


Ian Gaffney, member/owner
15 Royal Rd LLC, Emmy's Organics LLC
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Project Narrative: Emmy's Organics LLC has been a tenant at the 15 Royal Rd location since July 2019 using the facility for shipping and receiving purposes of its finished goods and raw materials. Prudence Properties, the owner of the building, has agreed to sell the building and the land to the owners of Emmy's Organics. The owners of Emmy's Organics will be buying the property under a new LLC, 15 Royal Rd LLC. This new LLC (15 Royal Rd) will have the same ownership structure as Emmy's. Emmy's Organics will be leasing the facility from 15 Royal Rd LLC under a long-term lease agreement, with the intention of consolidating its operations including distribution and small-scale manufacturing of its organic cookies. The existing building has historically been used as a warehouse and office by the owners of the building. Emmy's Organics will be adding a manufacturing room to the interior of the facility, which will produce their organic cookies. It is our understanding that the addition of the manufacturing room will require a change of use to the building.

Site/Exterior: There will be no changes to the dimensions of the principal, building structure, the existing topography, parking areas and/or natural features. The existing sign will remain in place.

Energy: Emmy's Organics will be removing 5 industrial size compressors that were being used by the previous tenant for walk-in coolers and freezers at the site. They will be adding 1 energy efficient HVAC unit for the processing room. Emmy's Organics currently sources solar and wind power for its manufacturing facility and will be doing the same for the new location at 15 Royal Rd. All newly purchased manufacturing equipment will be energy efficient as well.

Sincerely


Ian Gaffney, member/owner
15 Royal Rd. LLC
Emmy's Organics LLC

10/3/2019