

PROJECT NARRATIVE

**Tree House Brewing Company
One Community Place
Deerfield, MA 01373**

Introduction

Landreau Realty, LLC purchased the former Channing L. Bete Company property, buildings and improvements at One Community Place in Deerfield, MA (the “Property”). Landreau Realty, LLC is leasing the Property to Tree House Brewing Company, Inc. (“Tree House”) which operates an auxiliary facility at the Property which includes a brewery, winery, distillery, and a taproom with food service. Tree House has conducted minor redevelopment improvements to support the reuse of the Property. Tree House seeks to make additional exterior improvements to provide additional recreational opportunities through the rehabilitation of existing walking path/trails and the construction of new walking path/trails. This work will also include Wetland Resource Mitigation at the Property.

Existing Conditions

The Property is accessed via State Routes 5 & 10. The Property is approximately 41.6 acres in area and consists of seven parcels of various sizes. The Property fronts State Routes 5 & 10 to the west, North Main Street to the north, Boston & Maine Railroad to the east and Town property to the south. The Property is fairly flat in topography with a perennial stream, which crosses Routes 5 & 10, along the lower west side of the Property. The Property is occupied by an existing building with a total floor area of approximately 107,374 SF, comprised of three wings: (i) the most northerly wing is one story and has a total area of approximately 41,299 SF (Building “A”); (ii) the wing to the south of Building A is one story and has a total area of approximately 25,622 SF (Building “B”); and (iii) the southerly most wing has three stories and has a total floor area of approximately 40,453 SF (Building “C”)(Buildings A, B and C are referred to hereinafter collectively as the “Existing Building”). A small parking area is located along the western side and a large parking area is located to the north of Building A. An existing driveway exists between the eastern side of the Existing Building and the railroad right-of-way. A gravel walk connects the driveway entrance to the southern side Building C and the connection breezeway between Building B and Building C. There are two small pedestrian bridges which connect the Property which are located on the western side of the perennial stream and the main portion of the Property. There is one pedestrian bridge that is located on the northern side of the driveway off of Route 5 & 10 as well as one south of the driveway.

The two northern parcels of the Property, which are identified as Map 141, Parcel 17 and 19, are wooded land. The Property has a large open lawn area between the northern parking area and the woods as well as between the perennial stream and the western side of the driveway and the western side of the Existing Building. Another large open lawn abuts haying fields in the southern portion of the Property. Wetland resources delineated on the Property include bank, land under

waterway (LUWW), bordering vegetated wetland (BVW) and riverfront resource area. Some of these wetland resource areas have previously been altered and degraded. The previous owner of the Property had cleared additional trees within the Riverfront resource area to expose more of the perennial stream. Degraded areas of the Riverfront resource area have occurred prior to the implantation of the Massachusetts Wetland Protection act and Riverfront Protection Act by the construction of the Existing Building, driveway, parking areas, and walking paths. BVW area located within a large grass field and along the edge of the perennial stream have been altered through mowing of the area.

Tree House has improved a small driveway adjacent to the northern side of Building A for “On the Fly” order pick-ups as part of their Phase 1 Improvements. Tree House improved the small parking area on the western side of Building A as well as constructed a small employee parking area on the eastern side of the building as part of Phase 2 improvements. Tree House has also removed and replaced the patio area outside the atrium on the southern side of Building C along with extended the eastern side driveway to allow an area for food truck parking. Tree House has also rehabilitated the existing 6 ft wide gravel walking trail that runs from the driveway entrance between the Existing Building and perennial stream to the southern side of Building C.

Proposed Improvements

Tree House’s proposed work for this “Phase 3A” consists of the rehabilitation and construction of additional walking path/trails through the Property, the replacement of the southern pedestrian bridge across the perennial stream, as well as improvements to the riverfront resource area and restoration of other wetland resource areas.

Tree House is proposing to expand the existing walking path/trails throughout the Property to create additional recreational activities for its patrons. The proposed walking path/trails will consist of a 6 ft wide gravel path which will loop around the outside edge of the haying field in the southern portion of the Property. This proposed loop will travel through existing altered BVW in the southeastern corner of the field. A 10 ft wide disturbance will be marked through the existing BVW area within the southeastern corner of the field to allow for maintenance and safety of the trail. The proposed walking path/trail will cross the perennial stream at the location of the southern pedestrian bridge. This proposed walking path/trail will be a small loop within the open grass field that is between the right-of-way of Route 5 & 10 and the perennial stream. The last segment of the proposed expansion would be a connection between the existing driveway entrance to the northern edge of the existing large parking area. This segment would reside approximately 50 ft from the perennial stream between the perennial stream and earthen berm which runs along the western edge of the driveway/parking area.

Phase 3A work also includes the removal of the small wooden pedestrian bridge located south of the existing driveway entrance. The existing bridge will be replaced with a new a 22 ft long 6 ft wide bridge which will consist of a wooden bridge deck and concrete abutments. The new proposed bridge will meet the Massachusetts Stream Crossing Guidelines. There is no proposed

work associated with the existing wooden pedestrian bridge located north of the driveway entrance.

Phase 3A improvements will also include improvement of wetland resources that are found on the Property. Phase 3A will include the restoration of riverfront resource area to mitigate previous alterations and the proposed impacts of the 6 ft wide walking path/trail. The riverfront restoration will include the plantings of various trees and shrubs around the edge of the stream to provide shading for the perennial stream. Areas within the riverfront resource area which are upkept currently (areas that are mowed/hayed/cleared of underbrush) will continue to be upkept after the improvements. The restoration improvements will be allowed to grow naturally, however shrubs planted along the perennial stream will be kept at a height of approximately 10 ft. Phase 3A will allow the existing altered (mowed/hayed) BVW areas to be restored to natural conditions by preventing the mowing and haying within the BVW limits. BVW replication is proposed in the southeastern corner of the haying field to account for BVW lost due to the construction of the proposed walking path/trail and the proposed foot bridge replacement.

The following are the wetland resource impacts associated with Phase 3A of the project.

- BVW
 - Existing Impacts
 - Existing Altered – 89,786 SF
 - Phase 3A Impacts
 - Temporary Altered – 210 SF
 - Permanently Altered – 4,233 SF
 - Improvements
 - Replicated – 5,323 SF
 - Restored – 85,937 SF

- Riverfront Resource Area
 - Total Riverfront Resource on Property – 724,401 SF
 - Existing Impacts
 - Altered 0-100' – 196,752 SF
 - Altered 100-200' – 231,936 SF

 - Total Altered – 428,688 SF
 - Degraded 0-100' – 7,863 SF
 - Degraded 100-200' – 38,703 SF

 - Total Degraded – 46,566 SF
 - Phase 3A Impacts
 - Altered 0-100' – 165,775 SF
 - Altered 100-200' – 225,852SF

 - Total Altered – 391,627 SF
 - Degraded 0-100' – 20,109 SF
 - New – (12,246 SF)
 - Degraded 100-200' – 45,989 SF
 - New – (7,286 SF)

 - Total Altered – 66,098 SF
 - Total New – (19,532 SF)