



WELCOME TO
POWERPLANT PARK
A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS

THREE UNITS LEFT IN PHASE 1-NOW SELLING 26 UNITS PHASE I-A & II



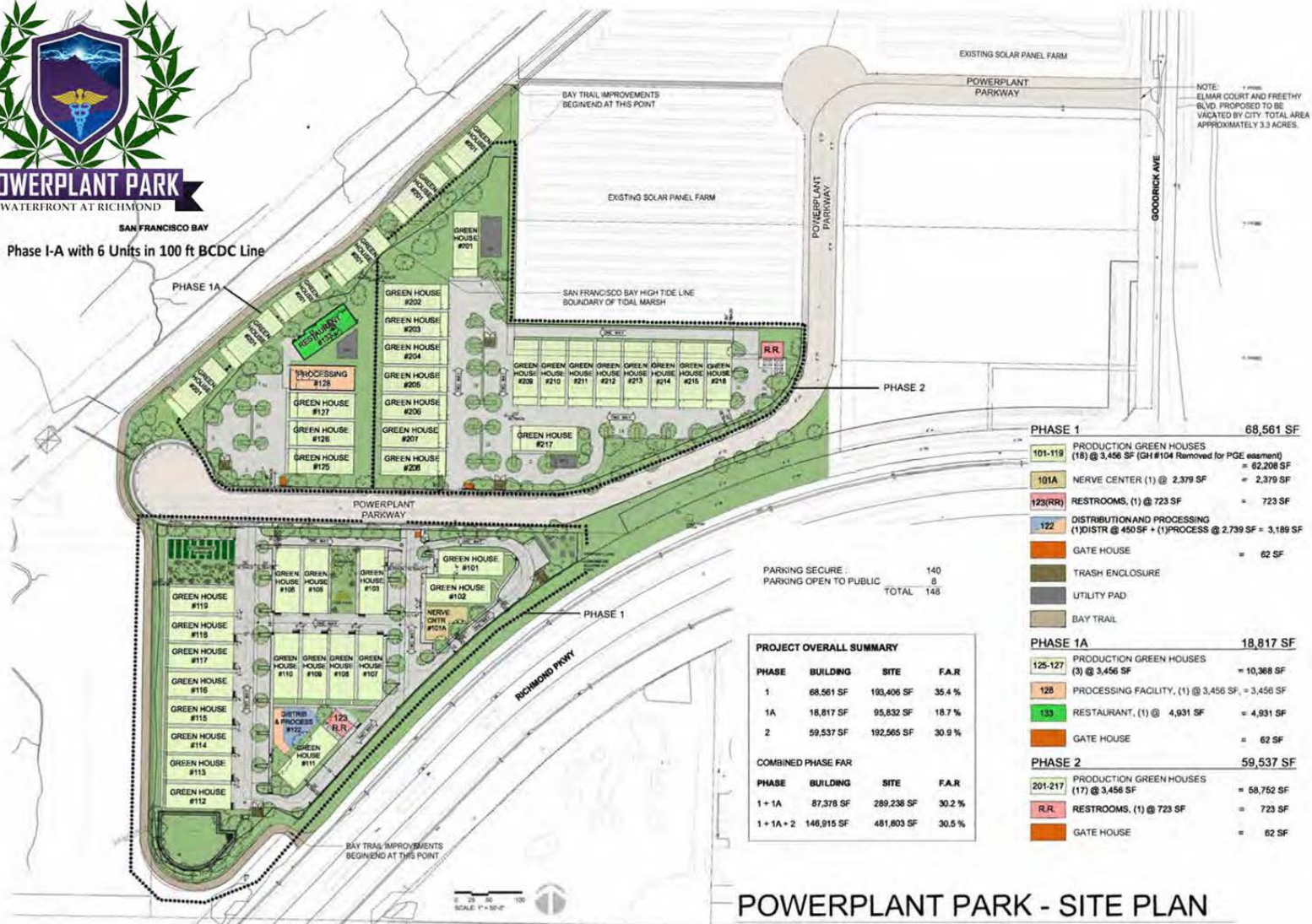
- 44 Enhanced Tier 2 Mixed Light Indoor Greenhouses
- Onsite state-of-the-art Nursery
- Tissue culture genetics
- Exclusive cultivars from Ca top breeders
- Medical grade post-harvest processing
- Onsite manufacturing, extraction, kitchen, preroll lab
- Situated along 2200 ft. of Richmond's North Shoreline
- 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





POWERPLANT PARK
WATERFRONT AT RICHMOND

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



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 %
COMBINED PHASE FAR			
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 1		68,561 SF
101-119	PRODUCTION GREEN HOUSES (18) @ 3,456 SF (GH #104 Removed for PGE easement)	= 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	= 3,189 SF
	GATE HOUSE	= 62 SF
	TRASH ENCLOSURE	
	UTILITY PAD	
	BAY TRAIL	
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	= 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



- 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, voice enabled perimeter cameras 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

TRUE Turnkey Opportunity for Investors

Unrivalled Returns

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.

The Park has spent an additional \$400K upgrading each Unit with the very latest in Tier 2 technology. Significant upgrades to what was already considered a custom building for growing cannabis. Enhancements 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 more... + the sun!



Investment Advantages

PowerPlant Park is situated on 18.8 acres located in Contra Costa County. The Park is situated on 2,200 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mount Tamalpais, San Francisco Bay and 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, legal sales in 2023 were over 4B, \$9B expected in 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 investors, retail brands, MSOs, and cultivators alike.

The Park is in its third trimester of Phase I construction, utilities 95% complete, Phase I foundations completed, the first 10 Buildings now underway. Dubbed the "Disneyland of Cannabis", ironically the land was purchased in the 30's by Walt Disney for a northern studio but was sold due to World War II. Certificate of Occupancy for Phase I, Part A expected July 2024.

Ownership at PowerPlant 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. Market value for Class A Tier 2 mixed light space that is operational with municipal/state licenses is \$1,200-\$1,400 per sq. ft. (buildings at the Park are 3,456 sq. ft.). Tier 2 mixed light space, especially in the San Francisco Bay Area, is very difficult to find due to power requirements being the same as indoor.

The Park's onsite Nursery will provide some of the finest tissue culture genetics in the State, including many exclusive strains. The Park's manufacturing facilities offer the latest hydrocarbon and medical grade cold ethanol extraction. Its statewide distribution network of wholesale buyers includes presold contracts to prominent California brands. The Park's "our farm to your front door" retail model will eventually account for 80% of the Park's distribution. Plans are underway for a 50-driver delivery service, (pilot completed), retail kiosks in existing high-profile storefronts and "Garage" locations alongside major Bay Area freeways w/billboard support in cooperation with WeedMaps.



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



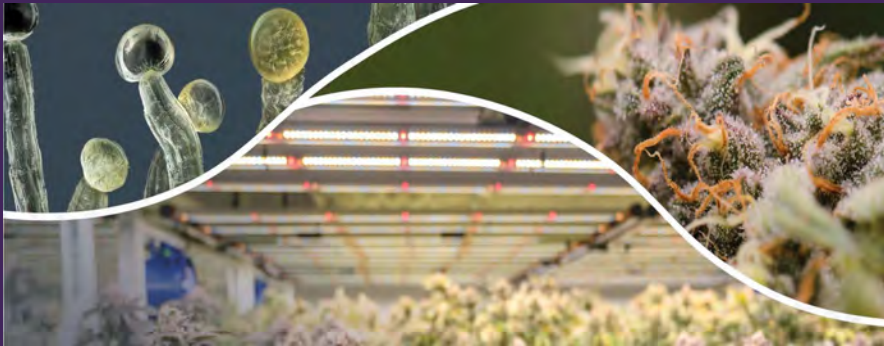
GREENHOUSES PROVIDED BY NEXUS OF COLORADO

PREMIUM BUILDER OF INDOOR MIXED-LIGHT GREENHOUSES IN THE US

As a leader in the horticulture industry for 50 years, [Nexus of Colorado](#) has mastered the design and build of hybrid indoor mixed-light technology. Buildings are custom designed based on the project's geographic location and are fully integrated with all internal systems managed through a dashboard on your tablet or phone. PowerPlant Park has made significant upgrades to the standard 420 hybrid-indoor greenhouses resulting in a growing environment and approach we believe is unrivaled in the State.

UPGRADED INTERIOR SYSTEMS AND AMENITIES INCLUDE:

- Polycarbonate glass roof panels, (sunlight diffusion)
- Ubiquitous Quantum Dots, (sunlight enhancement, spectrum optimization www.ubigro.com)
- In canopy CO2 infusion, (manifold driven)
- Automated misting system
- Rolling benches, (maximize plant count)
- LED Lighting, (custom array/spectrum adjustable) [Fluence VYPR 4i](#)
- Multiple irrigation system options
- Automated feeding management, (by strain)
- Environmental control by Wadsworth
- Reverse osmosis water optimization
- 485 sq. ft. interior work corridor, including custom built clean/dirty room, with UV light



Official Website:
www.PowerPlantPark.com

City of Richmond:
[Richmond, CA – PowerPlant Park Official Website](#)

Latest Construction Updates:
[Progress Video-Greenhouse Construction-Phase I](#)
[PowerPlant Park-Construction Update #7-Mass Grading-Lime Treatment V-2](#)

Lead Architect Andrew Butt:
[At the Vanguard of the Green Rush in Richmond-PowerPlant Park](#)

Media Coverage:
[PowerPlant Park KPIX, \(CBS\) Video-featuring Richmond's mayor Tom Butt](#)

Real Estate Brokers:
[San Francisco Bay Area Turnkey Cultivation Sites for Lease WeCann](#)
[PowerPlant Park-Richmond's North Shoreline WeCann](#)