



Ocean Grown, OG

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



PROJECT DESCRIPTION

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 ft2.

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.



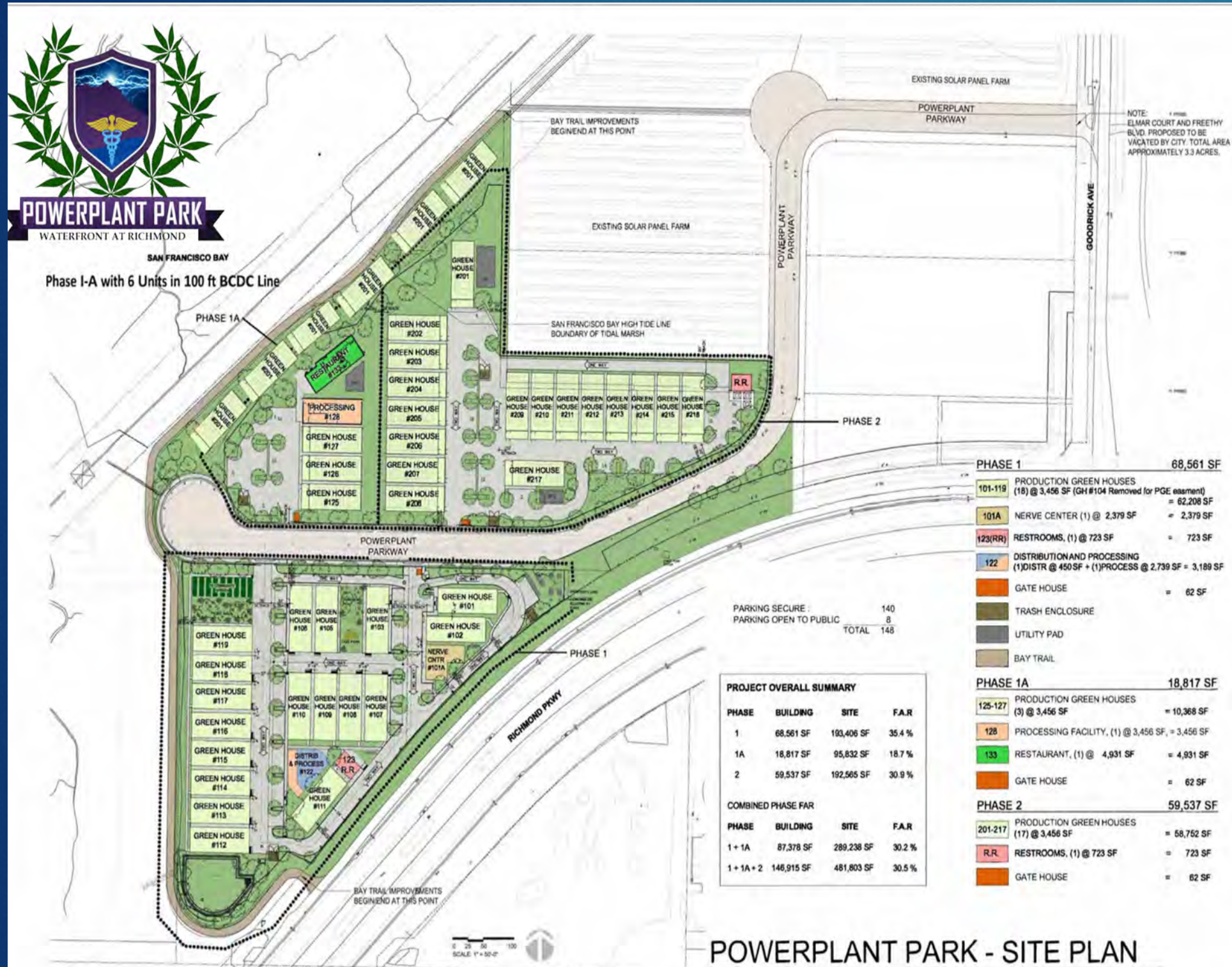
PROPERTY HIGHLIGHTS – PARK AMENITIES

- 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)



SAN FRANCISCO BAY

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

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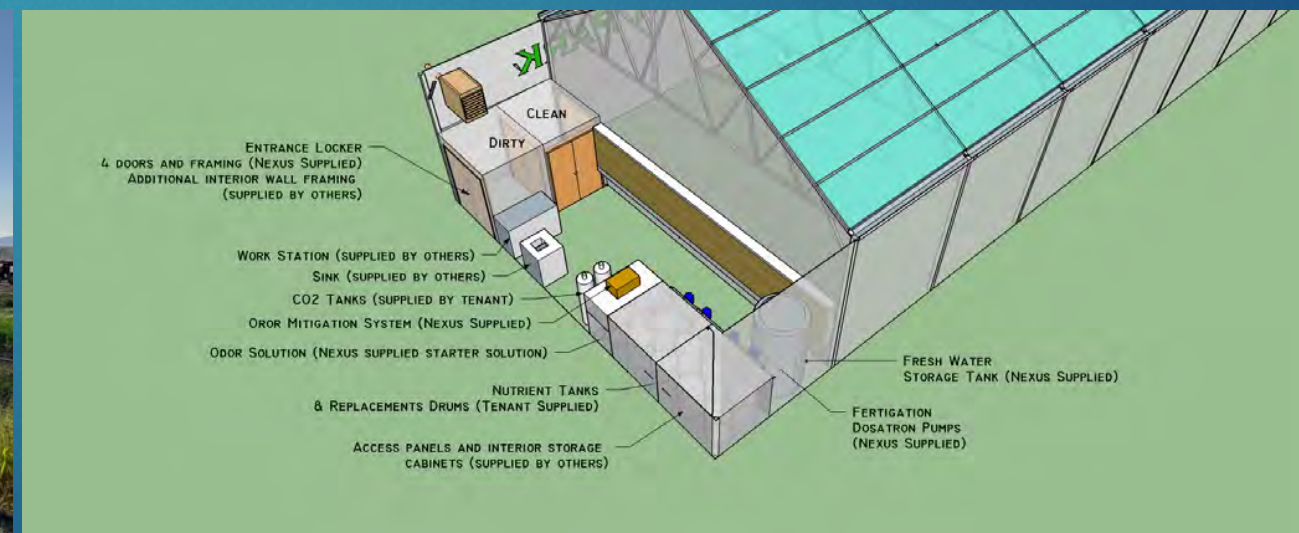
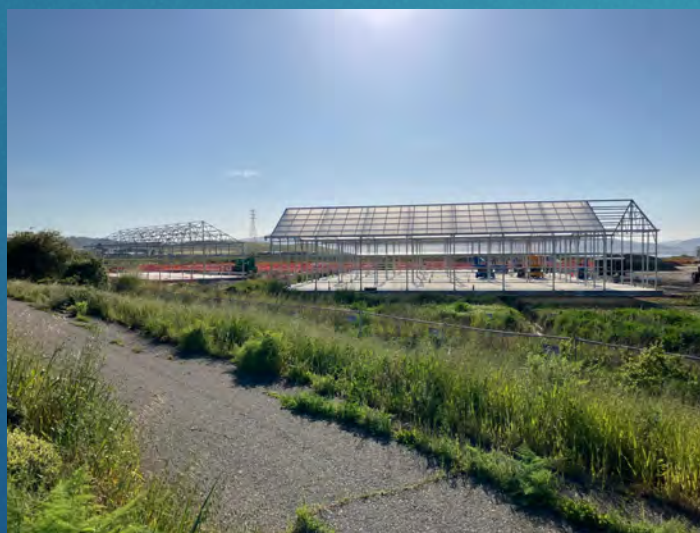


STATE-OF-THE-ART TIER TWO MIXED LIGHT BUILDINGS

Each Tier-2 mixed-light indoor greenhouse has been significantly upgraded to meet the Park's stringent SOP's/QC's. Over \$400,000 has been spent outfitting each Unit with the very 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 so growers can adjust the spectrum throughout the bloom cycle in order to dial in and maximize desired effects.

This control option will increase terpene and trichrome production, THC, CBD levels and overall cannabinoid profile. PowerPlant Park's "Our Farm to your Front Door" direct to consumer sales approach will insulate the Park from recovering but still unpredictable & volatile wholesale market, now in its third year.



OWNERSHIP MODELS

Investor Model

- Greenhouse Purchase: \$700,000; \$350,000 upon execution of Greenhouse Purchase Agreement, plus 6 equal monthly payments of \$58,333, (interest free).
- Upon payment in full Buyer receives legal title to Tier 2 Mixed Light Building, leasehold improvements and all interior/exterior contents
- Based on a Second Sublease Agreement, PPPL leases the Greenhouse Building from Buyer for a 20-year term
- A Second Sublease removes any direct involvement in operations and licensing by the Buyer
- PowerPlant Park manages all production, wholesale, and retail distribution
- Under the Second Sublease, PowerPlant Park pays quarterly rent to Greenhouse Buyer of \$125,000, (\$500,000 per year). Quarterly rent begins 90 days after Certificate of Occupancy
- PowerPlant Park Leasing leases structural pad to Buyer for \$10 per year, (through First Sublease)
- Purchase can be documented to qualify for a 1031 exchange
- Buyer can operate Greenhouse by having his/her management work under PowerPlant Parks State License

Grower Model - minimum purchase of 5 Units

- 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 Buyer receives legal title to Tier 2 Mixed Light Building, leasehold improvements and all interior/exterior contents
- Buyer acquires State License with assistance from PowerPlant Park's licensing agency BeGreen Legal
- Rental Rate: \$5 per sq. ft. includes all utilities, security, maintenance, only monthly expense is electric power
- CAM Fees: included in monthly rent
- Term: 5-year initial term, with 3 five-year renewal options
- 1st, last and security deposit due upon lease execution
- Crop Purchase Agreement: Buyer has option to enter into an Agreement whereby PowerPlant Park sells harvest. Buyer receives 75% if sold wholesale and \$2,000 per lb. if sold retail. PowerPlant Park plans are to sell 80% of production through its retail outlets, including 9 county delivery service, Retail "Garages" and in-Storefront "Kiosks"
- Buyer may sublease Unit to a third party upon PowerPlant Parks approval of subtenant and terms





Retail Distribution-Delivery--"Storefront in a Storefront"--"Garages"--"Kiosks"



PowerPlant Park Delivery-Napa/Sonoma 's Premier Service

Plans are underway to scale our delivery service to 50+ drivers operating in 9 Bay Area counties. PowerPlant Park has secured delivery hubs, (Microbusiness Licenses) in Sacramento, Oakland, and San Francisco. Delivery operations will begin in time for the Park's third harvest. The first two harvests will give PowerPlant Park time dial in the Greenhouse interior/exterior systems and overall grow environment. PowerPlant Park Delivery has run a very successful one-year pilot in Marin, Sonoma, and Napa Counties, (2021-22), over 350 5-star reviews.

Product on board guarantees 30-45-minute delivery times, competitors average is over 2 hours. Drivers complete a 2-day training course and are bonded, background checked and required to be 35 years or older. Medical dispatch staff available for consultation. PowerPlant Park Delivery was nominated for Weedmaps dispensary of the year award in Sonoma County. PowerPlant Park Delivery has signed an agreement with Weedmaps for co-branded billboards along major freeways in our delivery zones. With their bulk purchasing power and co-brand relationship, costs are 80% less that if we were to purchase direct.



"Kiosks" PowerPlant Park operation of a "Storefront in a Storefront" at a fraction of the cost and eliminates 1-2 years of municipal and state approvals. The average retail conversion is \$2-\$4M and at least two years to become operational. Purchasing an existing license in a good location even more costly and still takes a year to effect the license transfer. Kiosks can be built for under \$100,000. Their modular design and footprint of 144 sq. ft. allow the Units to be strategically placed in high-volume existing Storefronts, with geographic exclusivity

Retail partners receive a percentage of gross sales without any investment, we believe the Kiosks/Park brands will draw customers to Storefront locations. The Park has signed an LOI with a large retail operator to install up to 30 Units in Northern California. Only PowerPlant Park brands are sold at Kiosks. There are three counters; one for medical sales staffed by a registered nurse; a second recreational counter staffed by highly trained bud-tenders; and third accessory counter with the latest gear, couture box sets, infused aromatherapy candles, flower, (cola) arrangements and other unique gift goodies. Two of our products are under patent review.



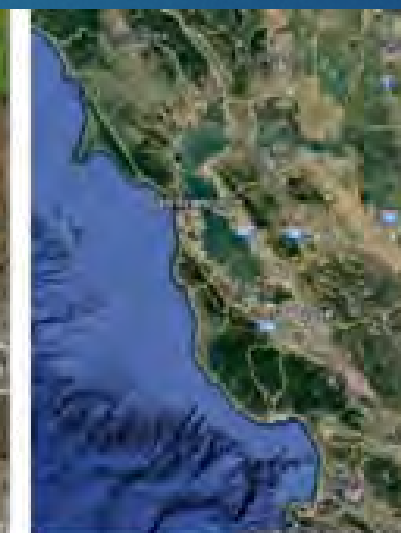
Retail "Garages" PowerPlant Park has developed a first of its kind retail concept that can be built and operated for 10% of the investment and operating overhead needed for a traditional outlet. Projections for these Garages, (\$\$ per sq. ft.) exceed other Storefronts that are 5 times the size. The Garage facilities are 800-1,200 sq. ft., highly secure buildings with onsite guards upon entry and exit.

There is no cash onsite and in relative terms almost no inventory. In support of the Garages, PowerPlant Park has developed a phone app whereby our customers can place and pay for their order in seconds. An exclusive loyalty program will keep our patrons coming back for more. Orders for Garage locations are processed at one of four Delivery Hubs and delivered to Garage site by the armored vehicles every hour. PowerPlant Park is actively searching for locations along the 80, 580, 680 and 101 freeway corridors.

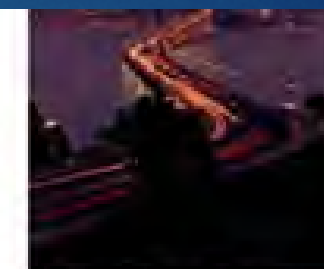
ENVIRONS



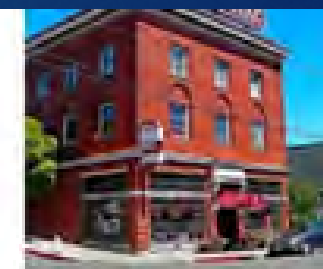
POWERPLANT PARK SITE



SF BAY AREA



RICHMOND SAN
RAFAEL BRIDGE
4 MILES FROM SITE



HOTEL MAC
4 MILES FROM SITE



RICHMOND SHORELINE
4 MILES FROM SITE



RICHMOND BART
STATION

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

BUILDING POWERPLANT PARK

