



# WELCOME TO POWERPLANT PARK

A MASTER-PLANNED AGRICULTURAL COMMUNITY & CAMPUS

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Turnkey Opportunity

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State-of-the-Art Amenities

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18.8 Acre Waterfront Campus



## POSITION STATEMENT

PowerPlant Park 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 38 states, adult-use in 12). A movement is taking place fueled by facts, many myths replaced with science and ever-expanding medical trials from countries around the world. Over 78% 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 now 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 Park intends to be at the forefront of this movement; forecasted to produce \$44B in legal sales the US by the end of 2022.



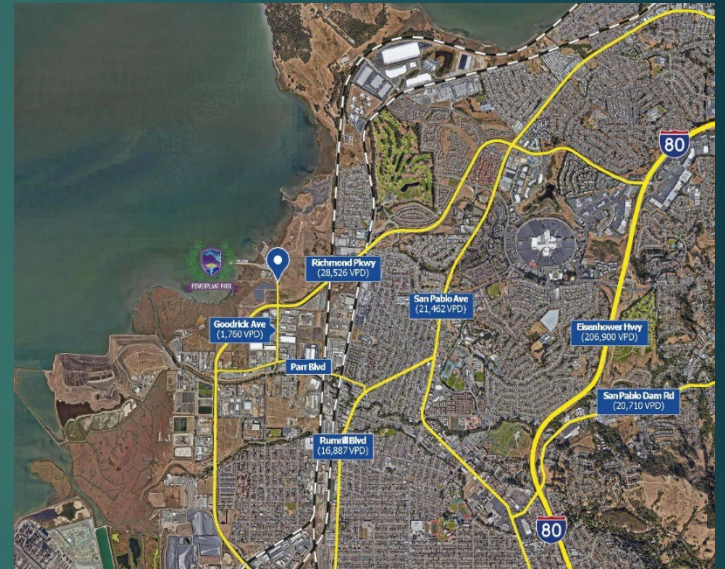


# POWERPLANT PARK-PROJECT SITE

Located in Contra Costa County, the Park is situated on Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpais, San Francisco Bay and the Marin County Mountains. The San Francisco Bay Area is home to approximately 7.5 million residents and is ranked the #1 market in California for cannabis retail sales and connoisseurs



## TRANSPORTATION MAP



CTRL/CLICK ABOVE IMAGE TO VIEW KPIX/CBS VIDEO  
FEATURING THE MAYOR OF RICHMOND





# APPROVED EXISTING SOLAR PANEL FARM SITE PLAN



NOTE:  
ELMAR COURT AND FREETHY  
BLVD. PROPOSED TO BE  
VACATED BY CITY. TOTAL AREA  
APPROXIMATELY 3.3 ACRES.

NOTE:  
EASTERN EDGE OF GOODRICK  
AVE. IMPROVED PER GUIDELINES  
PROVIDED IN EVALUATIONS AND  
EMERGING CONCEPTS - REPORT:  
GENERAL PLAN AMENDMENT  
FOR AREA 12, PAGE 38. A  
REPORT PREPARED FOR THE  
RICHMOND PLANNING  
COMMISSION BY DYETT & BHATIA  
DRAFT DATED 11/6/2017.

- PRODUCTION GREEN HOUSES  
(63) @ 3,456 SF = 217,728 SF
- PROCESSING FACILITY, (3) @ 3,456 SF, = 10,368 SF
- MANUFACTURING FACILITY, (1) @ 3,456 SF  
(1) @ 1,970 SF = 5,426 SF
- NERVE CENTER (1) @ 2,500 SF = 2,500 SF
- SECURE STORAGE, (1) @ 864 SF = 864 SF
- RESTAURANT, (1) @ 3,456 SF
- EMPLOYEE FACILITIES RESTROOM / BREAK AREA
- UTILITY PAD
- TRASH ENCLOSURE
- GATE HOUSE
- BAY TRAIL

PARKING SECURE : 195  
PARKING OPEN TO PUBLIC 8  
TOTAL 203

TYPICAL BUILDING FOOTPRINT, 3,456 SF

Phase	Building	Site	F.A.R.
1	75,354 sf	192,000 sf	39.2 %
1A	17,280 sf	92,400 sf	18.7 %
2	59,302 sf	163,400 sf	36.3 %
3	90,631 sf	203,676 sf	44.5 %

**PHASE 1**

0 25 50 100  
SCALE: 1" = 50'-0"

## POWERPLANT PARK - SITE PLAN

October 6, 2021



# A MASTER-PLANNED AGRICULTURAL COMMUNITY AND CAMPUS

## PROPERTY HIGHLIGHTS-PARK AMENITIES

- 18.8-acre campus located on 2,200 ft. of the San Francisco Bay
- 59 Tier 2 indoor mixed-light greenhouses, (same footprint as indoor)
- 1,144 plant-sites per Unit
- 2000 lbs. of ultra-premium flower per year
- Annual wholesale crop value of \$3.6M per building
- State-of-the-art processing & manufacturing & packaging facilities
- 2nd Gen tissue culture genetics in partnership w/Dark Heart Nursery
- Exclusive genetics from CA top breeders
- Model greenhouse, (testing new technologies)
- 2 extraction labs, (hydrocarbon & cold ethanol), edibles kitchen
- Custom preroll assembly lab
- Compliant packaging, fulfillment and branding services
- Waterfront restaurant
- San Francisco Bay Trail access
- Solar powered by Q4, 2022, (off grid by Q1, 2023)
- Statewide wholesale and retail distribution, (presold contracts)





# POWERPLANT PARK HAS CRACKED THE CODE FROM “SEED TO SALE” OPERATIONS THE 1<sup>ST</sup> VERTICALLY INTEGRATED CAMPUS OF ITS KIND IN THE STATE OF CALIFORNIA

## Lack of Available Space

With demand higher than ever before, legal space in the San Francisco Bay Area is a rare commodity. Phase I of the Park is 75% leased and the Park is now accepting applications for over 200,000 sq. ft. of canopy in Phase II & III

## CUP Permits Issued

All 69 buildings in all 3 Phases of PowerPlant Park have already been issued a Conditional Use Permit by the City of Richmond. The approval process spanned over 36 months working closely with city and state officials at a cost of \$3.8M

## State Licensing

A lease of turnkey space at PowerPlant Park allows tenants the ability to **immediately** secure a legal address required to obtain a State cultivation license

## Wildfires

PowerPlant Park is uniquely situated on 2,200 ft. of the San Francisco Bay to its West. The location is surrounded by acres of paved industrial park to the East. The Park is essentially fireproof with its metal framed buildings

## License Profile

The Park's seven license types enable tenants speed to market at a fraction of the normal time. Greenhouse buildings are significantly upgraded to create a growing environment unrivaled in the State, producing ultra-premium flower and extracts at top-tier price points

## Water/Power

PGE applications have been submitted; water capacities already secured through East Bay Mud. The Park plans to harness the solar power from the bordering 2-meg solar farm



RESTAURANT AND TOWN HALL ^

RESTAURANT, TOWN HALL, AND  
NURSERY FROM BAY TRAIL >





# UNRIVALED COMPETITIVE ADVANTAGES

## CULTIVATING SUPERIOR CRAFT CANNABIS TO SCALE

### Location

PowerPlant Park is uniquely situated in the densely populated San Francisco Bay Area, the heart of Northern California's thriving cannabis market, no similar campus in a 100-mile radius

### Low Cap Ex

Affordable cost of entry, incl. interest free financing. Buildings set up in 3-4 weeks and are 100% state regulatory compliant. The units have been significantly upgraded, thus maximizing first year's profitability, efficiency and plant-yields

### Tenant-Investor Model

PowerPlant Park's tenant-investor model allows for a lease-back of the greenhouse, the Park acquires state license and manages all production and distribution, guaranteeing a return of \$125,000 to the investor-tenant through quarterly rent payments

### Speed to Market

Tenancy at the Park eliminates 2+ years of effort and expense to acquire requisite municipal/state permits and licenses with no guarantee of regulatory success

### Supply Chain

PowerPlant Park offers its tenants statewide Distribution through an established network of wholesale buyers and presold contracts and through its retail outlets including delivery, storefronts and drive through windows, (at Park site)

### State Distribution

PowerPlant Park offers its tenants statewide distribution through a network of established wholesale distributors and presold contracts and through 9 county delivery service, retail storefronts and drive through windows

### Greenhouse Ownership

Tenancy at the Park includes ownership of a 3,600 sq. ft. with 1,144 plant sites, (\$3.8M in gross annual crop value) Tenant lease includes private space in the nursery and mother's room for personal genetics





# POWERPLANT PARK CREATES INSTANT BUSINESS OPPORTUNITIES

## 2021-GOING FORWARD MARKET FORCES

During these challenging times, the cannabis industry in California has seen sales gains unlike any year since legalization. Many craft-growers are deciding to go legal, considering the challenges of conducting business in an increasingly dangerous black-market. With hundreds of thousands of outdoor and hoop-house grown plants taken offline by recent wildfires, many growers and large farms are now deciding to move operations indoors.

Further, many multistate brands are now looking to expand operations and enter the lucrative California market. These retailers can simply lease space at PowerPlant Park and instantly replicate operations, leveraging state-of-the-art onsite processing, manufacturing and packaging facilities. The Park also provides statewide retail/wholesale distribution.

## A LEASE & GREENHOUSE PURCHASE AT POWERPLANT PARK

Tenant buildings are designed and manufactured by Nexus of Colorado, the premier builder of hybrid indoor mixed-light greenhouses in the US. The buildings have been significantly upgraded with the most advanced mixed-light technology available. Internal systems are fully integrated and controlled through a dashboard interface on a phone or tablet, (access from anywhere in the world). PowerPlant Parks intention is to create a community of like-minded individuals, everyone focused on growing superior craft-cannabis for a vast California marketplace.





# NEXUS OF COLORADO

The premier provider of hybrid indoor mixed-light greenhouses in the US



## Nexus of Colorado

As a leader in the horticulture industry for 50 years, Nexus of Colorado has mastered the design and build of hybrid indoor mixed-light technology. Buildings are custom designed based on the project's geographic location and are fully integrated with all internal systems managed through a dashboard on your tablet or phone. PowerPlant Park has made significant upgrades to roof panels, feeding management, LED lighting, environmental control, rolling benches, pest/odor control and more, resulting in a growing environment and approach we believe unrivaled in the State.

Each Unit is home to 1,144 plant-sites producing approximately 1,725 pounds of ultra-premium flower per year.

### Links:

[Nexus of Colorado](#)

[The 06i By Fohse - 1200W Industrial  
Greenhouse LED Grow Lights](#)



# RETAIL DISTRIBUTION—

Seed-to-shelf model to insulate against a volatile wholesale supply chain



**PowerPlant Park Retail Kiosks**—30 locations under LOI at prominent Storefronts in NorCal—Kiosks featuring **only** PowerPlant Park brands, medical/recreational/accessory counters, highly trained staff, registered nurse for medical

*(render depicted in shopping mall for demonstration purposes only)*



**PowerPlant Park Drive Thru:** Onsite Facilities—63,000 cars pass the Park each day, 50% likely consumers of cannabis—Freshest product in town!—never leave your car—transactions in 4 seconds—prepaid orders completed on PowerPlant Park phone app—200 cars can line up on PowerPlant Parkway once clearing security—security who will flow back cars onto Goodrick Ave to avoid traffic issues



**PowerPlant Park Delivery**—100 drivers in 9 Bay Area Counties—product-on-board guarantees 30-minute delivery times—bonded mature drivers—medical dispatch staff available for consultation—type 6 manufacturing in SF Hub, highly unique to be coupled w/Non-Storefront Retail—1 year pilot received over 350 five-star reviews—nominated for Weedmaps dispensary of year award—PowerPlant Parks seed-to-shelf model, (superior Dark Heart genetics) offers consumers ultra-premium quality at 30-40% savings under major brand pricing sold by competitors.







TRANSPARENCY

# TRANSPARENCY BRAND



## TRANSPARENCY BRAND

The idea behind our in-house brand is to maintain 100% transparency in every aspect of our cannabis production facilities, distribution, and retail outlets. 100% disclosure on our website, listing every input that goes into cultivation of all immature/mature plants, extracted and edible products. Our jarred flower and custom line of blended prerolls will be manufactured with only whole virgin flower and will include many exotic strains exclusive to the Park.



PowerPlant Park Purple



PowerPlant Park's cultivation team has over 150 years of combined cannabis experience. Their goal is to leverage the latest advances in hybrid indoor mixed-light technology while incorporating their tried/trued old-school methodologies. These forces we believe will create one of the best growing environments in the State.



Smore's



# TENANT MODELS

## Tenant-Grower Model

- Greenhouse Purchase: \$500,000, (12 monthly installments of \$41,667 interest free)
- Tenant acquires State License w/PPP assist thru [Be Green Legal Cannabis Consulting and Licensing Experts](#)
- Rental Rate: \$5 per sq. ft. includes all utilities, security, maintenance, only monthly expense is power
- CAM Fees: included in monthly rent
- Term: 5-year initial term, with 3 five-year renewal options
- 1<sup>st</sup>, last and security deposit: due upon lease execution
- Crop Purchase Agreement: tenant-grower has option to enter into an agreement whereby PowerPlant Park sells tenant harvest. Tenant receives 75% if sold wholesale and \$2,700 per lb. in sold retail. PowerPlant Park expects to sell 80% of all production retail.
- Tenant may sublease Unit upon PowerPlant Parks approval of subtenant and terms



## Tenant-Investor Model

- Greenhouse Purchase: \$500,000; \$250,000 upon execution of Agreements plus 6 payments of \$41,667 months 2-7 during construction, (interest free)
- Upon payment in full tenant receive legal title to building and all its contents
- PowerPlant Park leases structural pad from Divine Development Group and Greenhouse from tenant-investor through a Second Sublease Agreement, removing any direct involvement in operations and licensing by the tenant-investor
- PowerPlant Park manages all production, wholesale and retail distribution
- Under the Second Sublease, PowerPlant Park pays quarterly rent to tenant-investor of \$250,000. Quarterly rent begins 90 days after Certificate of Occupancy.
- Purchase can be documented to qualify for a 1031 exchange





# POWERPLANT PARK TEAM

**PowerPlant Park has assembled an extremely committed team of professionals...  
with the right mix of start-up, operational, and big company experience...over 150 years of knowhow to scale**

## **Richard Trieber—Developer/CEO**

Over the past four years Richard has guided the design and development of PowerPlant Park, in the process assembling a world-class management team with over 150 years of combined cannabis experience, including master growers, scientists, and genetics experts. Expertise to ensure that the Parks operations, plant selection and strain integrity is maintained at the highest level. Under Richards direction PowerPlant Park has developed key strategic partnerships with industry leaders from several vertical businesses. Relationships that include onsite management of the nursery and lab operations and have led to the company's procurement of the latest technology in processing/manufacturing equipment and indoor mixed light buildings. Taken together these alliances will render PowerPlant Park the most technologically advanced campus in the State of California and enable the Park to produce world-class craft cannabis to scale.

Prior to entering the world of cannabis Richard spent 3 years in the entertainment industry as the owner and executive producer of the Rheem Theater in Moraga California, transforming the 1957 art-deco theater into a 1200 seat full-service entertainment venue. Richard attracted major acts such as Smokey Robinson, Tony Bennett, James Brown, George Carlin, Dionne Warwick and Johnny Cash to name a few, in total producing over 120 musical and theatrical events. Richard is also the visionary behind Local Heroes and Hands 4 Hope 4 all Humanity, (his foundation). Over 16 years Richard and a world class team of technologists designed and built a next generation global platform mirroring the debit/credit networks of Visa and MasterCard. The platform can manage transactions in unique ways to accommodate a variety of economic and humanitarian business models. Two of these models, "Dine One Rewards" and "On Campus Rewards" were piloted in Canada, Mexico and Los Angeles. Richard, (who speaks Spanish) while in Mexico met with President Fox and his wife and was introduced to several Director Generals of the Government Ministries needed to launch the pilot.

## **Carl Meuser—Greenhouse Operations Manager/Scientist**

Carl Meuser is an experienced professional with a long career in the field of analytical instrumentation. In this field Carl has held positions for customer training, sales, marketing and senior management. These positions have always involved building relationships with fortune 500 companies, academia, research institutions and both domestic and international governmental agencies. His work has involved solving analytical issues for environmental, agricultural, food processing and many other science related fields requiring high volume chemical testing systems. This work culminated with the job of marketing director for international sales covering Africa, Australia, and Asia.

## **Wilson Linker—Master Grower**

Wilson has over 25 years of experience managing commercial indoor grows in the legal and black markets. His expertise often brought in when growers run into production issues or need education and training. Wilson brings PowerPlant Park tried and true methods of commercial cannabis propagation, cloning and flowering systems. Wilson has developed feeding management protocols that are strain specific and known to increase plant yields up to 20%. Wilson will be available to all PowerPlant Park tenants insuring they are informed of the latest mixed-light technology and growing techniques.

**Jason Fleming—Master Grower** Vice TV Video: [The Case for PowerPlant Park](#)



## STRATEGIC PARTNERSHIPS

**Nursery Operations, Exclusive Genetics, Tissue Culture Lab, High-Quality Genetics - Dark Heart Nursery**

**Hybrid Indoor Mixed-Light Greenhouses:** [Nexus System 420 Hybrid Greenhouses \(nexuscann.com\)](#), [\(enhanced Unit\)](#)

**Licensing/SOP's:** [Habib Bentaleb | Ragghianti Freitas LLP \(rflawllp.com\)](#)  
[Cannabis Consulting and Licensing Experts | Be Green Legal](#)

**Extraction Facilities:** [Root Sciences | Cannabis Distillation & THC Extraction Equipment](#)

**Drying, Curing & Storage Humidors:** [Darwin Chambers Company | Controlled Environment Manufacturer](#)

**Harvesting Solutions:** [GreenBroz, Inc. – World-Leading Cannabis Harvesting Solutions](#)

**LED Full Spectrum Lighting The 06i By Fohse - 1200W Industrial Greenhouse LED Grow Lights**

**Public Relations:** [The Rose Group \(therosegrp.com\)](#)

**Branding/Web Design:** [Heartbrew | Creative Consultancy, Built to Suit Brands - Commercial Real Estate Marketing Solutions \(btsbrands.com\)](#)

**Packaging:** [Hippo Packaging](#)

**City of Richmond:** [Richmond, CA - Official Website](#)

**General Contractor:** [W. E. Lyons Construction - Since 1926 \(welyons.com\)](#)

**Lead Architect:** [At the Vanguard of the Green Rush in Richmond – PowerPlant Park | Interactive Resources \(intres.com\)](#)  
[powerplant park Interactive Resources \(intres.com\)](#)

## REAL ESTATE

**WeCann-Property Broker:** [California Marijuana Business Consulting | Licensing | Real Estate \(wecannca.com\)](#)

Real estate is the most crucial point in a successful cannabis licensing venture, as the prerequisite for state and municipal licenses. With 20+ years of commercial real estate experience, WeCann is a committed expert at sourcing the complicated landscape of cannabis real estate. WeCann has negotiated all cannabis asset types and deal structures— whether retail, leasing or land acquisition.





# MEDIA/WEBSITES

## [PowerPlant Park – CBS San Francisco](#)



"PowerPlant Park' Could Make Richmond The Cannabis Capital of Contra Costa County. The city of Richmond could see hundreds of new jobs and millions of dollars for the City"...

Check out above link; 3 minutes of video on KPIX, the coverage was the lead-in story on the 6PM evening news before 60 minutes, (over 4M viewers) and features Richmond's mayor Tom Butt and the Park. PowerPlant Park has a feature article published in San Francisco Business Times.

### You Tube Video



Website: [PowerPlant Park](#) (new site, 98% complete)

Facebook/Instagram: PowerPlant Park

LinkedIn: [\(99+\) PowerPlant Park Inc.: Overview | LinkedIn](#)







## POWERPLANT PARK FOUNDATION

PowerPlant Park's Foundation has voluntarily committed to donating 5% of its net profits to the City of Richmond's nonprofit and NGO community. This commitment made as part of our Conditional Use Permit. The Program will be monitored by a council that includes faith leaders, teachers from all levels of education and members of local government. At full capacity the annual contribution is forecast to be approximately \$4.4M.

The Program is designed to effect sustainable change in the lives of many individuals in the Richmond community who live each day in unimaginable hardship. Donations will enhance existing Programs in the community that lack adequate funding to make any serious inroads and will be used to hire staff needed to expand operations.

Through our Extreme Need Fund (ENF), payments will be made on behalf of individuals and families who find themselves in hopeless situations. Dire as they are in normal times, now exacerbated due to the pandemic. Funding will be directed to the homeless, mental healthcare, purchase of healthy food for the food-insecure, for medications, drug treatment programs, access to local area doctors/dentists, children's education, vocational training, utility bills, rent, meal delivery and transportation emergencies to name a few.







# THANK YOU

For additional information call 415-233-3131 or email [Richard@LocalHeros.net](mailto:Richard@LocalHeros.net)

Website: [Power Plant Park](#)