



Situated on 2,400 ft of Richmond's North Shoreline
Unobstructed Views of San Francisco Bay, Mt. Tamalpais & Marin County mountains
Designated as Ocean Grown Facility - "OG" - due to sea level location

Property Highlights

- 18.8-acre waterfront Campus
- 44 state-of-the-art Tier 2 Mixed-Light indoor Greenhouses
- \$400K in building upgrades
- Onsite Nursery
- Exclusive genetics from California's top breeders
- Medical grade post-harvest processing
- Onsite manufacturing, extraction, kitchen & preroll lab
- Compliant packaging/fulfillment
- Wholesale distribution-pre-sold contracts to prominent Ca brands
- 9 County delivery service, retail "Garages" & "Kiosks"

Location, Location, Location

- 2 Entertainment venues
- Private 24x7 restaurant/town hall
- "Ocean Grown" (OG) designation
- Town hall - meeting center
- Dog park-outdoor oasis
- San Francisco Bay Trail access
- Sunsets over Mt. Tamalpais 365 days a year
- 15 minutes to Oakland/30 minutes San Fran
- 15 minutes to Marin County/1 hour to Sacramento
- 2 hours to San Jose/1 hour to Napa Valley



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.

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.



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" is 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)

