

Business Proposal

1000 plus acres for Hemp & CBD Extraction Project
in Southeast Arizona USA

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***Due to the sensitivity of this project all interested parties must be verified before we can undertake any introductions in order to prove that there are no time wasters and that the interested parties are legitimate. Please complete the Due Diligence Form on Page 23 of this document.

If you have any questions regarding the 'Due Diligence, please do not hesitate to contact myself
renata@cymrumarketing.com

PROPOSAL

Southwest Hemp, Inc is planning a 1,000 plus acre organic hemp farm and a regional CBD extraction service. The land is owned free and clear and is located in southeast Arizona. We are seeking an investor to contribute \$5,000,000 in capital. A second option is 70% investor capital and local bank financing for 30%. A third option is investor debt for a 24-month term earning a premium interest rate. A fourth option could be convertible debt with a three-year term.

We recently made offers on an adjoining 712 acres (lease with purchase option) which were accepted. This will total 1712 acres for farming hemp.

We have a Proforma with estimated infrastructure and equipment costs plus operating expenses.

We have identified the following: four established hemp clone and seed sellers located in Colorado; two proven US manufactures of extraction and distillation equipment; two Arizona soil amendment providers and the various farm equipment vendors. We have established relationships with many companies which provide CBD product formulation and bottling and CBD product retail sales. We have a team of professionals with extensive hemp farming and CBD extraction and distillation experience who are ready and eager to launch this project.

Our plan is to build the CBD lab in the fall of 2019 and to buy hemp biomass from Colorado and Oregon and extract CBD in our lab which will provide a revenue stream the first year. The second year we plan to farm a 100-acre parcel of hemp and extract CBD and will continue to buy biomass from Colorado and Oregon. We will create a regional CBD extraction service for the

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many farmers in SE Arizona who will switch from corn and alfalfa to hemp for CBD oil. The third year we plan to farm 500 to 1000 acres. We will continue to buy biomass from Colorado and Oregon to extract the CBD and will continue to provide a regional CBD extraction service for neighboring farmers. The fourth year we plan to scale to farming 1700 acres and continue to provide a service as a regional CBD extraction service and buy biomass from Colorado/Oregon until hemp production from our farm and neighboring farms is sufficient to operate the CBD lab 12 months a year.

Revenue streams

- The first income stream will come by buying biomass from farmers in Colorado and Oregon this fall to process at our Lab. Last fall there was a backlog of CBD processing in Colorado and Oregon due to a lack of CBD processing labs. This year, in 2019, with more farmers farming more hemp, the backlog in processing hemp will most likely be much worse and there will be more demand. Processing hemp for CBD from out of state hemp will give us a revenue stream the first year.
- The second income stream will come from wholesale sales of CBD distillate we extract from biomass grown at our farm.
- Our third income stream will come as a regional CBD extractor for neighboring hemp farms. This could potentially generate more revenue than farming the company owned 1,700 acres.
- Our fourth income stream will come from retail sales of branded CBD products. This vertical integration will provide competitiveness with major CBD producers and of course will provide even more revenue.

In Southeast AZ there are many corn and alfalfa farmers. Farming corn does not pay well, with alfalfa paying a little more. We believe once farmers understand the economics of hemp/CBD many, many farmers will switch to hemp as they have done in other states. Our property is almost in the middle of a 120-mile distance of farms. We have available a word doc with more detail of these farms and it includes Google Earth aerial photos of the many farms / pivots.

There are no water restrictions on the property and there is ample ground water for irrigation. All the land could start being farmed with organic practices. The soil is a sandy loam which is ideal for hemp.

The principal of Southwest Hemp, Inc. owns a pecan orchard in the valley. It is an old farming area where corn, cotton and alfalfa are typically grown. There are also vineyards and pistachio and pecan orchards. The area has an elevation of 4,200 to 4,700 with cool nights in

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the summer. The alfalfa grown there brings a premium due to the weather and cool summer nights.

A folder of property information is available which includes google earth photos, soil maps, deeds, soil tests and pictures etc.

Also available is an estimated investor ROI for the first year. The estimated investor ROI is only for farming and extracting CBD on only 100 acres the first year and the estimated ROI is \$8,001,800 or 160% or 1.60 times the \$5mm investment with 20% equity.

Bear in mind the estimated ROI does not include any estimated return from being a regional CBD extractor for surrounding farms nor does the ROI include retail/white label sales nor does the ROI include any revenue from buying biomass from out of state and extracting CBD. The ROI only includes the first year's farming of 100 acres and extracting the CBD. In the years to come, by farming all 1,700 acres and by providing a regional CBD extraction service for the many neighboring farmers and by having a wholesale/retail/white label outlet and with more demand for CBD products worldwide, we expect the investor ROI to be exponentially higher.



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120 miles of farms.

Many of these farmers will most likely switch to farming Hemp for CBD and will need a CBD extraction service.

In Southeast AZ there are many corn and alfalfa farmers. Farming corn does not pay well, with alfalfa paying only a little more. I believe once farmers understand the economics of hemp/CBD many, many farmers will switch to hemp as they have done in other states. I believe supplying services to farmers who are interested in switching to hemp will provide an even larger return than just farming my property. A list of services needed by farmers new to hemp are: expertise in all aspects of growing and harvesting hemp; best hemp cultivars and seeds or clones; provide cold storage for bio mas prior to extraction. And of course, providing the CBD extraction process itself.

There are many corn and alfalfa farmers within 120 miles from McNeal in the south to Ft. Thomas in the north. If you look at the Google Earth Photos below you will see many, many, many pivots (one pivot is 122 acres of irrigated land) within 120 miles, from McNeal (McNeal is about 25 miles north of the US border on Hwy 191) north along Hwy 191 to Willcox then north of Willcox and then further north to Safford on Hwy 191 and then Northwest along Hwy 70 to Ft. Thomas.

By being a first mover in this area we could be the hemp resource/service for many of these farmers as Hemp Inc. has done in Oregon.

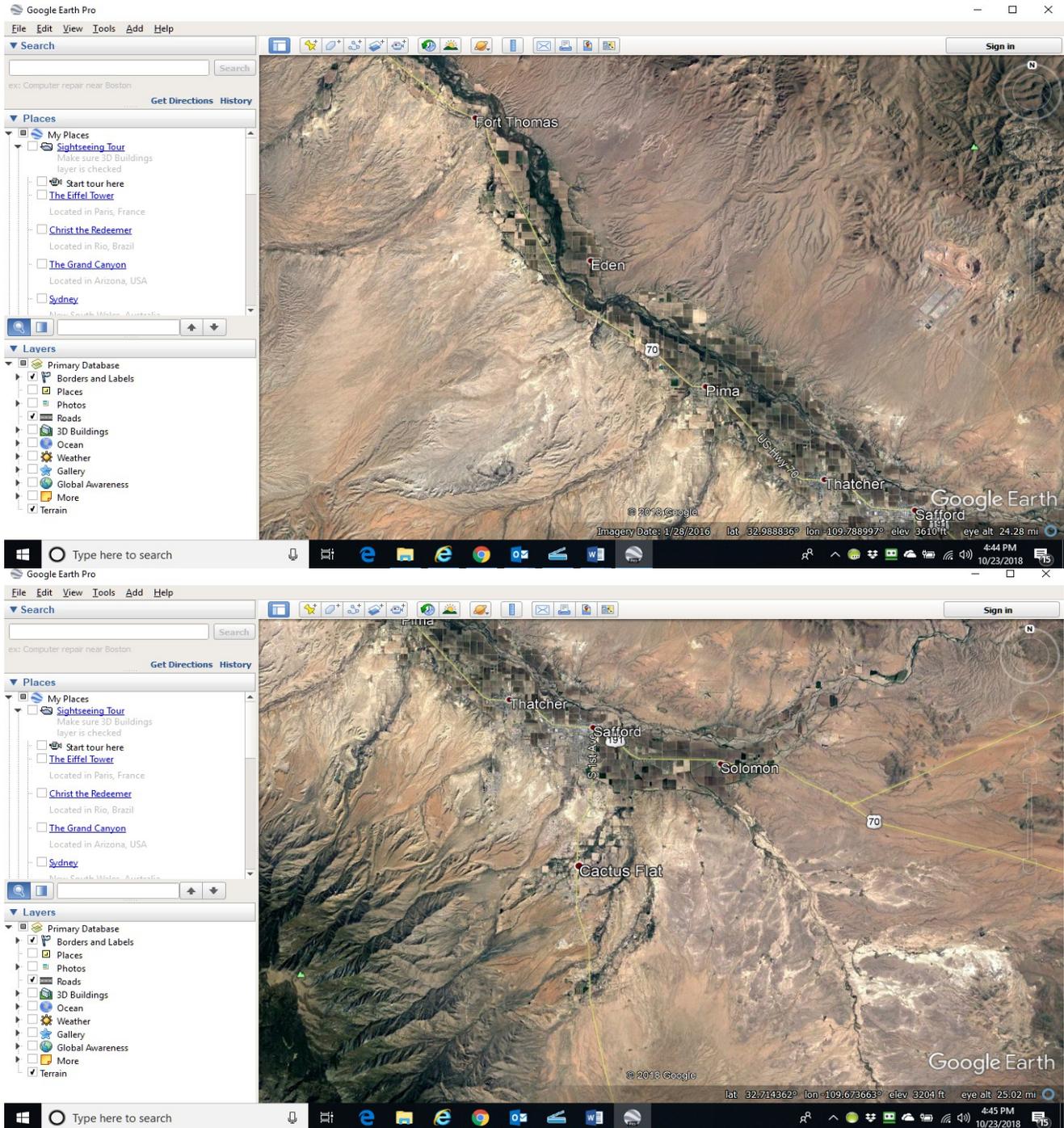
<https://www.hempinc.com/hemp-inc-enters-agreement-with-jnv-farms-llc-to-obtain-majority-ownership-in-oregon-hemp-company-and-hemp-processing-center/>

My property is almost in the middle of this 120-mile area of farms.

To see the pivots/farms clearly you may have to change the scale and zoom in.

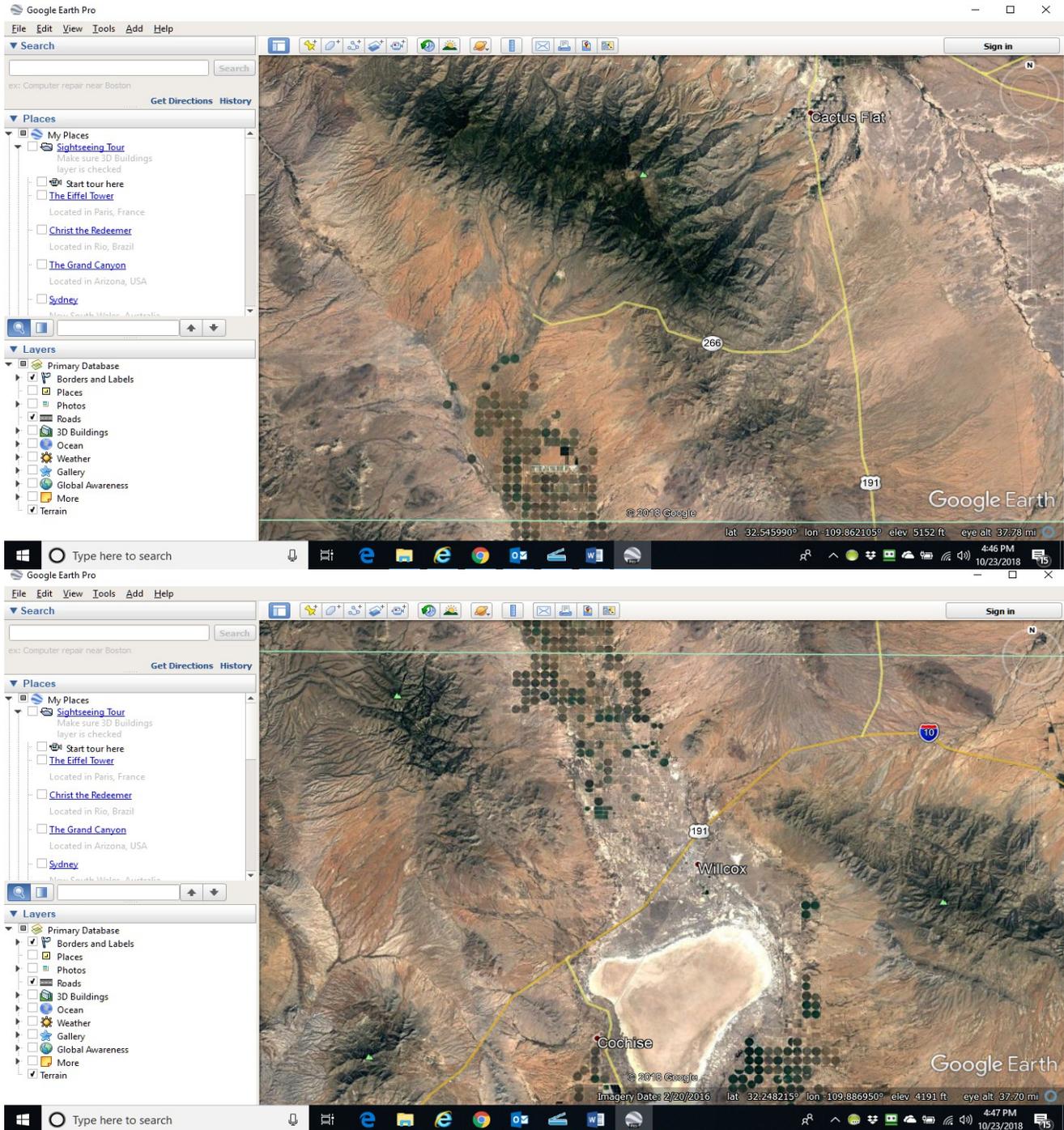
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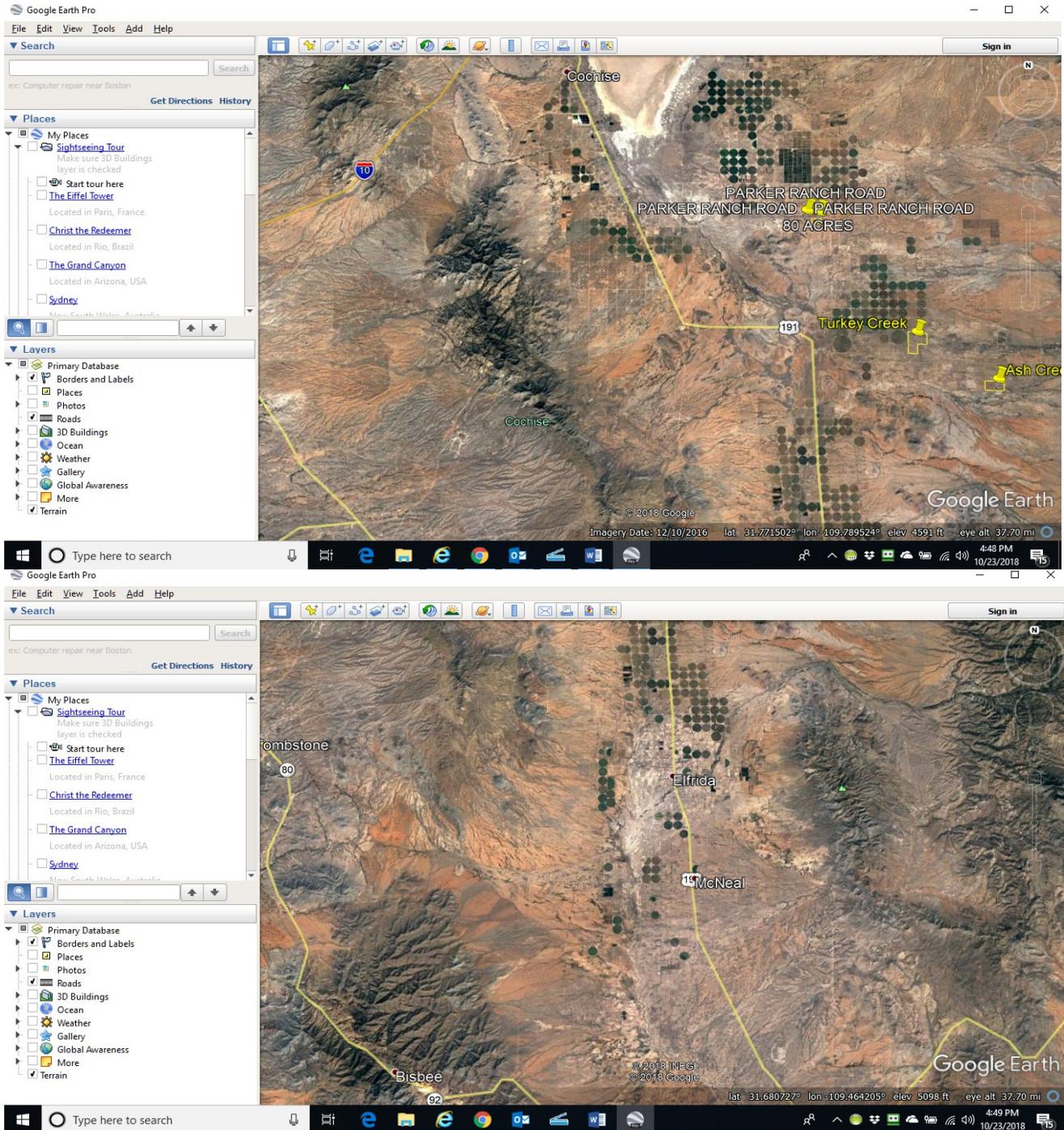
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Southwest Hemp, Inc

DETAILED PRICE AND REVENUE PROJECTION

FOR HEMP FARMING PROJECT AND REGIONAL EXTRACTION SERVICE

Our total land currently available for hemp farming is around 1,700 acres and who knows how many neighboring farmers will convert to hemp. To me, it is a no brainer that many farmers will soon commit to hemp because corn farmers net only approximately \$20,000 a year with a pivot of corn which takes a total of 160 acres (\$125/ac net). Alfalfa pays a little more but there is more work required.

Below is the estimated revenue of what just 100 acres of hemp for CBD could produce. The number of 1lb. of dried biomass per plant is an average number. A 10% oil yield is low. A sales price of \$5,000/kilo of THC free distillate is very low. This revenue projection is based on very conservative numbers. Distillate is typically priced in kilos.

100 acres of hemp planted with 2,000 plants per acre and 1 lb. of dried biomass per plant equals 200,000 lbs. of dried biomass per 100 acres. We expect to farm cultivars which produce a higher CBD oil yield than 10%. But we are using 10% for a conservative number. Obviously if the oil yield is 15% instead of 10% the oil production has increased by 50% which means the bottom line has increased 50%. A 10% CBD oil yield from extraction gives 9,090 kilos of CBD crude oil in 100 acres. Minus a +/- 10% loss during the distillation process equals 8,182 kilos of CBD Distillate. At a wholesale price of \$5,000 per kilo of THC free distillate, that is \$40.9 million for only 100 acres.

Another important point is that in Southeast AZ with our longer growing season between spring and winter frosts, (as opposed to states further north), we will have a longer time for the plant's vegetative growth which makes for bigger plants with more flower (where the CBD is more concentrated). If we go from 1 lb. per plant to 1.5 or 2 lbs. per plant, the amount of biomass has increased 50% or 100% which, of course, increases the bottom line as much, minus the harvesting and processing costs. In addition, with soil scientists improving the soil, we expect to have both a higher yield of hemp biomass per plant and we expect to have a higher yield CBD oil as well.

1,000 acres of hemp processed into CBD distillate is \$409 million using the numbers above.
1,500 acres of hemp produces \$613.5 million.

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Arizona just recently passed the Hemp law. So many Arizona farmers are not up to speed with hemp. However, as farmers are doing around the country, many farmers in Arizona are expected to switch to hemp. Our idea is to offer a regional extraction service for all the farmers who do switch to hemp. The lab on our property which processes our hemp biomass will be used as the regional extraction lab. With contract processing of 10,000 acres of hemp from neighboring farmers, we most likely would earn 50% of the CBD distillate processed which equals 2.05 Billion dollars to the Lab and 2.05 Billion dollars to the farmers and the farmers would love us. Toll processing is the exact term and splitting the CBD distillate 50/50 is common. My farm is in the middle of 120 miles of farms. 10,000 acres of hemp to process from neighboring farms would be very, very little of the total farm acreage in the 120 miles of farms.

Currently we have no estimation of potential revenue from a retail line. The development of the retail brand will start when we start the farming/extraction business. However, a viable and profitable retail line will most likely take 18-24 months.

Recently I received a quote on CBD products from Mile High Labs in Denver. They offer a wide variety of products. This is no recommendation for or against their products. This information is simply being used as a price comparison. Their THC free distillate prices are 1-5 kilos at \$10,000 each, 6-10 kilos at \$9,500 each and 51 to 100 kilos at \$8,300 each. My price listed above is \$5,000 per kilo. If you go online you will find THC free distillate priced from 10k to 20k per kilo. Obviously, if the market gives us a higher price than my listed price of \$5,000 a kilo, we are tremendously better off.

A prudent investor would be concerned with a downturn in the price of CBD. Let's say CBD distillate prices soften by 50% from my already very low wholesale price of \$5,000 per kilo. With the price at \$2,500 per kilo, the estimated investor ROI for the first year with only 100 acres would be still be 80%.

Even if the low wholesale price of \$5,000 per kilo is discounted by 90%, the return on a per acre basis is still 320 times better than farming a pivot of corn.

Net per ac of CBD with 90% discount is \$40,009 = 320

Net per ac of corn is \$125

Granted, the revenue projections or valuations appear high but the numbers used to generate the projections are real and verifiable in the marketplace. In addition, bear in mind the

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numbers used for these revenue projections are very conservative numbers. If an investor has a 5-10 -year time frame for the \$5,000,000 investment, I truly believe the ROI will be exponentially larger than any other investment available today whether it is cryptocurrency, IT, FT, or RE.

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I am offering a 3% finder's fee to brokers or intermediaries who assist in procuring the capital. We recently made offers on an adjoining 712 acres (lease with purchase option) which were accepted. This will total 1712 acres for farming hemp.

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in 2019, with more farmers farming more hemp, the backlog in processing hemp will most likely be much worse and there will be more demand. Processing hemp for CBD from out of state hemp will give us a revenue stream the first year.

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A folder of property information is available which includes google earth photos, soil maps, deeds, soil tests and pictures etc.

Also available is an estimated investor ROI for the first year. The estimated investor ROI is only for farming and extracting CBD on only 100 acres the first year and the estimated ROI is \$8,001,800 or 160% or 1.60 times the \$5mm investment with 20% equity.

Bear in mind the estimated ROI does not include any estimated return from being a regional CBD extractor for surrounding farms nor does the ROI include retail/white label sales nor does the ROI include any revenue from buying biomass from out of state and extracting CBD. The ROI only includes the first year's farming of 100 acres and extracting the CBD. In the years to come, by farming all 1,700 acres and by providing a regional CBD extraction service for the many neighboring farmers and by having a wholesale/retail/white label outlet and with

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more demand for CBD products worldwide, we expect the investor ROI to be exponentially higher.

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BIO OF BUSINESS OWNER.

Bio of Hemp project overview.

July 7, 2019

For 33 years I managed Drilling Operations in a total of 9 countries. The job sites were either offshore or on land in primarily remote areas in either South America or the Middle East. When the operational costs are \$200,000 plus dollars a day, any problems/down time could be very expensive. I understood project management, working with different cultures, team building and organization. All were important abilities needed to succeed and finish a project on time and within budget. In December 2014 I retired from the Drilling Operations.

In 2005 I bought 1,200 acres in Southeast Arizona. Over the years I thought about farming the property but farming regular commodity crops was only marginally profitable and still is. Prior to 2014 I had done considerable due diligence for pecan farming. When I retired in 2014, I had decided to start a pecan orchard on one property I own. The land for the orchard was prepared as we plan to do the Hemp property. I grubbed mesquite, ripped and disked the soil, added amendments, installed an irrigation system, added a new turbine pump and electric motor to the water well. I planted 70 acres of pecans in February of 2015. The orchard is coming along well.

In July 2017, when it became clear that hemp would be legalized in Arizona, I began a lengthy period of due diligence for hemp farming and extracting CBD. I spoke with several farmers and CBD Labs in Kentucky, Tennessee, Colorado and Oregon. I visited several farms in Colorado. I asked about their lessons learned and what they would recommend as best practices in starting a new hemp farm. I also visited manufactures of CBD extraction and hemp nurseries.

One of the most critical parts of farming hemp is choosing the correct cultivars. There has been a lot of advancement with cultivars in the last four years. Since the climate of my property in Southeast Arizona is similar to western and southern Colorado and eastern Oregon, I have concentrated my efforts with farmers in those areas for seeds and expertise. Southeast AZ has an advantage over northern states such as Oregon and Colorado by the fact that SE AZ has more frost-free days and thus has a longer growing season which means bigger plants and more biomass produced.

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The soil type on my property is listed as a sandy loam and this type soil allows for good drainage which is important for farming hemp. Farming hemp is not difficult provided you have the proper soil type, provide the proper nutrition and irrigation for the plants.

Another huge potential source of income with hemp is providing a regional CBD extraction service for all the farmers who will convert to hemp from corn and alfalfa In Southeast AZ. Farming corn does not pay well, with alfalfa paying only a little more. I believe once farmers understand the economics of hemp/CBD many, many farmers will switch to hemp as they have done in other states.

I understand the ROI may seem inflated but the I based the production numbers on averages or lower. I based the ROI numbers on inflated/overstated operating expense and on a deeply discounted sales price of distillate.

This project is not based on speculation but based on farms and labs in Colorado and Oregon. Since my property is similar in many ways to property in Colorado and Oregon and since Oregon and Colorado are leaders in hemp and CBD production, I visited and communicated with many farmers, CBD labs and CBD processing equipment manufacturers in those two states. I based my numbers on the averages of Hemp production and CBD processing from those farms and labs. For the ROI numbers I deeply discounted the sales price of THC free distillate to \$5,000 per kilo. (See attached doc for other six other company's Wholesale T-Free prices as of August 21.) Those prices run from \$8,000 to \$14,000 per kilo. On our company owned property we will start with 100 acres and scale up from there. The production numbers are based on actual production averages in Colorado and Oregon.

The proforma for operating costs is estimated at \$911,000 per year. Operating costs will increase as we have more operating activity but we will also have economy of scale which should increase net profit. Please review document named ROI Estimation From 3 Income Streams. In it you will see that I **greatly inflated/overstated** the operating costs for each income stream and I deeply discounted the sales price of T-Free distillate. The idea has always been to "under promise and over serve." This document also shows the timelines associated with each income stream.

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Questions & Answers.

Why is our team the best for this job?

One of the team members has been extracting oil from plant and animal matter since 1998. He has two patents for his extraction equipment. He has experience with many, many different plants including nuts and vegetables for biofuel, pharmaceutical and essential oils and of course cannabis and hemp for oil. His extraction method removes only the oil and leaves the other components untouched such as all proteins, nutrients, vitamins and minerals which means what is called waste, when using other extraction methods, can now be a by-product with value. He will build the extractor for this project.

I also have two very qualified master growers with experience farming hemp. Not just master growers for cannabis in a greenhouse but actual hemp farming experience on acreage.

Who are we selling to? How are we selling?

Selling quality T-Free CBD is like selling gold. There are ready buyers 24/7. In addition once the lab is under construction we will work on sales contracts to various retailers of CBD products. There is huge demand for THC-Free Distillate. In addition there are companies that act as a broker for hemp and CBD buyers and sellers which has removed a lot of the wild west type transactions that were common. All payments will be by wire transfer.

What is our assurance of our produce on this level?

Again my production numbers are based on average from farms and labs in Colorado and Oregon. My number for CBD oil yield is .09 of dried hemp biomass. This should increase with better strains of CBD. If the yield goes from .09 to .12 the yield has increased 25% which means the revenue has increase 25%. I used one pound of dried biomass per plant (average). We should get at least 1.5lbs per plant. My property has an advantage over Colorado and Oregon in that we have more frost free days which means a longer time for the vegetative stage, which means a bigger plant with more flower. If we have 1.5 pounds per plant this means the production has increased 50%.

****One other point for the potential investor. That is all the hemp material we have after extracting the oil.

We will have a huge amount of by-product with nutrients. There is a huge dairy close by and several feed lots for cattle within 50 miles and lots of ranches with cows that buy hay. I plan on taking some spent biomass, having a lab test done on it and then seeing the if the cows on my property like it. If the cows do not care for it by itself it can be mixed with other

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products. Cows eat a lot of things you might think are not palatable. Green tumble weeds, dry grass and etc.

Below are links for to confirm the nationwide booming hemp for CBD business and my production estimation. The first link below is one of many links found in the second link. The first link deals with farmers who are or will convert to hemp and it also list the revenue some farmers are reporting per acre. \$90,000 per acre revenue by farming only, which does not include the revenue from extracting the CBD which generates the highest margin. This link is almost one year old.

You can subscribe to the second link below. It has many, many links to hemp and CBD related article.

The third link is about Mile High Labs in Colorado which developed a big mobile unit which they claim can process 50 acres of hemp per day. They do not say how many pounds that is. Using my numbers for 50 acres it would be 100,000 lbs. per day. The extractor we plan to build will process 25,000 lbs per day and we can build units more units as needed. I do not agree with the mobile unit. We have enough farms close by that can ship the biomass to us for very little transport cost. Having the necessary facilities in place on some farms to operate a mobile unit would not be possible...things like a big cement pad, water and electric. The owner of Mile high labs says his mobile units could each process 10,000 to 15,000 acres per year. My tolling estimate for neighboring farmers is 10,000 acres by years 3-4. With my very discounted T-free CBD sales price of \$5,000 per kilo that generates 2,000,000,000 (2 billion for the lab and the same for the farmers).

My point is the production calculations I have made are realistic and based on what other experienced farmers or lab owners are doing now or have realistic plans to do. And the ROI numbers are based on a very discounted sales price and very inflated operating costs.

Even if the price goes down 50% from here from my discounted sales price, minus operating costs that is 1.019 B for the lab and for the same for farmers. Even at a 75% reduction and minus the same operating costs that is 507.8 million for the lab and the same for farmers.

The above does not include any revenue from farming and extracting CBD on the company owned land.

<https://merryjane.com/news/struggling-farmers-are-switching-to-hemp-in-anticipation-of-full-legalization>

<https://www.hempbenchmarks.com/>

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Look under Global Hemp Market News for other links.

<https://www.greenentrepreneur.com/article/332985>

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DISTRIBUTION

Although these domain names/websites are not directly associated with this business plan, they can be integrated to help generate organic traffic and enable distribution.

The following domain names are being sold separately to the business owner of this project and can be managed by www.cymrumarketing.com and they can help him with distribution.

A separate offer for these domains/websites should apply and should be negotiated directly with Renata Maziak Barnes – Founder of 'Cymru Marketing'.

The domain name websites are:

www.cbddistributors.net

www.cannabidiolarizona.com

www.hempdistribution.net

I also have other domain names that have not been developed but are hemp and cbd related.

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DUE DILIGENCE REPORT FINANCIAL SERVICES

In accordance with

The Money Laundering, Terrorist Financing and Transfer of Funds

(Information on the Payer) Regulations 2017

&

Part 230 of the General Rules and Regulation of the Securities Act of 1933

***Transactions over \$1000 must be accompanied with a completed signed document, with two forms of identification. All interested parties interested in this project must be verified and must prove if they are a company or individual to include company information such registered office, company email address and telephone number.

Individuals/Companies that do not adhere to this procedure will not be entertained. Due to the law changing all information will be protected through The General Data Protection Regulation 2016/679 Act. Please read our terms and conditions on our website and privacy policy.

Personal Information

Full Name	
Contact Address	
Reason for Contact Address ⁴	
Cell / Mobile Number	
Work Number	
Email Address	

Employment Information

Employment Status	
Employment Details	

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Additional Information

Geographical Location	
Face to Face or Remote	
Services Required	

Client Activity

Type of Transactions	
Volume	
Estimated Value	

Notes

- Understanding the name of your client including any previous names is important for obtaining a clear picture on you client. This will also be useful should you need to undertake any further research.
- The location in which your client lives may be a factor in increasing the risk they bring. In some countries the approach to anti-money laundering and the prevention of bribery and corruption is not sufficiently enforced. This could result in a potential for criminal funds to filter through your business.
- Knowing the home address of you client is a must but understanding their previous address is another important factor. If further research is required this may help uncover information that may not have come to light. It can also enable you to discount potentially negative information too. For both of these reasons knowing the dates the client resided at the addresses is also important. If you use a solution to electronically identify your client the previous address will usually be used to before additional fraud prevention checks by looking at data consistency.
- It may be that your client requests you to use a contact address. This adds in additional risk that your client may not be the individual at the home address. Consideration should be given to making some contact via the home address to confirm

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your client is who they say they are. Documenting the reason for the use of a different address ensures consideration has been given to the risk.

- Understanding your client's employment status will enable you to see if the transactions expected through the account are in line with their income. A large in balance may require further investigation to understand the source of funds.
- The method in which a client is interacted with will adjust the associated risk. Having a relationship where a client is never met face to face is at higher risk for fraud and steps should be taken to minimise the risk.
- It may be that your business only provides a single core service and therefore the level of risk will be consistent. However, where different product or services are offered you may wish to adapt the level of due diligence undertaken based on this risk.
- Understanding what will be normal for your client will enable you to identify when something abnormal happens. There may be a valid reason for changes in your client's activity such as a significant increase in the amounts going through your business. However, it could be an indicator to a change in the risk the client brings potentially warranting a higher level of due diligence.

******We require that verification of all interested parties must be either Company Verification or Individual Verification.**

- **Please attach Photo Identification such as Passport or Driving License and a recent copy of a utility bill not more than 3 months old.**

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CONTACT

Brokers Name: Renata Maziak Barnes
Telephone: + 44 (0) 29 21690036
Cell / WhatsApp: + 44 (0) 7565253529
WeChat: ID: Renata Barnes - RMPHOTO888
Skype: RenataZenaMaziak
Email: renata@cymrumarketing.com