



WELCOME TO

POWERPLANT PARK

A MASTER PLANNED CANNABIS COMMUNITY & CAMPUS

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



- 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 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 first five foundations have been completed. See Master Project Schedule for details of work completed to date. The first 10 Greenhouses have been delivered to the Phase I site. The Greenhouse Builder has completed 80% of the construction for 4 Units and Nursery. The greenhouse builder was supplied to PowerPlant Park by the building manufacturer, Nexus/Prospiant, the premier manufacturer of indoor Tier 2 Mixed Light Buildings in the country.



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



Introduction

PowerPlant Park is the largest Tier 2 Mixed Light facility in the State of California. State-of-the-art facilities and vertically integrated, including cultivation, nursery, processing, manufacturing, distribution and retail. Only a handful of other operations that can match PowerPlant Parks license profile. The 18.8-acre site is in heart of the San Francisco Bay Area. The Park is situated on 2,400 ft. of Richmond's North Shoreline, with stunning unobstructed views of Mt. Tamalpais, San Francisco Bay, and Marin County mountains. Glorious sunsets 365 days a year, at sea level designated as a true "ocean grown" (OG) campus. The SF 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 2024 legal sales (statewide) came in just under \$5B, \$8B forecast for 2025.

Part A of Phase I is 90-120 days from receiving its Certificate of Occupancy. 80% of PowerPlant Park's production will be sold at retail, thru four in-house brands, starting with Delivery. The Park maintains Hubs, (Microbusiness) in Sacramento, Sonoma, Oakland and San Francisco, soon onsite in Richmond. After the second harvest, the Park will launch two unique retail concepts, (Garages and Kiosks) that minimize time-to-market at a cost of 80% less than a traditional Storefront. The other 20% of production will be presold in bulk to a handful of prominent Ca brands. Brands that our cultivation team/breeders have worked with for years.

All genetics have been brought through an advanced tissue culture process and are 100% exclusive to PowerPlant Park's in-house brands. New strains will be introduced in each of the six flower cycles per year. Buildings are designed and equipped for a bloom only environment. The Park's 3-tier advanced Nursery has 18,787 plant positions, mothers' room and tissue culture lab. This nursery will provide all necessary flip-ready teens for all of Phase I. The Nursery will also provide a secondary library of strains that will be sold exclusively to retail customers, other distributors and direct to brands. The Park's Nursery manager is a tissue culture expert w/over a decade of experience.

PowerPlant Park has sold 14 of 18 Units in Phase I, 1 Unit is available in Part A and 3 are left in Part B. Thus far the company has spent over \$14mm purchasing land, construction of Phase I, and permits/licenses/drawings. Based on proximity of stabilization of Part A, the Park has just begun selling 24 Units in Phase II & III. Ownership includes title to the Building, which includes all leasehold improvements and interior/exterior equipment. The value of the building once operational is approx. \$1,200 - \$1,500 per sq. ft. Unlike most commercial operations, where buildings are gutter connected, all Park buildings (in all 4 Phases) are standalone and private. If the reader is not aware, indoor Tier 2 Mixed-Light has the same light footprint as indoor, (25-watts per sq. ft.). We like to say, all the best of indoor, [much more] plus the sun, leading to elevated cannabinoid and terpene profiles.

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.





SAN FRANCISCO BAY

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

PHASE 1A

PHASE 1

RICHMOND PIKE

BAY TRAIL IMPROVEMENTS BEGINNING AT THIS POINT

BAY TRAIL IMPROVEMENTS BEGINNING AT THIS POINT

EXISTING SOLAR PANEL FARM

SAN FRANCISCO BAY HIGH TIDE LINE BOUNDARY OF TIDAL MARSH

EXISTING SOLAR PANEL FARM

POWERPLANT PARKWAY

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

GOODRICK AVE

PHASE 2

PARKING SECURE
PARKING OPEN TO PUBLIC
140
8
TOTAL 148

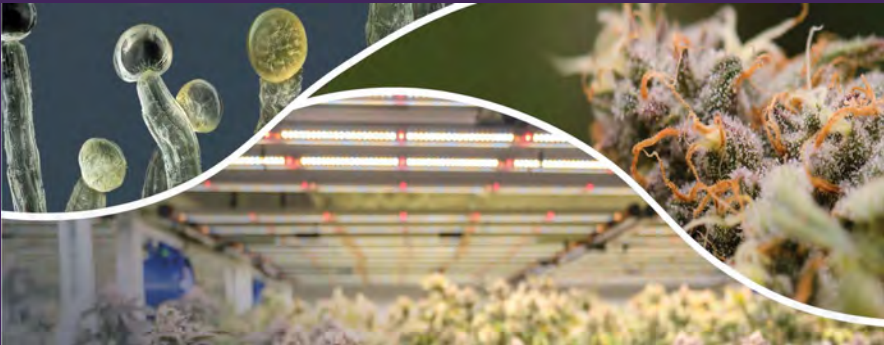
PROJECT OVERALL SUMMARY			
PHASE	BUILDING	SITE	F.A.R.
1	68,561 SF	193,406 SF	35.4 %
1A	18,817 SF	95,632 SF	18.7 %
2	59,537 SF	192,565 SF	30.9 %
COMBINED PHASE FAR			
PHASE	BUILDING	SITE	F.A.R.
1 + 1A	87,378 SF	289,238 SF	30.2 %
1 + 1A + 2	146,915 SF	481,803 SF	30.5 %

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	
	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
RR	RESTROOMS, (1) @ 723 SF	= 723 SF
	GATE HOUSE	= 62 SF



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, 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, 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)



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

Latest Construction Updates:

[Progress Video-Greenhouse Construction-Phase I](#)

[PowerPlantPark-ConstructionUpdate#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](#)