

ONE OF A KIND GEM



Opportunity for vertically integrated cannabis campus. Located on a picturesque 82+ Acre Estate on the Central California Coast. Complete local approvals and operational for the past 2 years. Seller is offering up to 80% controlling interest in the clean corporation operating entity holding multiple licenses and lease for \$1.44M.

Current operation includes 3 acres of cultivation and 3,200 sf commercial building with F1 manufacturing occupancy, approved for processing, type 6 manufacturing, distribution, and retail dispensary (delivery only).

Roads, grading, building pads and drainage completed for next phase of project which includes 22,000 sf bloom and 23,000 sf nursery greenhouses. Approval also allows for 15,000 sf of processing/maintenance buildings and 80,000 sf of solar array.

Seller is also offering to sell up to 40% of the 82-acre property for \$2,480,000 so the buyer has a stake in the property. An appraisal done in 2022 valued the property without the operation at \$6.2M. Seller is open to discuss ownership percentages to create a win-win scenario for all parties.



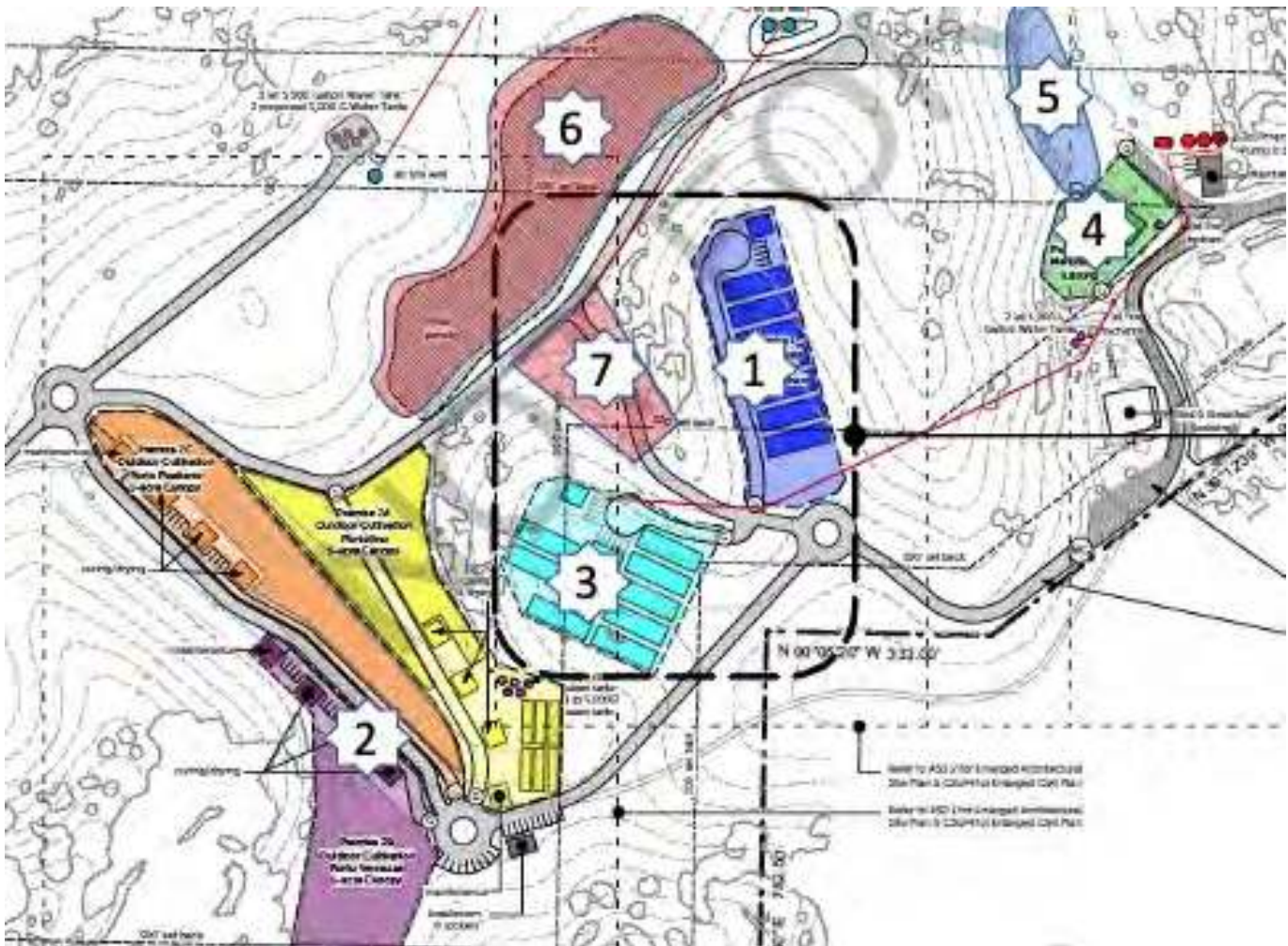
Fully Vertically Integrated Cannabis Campus

Located on Picturesque 82+ Acre Estate on the California Central Coast

- ❖ Perfect iconic corporate headquarters / R&D campus
- ❖ Turn-key operations
- ❖ Complete local approvals / operational past 2 years
- ❖ Offering Controlling Interest in clean corporation holding licenses and lease
- ❖ 30-year commercial lease on Premises

Approved Operations Include

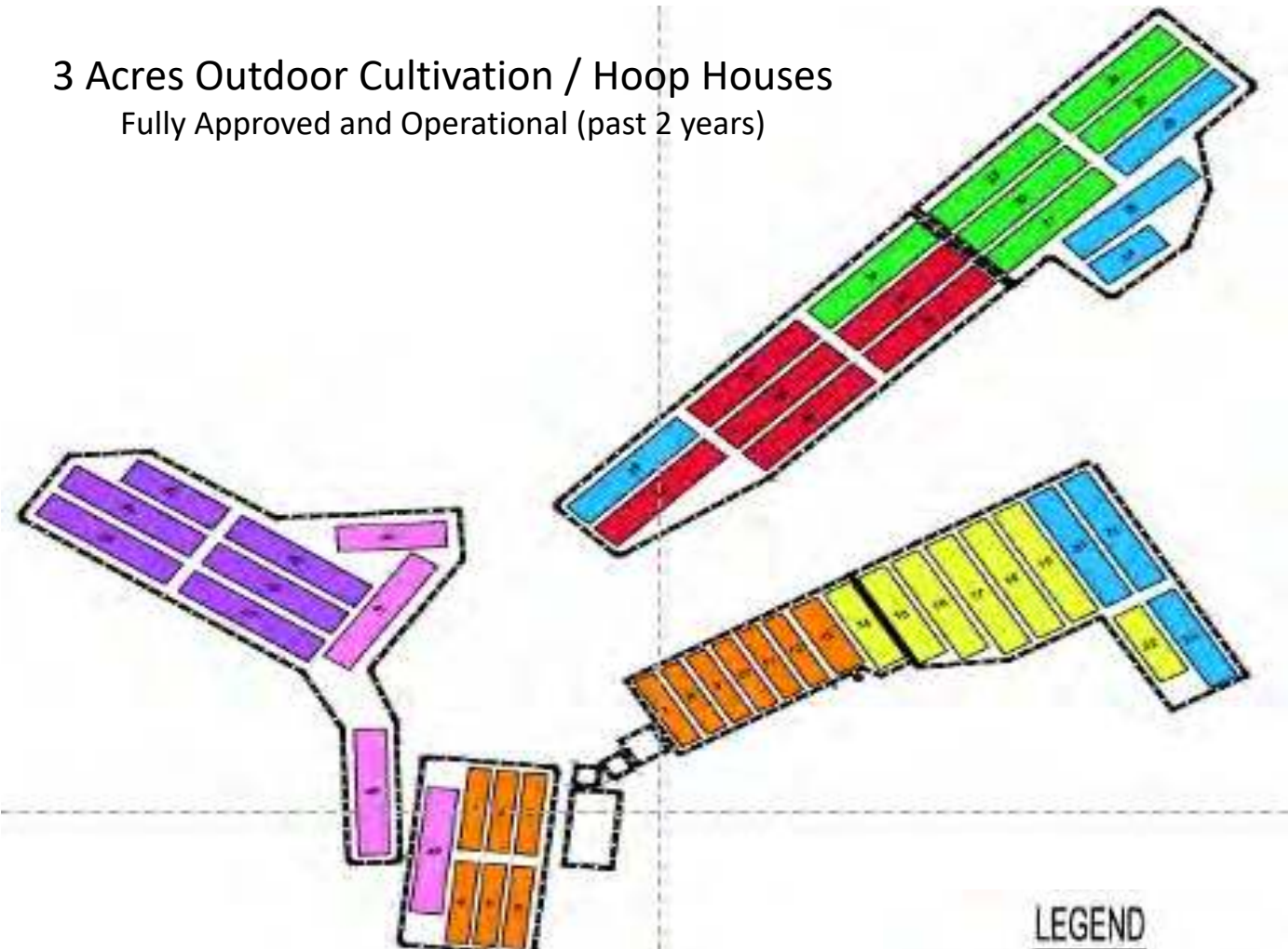
- Non-Volatile Manufacturing
- Three Full Acres Outdoor Cultivation
- 22,000 sq ft Greenhouse Indoor Cultivation (Bloom)
- 23,000 sq ft Nursery Operation
- Retail Non-Storefront Dispensary
- 15,000 sq ft of Commercial Buildings (processing, maintenance and employee areas)
- Distribution - Transportation
- 80,000 sq ft ground-mount solar array



1. 23,000 sf Nursery Operations
2. Three Acres Outdoor Cultivation and Processing
3. 22,000 sf Greenhouse Indoor Cultivation
4. Type 6 Manufacturing and Retail Dispensary
5. Commercial Processing Building Area
6. Approved 80,000 sf Solar Array Field Area
7. Non-Cannabis – Storage & Maintenance Area

3 Acres Outdoor Cultivation / Hoop Houses

Fully Approved and Operational (past 2 years)



LEGEND

LICENSE SUMMARY

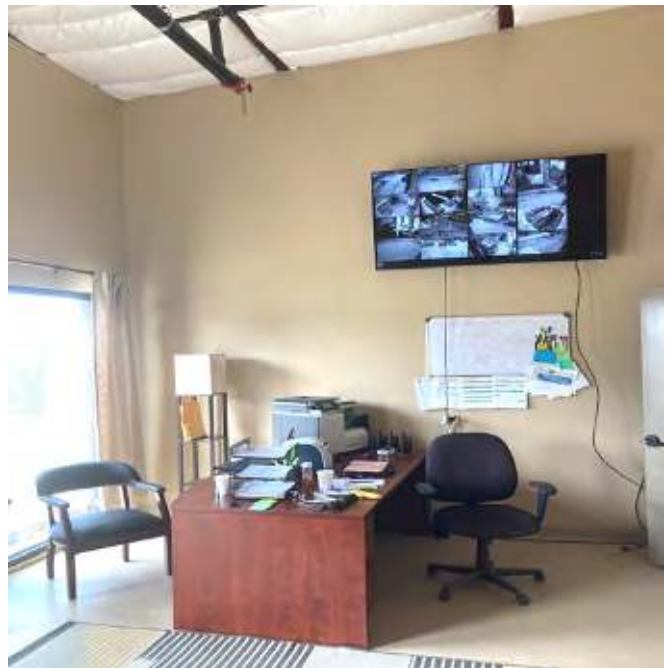
-  CCL21-0002397 - (ORANGE)
-  CCL21-0002398 - (YELLOW)
-  CCL21-0002395 - (BLUE)
-  CCL21-0002392 - (GREEN)
-  CCL21-0002393 - (RED)
-  CCL21-0002394 - (PURPLE)
-  CCL21-0002396 - (PINK)
-  CCL20-0003231 NURSERY - (WHITE)

BLOCK SUMMARY:

- BLOCK A: HOUSES 24-31 (4500 PLANTS)
- BLOCK B: HOUSES 32-39 (4650 PLANTS)
- BLOCK C: HOUSES 40-48 (5040 PLANTS)
- BLOCK D: HOUSES 15-23 (4060 PLANTS)
- BLOCK E: HOUSES 1-14, 49 (4356 PLANTS)

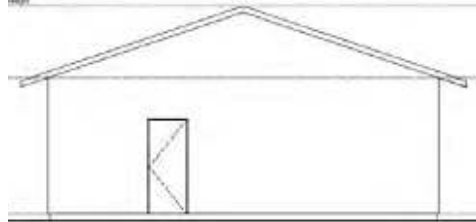
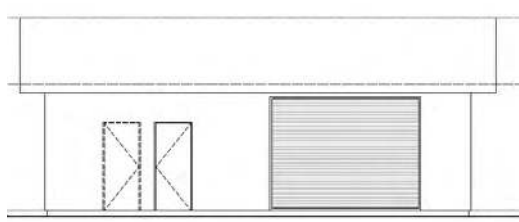
3,200 sq ft Commercial Cannabis Building

Approved F1 manufacturing occupancy - Cannabis
Approved for Processing, Type 6 Manufacturing, Distribution,
and Retail Dispensary (delivery only)



Approved Cannabis Nursery

Grading, Pad and Drainage Fully Completed



(4) 84 x 42 x 14 = 14,112 sf
 (2) 96 x 42 x 14 = 8,064 sf
 Total Nursery = 22,176 sf

(1) Maintenance/Restroom = 1,000 sf
 (1) 40 x 100 Outdoor Shade Structure = 4,000 sf
 Total sf = 27,176 sf



Approved Bloom Greenhouses

Grading, Pad and Drainage Fully Completed



3- 108 x 42 – 13,608 sf
 2 - 156 x 42 = 13,104 sf
 Total Bloom = 26,712 sf

1- Maintenance/Restroom = 1,000 sf
 1 – 40 x 100 Outdoor Shade Structure = 4,000 sf
 Total sf = 31,712 sf



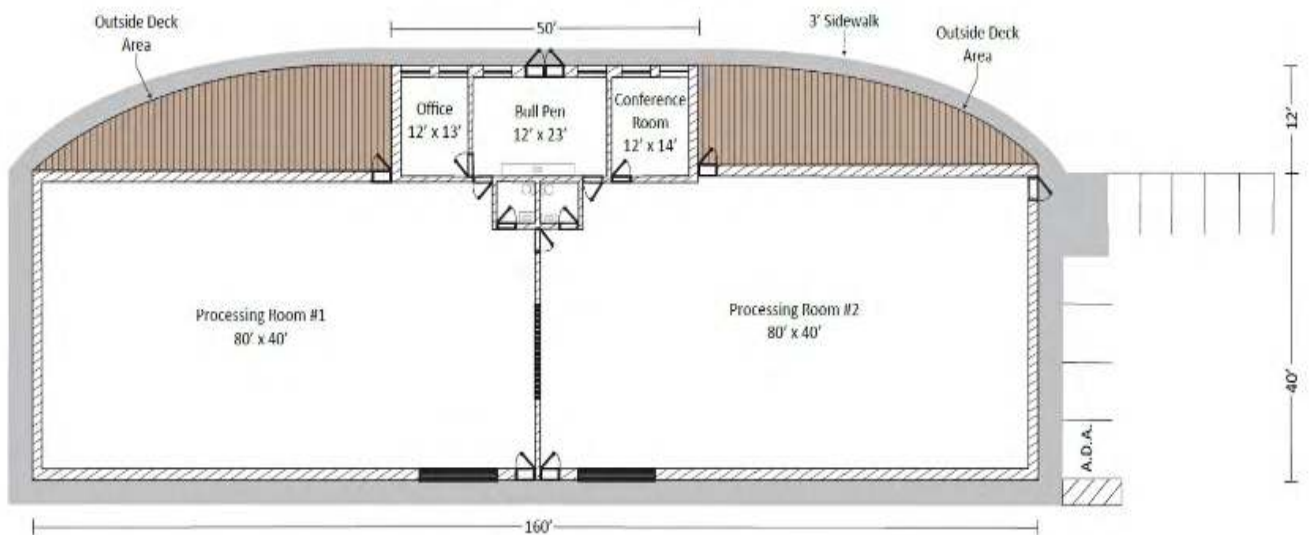
Commercial Processing Building #2

In substantial conformance review



7000 Sq. Ft.
6400 Sq. ft. Processing
600 Sq. ft. Offices

Figure 2: Processing Building Floor Plan



Parcel Summary

NACIMIENTO LAKE DR

Estimated Acres: 85.02

APN: 026-041-022

Permit Information

CCP2022-00009 Cannabis Code - P	8/18/2022
MOD2021-00013 Project Modification	8/11/2021
PMTC2021-00152 PMTC - Commercial Permit Additions/Alterations	4/27/2021
PMTC2021-00151 PMTC - Commercial Permit Additions/Alterations	4/27/2021
PMTC2021-00052 PMTC - Commercial Permit Additions/Alterations	2/22/2021
PMTC2020-00035 PMTC - Commercial Permit New Structure	1/28/2020
PMTC2020-00034 PMTC - Commercial Permit New Structure	1/28/2020
PMTC2020-00033 PMTC - Commercial Permit New Structure	1/28/2020
PMTC2020-00032 PMTC - Commercial Permit New Structure	1/28/2020
PMTC2020-00031 PMTC - Commercial Permit New Structure	1/28/2020
PMTG2020-00011 PMTG - Grading Permit Major Grading	1/27/2020
PMTC2018-00268 PMTC - Commercial Permit Tanks	9/20/2018
PMTC2018-00096 PMTC - Commercial Permit Additions/Alterations	5/3/2018
PMTC2018-00058 PMTC - Commercial Permit Fire Suppression	4/5/2018
PMTC2018-00032 PMTC - Commercial Permit Additions/Alterations	3/12/2018
DRC2017-00107 Land Use Conditional Use Permit	1/16/2018
DRC2017-00106 Land Use Conditional Use Permit	1/16/2018
PROJ2018-002 Cannabis Activities	1/16/2018
ZON2016-00695 Zoning Clearance Business License	4/10/2017
PMT2016-05574 PMTC - Commercial Permit New Structure	2/3/2017
CCM2016-00333 CCM - Condition Compliance Monitoring Cultivation	11/17/2016

Seller has done a great amount of work over the past several years as evidenced by the permits listed above and is looking to take on a JV partner to handle the cannabis operations and is open to discuss ownership percentages of the business and the land to create a win-win scenario for all parties. Asking Price includes 70% Operating Equity and 30% ownership of the property.

Asking Price \$3,120,000

Contact me to discuss how we can structure your purchase

PAUL BURROWES

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