

Investment Opportunity

Bluevault Organic
Marijuana Ltd.

9115 Pemberton Meadows Road
Pemberton | BC

**ACTIVE BUILDING PERMIT
IN PLACE**

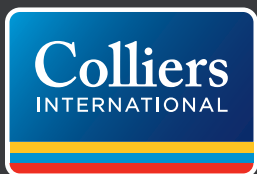
Over 135 Acres
of Certified
Organic Land
in Pemberton

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FEATURES

- › Imminent outdoor cannabis production possible with full scale productive grow in 2021
- › Farm has the capacity to produce over 100,000kg of cannabis annually
- › Opportunity for vertical integration – cultivate and process on the same parcel
- › Build on a concrete slab - newly adopted ALR rules do not apply
- › Construction already commenced – active building permit in place

Bluevault Organic Marijuana Ltd. (the “Vendor”) has engaged Colliers International (“Colliers”) as its exclusive agent to seek out investors or comprehensive offers for the assets and/or shares of the operating company.

OPPORTUNITY

Bluevault Organic Marijuana Ltd. is a ‘late stage Access to Cannabis for Medicinal Purposes Regulations (ACMPR) applicant’ with preliminary Health Canada approval to operate a medicinal Cannabis growing facility in the farming community of Pemberton, BC. “Late Stage” is a term used to define an applicant that has completed the majority of the Health Canada application process to become a Licensed Producer.

Situated on 135 acres of agricultural land in the Pemberton Valley, Bluevault’s existing and active building permit allows the retrofit of an existing building, which could provide for 50,000 square feet of indoor cultivation or a mixture of cultivation, processing and product production. The Bluevault facility is situated on land within the Agricultural Land Reserve. Despite recent changes to the Agricultural Land Use Regulations, Bluevault’s facility has a Building Permit to construct a facility with a concrete floor on ALR Land. Combined with the additional supply potential from utilizing the balance of the 135 acre site for outdoor cultivation, the Bluevault property represents a considerable opportunity for large scale cannabis production and potential processing. The site is also a fantastic location for future canna-tourism opportunities.

MULTIPLE TRANSACTION SCENARIOS

Asset Purchase	Joint Venture
<p>Purchase 135 acres of ALR land and Standard Cultivation license in queue*</p> <p>Asking Price: \$10,000,000</p> <p><i>*Vendor to enter into separate contract to fulfill final licensing obligations through Health Canada, if necessary</i></p>	<p>Various investment scenarios available - please inquire with listing team</p> <p>Minimum Investment Requirement: \$5,000,000</p> <p><i>*Percentage splits to be negotiated</i></p>

PROPERTY OVERVIEW

SLRD

The Squamish Lillooet Regional District includes the member municipalities of Squamish, Whistler, Pemberton and Lillooet.

The property is zoned AGR - Agricultural and is within the Agricultural Land Reserve.

Access

The subject property is situated at 9115 Pemberton Meadows Road in the Upper Pemberton Meadows area. The Pemberton Meadows is a farming oriented region stretching from the northwest of the Village of Pemberton along the Lillooet River.

Water Licenses

Bluevault has two water licenses, one for domestic use and the other for irrigation. The irrigation license provides for 34,660 cubic metres of water per year (MY).

Organic Certification

PACS can provide organic certification for a cannabis crop.

Improvements

The farm is currently improved with a 24,000 square foot building, previously used as an equestrian riding ring, a newly constructed single family home, and various outbuildings.

Pemberton Overview

The Village of Pemberton is a small community of about 2,500 people situated just north of the Resort Municipality of Whistler. Situated on the Lillooet River, Pemberton is well known for its incredible location and its agricultural potential.