



## Welcome to PowerPlant Park

### A Master Planned Cannabis Community & Campus

- 44 Enhanced Tier 2 Mixed Light Indoor Greenhouses
- Onsite state-of-the-art Nursery
- Tissue culture genetics
- Exclusive cultivars from Ca top breeders
- Medical grade post-harvest processing
- Onsite manufacturing, extraction, kitchen, preroll lab
- Situated along 2200 ft. of Richmond's North Shoreline
- 9 County Delivery Service, Retail "Garages" & "Kiosks"
- Wholesale distribution, presold contracts to Ca brands
- Compliant packaging/fulfillment
- Waterfront Restaurant-Bay Trail access
- Off-grid micro-turbine/high-pressure LNG power solution

We would like to take a few minutes of your time to introduce [PowerPlant Park](#), a first-of-its-kind Master Planned Cannabis Community & Campus. Located in heart of the San Francisco Bay Area, the Park is situated on 2,200 ft. of Richmond's north shoreline. Stunning unobstructed views of Mt. Tamalpais, San Francisco Bay, and Marin County mountains. State-of-the-art facilities, the largest indoor Tier 2 mixed-light facility in California. The Bay Area is home to over 8 million residents, is ranked #1 for retail sales per capita and has the highest concentration of canna-connoisseurs. In 2023 legal sales (statewide) came in just under \$5B, \$9B forecast for 2024.

In 2020 the City of Richmond unanimously approved the Park's Conditional Use Permit/Land Use Entitlements for all 4 Phases. The Building Permit for Phase I was issued on Jan 2, 2024. The first 10 buildings have been delivered to the site, the first 5 are 50% built. The Park's CUP includes cultivation, nursery, processing, manufacturing, extraction, kitchen, packaging, distribution, retail, town hall and waterfront restaurant. There are only a handful of facilities in the state with a similar license profile. Certificate of Occupancy for Phase I, Part A expected late August 2024.

PowerPlant Park provides the only true turnkey ownership model in the State. An affordable path towards income, a perfect fit for all types of cannabis/real estate investors, brands, storefronts and multi-state operators. An easy transition for craft and commercial growers looking to upgrade their environment and increase options for selling their harvest. Passive investors will find PowerPlant Park a hassle-free way to deploy capital at arm's length, while still benefiting from substantial ROI. Ownership already includes a CUP, legal address and state license, eliminating two/more years of intense effort, costs in the millions and no guarantee of regulatory success. With demand for turnkey indoor space higher than ever, Class A Tier 2 mixed-light, especially in Northern California, is nearly impossible to find. If so, prices range from \$1,200 to \$1,500 per ft<sup>2</sup>.

Each Building has been meticulously upgraded with over \$400,000 of the very latest Tier 2 technology. Genetics, (tissue culture) exclusive to PowerPlant Park from several of the Cali's top breeders. In a bloom-only rotation, each Unit will turn six harvests per year. This possible due to the Parks offsite Nursery, designed and built with the same Tier 2 mixed-light conditions present in the Greenhouse. Plants are raised to flip-ready teens and based on having adequate space, start/end their life in the same pot, suffering no shock from multiple transplanting's.

Thus far, PowerPlant Park has spent over \$14M in development costs for Phase I. State licenses are in final declaration. Ownership at PowerPlant Park includes a building title for the structure, its interior/exterior contents and all leasehold improvements. There are 2 Units left in Phase I Part B, (16 are sold). Based on its proximity to stabilization, PowerPlant Park has just listed 3 Units in Phase I Part B, 7 Units in Phase I-A and 17 in Phase II.

For more information, please contact the sales team @ 415-233-3131 or complete the contact form located on our website. Once an NDA is received, we will forward additional information including an Offering Memorandum & Project Manual



Each Greenhouse has been upgraded with over \$400,000 worth of the latest Tier 2 technologies. Based on only flowering, the Units will turn six harvests per year. This is possible due to the Parks offsite Nursery, designed and built with the same Tier 2 conditions as present in the Greenhouse. Seedlings are raised into flip-ready teens in cooperation with the Parks nursery partner, [Phinest Cannabis](#). Exclusive tissue culture genetics from several of the state's top breeders. Plants in the Nursery start and end their life in the same pot thanks to the luxury of adequate space.

### Project Status

PowerPlant Park received its Building Permit for Phase I from the City of Richmond on Jan 2, 2024. From 2021-2023 the Park completed all major site prep, including finished grading, lime treatment, private joint trench and 95% of onsite and offsite utilities. The Park's general contractor, [Overaa Construction | Building Community Since 1907](#), mobilized on Jan 4. The first five foundations were completed on 4-2-24, (see Master Project Schedule). The first 10 Greenhouses have been delivered to the Phase I site. On April 8 the greenhouse builder, (crew of 16) began construction of the first 5 Units, as of May 1 are about 50% complete. The greenhouse builder was supplied to PowerPlant Park by the building manufacturer, [Nexus/Prospiant](#), the premier manufacturer of indoor Tier 2 Mixed Light Greenhouses in the country. They have built hundreds of similar buildings in the US and Canada.

The Dropbox links below lead to the Parks most recent progress video and pictures showing the first 10 buildings well underway. The two most recent Project Updates can be found on our homepage, [PowerPlant Park](#), password divineDev444\$\$\$.

### Video/Pictures:

[PowerPlant Park Progress Video 4-12](#)

[PowerPlant Park Progress Video/Pictures-4-20](#)

[PowerPlant Park Progress Video-1st 5 roofs-4-24](#)

### Recent Media:

[The Apple Campus of Weed: PowerPlant Park Creates Jobs in Richmond- East Bay Express- Oakland/Berkeley/Alameda](#)

[PowerPlant Park could make Richmond The Cannabis Capital of Contra Costa County](#)

This link to 3-minute video featuring Richmond's Mayor Tom Butt--as aired on KPIX, (CBS affiliate), was the wscast before 60 Minutes, (4M viewers)



## State-of-the-Art Tier 2 Mixed Light Indoor



### Investment Advantages

Over the last four years PowerPlant Park, (cultivation team) has designed and built the most advanced indoor Tier 2 Mixed Light Greenhouse in the state. We believe will produce the highest grade of cannabis flowers and extracts. Tier 2 Mixed Light has the same light footprint as indoor, (25-watts per sq. ft.). Buildings are manufactured by [Nexus/Prospiant of Colorado](#), the premier builder of indoor greenhouses in the US.

To meet the Park's stringent SOP's an additional \$400K was spent upgrading each Unit with the very latest in Tier 2 technology. Significant upgrades to what was already considered a custom building for growing cannabis. They include LED lights from [Fluence, VYPR 4i](#), Pulitzer prize winning [Ubiquitous Quantum Dots](#), custom irrigation/feeding management, rolling benches, in canopy CO2 infusion, [Wadsworth Environmental Control](#), R/O water, spore cam, [Monitor Drones](#), pest mitigation and odor control. Sensors will be placed in every pot to collect data for "dry-back" and "crop-steering". All major interior/exterior systems have been automated and are managed from a dashboard on a special PowerPlant Park tablet. There's even a professional grade sound system to fill the flower zone with plant-loving symphonic music.

*All the best of indoor and much more + [the sun](#)*

**Cultivation:** The flower zone includes 1,144 plant sites producing over 2,000 lbs. of ultra-premium flower annually. Custom LED lighting arrays, designed with the ability to control spectrum throughout the bloom cycle to maximize desired effects. They include elevated terpenes, (from the sun), trichome production and overall cannabinoid profiles. PowerPlant Parks "our farm to your front door" direct to consumer retail model will insulate the Park from what has been a volatile wholesale, (bulk) market over the past couple years.

**Operations/Genetics:** The Park's nursery operations will provide some of the finest tissue culture genetics in the State, including many exclusive strains from top breeders. The Park's manufacturing facilities offer the latest hydrocarbon and medical grade cold ethanol extraction. Statewide wholesale distribution will include presold contracts to prominent California brands.

**Direct to Retail:** PowerPlant Park's retail outlets will eventually account for 90% of the Park's distribution. Plans are underway to scale [PowerPlant Park Delivery](#) to all 9 Bay Area Counties, after running a very successful 1-year pilot in Marin and Sonoma counties. Once Delivery is up and running the Park will open 4 retail "Garages" alongside major Bay Area freeways w/billboard support in cooperation with [Weedmaps](#). Unique retail "Kiosks", (a Storefront within a Storefront) will be placed in geographically strategic high-profile existing Storefronts in California. The Park has already signed an LOI for 30 locations in Northern California.





## Property Highlights-Park Amenities

- 24-hour access to PowerPlant Park's private restaurant/conference center, including temp office space, boardroom, kitchen, large waterfront decks w/ unobstructed panoramic views to San Francisco Bay, Mount Tamalpais, and Marin County mountains
- 24-hour White House level security, "park rangers", security drones, sensors embedded in perimeter fencing, guard-gate w/automatic bollards, and private road, see Security Plan
- Greenhouse delivered to Buyer 100% state compliant, including key card entry/exit, latest in security cameras with 24hr viewing
- High tech Drones will be deployed in each Building for 24-hour crop monitoring and health checks
- Phase 1 powered by a 3MW turbine micro-grid fueled by High-pressure Liquefied Natural Gas, considered green energy, and operates off-grid
- For the Grower model, all city/state permits and licenses are managed by PowerPlant Parks licensing & compliance agency, BeGreen Compliance Management, with assistance from PPP legal counsel. The entire process is managed through the issuance of Buyer's Certificate of Occupancy
- The Grower model also includes 40 hours, (per month) of professional consulting with the Park's cultivation team, breeder, geneticist, and PhD level scientists
- Growers, (both models) will have access to very hi-tech at-will testing equipment,
- (portable). This "cannalyzer" critical to monitoring outcomes during the flower cycle. It can measure 8 different cannabinoid profiles, terpenes, moisture, residual fertilizer to name a few
- 24-hour direct San Francisco "Bay Trail" access, (borders property), free Park shuttle service, (25-mile radius)

## Environs

