



POWERPLANT PARK

A PLANNED CANNABIS AGRICULTURAL COMMUNITY

THE PROJECT

POSITION STATEMENT

PowerPlant subscribes to the notion that cannabis was no accident in the Divine design of nature. As scientific evidence continues to mount in the U.S. and abroad, the powerful medicinal value of cannabis is becoming more and more mainstream, now medically legal in 29 States. A movement is taking place fueled by facts, many myths replaced with science and ever-expanding medical trials from countries around the world. 68% of Americans want cannabis to be federally legal. A "green rush" is now squarely upon the California market, the legitimacy of the cannabis industry has created a momentum that crosses almost every walk of life. Conventional investors, even cannabis-only equity funds are now seeing the value and potential returns in several high growth areas. PowerPlant intends to be at the forefront of this movement forecasted to produce \$44B in revenues by 2020.

POWERPLANT'S PARKS ENHANCEMENT OF SMALL BUSINESS

PowerPlant Park is the first legal Project of its kind in the San Francisco Bay Area. The Park will soon offer approximately 155,000 sq. ft. of canopy to craft growers & canna-investors. The opportunity to secure a long-term lease on state of the art mixed-light Greenhouse space. Phase I of PowerPlant Park will include thirty-three 3,456 sq. ft. Greenhouses and full-service Processing Center, (44,000 sq. ft.), with a pre-roll assembly line. Further construction in Phase I will include a Nursery, (4800 sq. ft.), a Restaurant, (3,456 sq. ft./plus 1,500 sq. ft. deck) and Conference Center, (3,456 sq. ft.). Phase II will add eleven additional Greenhouse Units. The Park faces Richmond Parkway at Goodrick Avenue and has 300 ft. of Richmond's North Shoreline looking out to stunning views of San Francisco Bay, Sausalito, Marin Headlands & Mt. Tamalpias. Plants will be tracked from "seed to sale" per industry best practices and new State guidelines for cannabis cultivation.

The custom greenhouse structures are engineered specifically for cannabis and are manufactured by the premier manufacturer of hybrid greenhouses for agricultural production. These structures will be assembled on-site by local contractors. Each 3,456 sq. ft. unit would be built of steel and glass encompassing the latest in supplemental lighting, light deprivation and organic nutrient inputs for indoor growing.



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POWERPLANT'S PARKS ENHANCEMENT OF SMALL BUSINESS, *continued*

The entire property will be surrounded by a security fence designed with guidance from the city's planning department. In addition, Jet-Protect the provider of security for the neighboring solar farm will be engaged to provide a twenty-four hour, centrally monitored security system to ensure the safety of PowerPlant Park's employees, production facilities and the surrounding Richmond community.

PowerPlant Park will be producing the highest grade of cannabis in the State of California, including many strains that have high CBD values for patients that do not prefer the psychoactive properties of THC. Today the top-shelf wholesale cannabis crop is valued at \$1,800-\$2,000 per pound, \$5K -\$6K at retail. Most of the cannabis processed at PowerPlant Park will be sold through our delivery service, (75 drivers in 9 Bay Area Counties). PowerPlant also maintains a significant database of licensed MMJ dispensaries and delivery services throughout Northern/Southern California where we will assist our tenants with sales into the wholesale market.

All glass and steel greenhouses will be constructed with the latest technology and will allow craft growers a turnkey opportunity to begin operations with a modest amount of initial capital. As such, there will be up to 44 entrepreneurial MMJ growers operating at PowerPlant Park as either tenants or investor-owners. (PowerPlant can manage the cannabis production for the investor). There has been tremendous interest in the Park already and we forecast filling all 44 Greenhouses before PowerPlant Park breaks ground, anticipated to be in November of 2018. The operations of the Greenhouses will provide for over 500 sustainable jobs paying \$25 per hour, PowerPlant plans to hire from the City of Richmond and surrounding communities.

PROTECTION OF THE ENVIRONMENT AND SURROUNDING COMMUNITY

PowerPlant Park has planned to take the following steps to ensure that its agricultural community is operating in the most efficient and environmentally sensitive way:

- A private contractor would operate an employee commute-hour shuttle bus system between the Park and the Richmond BART Station and other strategic locations throughout the City.
- All electricity at the Park would be supplied by Marin Clean Energy; we are attempting to source solar power for the Park as well
- PowerPlant Park cultivation is preformed using a reservoir system; as part of the system one reservoir collects any waste water and this minimal amount of water is recycled off-site
- The only waste water running into the county's sewer system would come from its on-site restaurant and employee bathrooms as MMJ plant refuse itself would also be recycled off-site.



Schedule a presentation with our broker Larry Westland, 510.459.5566 CA BRE Broker #00483233