

Mayday Growery – Total Building Sq Ft. = 9,315

State of the Art/New Construction Indoor Cannabis Cultivating Facility. Fully equipped for ongoing cultivation on 10+/- acres. Zoned Ag. Phase I (9,315 sqft) grow operation with infrastructure for expansion. Greenhouses include fully automated environmental control system for temperature, humidity, airflow, CO2, light traps and supplemental HPS/MH grow lighting.

Location – Muskogee County

Land – 10 acres +/-, Zoned AG

Electrical Capacity

- Electrical supplied by OG&E (440/3-phase)
 - Very own transformer with pad set on North Side of property. Only 60' away from steel building.
 - 1800 Amp service with room to increase with additional buildings
 - 600 Amps for 53 x 63' steel building
 - 1200 Amps for the 41'6" x 72' x 12' greenhouses

Steel Building Specifications

- **1 – 53' x 63' x 16' short side x 21' tall side with overhead door (3,339 sq ft.)**
 - 600 Amp service
 - 2 HVAC systems
 - 1 – 3 ton 14 seer three phase 410Amp condenser with matching gas fired furnace and ducts.
 - 2 – 5 ton 14 seer 410Amp electric air handlers with matching three phase condensers.
 - All systems installed on base stands with top discharge across the room.
 - Each system has Clean Air Media packs with plasma-pure air purifiers.
 - Condensers have low ambient controls for colder operating temperatures.
 - Each electric air handler will have 15kw heat strips installed and can be used for dehumidification.
 - 6 rooms
 - 1200 sq ft.
 - Outlet height at approx. 8' and 14' and spaced every 10' apart. Total of approximately 30 outlets
 - 920 sq ft.
 - Outlet height at approx. 8' and 14' and spaced every 6' apart. Total of approximately 30 outlets with some coming down from ceiling as well
 - CO2 generator
 - Sink
 - Floor Drain
 - Separate water hookup
 - 400 sq ft.

- storage space with 14' overhead door access on west side of building complete with lighting and outlets
- 160 sq ft.
 - curing/final product room in center of building not touching any exterior walls complete with normal lighting and outlets
- 160 sq ft.
 - bathroom and sanitation room
 - 2 sinks, 1 stall, 1 shower
- 160 sq ft. meeting room
 - Complete with lighting and outlets
- Also 2 outside water hookups on the South side of building facing the greenhouses
- 3' wide doors between rooms. 4' door on South side of building leading to greenhouses
- Steel building is certified to the state board of Insurance for the State of Oklahoma: certified, designed and fabricated according to specifications for construction number 580 class 90 and prescribed in the underwriting laboratories building material list.
- City water – 3/4" water line
- City gas – 1" gas line
- Aerobic System in place
- Fully insulated

Greenhouse Specifications

- **2 – 41.5' x 72' x 12' (side walls) x 20' (gable) automated greenhouses (5,976 sq ft.)**
 - Concrete flooring with concrete breezeway between greenhouses and steel building.
 - Fully automated environmental control system customized to control exact environmental parameters from one panel:
 - Intake shutters with light traps
 - Exhaust fans with light traps
 - Horizontal airflow fans
 - CO2 generator
 - HPS and MH lighting when sunlight PAR levels are not reached
 - Evaporative cooling system
 - Humidity and Temperature control
 - All outside structure retrofit with light dep materials to block out all light from coming in while environmental control system is operating.
 - Greenhouse Structure and Polycarbonate
 - **2 - 41'6" x 72' x 12' Sidewalls – Gable 7500 Series Greenhouse**
 - 8mm Clear Wall Twinwall (Roof, Sidewalls and EW Gable)
 - 12' Endwalls White/Black/White 8mm Twinwall
 - Doors
 - **2 – Plyco Series 20 Insulated Double Door 6' wide x 6'8" tall. Include Falcon Lever/Lockset with ADA threshold**
 - Centered on North side of greenhouse
 - Termination Angle/Trim

- 38 - 12' Termination Angle/Trim
- 44 - 10" x 10" Welded Base Plates

Pictures below shows construction phase of East Greenhouse

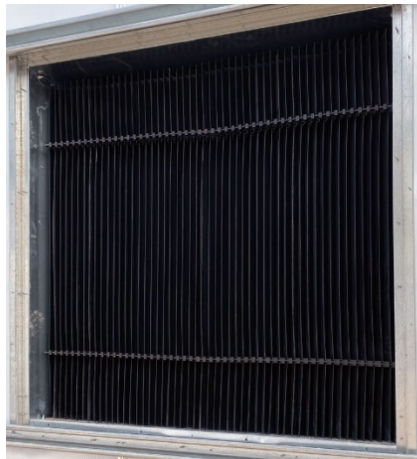


- Exhaust Fans w/ Light Traps

- **4 - Light Trap 54" Exhaust Fan with Shutter 1 Phase**
 - G90 galvanized construction for corrosion resistance
 - Totally enclosed, thermally protected motors for safety and long life
 - 2-year manufacture warranty



- **4 - Next Gen Light Trap Fits 51" Schaffer Shutter**



- The NextG3n Light traps cover any ventilation opening in the structure to block light without sacrificing efficiency of the fans or shutters

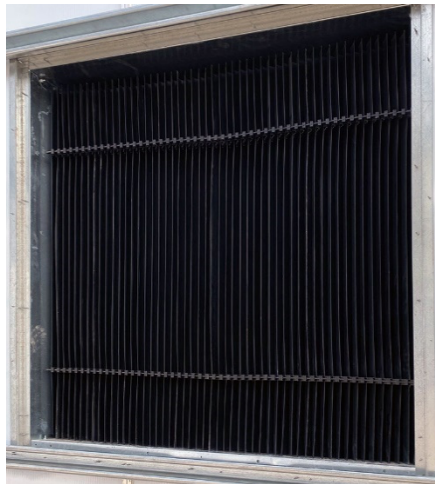
- Intake Shutters w/ Light Traps

- **16 - Aluminum Shutter with Motor Kit 48"**

- High efficiency shutter with tie bar to eliminate shutter flapping
- Nylon bearings; solid shafts; drawn cup-type sleeves on all movable linkage
- Frame of heavy aluminum extrusion with 1/2" channel lock water stop with precision milled and welded corners for durability
- Interlocking blades for maximum weather seal
- Constructed with rigid "T" section center member
- 9000 CFM



- **16 - Next Gen Light Trap 51.5" Light Trap**
 - The NextG3n Light traps cover any ventilation opening in the structure to block light without sacrificing efficiency of the fans or intake shutters



- Heating System (based on 23 degrees out/70 degrees in)

- **4 – Modine PDP175 Unit Heater Single Stage, Natural Gas, 115V with hanging kit**



- This power vented heater forces exhaust fumes outside of the heated structure and allows the heater to be vented vertically or horizontally. Horizontal venting prevents heat from escaping out of the vent pipe when the heater is not running, which is especially important in greenhouses.
- 80% thermal efficiency, maximizing seasonal efficiency through the use of a collector box and power exhauster
- Power exhaust that can be rotates 180 degrees
- 100% shut-off, intermittent pilot-ignition system with continuous retry
- Safety pressure switch to assure safe venting conditions
- Designed to use the smallest diameter vent pipe possible
- Certified to 0.5" W.C. external static pressure
- Easy field adjustment with a level hanging mechanism
- 175,000 input BTUH
- 140,000 output BTUH
- 5" vent size

- Evaporative Cooling System

- 2 – 4' tall x 40' long x 6" thick complete PVC Wetwall and evaporative cooling pads

(small version of system is shown below)



- 110V pump
- 2-year manufacture warranty
- The no leak PVC system, with supply line, spray line and reservoir, is easy to operate and maintain. Water that does not evaporate is re-cycled through the pads, so no water is wasted.

○ Gable Ventilation System

- **2** – Schaefer Slantwall Exhaust Fan. 48” diameter 1hp drive belt
 - G90 galvanized construction for corrosion resistance
 - Totally enclosed, thermally protected motors for safety and long life
 - 2-year manufacture warranty
- **4** – Aluminum Shutter with Motor kit 48” – 9000 CFM per shutter
 - High efficiency shutter with tie bar to eliminate shutter flapping
 - Nylon bearings; solid shafts; drawn cup-type sleeves on all movable linkage
 - Frame of heavy aluminum extrusion with 1/2” channel lock water stop with precision milled and welded corners for durability
 - Interlocking blades for maximum weather seal
 - Constructed with rigid “T” section center member



- Horizontal Airflow
 - **12** – Schaeffer HAF Fan VK20, 20” diameter (6 per greenhouse)



- 115/230V, 3.8/1.9Amps, 5,470 CFM, 1,725 RMP, 35 pounds, 5’ power cord
- Deep guard design for unmatched performance, low noise levels and safety without sacrificing airflow
- Matched high quality motors and blades for maximum efficiency
- Powder coated steel gaurds for increased durability and corrosion resistance
- Powder coated steel mounting bracket
- 2-year manufacture warranty

- iGrow 800 Environmental Controller with Integrated Contractor cabinet (1 per greenhouse)



- 12 output controller with DISM sensor
- Idrive 300, AC, 3 wire, 1 phase
- The system provides advanced control over all the equipment within the greenhouse.
 - Temperature
 - Humidity
 - CO₂ – Johnson CO₂ Generator
 - Lighting control module - HPS & MH lighting
 - Exhaust Fans
 - Evaporative cooling pumps
 - HAF Fans
 - Modine Gas Heaters
 - Light Deprivation System
 - Inlet Shutters
 - and other equipment if necessary
- Each piece of equipment's complete operating history is recorded for easy transfer to the grower's computer by USP drive, network, or remote access via computer or cell phone.
- When away, the grower can access operating data remotely from computer or cell phone, see system operation conditions, and make adjustments immediately.

- Grow Lights (90 total)
 - **45 MH and 45 HPS** - Phantom 50 Series Double-Ended System Enclosed (1000W, 120/240V) with Bulbs



- Four dimming capabilities: 60%, 75%, 100% and Super Boost (up to 1150W output)
- LED status indicator with Smart Alert technology
- Internal RF shielding
- Ignition control and end-of-lamp-life signal
- Auto restrike feature protects light from damaging power interruption
- FCC compliant
- CSA listed
- 8' power cored and 6-15P plug
- 3-year manufacture warranty on all systems

- CO2 Generator

- Johnson CO2 Generator Natural Gas 115V (1 per greenhouse)



- Maximum area per unit = 4,800 square foot
- Pounds CO2/hour = 8.25
- Burner Range BTU/hour = 20,000 to 60,000
- Completely automatic
- Includes a gas pressure gauge
- 24 Volt gas valve
- Automatic shut-off flame failure
- Hangs from ceiling and requires no duct work
- 18" diameter, 20" high and weighs 21 pounds

- **Fencing**
 - 824' of 6' Blackout chain link fencing around inside perimeter to surround buildings
 - 723' of 6' Chain link fencing around outside perimeter of property
 - 2 – 16' double gates into exterior property fence and interior property fence

- **Dirt Work and Slabs**
 - Shale base with asphalt milling top
 - Roadway spanning entire West side of 10+/- acres and is 20' wide
 - Driveway at roughly 70' x 40'
 - Pads
 - 83' x 73' pad for steel building
 - 122' x 90' pad for 2 greenhouses
 - Concrete Slabs
 - Steel Building - 65' x 55' concrete slab for steel building
 - Greenhouses - 2 pads at 42.5' x 73' concrete slabs for each greenhouse with 20' between greenhouses
 - Breezeway – 80' x 20' between steel building and greenhouses
 - Gravel
 - Around and between both greenhouses for enhanced drainage and footing