



WELCOME TO

# POWERPLANT PARK

A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS

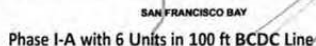
**THREE UNITS LEFT IN PHASE 1-NOW SELLING 26 UNITS PHASE I-A & II**



- 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







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	
	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	
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



- 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
- 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)



## Project Status

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.

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. Othe 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.



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



## Project Description

PowerPlant Park, a first-of-its-kind Master Planned Cannabis Community & Campus. Located in heart of the San Fransisco 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.

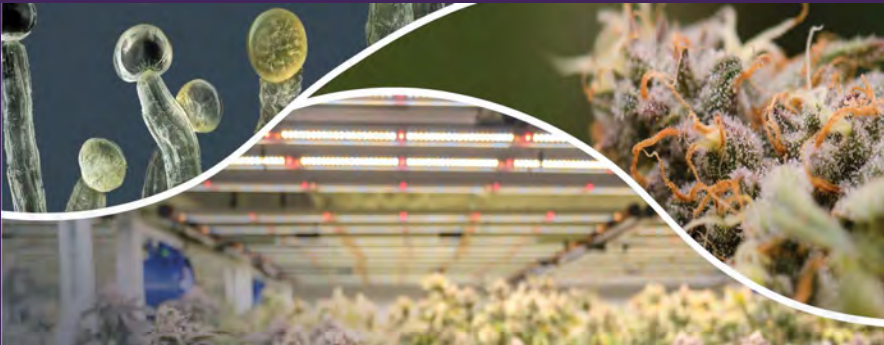
PowerPlant Park provides the only true turnkey ownership model in the State. An affordable path towards income, a perfect fit for all types of cannabis/real estate investors, brands, storefronts and multi-state operators. An easy transition for craft and commercial growers looking to upgrade their environment 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.

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





## 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](http://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](http://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](#)