

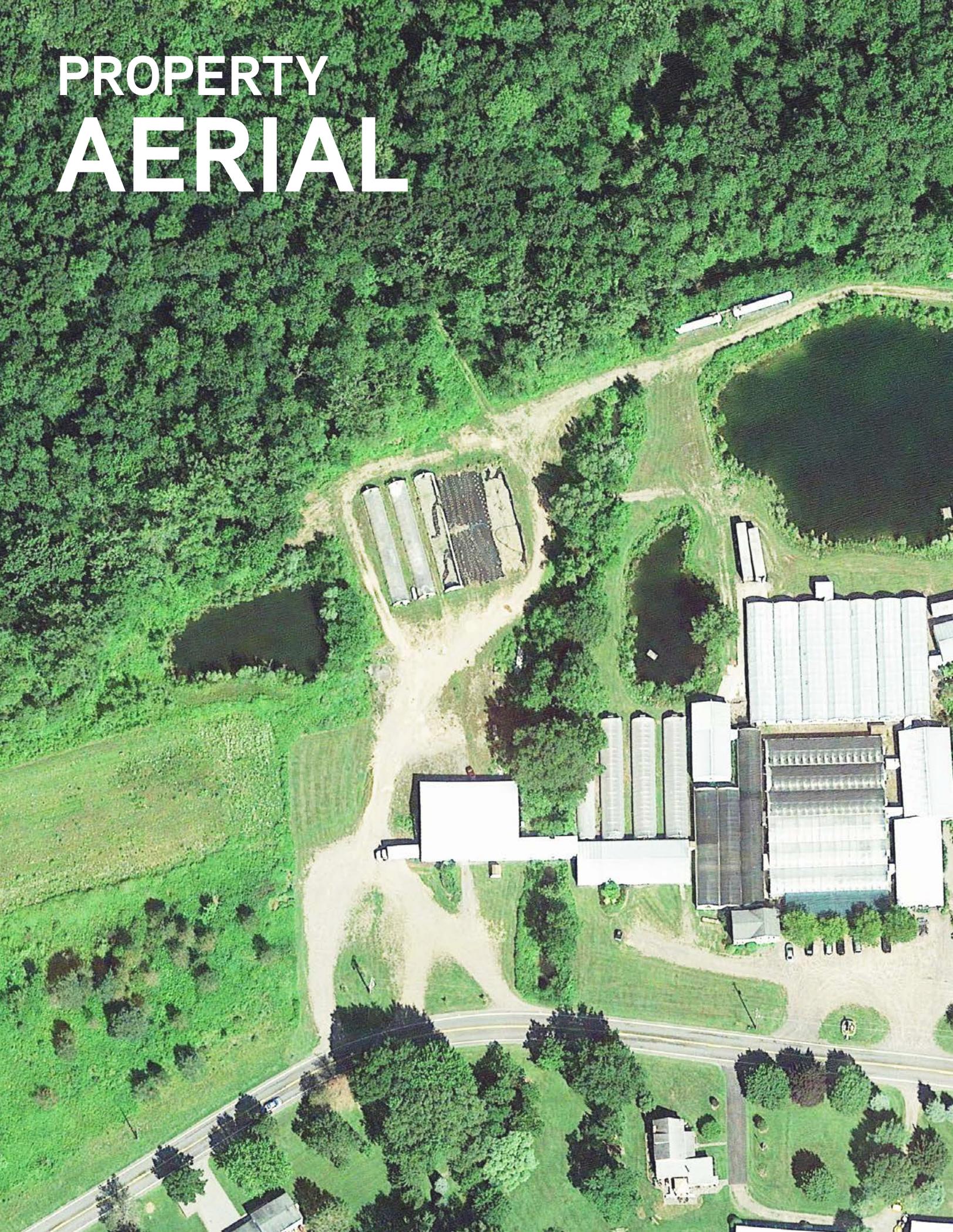


ROCK REALTY
SERVICES, LLC

COMMERCIAL GREENHOUSE

INDOOR GROWING AND PROCESSING FACILITY
3242 DAANSEN ROAD, WALWORTH, NY 14568

PROPERTY AERIAL





PROPERTY OVERVIEW

TOTAL BUILDING GLA (±121,000 SF)

Including greenhouses, warehouses, office space, production, and refrigerated storage areas

Greenhouse GLA (±96,000 SF)

Roughly 2.5 acres of indoor growing space, primarily consisting of commercial, gutter connected greenhouses

Office/Warehouse GLA (±25,000 SF)

Includes warehouses, shipping receiving, drying/extraction areas, office, retail, refrigeration, and production areas

PROPERTY USES

Grow and cultivate any plants, be it food, floral, medicinal or recreational in nature. Currently licensed for industrial hemp research and development and cultivation by State of New York

CENTRALLY LOCATED

Property is in upstate NY, between Syracuse, Rochester and Buffalo; 11 miles to NYS Thruway, 1-hour to Syracuse, 35 minutes to Rochester, under 2 hours to Canadian border, 5-hour drive to New York City

PROPERTY PARTICULARS

ADDRESS:

3242 Daansen Road, Walworth, NY 14568
Wayne County

THE PROPERTY

- 121,000 sq.ft, in total including greenhouses, warehouses, office space, and refrigerated storage areas
- Property consists of 96,000 sq.ft. of commercial, heated, gutter connected greenhouses and hoop houses
- 25,000 sq.ft. of office, retail, warehouses, shipping receiving, drying/extraction areas, R&D and soil production areas.
- Property is situated on over 25 acres, with room for expansion, subdivision, or other uses
- Commercial refrigeration space
- Over 2.5 acres of indoor growing space
- Greenhouses manufactured by Paul Boers, Campbell O'Brien, and others
- New light deprivation systems for flowering
- Much of the poly film is new, and is on a periodic replacement schedule

USES

- Property currently licensed for industrial hemp research and development and cultivation by State of New York
- Possible future uses include continuation of industrial hemp cultivation, genetics development, licensed medical marijuana cultivation or, upon passage into law, licensed recreational marijuana cultivation
- Production areas to dry and/or process plants
- Retail store area for retail sales
- Other plant, floral, herbal or vegetable growing needs

LOCATION

- Centrally located in upstate NY, between Syracuse, Rochester and Buffalo
- 11 miles to NYS Thruway (15 minute drive)
- 1-hour to Syracuse, 35 minutes to Rochester, under 2 hours to Canadian border, 5-hour drive to NY City
- Private rural setting in a secure area

POWER

- Redundant electrical services
- 3-phase electric
- Separate sub panels in each greenhouse section

WATER

- Private water sources, well and irrigation ponds
- Public water for redundancy
- Multiple ponds for plant irrigation
- Private sewage treatment, septic system

LIGHTING

- Wired for HID supplemental grow lighting
- Full grow lights in several greenhouses Inside the greenhouses
- Shade, blackout, and/or energy curtains in most areas

SOIL PRODUCTION

- Full soil production facility
- Pot fillers and planting equipment
- Manufacture various soil mixes onsite

MISC

- Overhead dripline irrigation
- Exhaust fans in each greenhouse
- Rolling Benches
- Various rolling carts, transport carts, greenhouse equipment
- Extensive list of greenhouse equipment

AVAILABLE FOR FOR SALE

Contact Tom Salviski

tom@TomProperties.com

585-705-4116





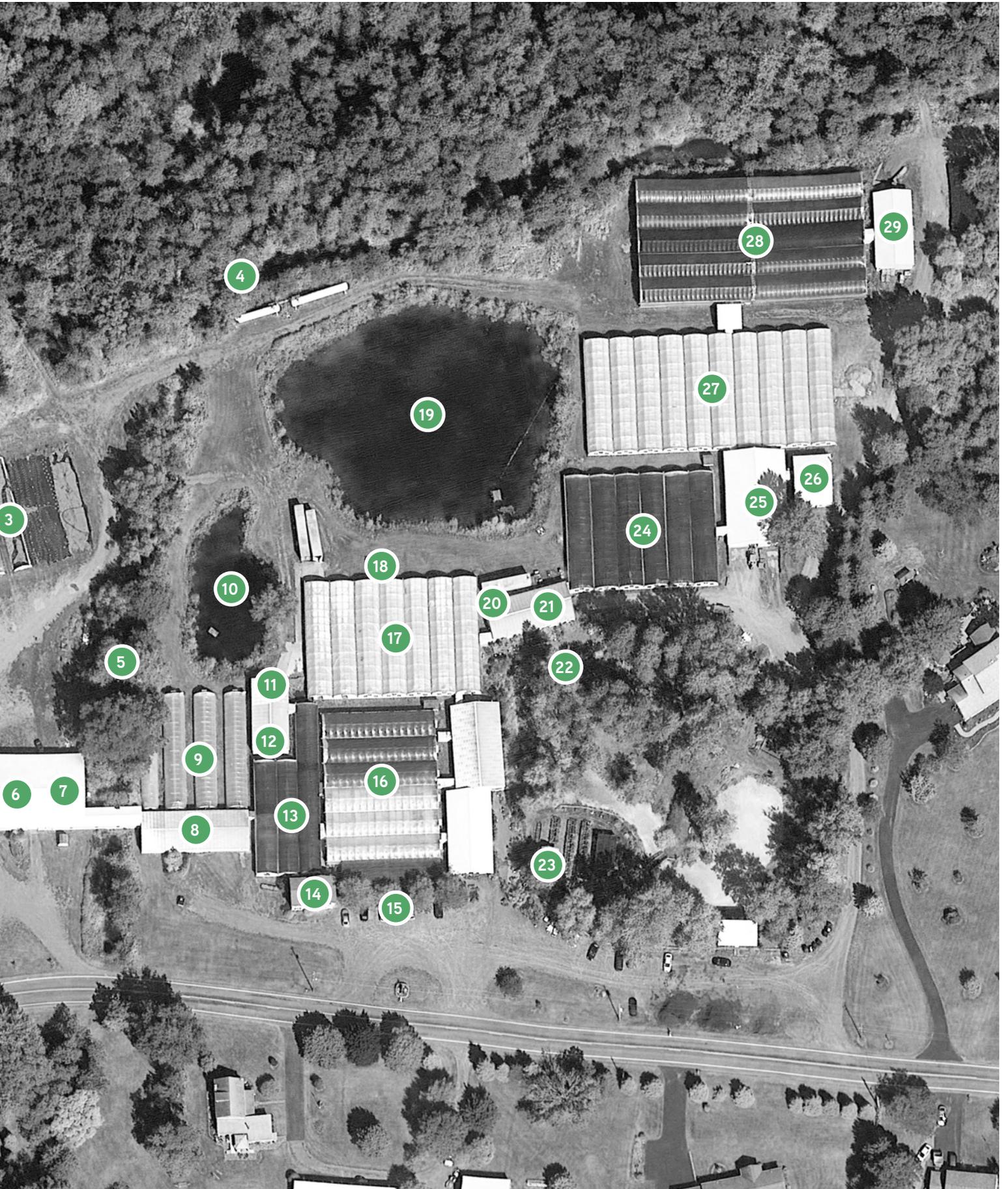




PROPERTY LAYOUT

- 1 Outdoor 1
- 2 Pond 3 - Catfish Pond
- 3 Cold Frames
- 4 Rear Stream
- 5 Center Stream
- 6 Main Harvest Room
- 7 Cold Storage
- 8 Trimming / Breakdown Area
- 9 Quonset Huts
- 10 Pond 2 - Small Pond
- 11 Pumping Room
- 12 Drying Room 1
- 13 Greenhouse 1
- 14 Office
- 15 Main Parking
- 16 Greenhouse 2
- 17 Greenhouse 3
- 18 Fertigation Room
- 19 Pond 1 - Main Pond
- 20 Fertigation Room
- 21 Workshop & Storage
- 22 Outdoor 2
- 23 CBD Supply Shack
- 24 Greenhouse 4
- 25 Soil Room
- 26 Storage
- 27 Greenhouse 5
- 28 Greenhouse 6 - Paul Boers
- 29 Harvest Room 2





PROPERTY LOCATION



LOCATION HIGHLIGHTS

- Centrally located in upstate NY, between Syracuse, Rochester and Buffalo
- Accessibility:
 - » 11 miles to NYS Thruway
 - » 1-hour to Syracuse
 - » 35 minutes to Rochester
 - » Less than 2 hours to Canadian border
 - » 5-hour drive to New York City

Property legal disclaimer:

The information contained in this Offering Memorandum is confidential, furnished solely for review by a prospective purchaser of Clear Safe Labs Greenhouse located at 3242 Daansen Road, Walworth, NY, 14568 (“the Property”) and is not to be used for any other purpose or made available to any other person without the expressed written consent of Rock Realty Services, LLC, or any affiliate, thereof or of the Property Owner. The material is based in part upon information supplied by Owner, and in part upon information obtained by Rock Realty, from sources, it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some terms and information contained therein. No warranty or representation, expressed or implied, is made by Owner, Rock Realty, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generalization of the preceding, the report shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or relationship of the Property since the date of preparation of the information. Prospective purchasers should make their projections and conclusions without reliance upon the materials contained herein and conduct their independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the grounds.

This Offering Memorandum was prepared by Rock Realty Services, LLC, and has been reviewed by Owner. It contains select information about the Property and does not purport to be all-inclusive or to provide all of the information which a prospective purchaser may desire. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete, nor necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Rock Realty or the Owner. Each prospective purchaser is to rely on its investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein. Rock Realty and the Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property or to terminate discussions with any party at any time with or without notice.

Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner’s obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein, Rock Realty is not authorized to make any representations or agreements on behalf of Owner. This Offering Memorandum is the property of Rock Realty Services, LLC, and may be used only by parties approved by Rock Realty Services and/or the Owner. The Property is privately offered, and by accepting delivery of this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Rock Realty Services and the Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety. Thank you for your consideration. Please delete this electronic document immediately if you are not in agreement with the terms contained above.



ROCK REALTY
SERVICES, LLC

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