



From the Managing Director of the companies operating under American Diversified Enterprises, LLC

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## Here's a Sweetener If This Project Is Not a Fit for You

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### If you know of someone who may be interested in this project ...

I will be more than happy to share a portion of my equity in the Gold Leaf Europe project as a finder's fee (see page 4 below). I currently am a 30% owner. North Macedonia law does not allow growing licenses to be sold and stipulates that the license holder, the Gold Leaf principal, Ed Cichon, must maintain a 51% equity in the project.

The investor or investors who provide the funds to secure the 5:1 loan at 1.9% for 15 years that is being offered by the North Macedonia government to attract foreign investment, and place the facility in operation, per the investment set forth in the [Project Plan](#) and [Financial Highlights](#), will receive 31% equity in the project.

This means that my equity share and that of Ed's friends and family (currently 5%) will need to be reduced, with my share dropping to 14.55%.

**I am willing to provide 2% of my equity in Phase I for its first five years of operation as a finder's fee if (1)** you are able to introduce me to another person who moves forward as the 31% investor, or **(2)** you are able to arrange or make a referral to an entity that will provide a bridge loan for a one-year duration to provide the 5:1 match to secure the loan (please note that a bridge loan will have to be collateralized by the project since both Ed and I have used up the resources we once had available in advancing this project and currently are unable to provide collateral for a bridge loan).

The tables on the following pages show the revenues and returns that **(1)** an investor or investor can anticipate with a 31% equity, **(2)** the revenues and returns that I will receive to establish and support the Susan Jean Murphy Evans Living Legacy Fund, and **(3)** the revenues and returns that you can anticipate from a finder's fee from 2% of my equity.

Please note that the revenues and returns in the tables are based on **(1)** 2019 wholesale prices set by the German government for domestically grown cannabis (as opposed to imported cannabis, which was done to remain as conservative as possible), **(2)** the current wholesale price in German dispensaries for 20% THC cannabis imported from the country in which the Gold Leaf Europe facility is located, and **(3)** 22% THC cannabis also imported from the same, with a 20% deduction for direct sale to the pharmaceutical company referenced in "My Request." The sources for these prices are cited in the footnotes on pages 21 and 22 of the [Project Plan](#) and pages 6 and 7 of the [Financial Highlights](#), which you can view and download by clicking on the links.

**Table 1: Projected Return for a \$1,551,000 Investment with a 31% Equity Share in Phase 1**

<b>Wholesale Cannabis Price Per Pound</b>	<b>Investment Amount</b>	<b>Equity Share of Phase 1</b>	<b>Equity Earnings Years 1-5</b>	<b>Average Annual Earnings</b>	<b>Average Annual ROI</b>	<b>5-Year ROI</b>
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ <b>\$1,085/lb wholesale</b> per the Gold Leaf Europe financial model based on 2019 domestic wholesale price in Germany (see footnotes, pg. 21 of the Project Plan) <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	\$1,551,000	31.0%	\$ 12,643,589	\$ 2,528,718	<b>163%</b>	<b>815%</b>
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ <b>\$3,312/lb wholesale</b> based on current 2025 German dispensary prices for 20% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	\$1,551,000	31.0%	\$ 42,182,985	\$ 8,436,597	<b>544%</b>	<b>2720%</b>
31% Equity Share of Year 1-5 Net Earnings for a \$1,551,000 USD Phase 1 Investment @ <b>\$4,799.91/lb wholesale</b> based on current 2025 German dispensary prices for 22% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	\$1,551,000	31.0%	\$ 61,918,936	\$ 12,383,787	<b>798%</b>	<b>3992%</b>

**Table 2: Projected Return from Phase 1 with a 14.25% Equity Share to Support the Susan Jean Murphy Evans Living Legacy Fund**  
**After Referral Fee Deduction Shown in Table 3**

<b>Wholesale Cannabis Price Per Pound</b>	<b>Equity Share of Phase 1</b>	<b>Equity Earnings Years 1-5</b>	<b>Average Annual Earnings</b>
14.25% Equity Share of Year 1-5 Net Earnings per the Gold Leaf Europe financial model based on 2019 domestic wholesale price in Germany (see footnotes, pg. 21 of the Project Plan) <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	14.25%	\$ 5,811,972	\$ 1,162,394
14.25% Equity Share of Year 1-5 Net Earnings per the Gold Leaf Europe financial model based on based current 2025 German dispensary prices for 20% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	14.25%	\$ 19,390,566	\$ 3,878,113
14.25% Equity Share of Year 1-5 Net Earnings per the Gold Leaf Europe financial model based on based on current 2025 German dispensary prices for 22% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	14.25%	\$ 28,462,737	\$ 5,692,547

**Table 3: Finder's Fee for a Successful Referral to an Investor: 2% CJ Evans' Equity**

<b>Wholesale Cannabis Price Per Pound</b>	<b>Equity Share of Phase 1</b>	<b>Equity Earnings Years 1-5</b>	<b>Average Annual Earnings</b>
0.29% Equity Share of Year 1-5 Net Earnings per the Gold Leaf Europe financial model based on 2019 domestic wholesale price in Germany (see footnotes above) <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	0.29%	\$ 118,279	\$ 23,656
0.29% Equity Share of Year 1-5 Net Earnings per the Gold Leaf Europe financial model based on based on current 2025 German dispensary prices for 20% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	0.29%	\$ 394,615	\$ 78,923
0.29% Equity Share of Year 1-5 Net Earnin per the Gold Leaf Europe financial model based on based on current 2025 German dispensary prices for 22% THC cannabis imported from the same country in which the project is located <b>with a 20% discount for direct sale to a pharmaceutical firm</b>	0.29%	\$ 579,242	\$ 115,848