

Now Selling 27 Units in Phase I-A & II

# Welcome to PowerPlant Park A Master Planned Cannabis Community & Campus

- 44 state-of-the-art Tier 2 Mixed Light Units
- Onsite Nursery
- Zero-GeN tissue culture genetics
- Exclusive cultivars from California's top breeders
- Medical grade post-harvest processing

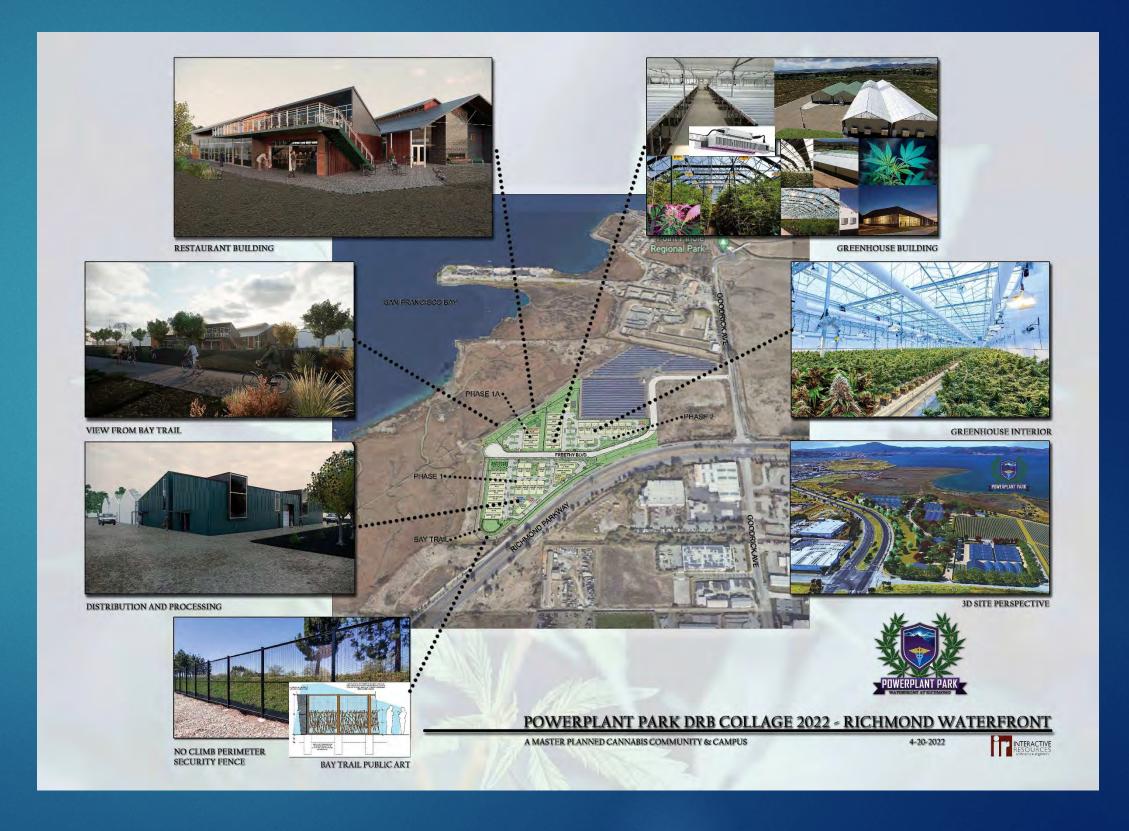
Retail delivery, storefront
Manufacturing, extraction, kitchen
Statewide bulk distribution-Ca brands
Compliant packaging & fulfillment
Waterfront restaurant

### PROJECT OVERVIEW

Located in Contra Costa County, the Park is situated on 2,200 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpias, 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 retail sales and cannabis connoisseurs. PowerPlant Park provides the only true turnkey tenancy/ownership model in the State, an affordable path towards income, a perfect fit for all types of cannabis investors, retail brands, MSO's and cultivators alike.

PowerPlant Park is the first project of its kind in the State. The City of Richmond has approved its CUP/Land Use Entitlements to include cultivation, post-harvest processing, manufacturing, kitchen, packaging, distribution, transportation, retail, and waterfront restaurant. The Park is in the third trimester of Phase I construction, utilities 95% complete, foundations now being poured, with buildings beginning to go up this May. Certificate of Occupancy expected in late July of 2023.

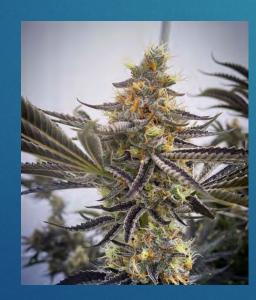
Ownership at the Park eliminates the 2+ year wait and extraordinary expense to acquire requisite city permits and state licenses, with no guarantee of regulatory success. Considering the low cost of entry, best-in-class amenities, turnkey opportunities at PowerPlant Park are without equal. Today's market value for operational, municipal, and state licensed Tier 2 mixed-light space in the SF Bay Area is \$1,200-\$1,400 per sq. ft.



#### PROPERTY HIGHLIGHTS – PARK AMENITIES

- 18.8-acre waterfront campus located on 2,200 ft. San Francisco Bay
- 44 Tier 2 indoor mixed-light greenhouses-\$250K in enhancements
- 1,144 plant-sites per Unit-2000 lbs. ultra-premium flower per year
- Annual wholesale crop value of \$3.6M; retail value \$14M
- Medical grade post-harvest processing
- Onsite Nursery-tissue culture genetics
- Exclusive genetics from California's top breeders
- Model greenhouse, (testing new technologies)
- Offsite extraction lab, (hydrocarbon & cold ethanol)
- Onsite manufacturing, distillation suite, edibles kitchen
- Onsite preroll lab-Holy Roller-3,600 per hour (w/infusion)
- Compliant packaging, fulfillment, and branding services
- Waterfront Restaurant-San Francisco Bay Trail access
- Statewide wholesale distribution, (presold contracts)
- 9 Bay Area County/50 driver Delivery-retail "Garages" in-Storefront "Kiosks"
- Solar powered by Q-4, 2023, (off grid by Q-2 2024











### STATE-0F-THE-ART TIER 2 MIXED LIGHT BUILDINGS

Each Tier-2 indoor mixed-light greenhouse has been enhanced to meet the Park's stringent SOP's/QC's. Over \$250,000 has been spent outfitting each unit with the latest Tier 2 mixed light technology. The flower zone includes 1,144 plant sites producing over 2,000 lbs. of ultra- premium flower annually. Custom LED lighting arrays designed to be spectrum targeted throughout the bloom cycle to maximize desired effects. Including terpene and trichrome production, THC, CBD levels and overall cannabinoid profile. PowerPlant Park's retail, direct to consumer sales avenues insulate the Park from what has been a volatile wholesale, (bulk) market over the past couple years.



# **ENVIRONS**







**RICHMOND SAN** 



**HOTEL MAC** 4 MILES FROM SITE





**SF BAY AREA** 

**RICHMOND BART STATION** 

MILES TO: OAKLAND - 15 SAN FRANCISCO - 25 SANTA BARBARA - 335 EUREKA - 265 LOS ANGELES - 390 **MONTEREY - 125** 



**RICHMOND SHORELINE 4 MILES FROM SITE** 



## RETAIL DISTRIBUTION "Our Farm to your Front Door" to insulate against a volatile bulk market



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 sales

(render depicted in shopping mall for demonstration purposes only)





PowerPlant Park Delivery—50+drivers in 9 Bay Area Counties—product on board guarantees 30-45-minute delivery times—bonded mature drivers—medical dispatch staff available for consultation—1 year pilot received over 350 five-star reviews nominated for Weedmaps dispensary of year award—Exclusive Zero-GeN tissue culture genetics from Phinest Cannabis offers consumers exotic strains—ultrapremium quality at significant savings over major brands sold by competitors.

PowerPlant Park Retail Garages: Onsite Phase I & 3 Offsite Locations in Richmond PowerPlant Park is actively searching for locations in Richmond near Hwy 680,80 & 580. 63,000 cars pass the Park each day on Richmond Parkway, 50% likely consumers of cannabis. The concept is to offer our customers the freshest product in the state—never leave your car transactions completed in 8 seconds—prepaid orders completed and paid for on PowerPlant Park's phone app. Over 200 cars can line up, (through security) on PowerPlant Parkway to access Phase I onsite Garage.

# BUILDING POWERPLANT PARK



RESTAURANT AND TOWN HALL ^

RESTAURANT, TOWN HALL, AND NURSERY FROM BAY TRAIL >



PROCESSING FACILITY \*



A EDIAL A

SOLUTIONS CENTER >











