



Under Construction  
*2 Units Left in Phase I*



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 November 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., (if one can find it)!

RESTAURANT BUILDING

GREENHOUSE BUILDING

VIEW FROM BAY TRAIL

GREENHOUSE INTERIOR

DISTRIBUTION AND PROCESSING

3D SITE PERSPECTIVE

NO CLIMB PERIMETER SECURITY FENCE

BAY TRAIL PUBLIC ART

**POWERPLANT PARK DRB COLLAGE 2022 - RICHMOND WATERFRONT**  
A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS

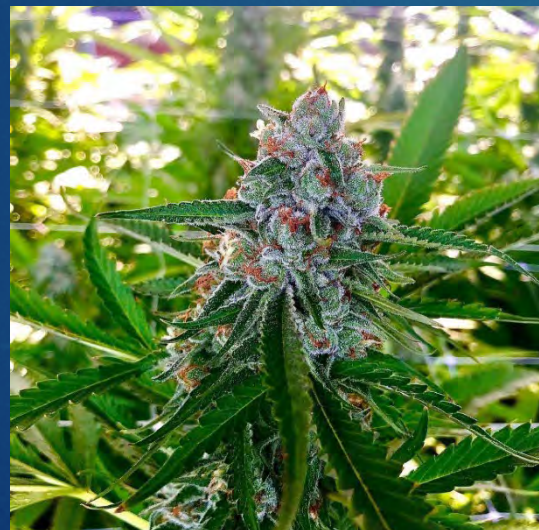
4-20-2022

**POWERPLANT PARK**  
WATERFRONT AT RICHMOND

INTERACTIVE RESOURCES

# 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)

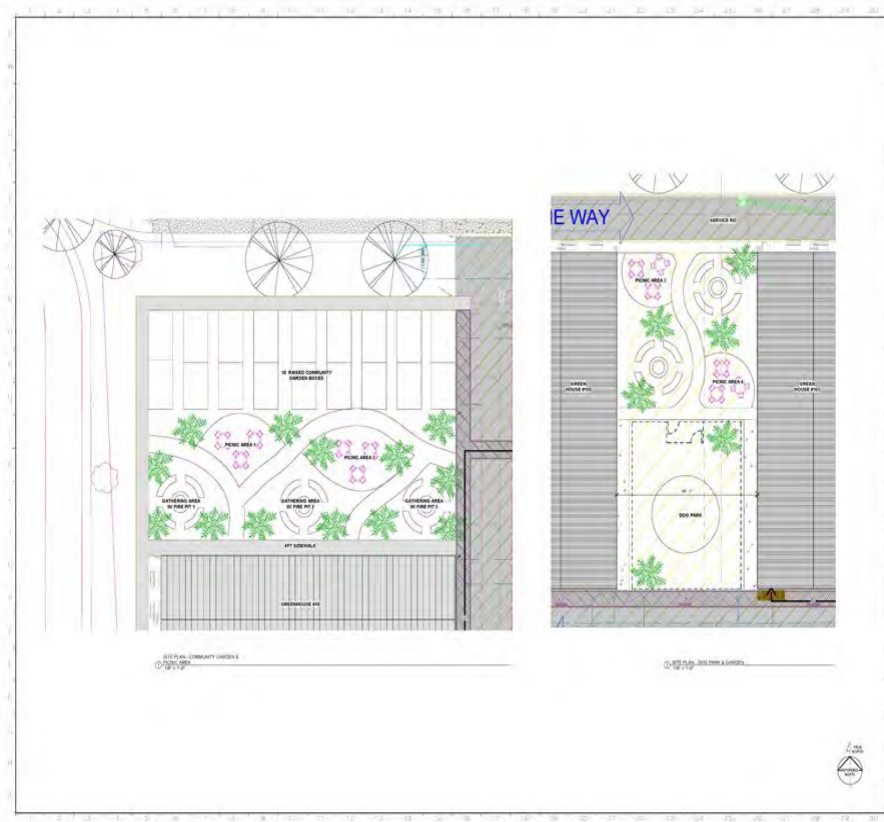


# APPROVED SITE PLAN

SAN FRANCISCO BAY  
Phase I-A with 6 Units in 100 ft BCDC Line



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



**PHASE 1 68,561 SF**

- 101-119 PRODUCTION GREEN HOUSES (18) @ 3,456 SF (GH #104 Removed for PGE easment) = 62,208 SF
- 101A NERVE CENTER (1) @ 2,379 SF = 2,379 SF
- 123(RR) RESTROOMS, (1) @ 723 SF = 723 SF
- 122 DISTRIBUTION AND PROCESSING (1) DISTR @ 450 SF + (1) PROCESS @ 2,739 SF = 3,189 SF
- GATE HOUSE = 62 SF
- TRASH ENCLOSURE
- UTILITY PAD
- BAY TRAIL

PARKING SECURE : 140  
PARKING OPEN TO PUBLIC : 8  
TOTAL 148

**PROJECT OVERALL SUMMARY**

PHASE	BUILDING	SITE	F.A.R
1	68,561 SF	193,406 SF	35.4 %
1A	18,817 SF	95,832 SF	18.7 %
2	59,537 SF	192,565 SF	30.9 %
<b>COMBINED PHASE FAR</b>			
PHASE	BUILDING	SITE	F.A.R
1 + 1A	87,378 SF	289,238 SF	30.2 %
1 + 1A + 2	146,915 SF	481,803 SF	30.5 %

**PHASE 1A 18,817 SF**

- 125-127 PRODUCTION GREEN HOUSES (3) @ 3,456 SF = 10,368 SF
- 128 PROCESSING FACILITY, (1) @ 3,456 SF, = 3,456 SF
- 133 RESTAURANT, (1) @ 4,931 SF = 4,931 SF
- GATE HOUSE = 62 SF

**PHASE 2 59,537 SF**

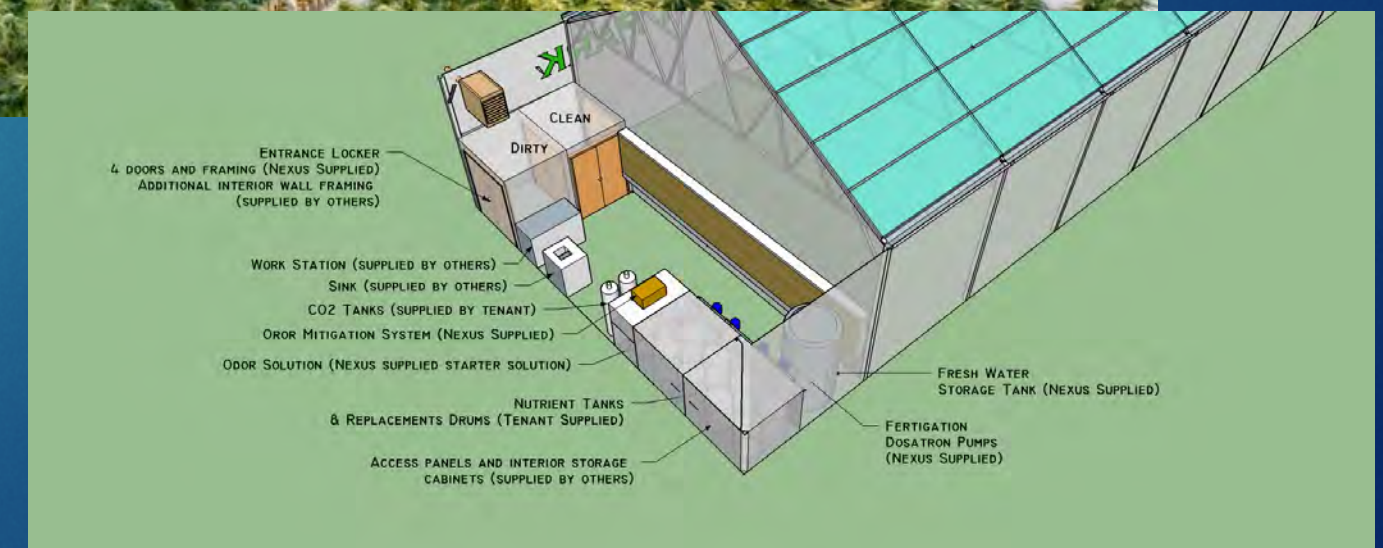
- 201-217 PRODUCTION GREEN HOUSES (17) @ 3,456 SF = 58,752 SF
- R.R. RESTROOMS, (1) @ 723 SF = 723 SF
- GATE HOUSE = 62 SF

## POWERPLANT PARK - SITE PLAN

APRIL 7, 2022

# STATE-OF-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.



# OWNERSHIP MODELS

## Tenant Grower Model

- Greenhouse Purchase: \$700,000; \$350,000 upon execution of Agreements plus 6 payments of \$50,000 months 2-7 during construction, (interest free)
- Tenant acquires State License w/PPP managed 100% by [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

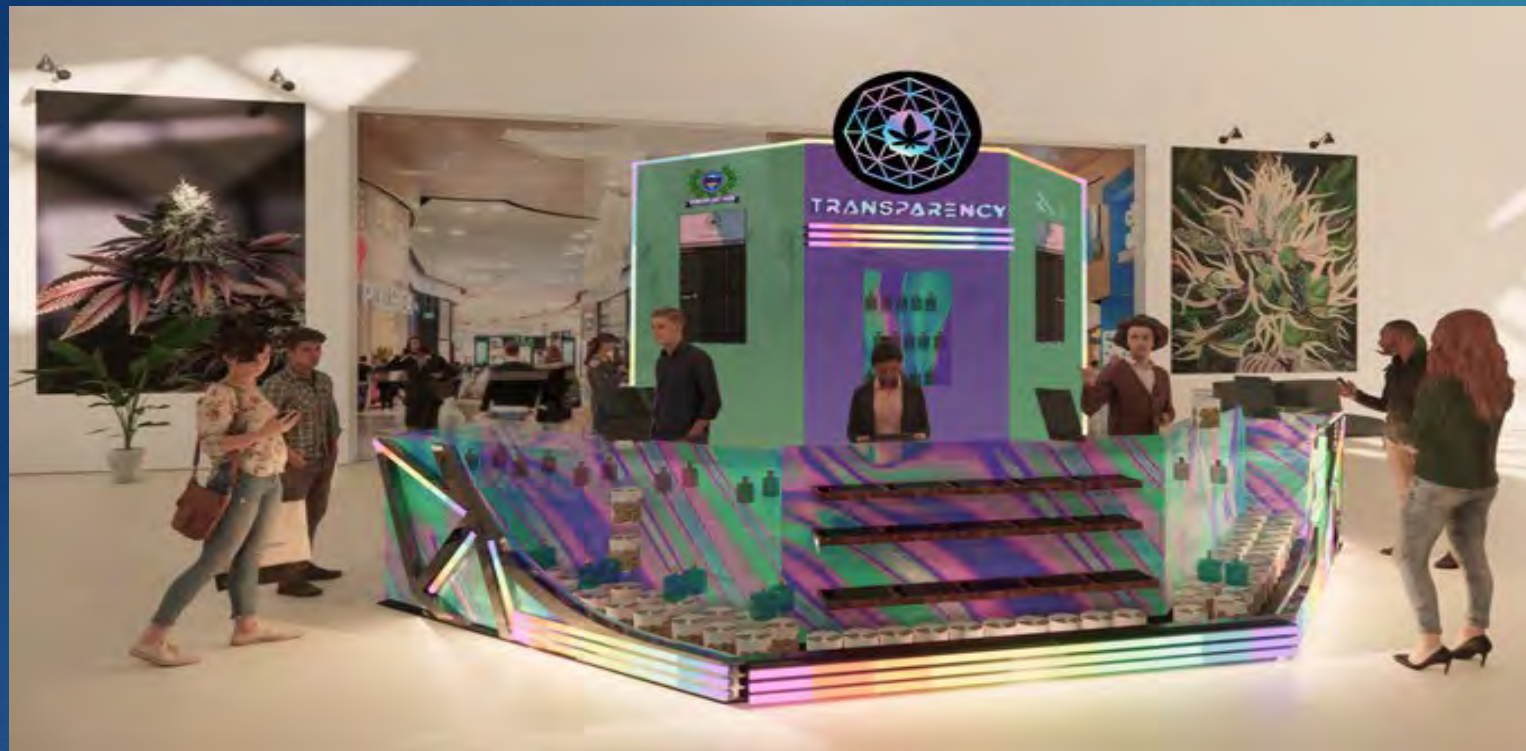
## Tenant-Investor Model

- Greenhouse Purchase: \$700,000; \$350,000 upon execution of Agreements plus 6 payments of \$58,333 months 2-7 during construction, (interest free)
- Upon payment in full tenant receive legal title to building and all its contents
- PowerPlant Park Leasing leases the structural pad from Divine Development Group. PPPL also leases the Greenhouse, (20-year term) from tenant-investor through a Second Sublease Agreement. This removes 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 \$125,000. Quarterly rent begins 90 days after Certificate of Occupancy, (Nov 2023)
- Purchase can be documented to qualify for a 1031 exchange



# 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—ultra-premium quality at significant savings over major brands sold by competitors.

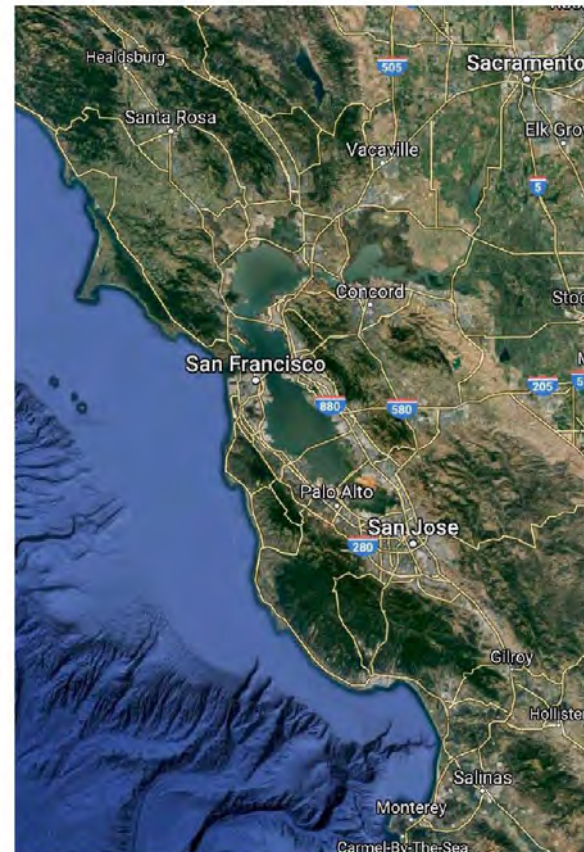


PowerPlant Park Retail Garages: Onsite Phase I & 3 Offsite Locations in Richmond PowerPlant Park is actively searching for locations in Richmond near Hwy 680,80 & 580. 63,000 cars pass the Park each day on Richmond Parkway, 50% likely consumers of cannabis. The concept is to offer our customers the freshest 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.

# ENVIRONS



**POWERPLANT PARK 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 SAN RAFAEL BRIDGE**  
4 MILES FROM SITE



**HOTEL MAC**  
4 MILES FROM SITE



**RICHMOND SHORELINE**  
4 MILES FROM SITE



# BUILDING POWERPLANT PARK



RESTAURANT AND TOWN HALL ^  
RESTAURANT, TOWN HALL, AND NURSERY FROM BAY TRAIL >



POWER-PLANT CAMPUS DESIGN 2020



PROCESSING FACILITY ^



MANUFACTURING



NURSERY

SECURE STORAGE ^



AERIAL ^

SOLUTIONS CENTER >



TISSUE CULTURE LAB-MOTHERS ROOM



For more info: call/email developer Richard Trieber [richard@localheros.net](mailto:richard@localheros.net) 415-233-3131