



EXECUTIVE SUMMARY

CONTACT INFORMATION

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INDUSTRY

Agricultural cultivation – industrial grade hemp as well as multi-leaf lettuce, bib lettuce, arugula, and other leafy greens

OPPORTUNITY

Create monetizing event

ACTIVE GREENHOUSE HIGHLIGHTS

- 3.25 acres / 124,000 square feet of growing canopy
- Heating: 10,700 Kw / 269,000 Btu/hr
- Elec: 3ph/480v; 7,500 Amps; 2500 KVA
- +10,000 Lbs of hemp per annum
- Adaptive platform – hemp to cannabis / hemp to produce

Sustainable AquaFarms (SAF), a subsidiary of SAFE Holding Co., LLC is creating an opportunity to monetize its facilities for the right investors. Located in Berlin, NY about 20 miles east of Albany NY (State Capital) in the Taconic Mountain Range, the properties lie on NY's state route 22 allowing easy access to Interstate Route 87 and 90 for rapid east coast distribution.

SAF currently produces hemp for cannabinoid (CBD) cultivation and multiple little gem, bib lettuces and leafy greens varieties specifically selected for hardiness and unique taste in a controlled environment, under strict bio-security protocols. Their facilities include germination rooms, nursery, packing and printing line, and dry and cold storage warehousing. SAF is licensed by the New York State Department of Agriculture and Markets to grow hemp for products containing CBD as well as hemp/CBD research. They also hold a nursery license to grow transplants and their facility is USDA Good Agricultural Practices (GAP) compliant certified, we plan to conduct our Safe Quality Foods (SQF) Audit this summer, and our staff is GMP trained.

SITUATION OVERVIEW

SAFE Holdings acquired a 3.25-acre Greenhouse facility (on 10 acres) and 88 acres "Upper Range" of former operating Greenhouses that were formerly rose cultivation facilities in Berlin, New York. SAF's active 3.25-acre facility currently utilizes 125,000 square feet, under glass of high-tech deep-water culture hydroponic growing ponds. SAF is currently producing industrial hemp for CBD, little gem lettuces, and leafy green produce. This system can easily be converted to a media-based growing system with little or no added costs.

The operational staff represent four generations of growers and are cultivating hemp year-round. As the facility is USDA GAP certified, all growing and cultivating protocols are adhered to for both hemp and lettuce production. At present, the facility can produce nearly 1,000 pounds of premium dry flower monthly and have the capacity to cultivate three-plus million seedlings at any one time. Additionally, the facility is able to cultivate secondary flower/trim biomass for CBD oil production, fresh frozen hemp and top flower colas.

SAF can easily adapt to changes in hemp, cannabis and agricultural laws. At high production, SAF was planting 12,000 heads per day (full head lettuce). The facility has the theoretical capacity of harvesting 14,700 heads per day (3.8 million heads per year). Production of hemp commenced in August 2018, with the first harvest in November 2018. Based on current cultivation of photoperiod sensitive plants and harvest results, the SAF facility produced nearly 10,000 pounds of hemp annually. At a price of \$1,000 per pound or \$10MM in gross flower sales a year. In addition to marijuana seedling sales, the total revenue has the potential to exceed \$35MM annually.

Sustainable AquaFarms



HIGHLIGHTS

- Berlin, NY - 20 miles from Albany
- Access to 100 million customers in 24 hours
- Energy efficient (90% in power / 80% in water)
- Sustainable farm practices
- Commitment to community development

UPPER RANGE HIGHLIGHTS

- 5 ac. former Greenhouses on 87 acres
- Established 3P/480v power
- 50 acres of outside cannabis growing potential

OPERATIONS

The current management team and operational staff have a passion for ecosystems – they have gone to great lengths to create a team of workers, consultants, suppliers and distributors to execute their sustainable vision. The hemp plants as well as produce are provided with fresh nutritional food of known progeny as they are vertically integrated from feed to retail distribution, thus controlling both inputs and processes. Importantly the water at the headwaters of the Little Hoosic River in the Taconic Mountains are naturally of the highest purity.

With sustainable practices, controlled environment agriculture and integrated pest management (IPM) techniques, the facility allows year-round cultivation without extensive use of pesticides and antibiotics, unlike field grown crops which are exposed to a multitude of contaminants and disease vectors. Preservative use is minimal to non-existent given quick delivery times and the quality of the raw material. Together with their location on SR 22 in upstate NY, SAF can deliver to over 100 million customers within 24 hours by road.

The management team is committed to employing local workers and providing educational opportunity for North East regional institutions. Year-round, quality employment is rare in this blighted rural area. The site's energy resources are available to the wider Berlin community for disaster and emergency response, improving the robustness of the whole Berlin valley.

FUTURE

With the built-in adaptability and scalability, turn the contiguous formerly operating 5-acre greenhouse (on 88 acres, "Upper Range") into a thriving cannabis operation. With established 3 phase 480v power and an additional 50 acres for potential outdoor cultivation, this property has everything you need to expand your business.

With a pending Adult Use Cultivation, Process, Package, and Distribute partner license, you can seamlessly transition from hemp to adult use marijuana and tap into the lucrative adult-use market in NYS. The facility's sustainable technology campus and commitment to community development make it an attractive investment. It benefits from proximity to major cities along Interstates Routes 87 and 90, ensuring easy access to a customer base of over 100 million people within 24 hours. Don't miss out on this opportunity to grow great trichomes at this beautiful Berkshires property.

Additionally, SAF has access to purchase abandoned local buildings to house officers, workers and contractors while improving the downtown Berlin economy. SAF has already engaged with Cornell University and Rensselaer Polytechnic Institute in New York to explore increased growing efficiencies and develop Berlin as a bioenergy hub with the technical support of SAF as a community leader and member.

Sustainable AquaFarms



Hydroponic Greenhouse – Hemp Cultivation

