



# WELCOME TO POWERPLANT PARK

## A MASTER-PLANNED AGRICULTURAL COMMUNITY & CAMPUS

### TRUE Turnkey Opportunity for Cultivators, CA Brands & Cannabis Investors

PowerPlant Park's has designed & engineered its 59 tier 2 indoor mixed-light buildings to produce the highest grade of cannabis flowers, and extracted products in the State of California. Manufactured by Nexus of Colorado, (the premier provider of indoor greenhouses in the US), each unit is equipped with over \$100K in upgrades including the latest in mixed-light technology for lighting, irrigation, environmental control, CO2 infusion, pest mitigation and feeding management.

From the purity of the water to superior genetics, exotic strains and organic inputs, PowerPlant will always strive to provide our tenants with optimal conditions in which to hone their craft. A lease at PowerPlant Park includes a CUP and legal address and eliminates over 2+ years of effort and significant capital expense in obtaining city and state permit approvals with no guarantee of regulatory success.

PowerPlant Park's has sold out Phase I, we are currently leasing 200,000 sq. ft. of canopy in Phase II and III, where an additional 44 units are available. With the demand for indoor space higher than ever, turnkey legal space in the San Francisco Bay Area is almost impossible to find. Considered by many as the #1 market for cannabis connoisseurs and #1 market in the State by far for retail sales. Many craft-growers are deciding to go legal, considering the challenges of conducting business in an increasingly dangerous black market. Cannabis investors will find the Park an easy way to deploy capital at arm's length with substantial ROI. Multi-state operators wanting to enter the California market can simply lease space at the Park to expand/replicate their brand. Our full service processing and manufacturing facilities can handle all branding and packaging requirements.

### Model Highlights

- In the tenant-Investor model PowerPlant manages production and distribution. In the tenant-grower model tenants are paid \$2,700 per lb. once product is sold through the Parks retail outlets, 25% if sold wholesale, (approx. 2,000 lbs. of production per year per greenhouse)
- Gross , (wholesale) are forecast to be approx. \$4.0M per greenhouse , net revenue is expected to be \$1.4M-\$1.8M. See accompanying spreadsheet for projections and assumptions for both models
- Each greenhouse will produce six harvests per year in a bloom-only rotation. All young plants are raised under an exclusive agreement with Dark Heart Nursery that includes exclusive genetics



## TIER 2 MIXED-LIGHT GREENHOUSES PROVIDED BY NEXUS OF COLORADO-premium builder in the US



### Upgraded interior systems and amenities include:

- Custom version, (38' x 96') "Vail 420" indoor Tier II, mixed-light greenhouse with 3,044 sq. ft. flower zone. Plus 488 sq. ft. work corridor/air-plenum and custom built clean/dirty room w/UV light, (prior to entering the flower zone).
- A Solar Soft Max glass roof covering-corrugated polycarbonate with high-light transmittance and high-diffusion properties.
- Metal side and end walls, 29 RFP rated gauge corrugated metal.
- One 3' x 7' RFP steel insulated main door plus two RFP 6' x 7' insulated double doors.
- End-wall gable vent with automated VC100A vent motor.
- Three vertical air-flow fans by Vostermans for "through canopy" air circulation.
- Two Coolair exhaust fans for below-curtain cooling plus one Coolair peak exhaust fan for above-curtain dehumidification.
- Accordion insect screen over air-intake vent.
- FogCo odor-mitigation system for all exhaust fan
- Thirteen 5.5' x 32' rolling benches with bench top and trough/gutter irrigation systems.
- Netafrim drip system supplying four row-grow zones plus Dosatron manual-nutrient delivery system or upgrade to fully automated system by H. E. Anderson.
- 1500 gallon fresh-water storage tank, (stainless steel), providing two-day capacity.
- Fully automated light-deprivation system including triple-layered blackout curtain;
- Ubiquitous Quantum Dots, UbiQD enhanced spectrum converts short wavelength photons (blue & UV) to longer wavelength photons (red).
- Two Lennox heaters (LF24E-300S) for temperature control in main grow zone plus one heater (LF24E-145S) for air plenum (also used for additional winter-time dehumidification).
- Fully automated cloud-based Wadsworth Environmental Controller, including the integration of all interior systems, managed from a dashboard on a supplied tablet.
- 55 custom LED bloom arrays, O6i by Fohse, 1200W of supplemental light designed specifically for hybrid indoor mixed-light greenhouses. Greater photon density leads to more carbon assimilation, which means more biomass. The O6i packs more photons into each footprint than any other greenhouse light on the market and is paired with a spectral distribution ideal for complimenting natural sunlight. Includes wireless control system to adjust intensity photo period and spectrum-bundled with 'Light Harvesting' sensors that measure the natural light in your greenhouse, (cloud cover/seasonal day light fluctuations). The O6i with Light Harvesting can self-adjust in increments as little as 1% in real time based on the ever-changing light conditions in the greenhouse.
- 1,144 "teens" are in place atop custom rolling benches, (the first of six bloom cycles per year).
- Automated carbogation system-CO2 enrichment, custom built in canopy + 2nd system for automated misting.



## TENANT INCLUSIONS & PARK AMENITIES

- 24-hour on-site security, including drone system, front guard-gate and sensor security fencing around entire property
- City/state permits and licenses managed by PowerPlant Park with assistance from our legal counsel through to issuance of tenants certificate of occupancy and state cultivation license
- State compliant camera viewing system installed in tenant greenhouse, with 24-hour viewing from any mobile device
- 40 hours of professional consulting with PowerPlant’s master growers, scientists, and other on-staff professionals
- 24-hour access to PowerPlant Park restaurant and conference center, including office space, phone lockers, boardroom, kitchen, large decks, unobstructed panoramic views to San Francisco Bay, Mount Tamalpais, and Marin County Mountains
- Access to PowerPlant’s state-wide network of wholesale Distributors and retail outlets
- Access to at will testing lab; portable testing equipment for cannabinoid profiles, moisture; data that tenants are able to make adjustments to lighting, feeding, other environmental systems for desired outcomes.

### Additional Park Amenities:

PowerPlant Parks conference center, (as part of Phase I) will include many additional amenities, including a real estate & leasing office, Park engineer, plumber, electrician, maintenance staff, MMJ insurance office and state/local compliance advisory expert. It will include a full-service multi-media board room, small offices and employee training center in conjunction with Green Flower Media, (Certifications) and the City of Richmond, RichmondWORKS.

