



GRASSWOOD
AUCTIONS

Box 8128, Saskatoon SK S7K 6C4
Tel.: 306-380-5333; 306-380-5255
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PRAIRIE AURORA SITE SUMMARY

Administration Building

9440 square feet, 80 feet by 118 feet.

Interior height is 30 feet at center to 27 feet at the wall.

Natural gas meter west side of building.

The administration building has many offices, a shipping bay, three lab areas, a large and a small meeting room, and five test chambers.

In-floor glycol heat on the main and second floor. There is one boiler several furnaces, several air conditioners and two glycol chillers. The five test chambers have separate air conditioners. Two micropropagation rooms have glycol chilled fan coils.

Greenhouse Building

6500 square feet, 50 feet by 130 feet.

The greenhouse has been mostly renovated. There are a few washrooms, a shower, a large common area serving as a staff lunchroom, there is a janitor's closet, a generator room, and a boiler room. The grey and brown water has not been connected.

A 43.8 KVA Cummins natural gas generator is interlocked supplying power to the greenhouse and outbuildings.

Heat is supplied by two older boilers supplying heated glycol to 12 glycol unit heaters and perimeter radiant fins. The boilers are Teledyne Laars MightyTherm Input 850,000 BTU/HR

Trailer Call Center

6600 square feet, 60 feet by 110 feet.



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Five connected trailers served as a call center with many workstations and internet capabilities.

Two 20 KW natural gas Generac generators for back-up power.

Each trailer has its own furnace with air conditioners.

Three washrooms and a staff lunchroom.

Maintenance Shop

3170 square feet, 52 feet by 61 feet.

Interior height is 17'8" at center to 15'4" at wall.

Three large overhead doors.

Divided into two common areas, one incinerator room, and an office.

Natural gas Consutech Systems incinerator. The capacity is 130 lb per hour for 8 hours.

Each common area has a natural gas unit heater.

The office has one wall radiant electric heat unit.

There is a ventilation fan for welding and a ventilation fan for steam pasteurizing.

On one side of the maintenance shop are two natural gas heated steam generating boilers manufactured by the Saskatoon boiler Mfg. company.

Vehicle Storage Building

5200 square feet, 51 feet by 102 feet.

Interior height is 17'4" at bottom of center joists to 15'4" at the wall.

large open building with two large overhead doors.

In-floor heat supplied by a Boderus Logamax plus with 142,200 BTU output.

Internet access.



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Bio Growth Building (BGC)

35244 square feet.

BGC1 building is 18630 square feet, 69 feet by 270 feet.

BGC2 addition building is 16614 square feet.

BGC has 12 plant growth chambers at 1456 square feet (26 feet by 56 feet by 13 feet high) and one growth chamber for smaller plants and cuttings called a plant propagation room at 1512 square feet (27 feet by 56 feet by 13 feet high).

Currently there are two liquid CO2 tanks rented from Praxair, 2 feet by 6 feet or 75 feet cubed each.

BGC1 building is supplied in-floor heat with a Knight Wall mount Boiler Model WBN150. BGC2 building is supplied in-floor heat with a Aerco Benchmark 2.0 boiler.

Water is fed via drip system into three 1500-gallon storage tanks.

A 125 KVA Cummins natural gas generator is interlocked to supply power to the BGC1 and BGC2 common areas as well as the BGC and Administration Internet service rooms.

BGC1 has one boiler for perimeter in-floor glycol heat. The grow chamber and processing ventilation equipment is heated with natural gas. The cooling is fan coil cooled glycol.

BGC2 is glycol heat and cooled. The cooling is via a fan coil on the roof chilling the glycol. The heat is supplied by a Aerco Benchmark 2.0 boiler. The boiler supplies heated glycol for the perimeter in-floor heat in the plant growth chambers and the heating coils in the ventilation units.

Bio Growth Building 3 (POD)

66,300 square feet, 260 feet by 255 feet.

Interior height is 13 feet, exterior height is 15 feet.

Natural gas meter at Northeast side of building.

Water is fed via drip system via six 564-gallon storage tanks.



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Eighteen plant growth chambers at 1539 square feet (27 feet wide by 57 feet long by 13 feet high).

Plant propagation room 1566 square feet(27 feet by 58 feet).

Five smaller test chambers at 208 square feet (13 feet wide by 16 feet long by 13 feet high).

Two Liquid CO2 tanks rented from Praxair. 4 feet by 9 feet cylinder.

POD building is heated and cooled using glycol. Two Aerco Benchmark boilers (2,790,000 BTU/HR) and three Trane chillers supply heated and chilled glycol to the perimeter in-floor heat and to the common area, grow chamber, and process area ventilation units. There is one HRV system for the change rooms and common areas.

Outbuildings 1 & 2

416 square feet, 16 feet by 26 feet, storage only.

560 square feet, 14 feet by 40 feet, air-conditioned room, storage only.

BMS System at Aurora Prairie Site

The building management system (BMS) monitors or monitors and controls the environmental qualities throughout the buildings.

Variables include temperatures, humidity, CO2 concentration, air exchange frequency, and equipment operation parameters.

The BMS is used in the plant growth rooms, biomass processing rooms, storage vaults, staff offices, lunchrooms, and hallways on the site.

Contained within three different buildings there are 32 plant growing chambers, 2 specialized plant growth chambers, 10 smaller plant growth chambers, two biomass drying rooms, and eight biomass processing rooms. Each chamber has its own Schneider brand environmental control components and unique programming.

Prairie Controls installed the BMS system, programs and modifies the BMS system as required.



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The BMS is communicating through the ethernet system on site. The system is also connected to the internet for remote access and control.

Security system at Aurora Prairie Site

Security at this site was regulated by the government of Canada regulations prior to cannabis legalization. There are hundreds of cameras indoors and outdoors to record the daily events. Each production building, every production room, the administration building, and the call center have door access maglocks and motion sensors. There are seismic sensors on storage vaults.

The security system is connected throughout the site ethernet system and there is remote access and monitoring.

Currently there is 24-hour, seven-day monitoring.

Brigadier Security installed, programs, and modifies the security system as required.

Power System

SaskPower provides three phase power to five voltage transformers throughout the site to provide power to the buildings.

There are six separate Saskpower meters on site.

One 500 KVA transformer supplies three separate meters; BGC1 service panel switch at 800 Amps 600 Volts. Administration building service panel switch at 200 Amps 600Volts.

Greenhouse, two small outbuildings, Maintenance shop, Vehicle storage building, and the trailer call center are supplied power by a 200Amp 600 Volt switch.

The BGC2 service panel switch is 800 Amps 600 Volts fed by a metered 500 KVA transformer.

There is another metered 500 KVA transformer supplying power to the greenhouse and to BGC1 areas.

POD building is supplied by a metered 2000 KVA transformer. The main switch is 3000 Amp 600 Volts. There are two interlocked Generac natural gas generators each supplying 210 KVA. There



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is extra power supplied by a 400 Amp 600 Volt tap off a metered 1000KVA transformer for power to the POD building's processing area.

Grow Chamber Lighting System

Within the past few years, twenty-eight full size grow chambers and ten test chambers have had Gavita brand HPS lights installed and connected to Gavita controllers. The BMS controls the electrical contactors supplying power to the lights and allows the Gavita controllers to control the light intensity and duration.

BGC1 has five rows of 14 lights. BGC2 has 4 rows of 14 lights and is in construction for adding a fifth row.

POD building has 4 rows of 14 lights installed in 15 grow chambers. Two chambers have 5 rows of 13 lights installed. Two grow rooms have the canopy style lighting.

Water Supply

Saskwater via Corman park supplies treated drip water to several storage tanks on site. The water is metered in the Administration building. A second potential water supply comes from the South Saskatchewan River. There is a water supply line water via a valve tee supplying water to the Patience Lake Potash mine.

Sewage

Irrigation and grey water is pumped to a fenced water storage lagoon on site. The water evaporates naturally.

POD building's brown water is pumped to an underground storage mound. All the other buildings brown water is settled in sump pits or tanks.

Ethernet System

Each building has its own ethernet rack and all the buildings are connected. There is Sasktel fiber optics supplying the internet to the site.