



NEWSLETTER, APRIL 2018

## POWERPLANT PARK

A PLANNED CANNABIS AGRICULTURAL COMMUNITY

### REGULATORY APPROVALS/CONDITIONAL USE PERMIT

PowerPlant Park expects it will soon receive its Conditional Use Permit and land entitlements from the City of Richmond. Upon request we will provide the latest time-line that describes this CUP process in detail, including the anticipated 1st crop for our Member-Tenants. The City Council in a recent vote unanimously approved cannabis cultivation after their vote to down-zone 90 acres of land on Richmond's North Shoreline. Interactive Resources are the lead architects on the Park Project, our CEO and General Manager have now met with the entire City Council individually. PowerPlant Park began the Design Review & CUP approval process in May 2017; including submission of all architectural/civil drawings, environmental reports/studies and security plan.

### SALES AND MARKETING

PowerPlant Park has grown to 18+ acres and has now begun its sales and marketing campaign in earnest. We have exhibit space at the Indo Expo held at the Craneway Pavilion April 28th & 29th, (Booth 377). We will soon complete a overhaul of our printed materials, web and social media sites. Our marketing efforts will include webinars and sponsorships in conjunction with ArcView Group. ArcView has over 1000 accredited cannabis only investors. PowerPlant Inc., our Collective formed in 2013 is already one of ArcView's funded companies, raising \$850,000 from one of their investor members in 2014. Our current investor group will soon join ArcView as Investor Members which will give us unique access to their database.

As part of our marketing plan we intend to hold several webinars with ArcView investors; investors that are eagerly looking to place money into California cultivation. PowerPlant Park is a year+ ahead of most other large-scale projects in the State and no such project exists in the San Francisco Bay Area. In our tenant-investor model PowerPlant master growers and scientists handle all production. Investors will receive a check every quarter, (net revenues expected to be \$1.7M per year for each 3,456 sq. ft. Greenhouse).

Also, at PowerPlant Park, many local cultivators that for years have been growing "underground" now have a chance to lease "small-footprint" legal space in the San Francisco Bay Area. Almost impossible of late, as commercial landlords willing to rent space for cannabis has evaporated. The only other option is to buy property and most craft growers cannot afford this alternative. PowerPlant Park will have 155,000 sq. ft. of canopy, each Greenhouse with 1044 plant-sites.

PowerPlant is close to finishing production of a 3D promotional video. The film begins with the viewer having the experience of flying over PowerPlant Park showing all of the Park buildings. The project site has over 300 feet of shoreline and stunning views of the Marin Headlands, Mt. Tam and San Francisco Bay.

Continuing, the viewer will travel through the entry gate, pass the guard house, tour the Processing Center, Nursery, Restaurant and then enter a Greenhouse appearing in full operation with all its sight and sounds, lights turning on and off, mature plants set atop rolling tables, environmental controllers, air mixing, circulation and light deprivation systems. Viewers of the video are provided special 3D glasses and inserts his/her cell phone into the glasses to watch the film.

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## JOB CREATION AT POWERPLANT PARK

At full capacity PowerPlant Park will create over 500 full and part time jobs for hourly workers paying \$20-\$25 per hour). In this regard PowerPlant will recommend that its owners and tenants give preference to the hiring Richmond residents, subject to the screening dictates of the Richmond Police Department. Moreover, this recommendation will also include the hiring of the formerly incarcerated individuals you have non-violent drug offences. The Park's management will facilitate this hiring by developing and maintaining a pre-screened pool of candidates. It's envisioned that many of these employee candidates will come to the Park via Richmond WORKS, a training and development program to be administered jointly by PowerPlant Park and the City of Richmond.

## COMMUNITY OUTREACH

PowerPlant is committed to voluntarily contributing a portion of its profits, (in addition to City taxes) to Richmond's nonprofit and NGO communities. This effort in cooperation with the City. We have recently donated \$1,000 to the annual Earth Day celebration. Once we are at full capacity the annual contribution is forecasted to be approximately \$1,500,000. In addition, PowerPlant has committed to develop and maintain its portion of the San Francisco Bay Trail that runs alongside the Park.

Lastly, various Richmond non-profit agencies and schools would benefit from PowerPlant's merchant program ("Local Heroes") which would see a percentage of transactions at local restaurants, retail establishments and service merchants forwarded electronically to Richmond only nonprofits. See Community Outreach Programs on our website for more details, ([www.powerplantpark.com](http://www.powerplantpark.com)). All of the above commitments will be codified in a Community Benefits Agreement ("CBA") between the City of Richmond and PowerPlant Park.

## POWERPLANT PARK PHASE I & PHASE II DEVELOPMENT

PowerPlant Park will be developed in two Phases. Phase I of Park will include thirty-three 3,456 sq. ft. Greenhouses and full-service Processing Center, 44,000 sq. ft. and include a pre-roll assembly line. Further construction in Phase I will include the Nursery, (4800 sq. ft.), a Restaurant, (3,456 sq. ft./plus 1,500 sq. ft. deck) and Conference Center. Phase II will add eleven additional Greenhouse Units. The Park faces Richmond Parkway at Goodrick Avenue, has 300 ft. of the Richmond's North Shoreline looking out to stunning views of San Francisco Bay, Sausalito, Marin Headlands & Mt. Tamalpais.

Schedule a presentation with our broker Larry Westland  
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