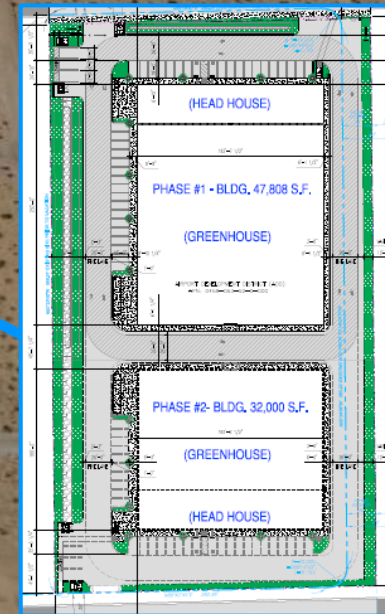
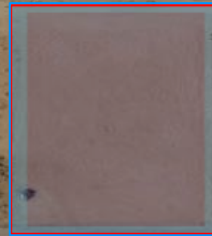


ADELANTO - SCE POWER APPROVED - RTI MIXED LIGHT CANNABIS DEVELOPMENT SITE



BURTS & ASSOCIATES



5 ACRE RTI SITE - AUBURN AVENUE / EAST OF JONATHAN STREET

Auburn Avenue, Adelanto, CA

ADELANTO RTI DEVELOPMENT - PROJECT PRICING



BURTS & ASSOCIATES

SALE PRICE

Sale Price	\$500,000 PRICE REDUCTION \$1,499,000
Price PSF Land	\$6.88
Price P/Acre Land	\$299,800
Lot Size (Acres)	5 Acres
Lot Size (SF)	217,800 SF
APN	0459-053-52

PROPERTY INFORMATION

Auburn Avenue	Paved W/Utilities at Property in the Street
Zoning	Adelanto ADD (Airport Development District)
Utilities	Water/Sewer/Electricity in Auburn Avenue

SCE APPROVED POWER TO SITE

Approved 2,000 Amp - 480V - 3 Phase/4 Wire	For Mixed Light Cannabis or Industrial
RTI Project - Fully Entitled - Development	Mixed Light Cannabis Cultivation or Industrial



MAJOR \$500,000 PRICE REDUCTION:

Deal Highlights

5-Acre Fully Entitled, Ready-to-Issue (RTI) Development Site

Mixed-Light Cannabis Cultivation Opportunity

Industrial Development SCE-Approved 2,000-Amp, 480V, 3-Phase / 4-Wire Power

Approved for Approximately 79,808 SF of Cannabis

Plans Approved – Ready to Move Forward

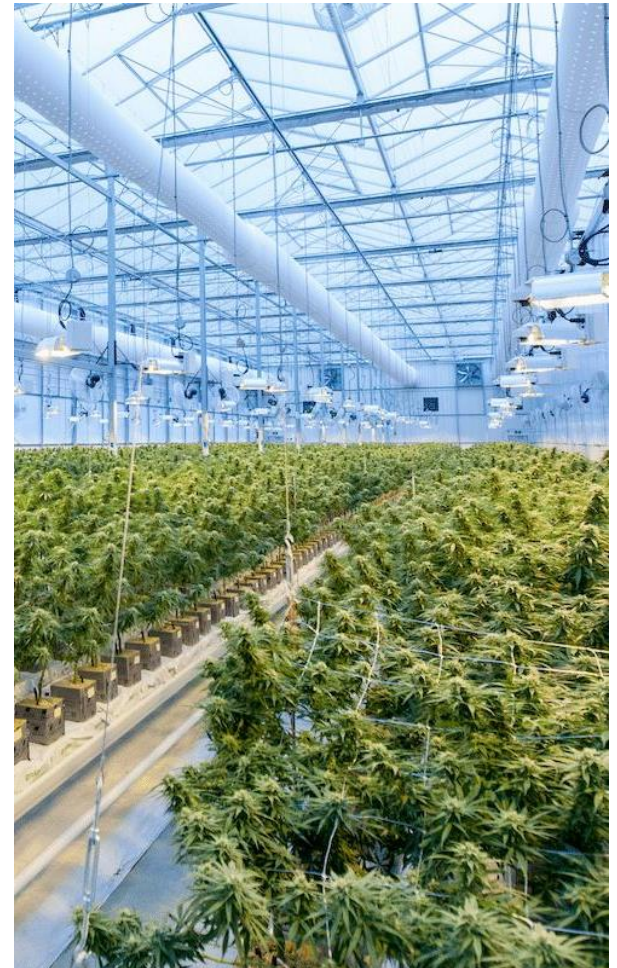
22,000 SF Cultivation Canopy

10 Grow Rooms – Approximately 3,500 SF Each

Potential Production of Approximately 1,500 Lbs. Per Month

Proven Energy-Efficient Design – Potential for Up to 50% Reduced Energy Costs

Designed to Increase Cultivation Yield, Quality & Production Quantity



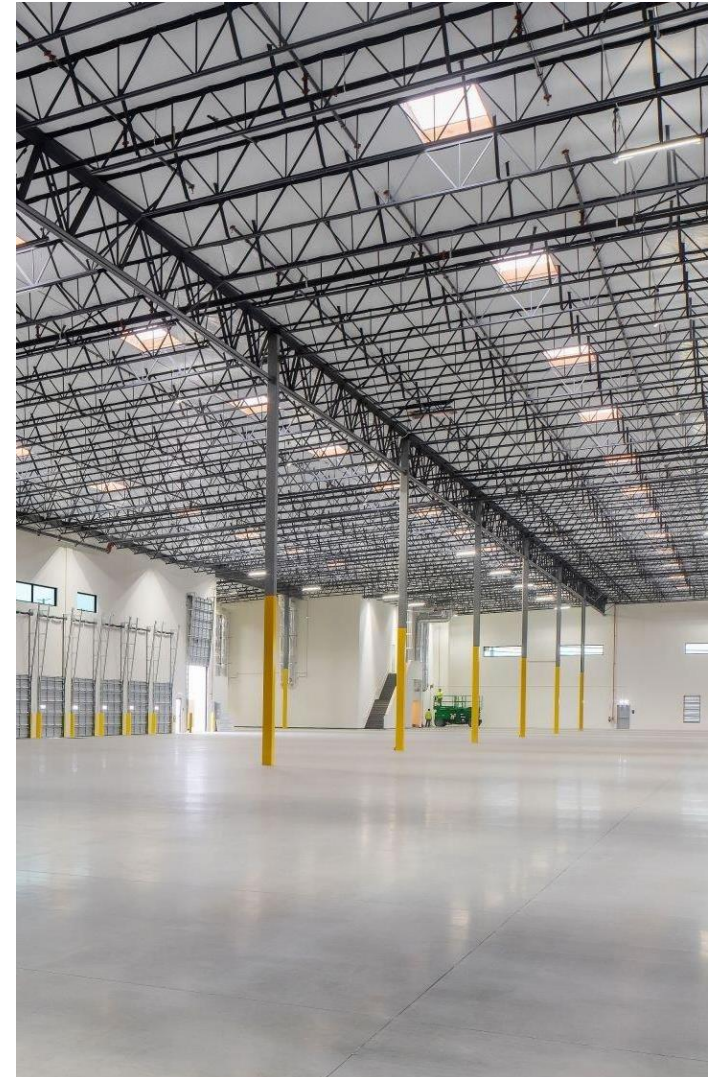
MAJOR \$500,000 PRICE REDUCTION:

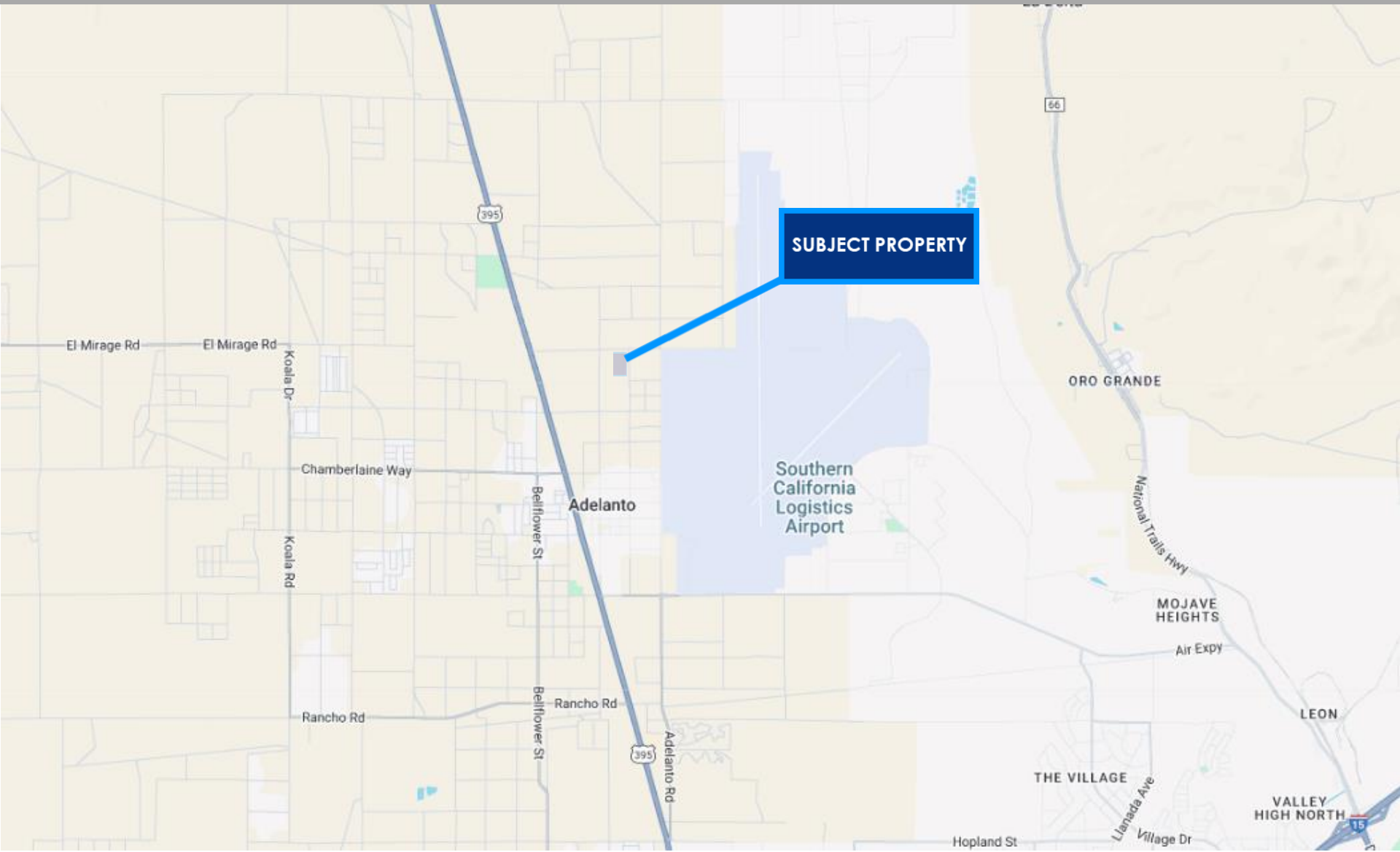
Burts & Associates is pleased to present a 5-acre, fully entitled (RTI) Mixed Light Grow Cannabis Cultivation/industrial development opportunity on Auburn Avenue in Adelanto, California. Located within the City of Adelanto's Airport Development District (ADD), the property is entitled for an approximately 79,808-square-foot cannabis cultivation/industrial facility, with public water, sewer and power located along the property frontage. The approved project is designed for phased development, providing an investor or operator the ability to move forward with construction without the lengthy entitlement process associated with a ground-up project

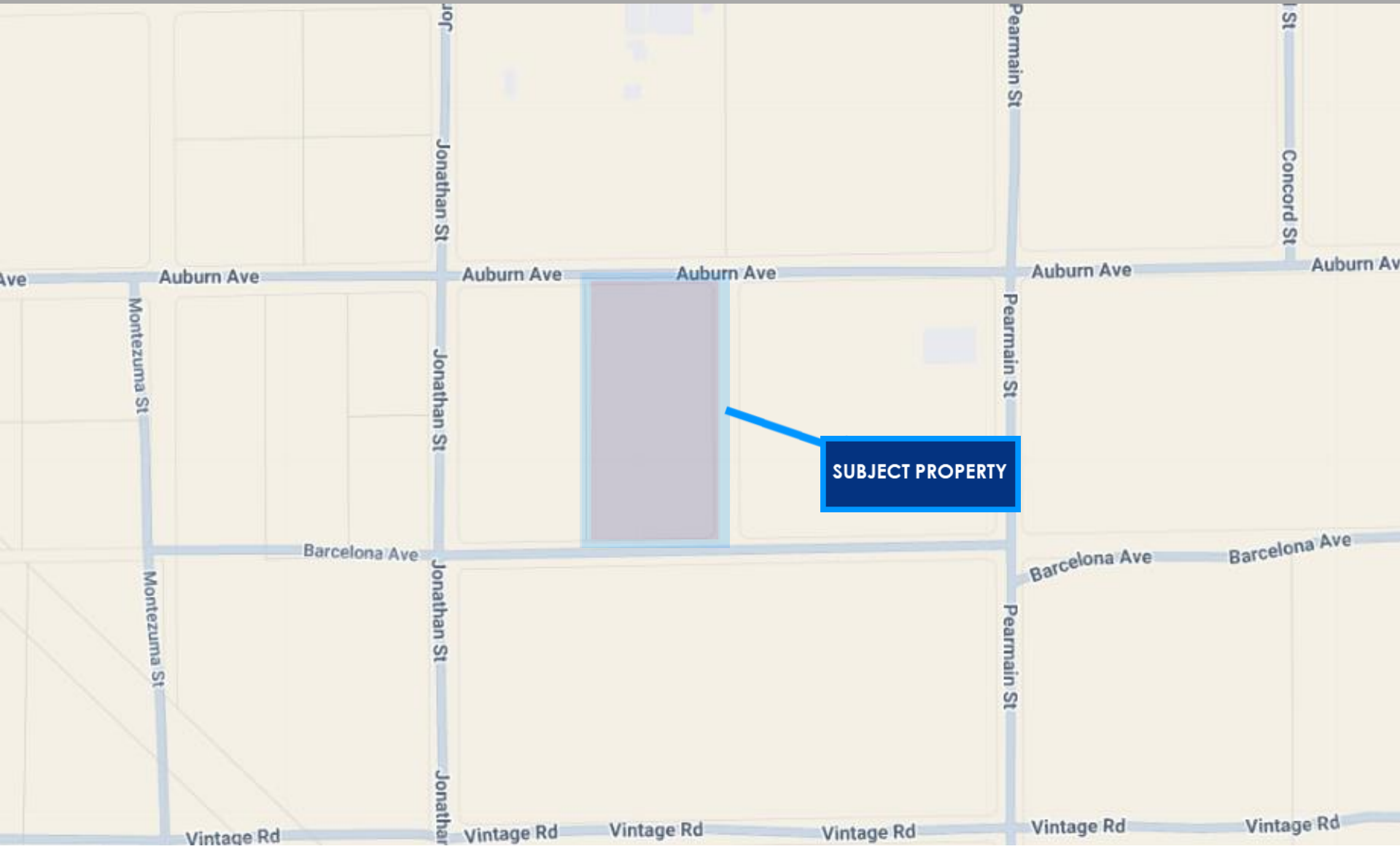
The project provides an excellent mixed-light cannabis cultivation opportunity, featuring a proposed 22,000-square-foot cultivation canopy, 10 grow rooms of approximately 3,500 square feet each, and manufacturing plans on site. The project also includes SCE-approved 2,000-amp, 480V, 3-phase/4-wire electrical power, with plans approved and the project positioned to move forward. The cultivation design is intended to provide a highly efficient operating platform with the potential to produce approximately 1,500 pounds of cultivation per month, subject to operator performance and other variables.

The proven cultivation design is intended to combine mixed-light growing methods with energy-efficient building and operating systems, with the objective of achieving up to approximately 50% lower energy costs while increasing yield, product quality, and production quantity.

Combined with the property's existing entitlements, approved plans, infrastructure, and industrial-use flexibility, the project offers a unique opportunity for an experienced cannabis operator, cultivator, or investor seeking a substantially reduced-risk development site with significant infrastructure already addressed. The approved buildings can accommodate a range of industrial uses beyond cannabis cultivation, including Industrial, Warehouse and Distribution uses, providing additional long-term flexibility.











**BURTS & ASSOCIATES**

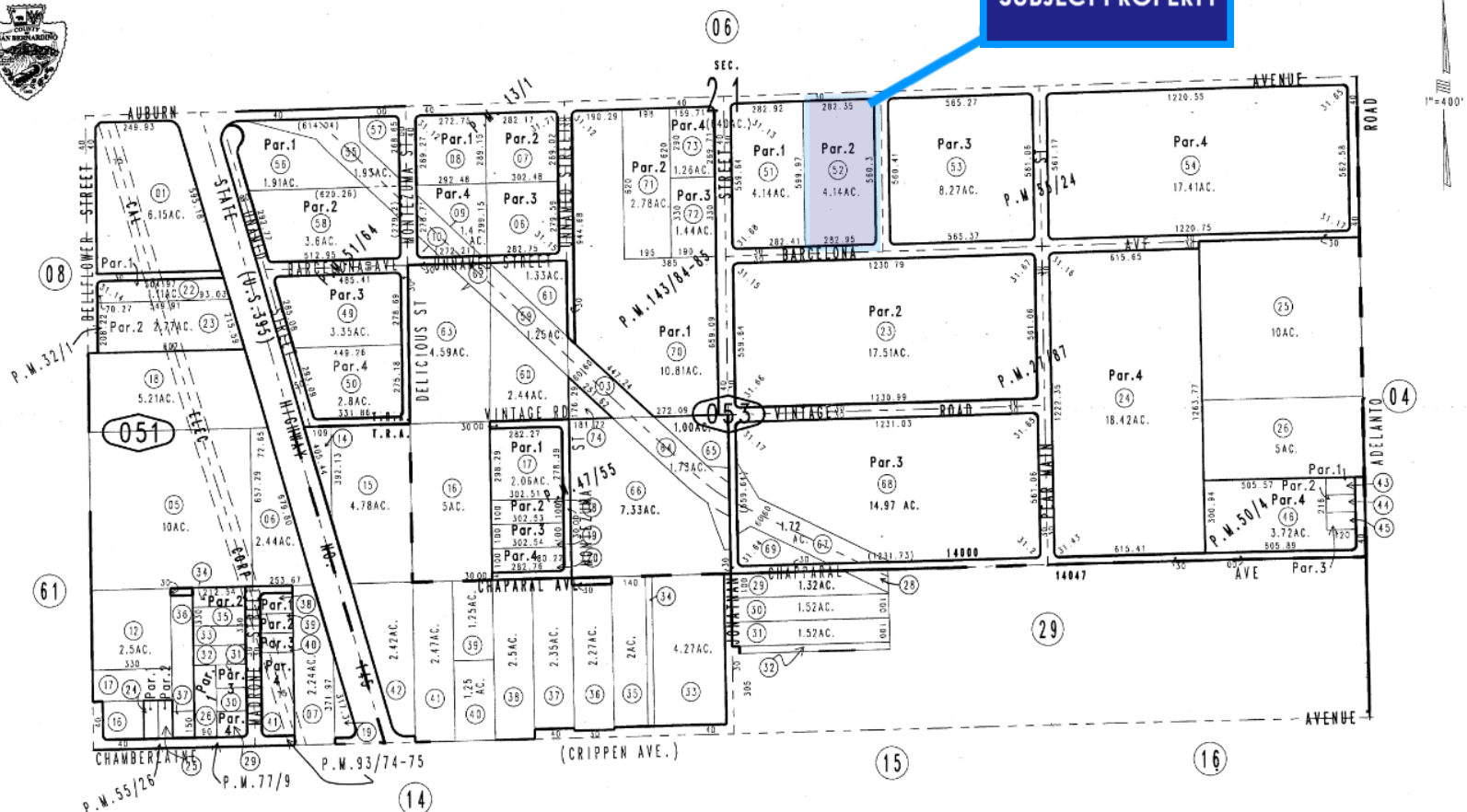
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. South 1/2, Sec.21, T.6N.,R.5W., S.B.B.&M.

City of Adelanto

0459-05

SUBJECT PROPERTY



Parcel Map No. 5652, P.M. 55/24
Parcel Map No. 4896, P.M. 51/64
Parcel Map No. 5302, P.M. 50/4
Parcel Map No. 4999, P.M. 47/55
Parcel Map No. 3400, P.M. 32/1
Pin. Parcel Map No. 3088, P.M. 27/87
Parcel Map No. 1433, P.M. 13/1

Parcel Map No. 12381, P.M. 143/84-85
Parcel Map No. 9028, P.M. 93/74-75
Parcel Map No. 7675, P.M. 77/9
Parcel Map No. 5876, P.M. 55/26

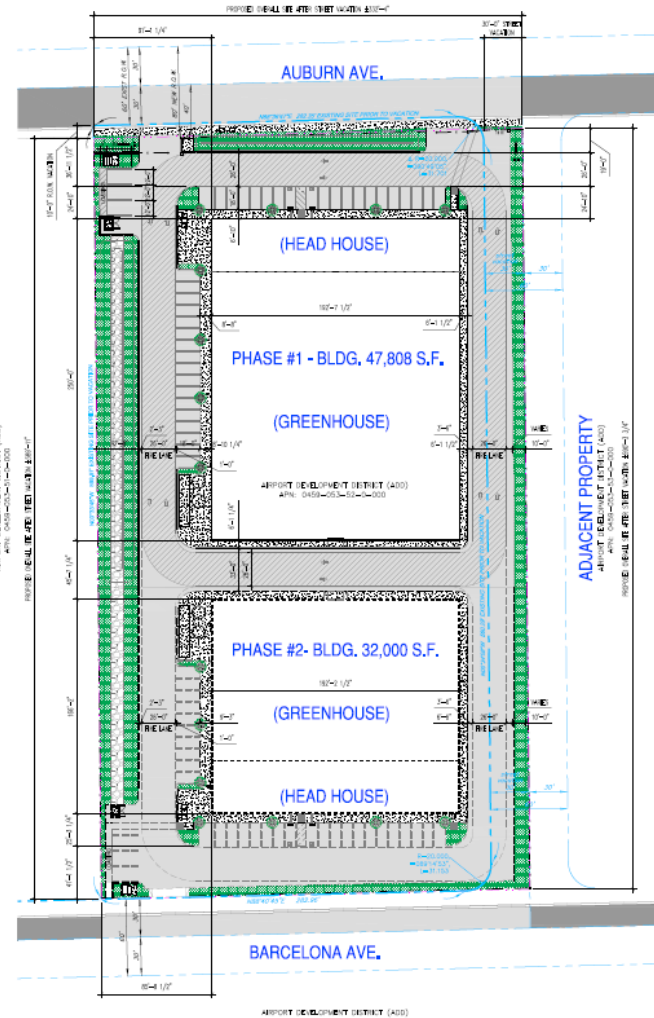
Assessor's Map
Book 0459 Page 05
San Bernardino County

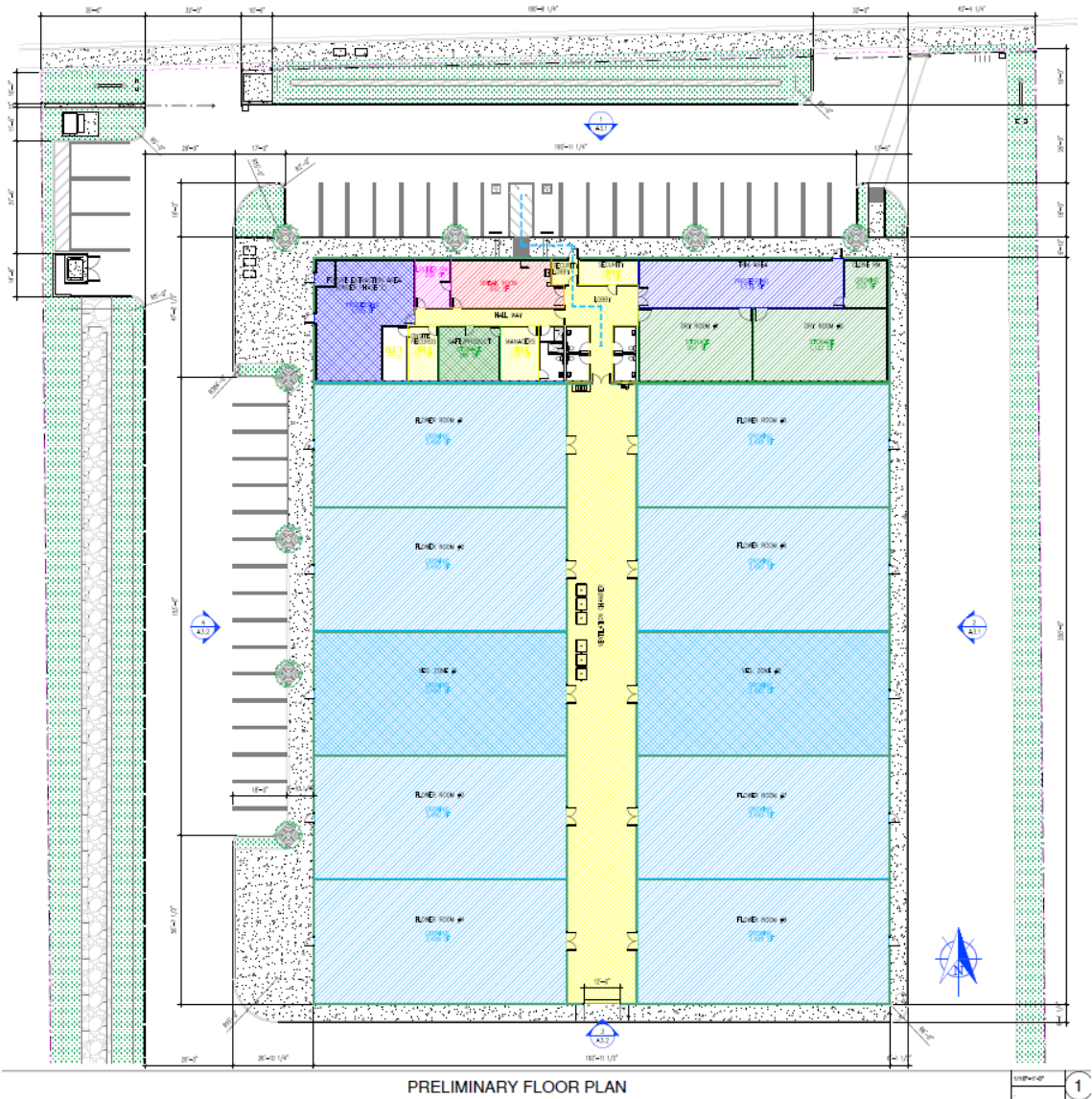
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06/21/13 RM

November 2003

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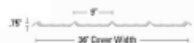


NORTH - ELEVATION

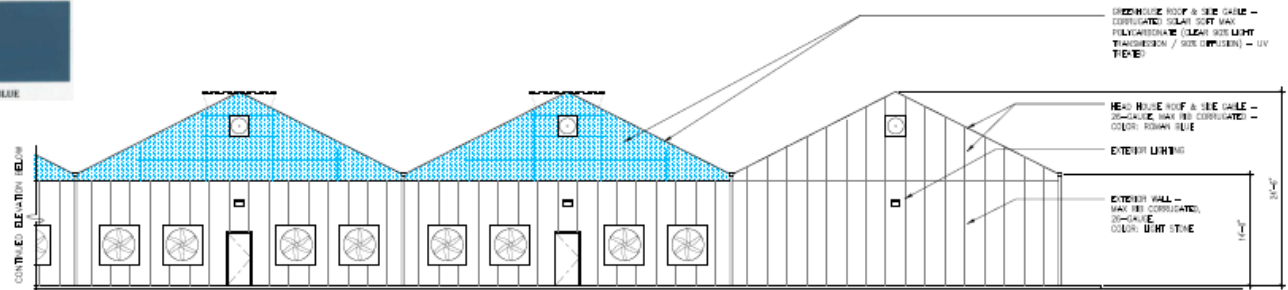
SECTION 1

Max-Rib

Max-Rib is a low profile 3/4" panel that is well suited for post frame, commercial, and residential applications.

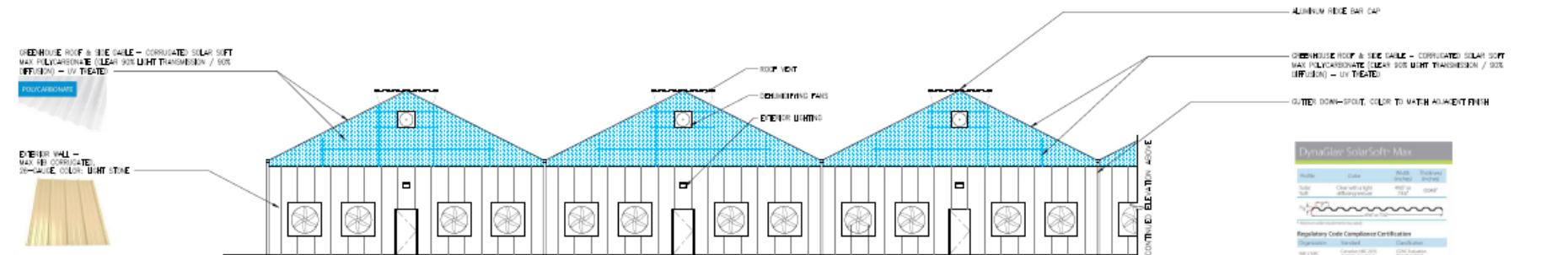


- Details**
- Minimum slope: 1:12 (with sealant)
 - Minimum slope: 3:12 (without sealant)
 - Also available with Moisture-Lok
- Testing Data**
- Fire Rating: Class A
 - Uplift Test: UL580 Class 08
- Class 4 Impact Resistance:**
UL 2218
- Florida State Approval:**
17472, 18023
- Fire Resistance:** UL263
- Texas Department of Insurance:**
Approval Evaluation PC-107
- For any available Test Data, Section Properties or Load Tables, please visit our download section at www.mccabemetal.com**



EAST - PARTIAL ELEVATION

SECTION 2

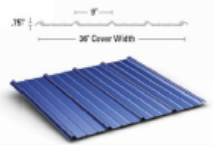


Profile	Color	Width	Thickness
Style	Clear with a light blue tint	48" or 60"	1/2"
Joint	Interlocking	1/2"	1/2"
Weight	1.2 lbs/sq ft		
Regulatory Code Compliance Certification			
Organization	Standard	Classification	
ICC-ES	ICC-ES ESR-1000	ICC-ES ESR-1000	
ICC-ES	ICC-ES ESR-1000	ICC-ES ESR-1000	
ICC-ES	ICC-ES ESR-1000	ICC-ES ESR-1000	
ICC-ES	ICC-ES ESR-1000	ICC-ES ESR-1000	
ICC-ES	ICC-ES ESR-1000	ICC-ES ESR-1000	

SOUTH - ELEVATION

VIEW-02 3

Max-Rib
Max-Rib is a low profile 3/4" panel that is well suited for post frame, commercial, and residential applications.

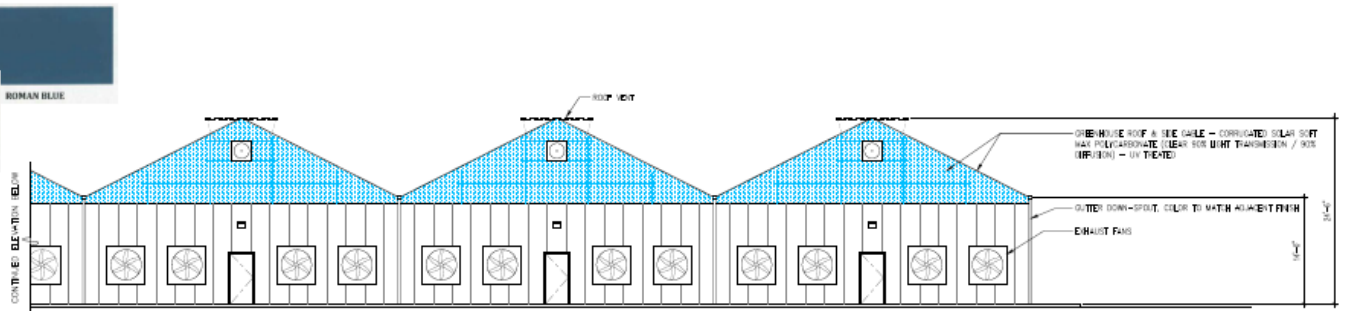


Details

- Minimum slope: 1:12 (with sealant)
- Minimum slope: 3:12 (without sealant)
- Also available with Moisture-Lok

Testing Data

- Fire Rating: Class A
- Updts Test: UL580 Class 0B
- Class 4 Impact Resistance: UL 2210
- Florida State Approval: 1747.2, 1802.2
- Fire Resistance: UL263
- Texas Department of Insurance Approval: Evaluation RC-907
- For any available Test Data, Design Properties or Load Tables, please visit our download section at www.maxribmetal.com



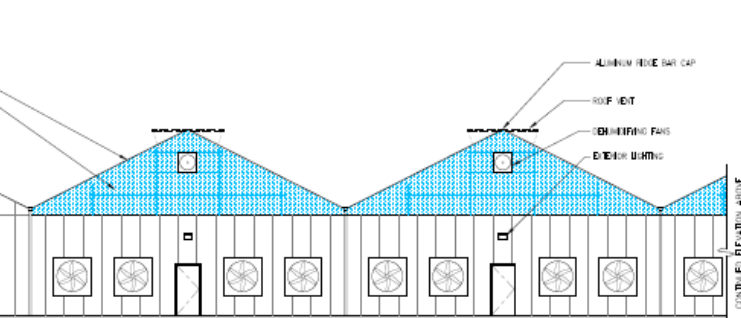
WEST - PARTIAL ELEVATION

VIEW-02 4

GREENHOUSE ROOF & BIE GABLE - CORRUGATED SOLAR SOFT MAX POLYCARBONATE CLEAR SIDE LIGHT TRANSMISSION / SOLAR (UP/IRON) - (1) TYPED

HEAD HOUSE ROOF & BIE GABLE - CORRUGATED SOLAR SOFT MAX POLYCARBONATE CLEAR SIDE LIGHT TRANSMISSION / SOLAR (UP/IRON) - (1) TYPED

EXTERIOR WALL - MAX RIB CORRUGATED SOLAR SOFT MAX POLYCARBONATE CLEAR SIDE LIGHT TRANSMISSION / SOLAR (UP/IRON) - (1) TYPED



DynaGloss SolarSoft® Max

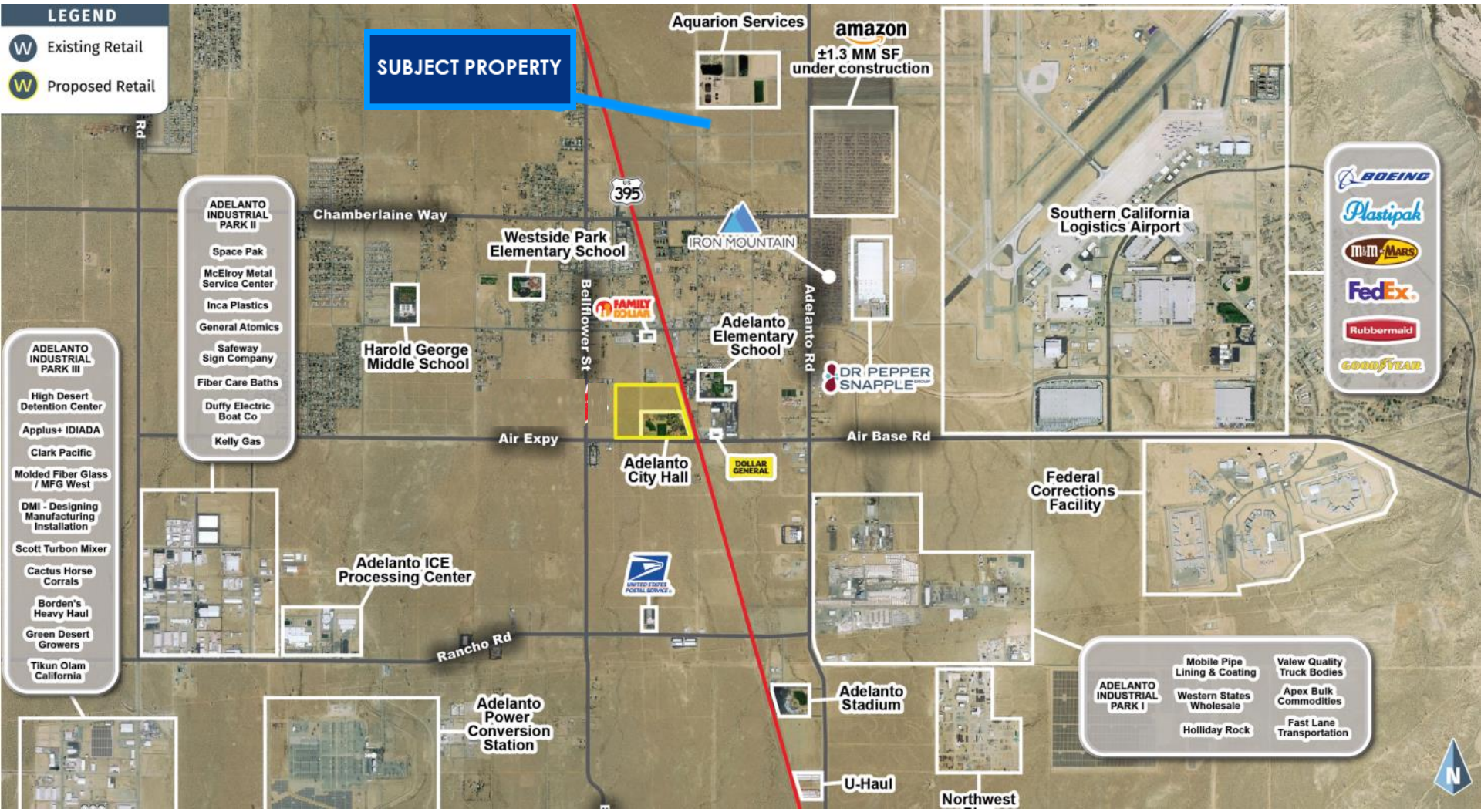
Profile	Color	Roof Slope	Thickness
Max-Rib	Clear	1:12 to 12:12	0.040 in.
Max-Rib	Clear	1:12 to 12:12	0.040 in.

Regulatory Code Compliance Certifications

Regulation	Standard	Test Method
ASTM D638	Standard Test Method for Tensile Properties of Plastic Film and Sheeting	ASTM D638
ASTM D639	Standard Test Method for Tear Resistance of Plastic Film and Sheeting	ASTM D639
ASTM D639	Standard Test Method for Tear Resistance of Plastic Film and Sheeting	ASTM D639
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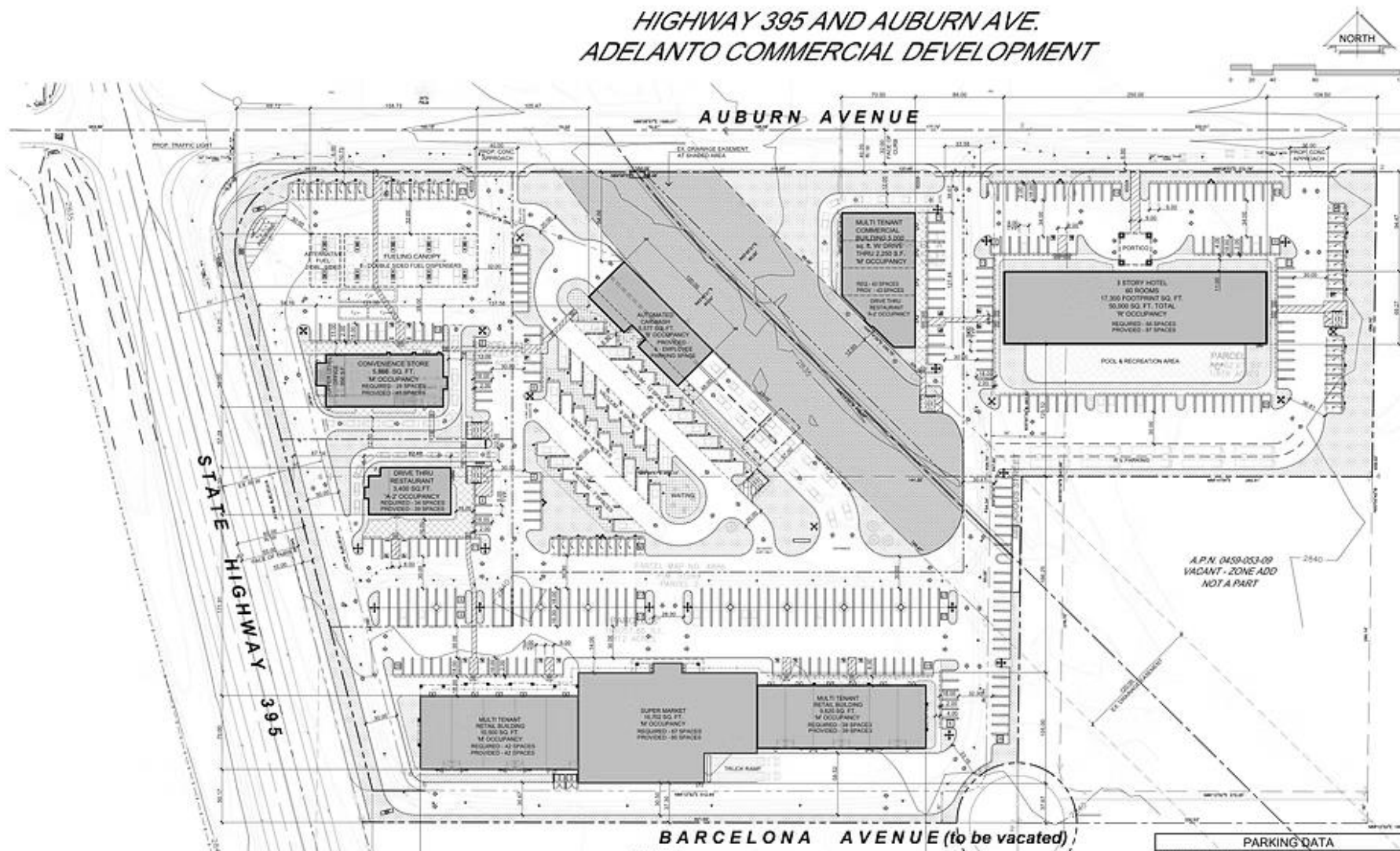
WEST - PARTIAL ELEVATION

VIEW-02 4





HIGHWAY 395 AND AUBURN AVE. ADELANTO COMMERCIAL DEVELOPMENT



Sewer



Water





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Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for the property. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

BURTS & ASSOCIATES

335 Fowling Street
Playa del Rey, CA 90293

EXCLUSIVE AGENTS:

ERIC GIROD, SENIOR VICE PRESIDENT

310.691.0146

eg@burtsandassociates.com

DRE Lic.#00872949

CYNTHIA BURTS, BROKER

310.308.8003

cb@burtsandassociates.com

DRE Lic.#01134271