



First Selectman Beth Heller  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge CT 06525

**RE: Offer to Purchase**

Approximately 25 Acres located at 50 Woodfield Road  
Woodbridge, CT

Dear First Selectman Heller,

Thank you again for the time spent allowing me to present concepts to allow us to keep New England Brewing Company in the Town of Woodbridge. I would like to propose developing a new state of the art brewery and event center on the above referenced property. We are very excited to see the possibility of the redevelopment of the former clubhouse and affiliated buildings into a transformational new development we are proposing. To that end, Eclipse Development Group, LLC is pleased to offer to purchase the above referenced property for the development of a super-regional craft brewery and related food tenants of approximately 60,000 square feet of building along with approximately 10 acres of for rent housing with an affordable component (as I know the Town is under pressure to have within the town limits), under the following terms:

We, Eclipse Development Group (EDG) and/or an affiliated Assignee ("Buyer") hereby offer to purchase from the Town of Woodbridge ("Seller") the Property consisting of approximately 25 acres of land located at 50 Woodfield Road ("Property"), upon the following basic terms and conditions:

Property: APN 002315336

Inspection Period: Shall be for a period of Ninety (90) Days from mutual execution of a formal Memorandum of Understanding.

Purchase Price: One Million, Five Hundred Thousand Dollars (\$1,500,000)

Delivery Conditions: Owner shall deliver the Property in Current Conditions. EDG shall be responsible for demolition of existing structure and construction of the brewery and all appurtenant parking and structures, and rental property.

Location: We are proposing to acquire where the existing clubhouse sits then north to include the area that encompasses the former tennis courts. Exact dimensions to be determined during Inspection period.

Title: First American Title Company  
National Commercial Escrow Division  
Santa Ana, CA

Closing: Eclipse shall submit for approval all plans and drawings for the buildings plus all site improvements and will begin upon all approvals.

Broker's  
Commission: There is no anticipated brokers fee associated with this transaction.

If the foregoing is of potential interest, I would love to sit down with yourself and any other appropriate individuals from the Town to move this to fruition allowing us to keep a Woodbridge attraction within the town with a new attractive forever home. I look forward to hearing from you soon to see if we may move this concept forward.

Very truly yours,  
***Eclipse Development Group***

Douglas Gray  
President

