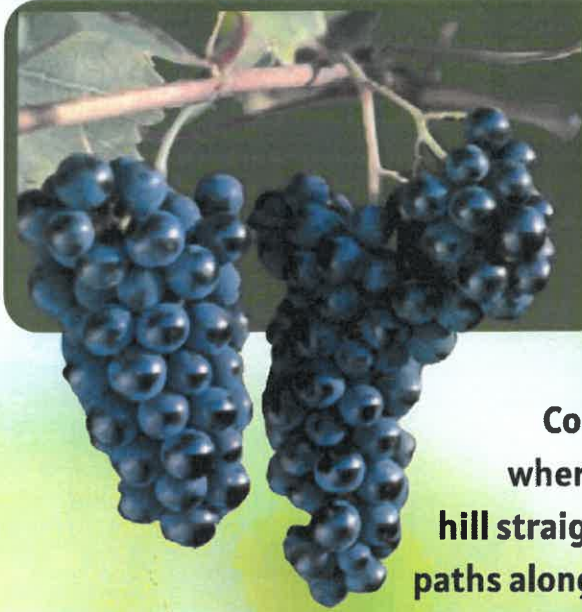
- Frontenac Noir (201 vines)
- St. Croix (223 vines)
- Petite Pearl (997 vines)

The South Block boasts our largest planting of red varieties, and (we believe) the largest showing of Petite Pearl vines in the state! This is one variety we're very excited to bring into the winery for the first time this year. Petite Pearl was bred by Minnesota-based grapevine breeder Tom Plocher and was selected for its high-quality potential for red wines, even in cold

northern climates. At ripeness, the clusters remain on the small side, the fruit growing in tightly compact groups of berries. The juice (and wine) has a high level of tannin compared to other cold hardy red grapes, which should lead to a red wine with intensified structure and body.



## THIRD STOP: VIEW OF THE WEST BLOCK



Continue walking to the end of the Avenue where you'll see the West Block on top of the hill straight ahead. Feel free to follow the mowed paths along the tree line to the West Block, but fair warning it will add another 20 minutes to your tour!

The West Block is home to the original vineyard planted on the property at 10 Leeds Junction Rd. Breaking ground in 2017, Tony and his family planted around fifteen rows of varieties, including cold-hardy mainstays like Marquette and Frontenac Noir, as well as lesser-known varieties Brianna and Prairie Star. A small number of Vidal Blanc vines were put in at this time to help assess the site for future Ice Wine potential (we're still deliberating, but hopefully we'll see some of that fruit this year!).

In 2018 the block was expanded to include another 300+ vines of Petite Pearl, the same variety that makes up the bulk of the South Block. In 2023 we established the trunks on most of these vines, and we're looking forward to our first small yield this harvest.

Marquette and Frontenac from this block will be blended into our Maine-grown red, Rustic Romance. Don't forget, you can get a glass at our tasting room as soon as you've finished your tour!

### WEST BLOCK

Planted in 2017/2018

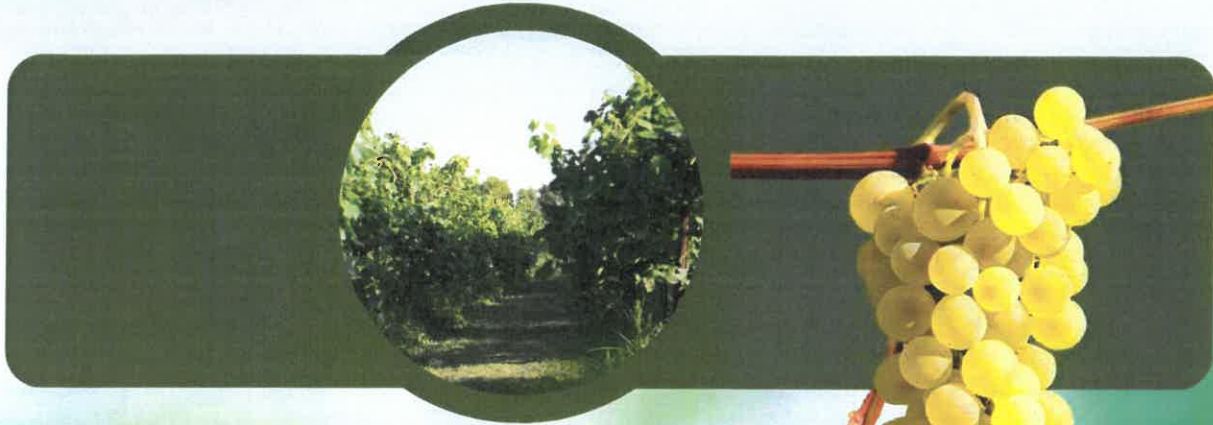
First yield in 2024

#### Varieties Planted

- Petite Pearl (326 vines)
- Brianna (100 vines)
- Vidal Blanc (49 vines)
- Prairie Star (80 vines)
- Frontenac Noir (80 vines)
- Marquette (135 vines)



# FOURTH STOP: MIDDLE BLOCK AND KIWI BERRY PLOT



Veer to the right at the end of the avenue and follow the black end-posts until you reach the last row of the Middle Block. As you follow along the vineyard edge, you'll notice a variation in size and shape of the canopy, leaves, and clusters of these vines.

Rows 45-60 in the Middle Block are planted to Brianna and Prairie Star, two little-known varieties that often serve as blending components in white wines made with hybrid grapes. Both Prairie Star and Brianna exhibit low levels of acidity and heightened sugars at ripeness, which can help to round out a touch of extreme zestiness, which is characteristic of cold hardy wines.

## MIDDLE BLOCK

(second half)

Planted in 2018/2023

First yield in 2024

Varieties Planted

- Prairie Star (132 vines)
- Brianna (97 vines)

At the end of the Middle Block you'll notice two rows that don't quite look like grapevine. This is our experimental Kiwi Berry plot, planted in 2023 as part of a growing trial of Hardy Kiwis in New England, facilitated by the University of New Hampshire. Our small Kiwi Berry plot will contribute crucial data to the UNH team about the impacts of climate zone and site on the success of several hardy Kiwi varieties grown in New England. This plot was planted in 2023, and we hope to see the first fruits in 2028 -- and, YES, you can make wine from the smooth-skinned Kiwi fruits!

For more information on the UNH Kiwi Berry trial, inquire with our tasting room associate after your tour.



## FIFTH STOP: NORTH BLOCK



Cross the driveway and find your way along the end posts of our North Block. Take a left into any of the rows (we recommend row 45) and head towards the tree line. As you follow along the row, you'll start to get a feel of the level of vigor our cold hardy grapevines are capable of.

Welcome to our most productive variety (so far!). Named after Lake Itasca (a glacial lake known as the headwater for the Mississippi river, found in Northwestern Minnesota), the Itasca grape variety is a cold hardy hybrid released by the University of Minnesota in

2017. Touted as one of the most versatile cold hardy grapes for Northern climates, Tony took a gamble on Itasca and planted over two solid acres of the variety. That gamble started to pay off after just three growing seasons, when the first small harvest was taken from these vines in 2021. To date, we have had three vintages from this vineyard block (all going into our 100% Itasca varietal wine, Temerity--find it in our Tasting Room!), and this year we are anticipating our first harvest approaching close to full yields (potentially 4 tons/acre of fruit!).

Itasca exhibits an extraordinary level of resistance to cold temperatures, pests, and disease, making this a great grape for sustainable vineyard management.

### NORTH BLOCK

Planted in 2018

First yield in 2021

Varieties Planted

- Frontenac Blanc (128 vines)
- Itasca (1,250 vines)



## **FINAL STOP: ALONG THE TREES AND BACK TO THE TASTING ROOM**



**As you follow the tree line along the North Block, you may notice the assortment of bird houses in this vineyard block, and the large owl boxes posted on the power lines above. While we have yet to spot evidence of owls in our vines just yet, encouraging a population of predatory and insect-loving birds on the property is a major tenet of our approach to pest management in wine growing. For the better part of the season, we spot bluebirds and tree swallows in the nesting boxes. Raptor and hawk houses dotted elsewhere on the property assist in keeping the rodent population controlled among the vines.**

**Turn right once you reach the end of the North Block. Cross the driveway again to make your way into the Egg to complete your self-tour circuit. We'll see you back at the Tasting Room.**

**Thank you for participating in our self-guided vineyard tour! Our staff is always glad to assist you with any further questions, information, or wine tastings you might be looking for!**





## **WillowsAwake Utilities**

### **Water:**

#### **#10:**

Primary source of potable water comes from a drilled well located about 150 feet west of the Restaurant building.

Drilled in 2018 by Goodwin Well & Water, total depth is 520 feet with 100 feet of casing and depth to bedrock of 85 feet. Yield is 6 gallons per minute.

Water is pumped into a pressure tank located in the Restaurant basement and then through an Anion Softener to reduce Arsenic and a Water Softener to reduce Manganese, Ferrous Iron and Hardness. All potable water supply points in the Restaurant are fed through the Softeners. Water used for toilet flushing bypasses the softeners.

Water supply to the Winery Production building is through a buried supply line. All water in the Winery is treated through the Softeners.

The Restaurant required a Transient Public Water Supply license that was granted on April 7, 2020, ME0092677 by the Maine Drinking Water Program, CDC, DHHS. Monthly bacteria testing and quarterly nitrate testing was required and completed through 2024. Beginning 2025 bacteria testing is required quarterly and nitrate annually.

Records of all testing, licensing, etc is contained in the file binder Maine Drinking Water Program/Transient Public Water Supply/ME0092677/Annual Permit.

#### **Vineyard:**

A dwelling was located on the corner of the Leeds Junction Road and Route 202 and was burned in February 2022 by the Leeds Fire Department as a training exercise. During cleanup an existing dug well was discovered.

This brick lined well is about 3 feet in diameter and about 19 feet deep. Water depth was measured to be about 13 feet, holding about 700 gallons. A concrete well tile 3 feet in diameter and 18 inches high was installed with a concrete cover in 2023.

This well has been used as a source of water for the Kiwiberry vineyard.

#### **#17:**

An existing drilled well at #17 was inspected and repaired by Goodwin Well & Water and is the current source of water for the #17 building. No details are known of this well. The water has been tested and used since 2019 with no issues.

Records of tests is included in the file binder noted above.



### **Electricity:**

Coutts Brothers Inc was contracted to construct a 19.9 kV single phase overhead extension line from the Leeds Junction Road along the northern boundary of the property.

The line to serve the buildings was then buried.

Line locations and manhole locations are shown on the As-Built survey completed by Main-Land development Consultants in 2020.

Wiring in all buildings was installed by DeBlois Electric and state inspected.

### **Wastewater:**

In 2019, new and separate wastewater systems were installed for the Restaurant and Winery.

#### **Restaurant Wastewater System:**

Disposal Field (Leachfield): two pod system, each pod 15 feet by 64 feet of Eljen GSF Units 64 units per pod), with center distribution box.

Septic Tanks: one 1000 gallon grease trap tank that collects all restaurant/kitchen wastewater, then directed into a 1500 gallon septic tank that also collects restaurant bathroom/grey water, then pumped to disposal field.

#### **Winery Wastewater System**

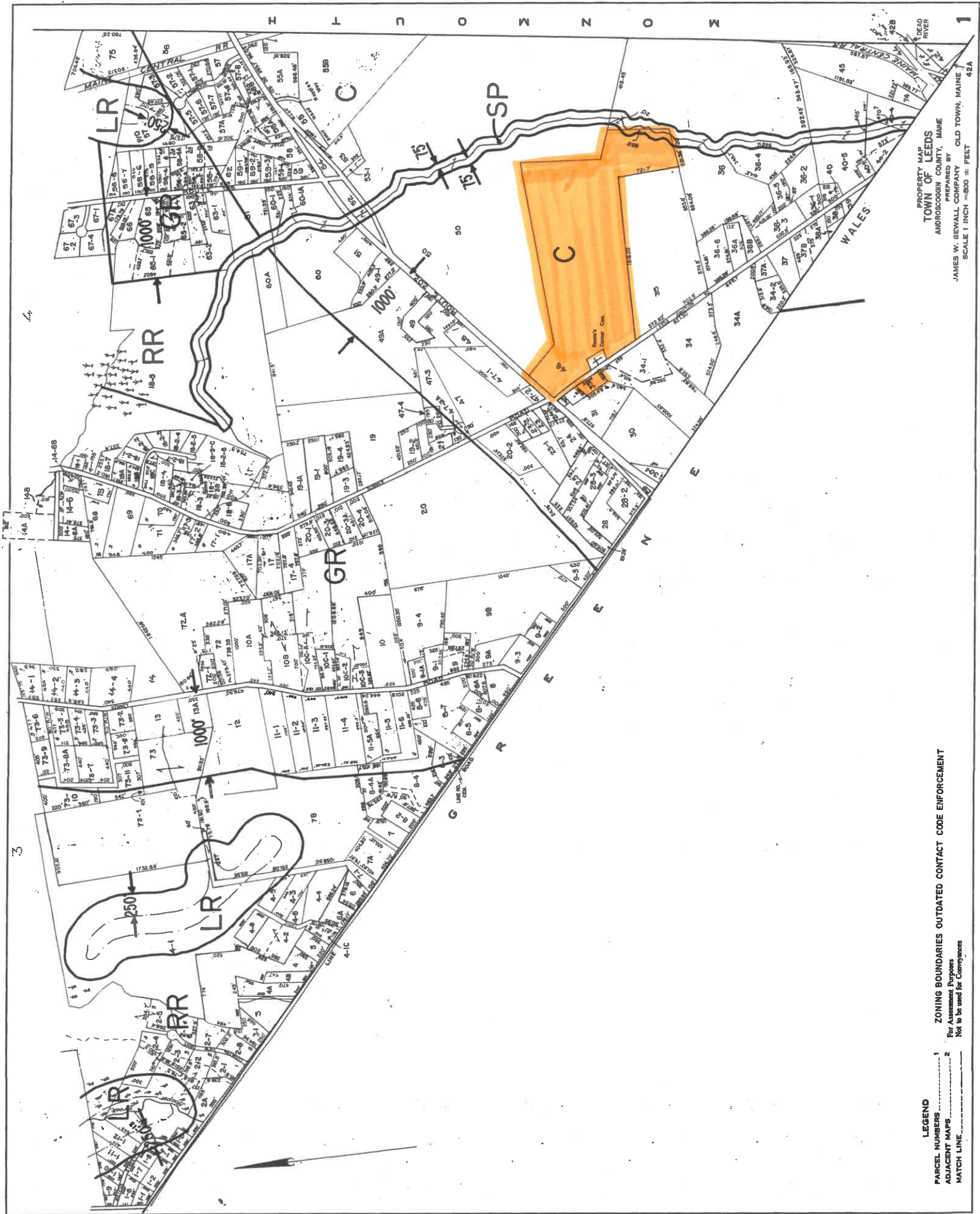
The Winery uses a proprietary pre-treatment system (Bio-Barrier membrane bio-reactor) to treat high BOD and TSS present in wine process wastewater, prior to its discharge to a subsurface-wastewater disposal system (leachfield). The pre-treatment system reduces the initially high BOD & TSS to very low levels such that the treated wastewater is essentially clean enough to re-use for irrigation purposes.

Leachfield is 8 feet by 44 feet, comprising two rows of Eljen B43 units, 11 per row.

All winery wastewater (including bathroom and greywater) is collected in a 1500 gallon dual compartment septic tank before entering the Bio-Barrier 3000 gallon treatment tank system. Wastewater from the Bio-Barrier tank then enters a pump station and is pumped to the leachfield. No wastewater is currently used for irrigation.

Wastewater permits, designs and approvals are available for review.





**LEGEND**

PARCEL NUMBERS ..... 1

ADJACENT MAPS ..... 2

MATCH LINE .....

**ZONING BOUNDARIES OUTDATED CONTACT CODE ENFORCEMENT**

For Assessment Purposes

Not to be used for Conveyances



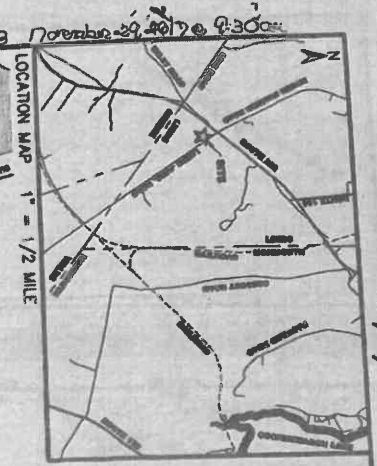
RR 1 BOX ME 04301-  
MT VERNON



WILLOWBARK WICKERY 18 LEEB AVENUE ROAD, LEES, MAINE										BUILDING & PARKING AREA LOCATION CONCEPT PLAN										17-134-00																																							
DESIGN: PHD										DATE: 08/11/10										PROJECT: 17-134-00																																							
DRAWN: BPT										DATE: 08/11/10										PROJECT: 17-134-00																																							
CHECK: BPT										DATE: 08/11/10										PROJECT: 17-134-00																																							
SCALE: 1"=100'																																																											
LAND DESIGN SOLUTIONS LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE P.O. Box 206, 206 Longfellow Road, Scarborough, ME 04074 COWLES, ME 04024																														WILLOWBARK, LLC 116 COLUMBIAN AVE, LEES, MAINE, ME 04080																													



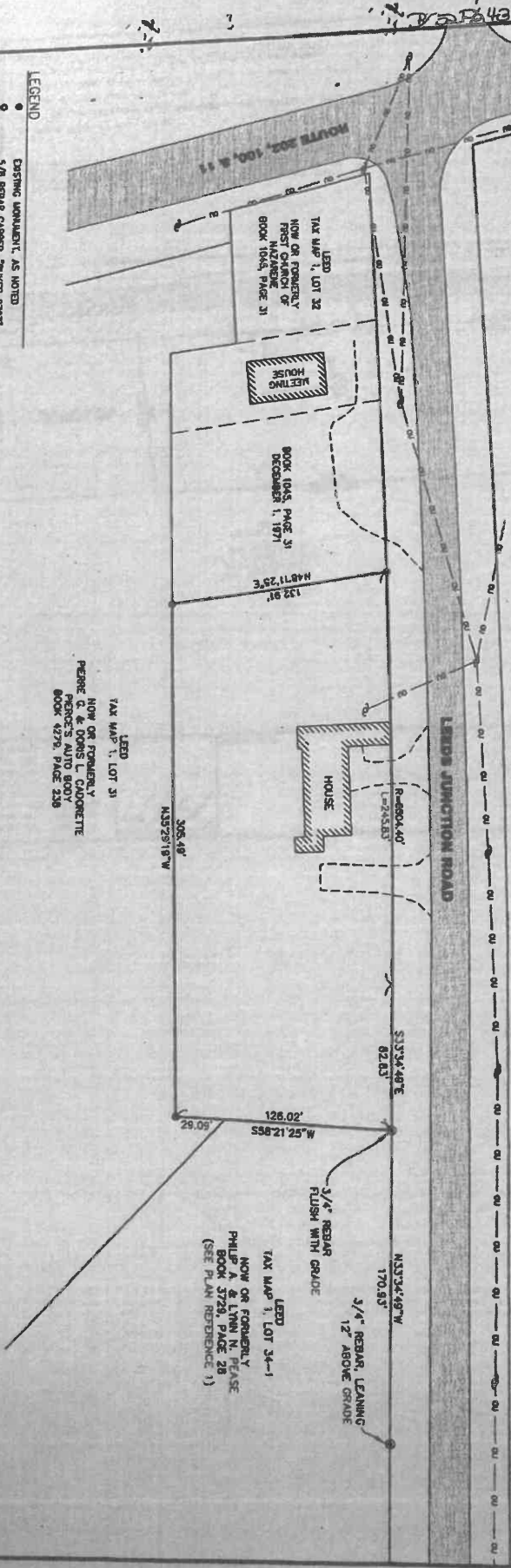
M1  
L 33



- NOTES**
1. ALL BEARINGS ARE REFERENCED TO NAD83 STATE GRID, WEST ZONE, NAD83.
  2. OWNER OF RECORD AT TIME OF SURVEY: SHERWOOD E. KEMP, BOOK 6177, PAGE 88.
  3. TOTAL AREA: 0.45 ACRES, MORE OR LESS.
  4. ALL BOOK AND PAGES REFER TO THE ANDROSOGON COUNTY REGISTRY OF DEEDS.
  5. TOWN OF LEEDS, TAX MAP 1, LOT 33.

**PLAN REFERENCES**

1. STANDARD BOUNDARY SURVEY, DATED OCTOBER 8, 1996, MADE FOR PHILIP AND LYNN PEAZE, SURVEYED BY DAVID E. BAKER, PLS 1189, AND BEING UNRECORDED.



- LEGEND**
- EXISTING MONUMENT, AS NOTED
  - 5/8\"/>

FOR SHERWOOD E. KEMP, BOUNDARY SURVEY  
**LAND OF KEMP**  
OWNER OF RECORD  
**SHERWOOD E. KEMP**  
17 LEEDS JUNCTION ROAD, LEEDS, MAINE 04033  
MADE FOR  
**ANTHONY LYONS**  
218 BULLWATER HILL ROAD, LEEDS, MAINE 04033

REC. NO.	17-186
PROJ. NO.	022
ORIGIN. BY	CJB
CHECKED BY	TJC
REVISION NO.	N/A
SURVEY DATE	2017-10-27
ISSUE DATE	2017-11-01
ISSUED FOR	PHILIP

SCALE  
*1/4\"/>*

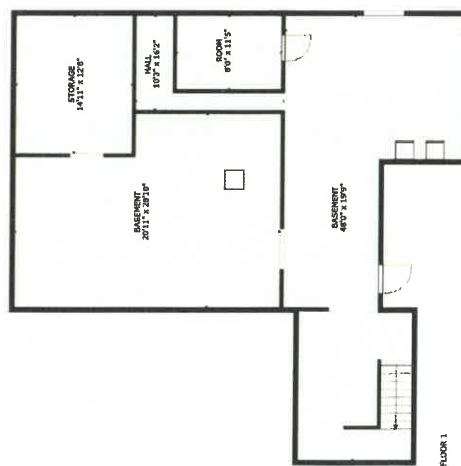
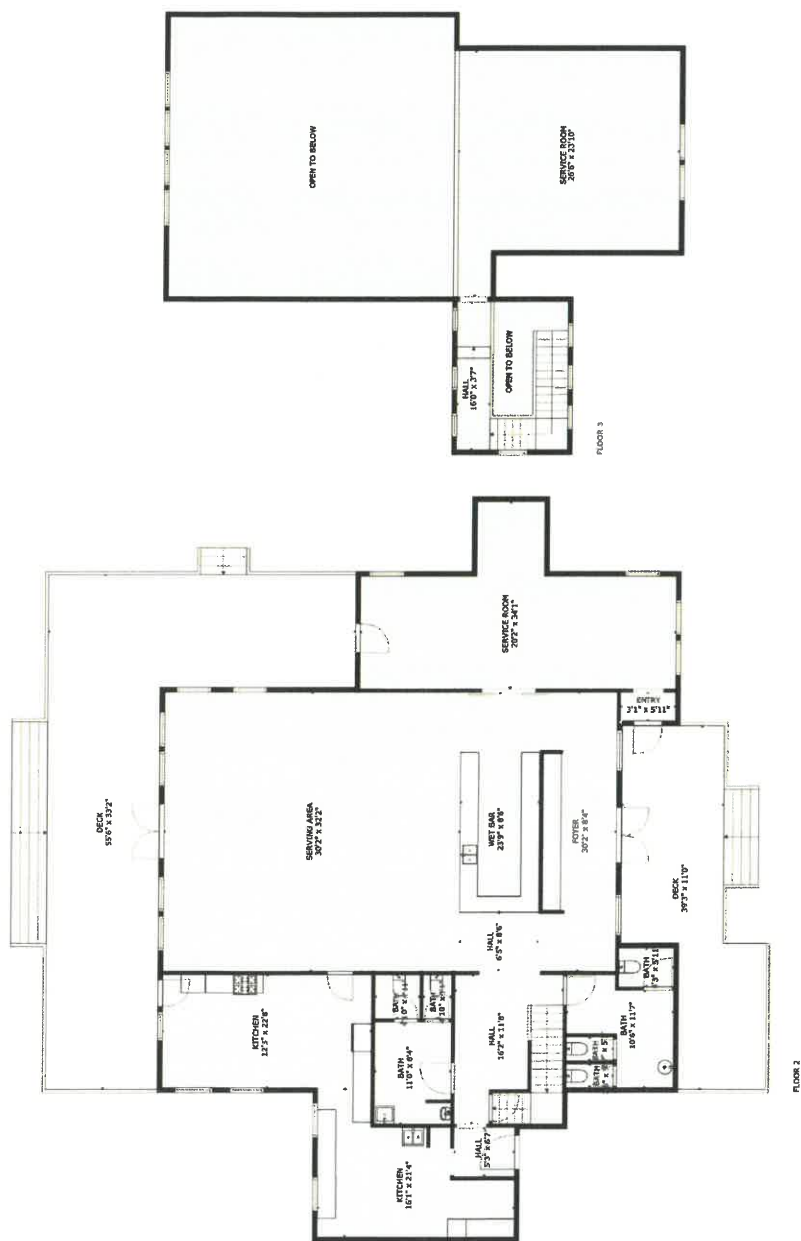
REVISION NOTES



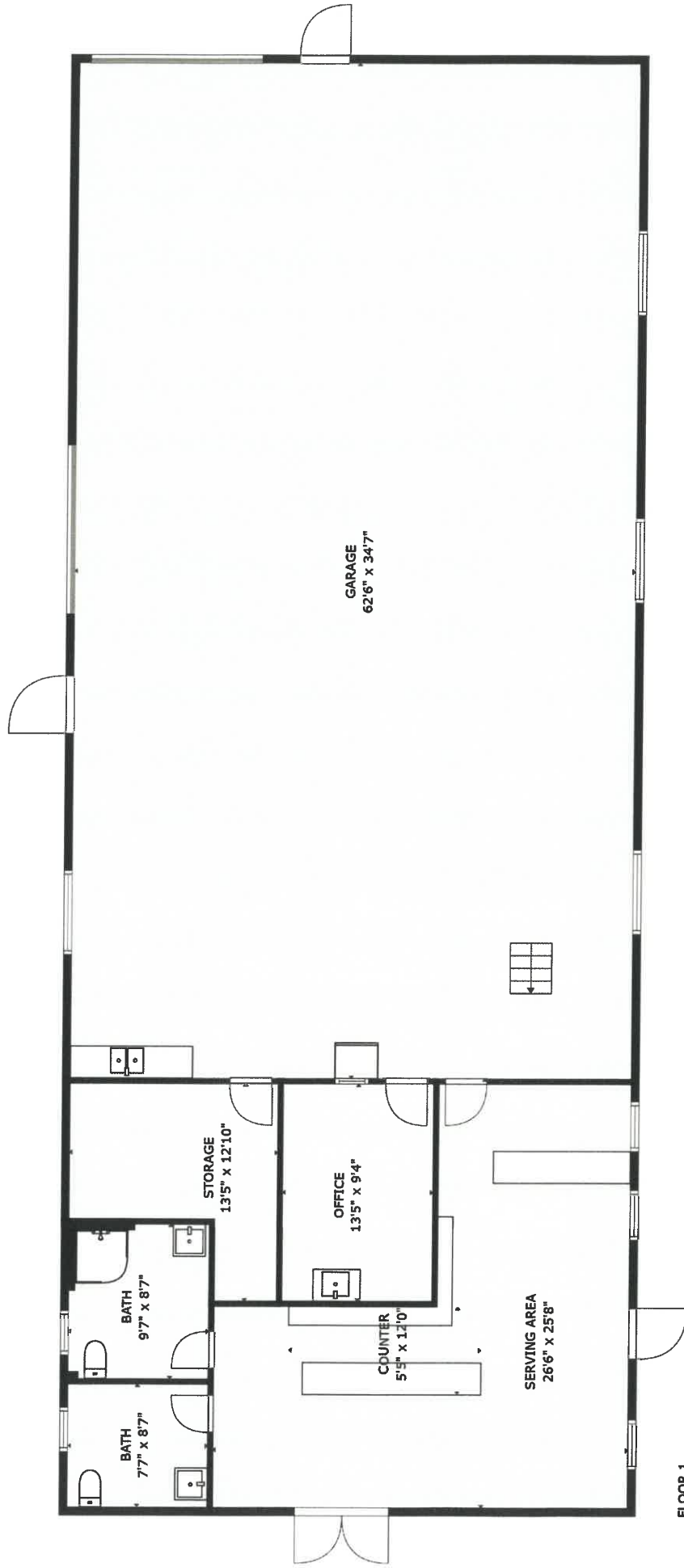
**MAIN-LAND DEVELOPMENT CONSULTANTS, INC.**  
100 MAIN STREET, SUITE 100  
LEEDS, MAINE 04033  
WWW.MAIN-ANDROSOGON.COM



ANDROSOGON COUNTY SS REGISTRY OF DEEDS  
RECORDED: November 29, 2017  
AT 9:42 AM  
RECORDED IN PLAN BOOK 598, PAGE 49  
ATTEST: Shawn D. Crawford, REGISTER

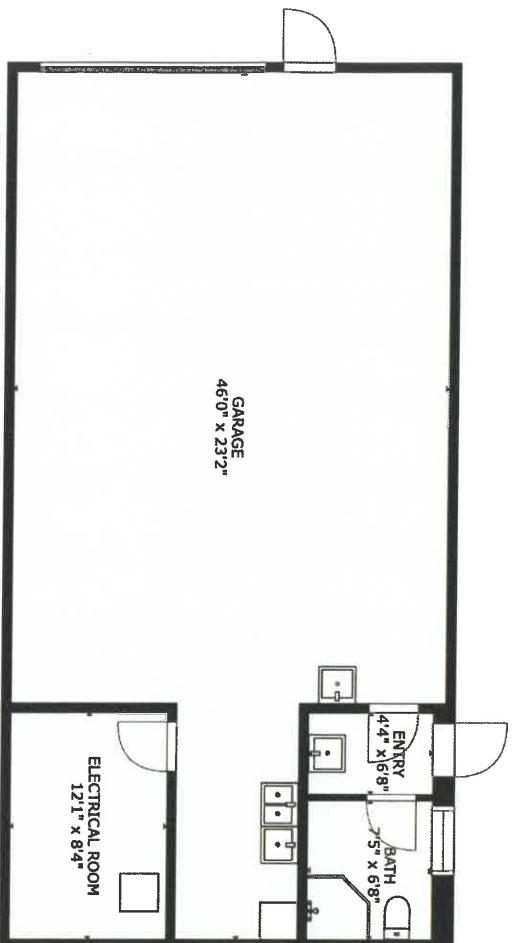
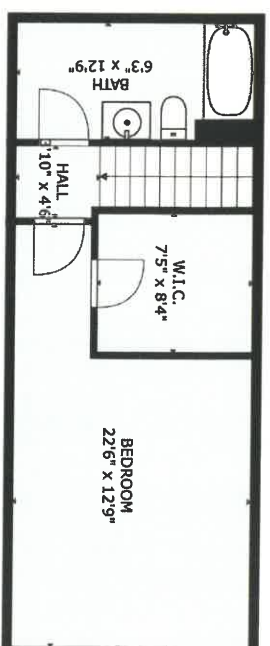






Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.





Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



NOT AN OFFICIAL  
NOT AN OFFICIAL  
QUITCLAIM DEED  
OFFICIAL

COPY COPY  
GREEN NUBBLE ENTERPRISES, LLC, a limited liability company organized under the laws of the State of Maine, with a place of business located in Auburn, County of Androscoggin, State of Maine, whose mailing address is 218 Dillingham Hill Road, Auburn, ME 04210 GRANTS with QUITCLAIM COVENANTS to WILLOWSAWAKE, LLC, a limited liability company organized under the laws of the State of Maine, with a place of business located in Auburn, County of Androscoggin, State of Maine, whose mailing address is 218 Dillingham Hill Road, Auburn, ME the following two parcels of land, together with the improvements thereon situated, located Leeds, in the County of Androscoggin and State of Maine and bounded and described as follows:

Parcel 1

A certain lot or parcel of land, situated on the southeasterly side of the US Route 202, so-called, and the northeasterly side of Leeds Junction Road, so-called, in the Town of Leeds, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 1-1/4 inch iron pipe on the southeasterly side of US Route 202 at the southwesterly corner of land now or formerly of Good-Hamel, Inc. (Book 3448, Page 319);

Thence, from the Point of Beginning, South 50° 04' 14" East, along said land now or formerly of Good-Hamel, Inc., a distance of 484.39 feet to a 1-1/2 inch iron pipe found below grade;

Thence, North 79° 48' 14" East, along said land now or formerly of Good-Hamel, Inc., a distance of 2206.30 feet to a 5/8 inch rebar capped "PLS 2434";

Thence, South 02° 04' 55" East, along said land now or formerly of Good-Hamel, Inc., a distance of 936.10 feet to a 1-1/4 inch iron pipe;

Thence, South 76° 31' 59" East, along said land now or formerly of Good-Hamel, Inc., a distance of 556 feet, more or less, to the thread of the Dead River, so-called, and the northwesterly corner of land now or formerly of Philip and Lynn Pease (Book 9180, Page 350), said point being North 76° 31' 59" West, along said land now or formerly of Pease, a distance of 19 feet, more or less, from a 5/8 inch rebar capped "PLS 2216";

NO MAINE R.E.  
TRANSFER TAX PAID

Thence in a general southwesterly direction along the said Dead River and said land now or formerly of Pease, a distance of 848 feet, more or less, to a point;

O F F I C I A L O F F I C I A L

Thence, South ~~78° 40' 40"~~ West, along said land now or formerly of Pease, a distance of 20 feet, more or less, to a 5/8 inch rebar capped "PLS 2216", said rebar being South 24° 36' 12" West, on a tieline, a distance of 696.47 feet from the last mentioned rebar;

A N A N

Thence, South ~~78° 40' 40"~~ West, along said land now or formerly of Pease, a distance of 521.30 feet to a 5/8 inch rebar capped "PLS 1189";

C O P Y

Thence, North 06° 54' 30" West, along said land now or formerly of Pease, a distance of 721.79 feet to a 5/8 inch rebar capped "PLS 1189";

Thence, South 86° 22' 46" West, along said land now or formerly of Pease, a distance of 1916.15 feet to a 5/8 inch rebar capped "PLS 1189" on the northeasterly side of the Leeds Junction Road, so-called;

Thence, North 33° 30' 32" West, along the said northeasterly side of the Leeds Junction Road, a distance of 259.69 feet to the southerly corner of a cemetery;

Thence, North 58° 32' 13" East, along said cemetery, a distance of 124.01 feet to a point;

Thence, North 33° 29' 53" West, along said cemetery, a distance of 213.33 feet to a point;

Thence, South 56° 37' 39" West, along said cemetery, a distance of 123.97 feet to a point on the said northeasterly side of Leeds Junction Road;

Thence, North 33° 30' 32" West, along the said northeasterly side of the Leeds Junction Road, a distance of 23.05 feet to a point;

Thence, in a general northwesterly direction, along the said northeasterly side of the Leeds Junction Road and a curve to the left, a distance of 382.68 feet to a point, said curve having a radius of 6670.10 feet;

Thence, North 36° 47' 46" West, along the said northeasterly side of the Leeds Junction Road, a distance of 162.35 feet to a point at the intersection of the said northeasterly side of the Leeds Junction Road and the said southeasterly side of US Route 202;

Thence, North 42° 24' 45" East, along the said southeasterly side of US Route 202, a distance of 374.97 feet to the Point of Beginning.

The above-described parcel of land contains 67.0 acres, more or less.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.



All Book and Pages refer to the Androscoggin County Registry of Deeds.

Excepting and reserving, however, certain easements granted to the Central Maine Power company, as follows: Deed of Frank Parker dated February 11, 1921 recorded in the Androscoggin County Registry of Deeds in Book 302, Page 54 and deed of George Getchell, Mary J. Lowell and Roland G. Lowell, dated July 15, 1941, recorded in said Registry in Book 525, Page 210.

For the source of Grantor's title reference is hereby made to the deed of Linda H. Schultz, dated April 7, 2017, and recorded in the Androscoggin County Registry of Deeds in Book 9575, Page 94.

Parcel 2

A certain lot or parcels of land, with the buildings thereon, situated at Keen's corner, in the Town of Leeds, County of Androscoggin, State of Maine, known as the Arno Place and bounded and described as follows:

Beginning at the northeast corner of the lot on which the Hall now or formerly stood, at a stone on the west line of the road leading to Leeds Junction;

thence west on the line of the hall lot to a stone on the line of land now or formerly owned by A.G. Bates;

thence south on the line of said Bates' land to land now or formerly owned by M. J. Hanscom;

thence east on said Hanscom's line to the west line of the above described road;

thence north on the west line of said road to the place of beginning, containing one and one half (1½ ±) acres, more or less.

Excepting and reserving the premises conveyed by Albert and Florence Bergeron to First Church of the Nazarene of Leeds by Warranty Deed dated October 26, 1971, and recorded at the Androscoggin Registry of Deeds in Book 1045 at Page 31.

For the source of Grantor's title reference is hereby made to the deed of Elaine Bragdon, Personal Representative of the Estate of Sherwood E. Kemp, dated December 6, 2017, and recorded in the Androscoggin County Registry of Deeds in Book 9571, Page 159.

IN WITNESS WHEREOF, the said GREEN NUBBLE ENTERPRISES LLC has caused this instrument to be executed on its behalf by Anthony J. Lyons, its Member-Manager, thereunto duly authorized this 21<sup>st</sup> day of December, 2017.

NOT  
AN  
OFFICIAL  
COPY  
Chapman R. Davis  
Witness

NOT  
AN  
OFFICIAL  
COPY  
State of Maine  
Androscoggin, SS

GREEN NUBBLE ENTERPRISES LLC  
NOT  
AN  
OFFICIAL  
COPY  
By: Anthony J. Lyons  
Its Member-Manager

NOT  
AN  
OFFICIAL  
COPY

Personally appeared before me the said Anthony J. Lyons, in his capacity as Member-Manager of Green Nubble Enterprises LLC, and acknowledged the foregoing to be his free and voluntary act and deed in his said capacity and the free and voluntary act and deed of said Green Nubble Enterprises LLC, this 27 day of December, 2017.

Kelli L Carrier  
Notary Public / Attorney-at-Law

Print Name: Kelli L Carrier

Commission Expires or Bar No. August 17, 2019

SEAL

ANDROSCOGGIN COUNTY  
TINA M CHOUINARD  
REGISTER OF DEEDS



**PROPERTY DISCLOSURE**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 10 & 17 Leeds Junction Road, Leeds, ME 04263

**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:

NA

(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:

None known

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials

DS DS  
SH TL  
(207)225-5888

PROPERTY LOCATED AT: 10 & 17 Leeds Junction Road, Leeds, ME 04263

#### 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 Leeds

#### 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: NA

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

If Yes, explain: NA

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

If Yes, explain: NA

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: NA

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: NA



PROPERTY LOCATED AT: 10 & 17 Leeds Junction Road, Leeds, ME 04263

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?

Possibly a very small portion of the rear of the property where the brook runs through, Zone A

Relevant Panel Number: 23001C0230E Year: 2013 (Attach a copy)

Comments: See attached map

Source of Section V information: FEMA

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

DocuSigned by:  
Breidel 2/13/2025  
2EEF8E3A279444A...  
Seller  
Willows Awake, LLC

DocuSigned by:  
Breidel 2/13/2025  
2EEF8E3A279444A...  
Seller  
Willows Awake Winery Corporation

DocuSigned by:  
Tony Lyons 2/12/2025  
62B8E3A0797AE420...  
Seller

DocuSigned by:  
Tony Lyons 2/12/2025  
62B8E3A0797AE420...  
Seller

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



DS DS

# Have you tested your well water for arsenic?



## **Your water looks, smells and tastes fine.**

### **So why do you need to test it?**

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## **Protect your family.**

### **Test your well for arsenic every 3 to 5 years.**

## **How to Test Your Well Water**

### **1. Call a lab.**

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: [wellwater.maine.gov](http://wellwater.maine.gov). Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

### **2. Do the test.**

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

### **3. Get your results.**

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

## **Why Arsenic is Bad**

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

## **Solving Arsenic Problems**

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

## **Protect your family. Test your well.**

- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



March 2020





# Fact Sheet: Arsenic Treated Wood

Department of Health and  
Human Services  
11 State House Station  
Augusta, ME 04333

Maine CDC  
Environmental and  
Occupational Health Program  
Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: ehu@maine.gov

## IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

## TO LEARN MORE

Eric Frohberg  
Environmental and  
Occupational Health  
Program  
Maine CDC  
Toll-free in Maine 866-  
292-3474  
TTY: 207-287-8066  
www.maine.gov/dhhs/  
eohp

## Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

### First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

### Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

### Third: If you have any questions, call us toll-free in Maine: 866-292-3474

## Common Questions

### What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

### What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.