ROCK SOLID GREENHOUSE
Taylorville, Illinois

Solid Structure & Systems
Low Cost Energy
Secure setting
Immediate Occupancy
Key Considerations

• **Very Low Energy costs:**
  – Reuse of renewable waste heat
  – Significant discount to Natural Gas pricing
  – Competitive advantage to become the lowest cost producer in State
  – Ample supply to double floor space for same waste heat price

• **Centrally Located:**
  – Central Illinois
  – Access to Chicago, St. Louis, Indianapolis, Springfield markets
  – Welcomed by town & county leaders
  – Safe, secure, and rural location

• **Built-in Safety:**
  – Backup Generator
  – Multiple Heat sources
  – Known to Dept. of Agriculture
  – Proven technologies & systems

• **Quick Occupancy:**
  – Fully updated Newer Greenhouse
  – Complete infrastructure
    • Electric, Heat, Water, Natural Gas
    • Radiant Heating for warm root loving plants
    • Nursery Room, Hanging Baskets, Pots, Soil capable
    • Computerized, Thermostatic, and Timer controls
  – Can be operational quickly for early revenue generation
  – No wait for permitting/building or reconstructing internally
  – Expandable in the future
Winning Combination

- Greenhouse with proven systems
- Very Low cost Energy footprint
- Year round Production
- Regional supply to major cities

Immediate Occupancy
Greenhouse Aerial

- Landfill operation
- Railroad line
- Private long driveway
- Entrance

Land available Southward for expansion in future
Rock Solid Aerial – Looking South
Greenhouse

- 3.75 acres covered in glass and plastic (163K Sq. Ft.)
- Head House w/ Offices, Cold Store, Nursery (20K Sq. Ft.)
- Heated by waste heat from adjacent WM facility
  - Substantial discount to Natural Gas market price
  - Radiant heating throughout facility for warm roots & even heating
- Close to major markets:
  - 4 hours from Chicago
  - 40 minutes from Springfield
  - 1.2 hours from St. Louis
- Agriculture heartland
- Land leased for 20 yrs - extendable

One of the Largest Greenhouse in Illinois

View from Private Driveway
Key History

• Constructed in 2007
• Designed specifically to use Renewable Waste Heat piped under flooring
• Operated as a Floral & Herbal & Vegetable grower
• Fully upgraded in 2012 & 2017
• Currently occupied by major Floral grower for Spring 2017 plants
Proven Production History

– Food: Tomatoes, Spinach, Melons, Peppers
– Herbs: Basil, Oregano, Chives, Mint, Rosemary....
– Leafy: Spinach, Sesame, Curry, Kefir Lime
– Flower: Various Ornamentals & Photosensitive
– Ship: Chicago, Indianapolis, St. Louis, Springfield

– Proven systems/automation:
  • Venting: both top & sides
  • Watering systems & controls
  • Fertilization systems
  • Heating: NatGas & Renewable
  • Shade: both dark & infrared
  • Conveyor belt system
  • Backup generators
Included in Facility

- Irrigation and Fertilizing Systems & Controls
- Heating/Recovery System
- Conveyer Belt System
- Automatic Venting on Sides and Roof
- Nursery Benching
- Lighting in 2 bays
- Shade Curtains on Ceilings in 18 bays
- Dark Curtains in 4 bays
- Backup Generator
- Golf cart with wagon
- Two hand jacks
Greenhouse Specifics

- 8 Bays of Double Poly Arch style
- 10 Bays of Glass Venlo style
- Each Bay: 42’ X 216’ X 16’ or 9,072 Sq.Ft.
- Total of 163K Sq.Ft. over 18 bays or 3.75 acres
- Thermostat controlled Ceiling & Side Venting
- Full automated shade/energy shield system
- Conveyer belt system
- Radiant Heating under floor in all 18 bays
- Lighting in 2 bays
Head House

- 80’ X 250’ X 24’ or 20K Sq.Ft.
- Clear span Steel cover insulated bldg
- 7 offices + conf. room
- Potting/Nursery room
- Tool Storage room
- Boiler room
- 4 Loading docks
- Large outdoor concrete pad for storage
- Break room, restrooms
Irrigation and Fertilizing
Argus Titan
Systems & Controls for all 18 bays
Heating/Recovery System
Low Cost Renewable Heat

• Located next to Waste Mgmt (WM) operation
• Waste Heat from WM Landfill Methane operation
• WM runs 4 Electric Generators 7/24
• Heat from Generators is transferred via Hot Water that is piped under Greenhouse
• Significant Heating cost advantage
• Have Back up Boiler / Generator for safety
## 2014 Heat Usage Analysis

### Annual Comparison

<table>
<thead>
<tr>
<th>Waste Heat (Actual)</th>
<th>Natural Gas ONLY (Comparison)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• $60K per year</td>
<td>• $400K+ per year</td>
</tr>
<tr>
<td>• NatGas use as backup:</td>
<td>• 2 Boilers</td>
</tr>
<tr>
<td>- Windy &amp; cold periods</td>
<td>- Superior</td>
</tr>
<tr>
<td>- Early Morning Cold spells</td>
<td>- Wells McClane</td>
</tr>
<tr>
<td>- Use 1 or 2 boilers as needed</td>
<td></td>
</tr>
</tbody>
</table>

| • $0.33 per Sq.Ft. per year | • $2.2 per Sq.Ft. per year |
Diesel Back up Generator

- Generac (1997 model)
- 250 KVA
- 300 Amps
- 200 KW
- Auto Start
- Fully Operational
- On Standby always
Curtain systems

• New Ceiling curtains in all 18 bays
• Shade & Reflective for Heat optimization
• Black Out in 4 bays
• Fully Motorized
• Thermostatic & Timer
• Regulate Temp & Light
Land & Heat Lease (Extendable)

• Land:
  – 16.9 acres total
  – 20 year lease beginning November 2011
  – Fixed price per year
  – Paid annually
  – rises 2% per year

• Heat:
  – 20 year lease beginning November 2011
  – Significant discount to Wholesale Market price
  – Paid monthly based on annual adjustment
Green Considerations

• Green practices capable
• Grow in Pots, Hanging Baskets, and Floor Soil
• Vary temp/lights/conditions by Zones
• Success with Integrated Pest Mgmt
• Avoidance of Pesticides, Herbicides, Fungicides.
• Low Carbon Footprint due to avoidance of Fossil Fuels and specific use of Waste Heat
• Competitive Advantage with Low Cost and Green
Produce – real examples at site

Basil on floor

Rosemary & Basil Seedlings on floor

Chives in Hanging Pots
Herbs – potted on bench & floor
Water Spinach – Floor based soil
10 foot tall plants/vines growing in rows on floor based grow-bags
Very Low Energy costs:
- Reuse of waste heat
- Significant discount to Natural Gas pricing
- Competitive advantage to become the lowest cost producer in State
- Ample supply to double floor space for same waste heat price

Centrally Located:
- Central Illinois
- Access to Chicago, St. Louis, Indianapolis, Springfield markets
- Welcomed by town & county leaders
- Safe, secure, and rural location

Built-in Safety:
- Backup Generator
- Multiple Heat sources
- Known to Dept. of Agriculture
- Proven technologies & systems

Quick Occupancy:
- Fully updated Newer Greenhouse
- Complete infrastructure
  - Electric, Heat, Water, Natural Gas
  - Radiant Heating for warm root loving plants
  - Nursery Room, Hanging Baskets, Pots, Soil capable
  - Computerized, Thermostatic, and Timer controls
- Can be operational quickly for early revenue generation
- No wait for permitting/building or reconstructing internally
- Expandable in the future
ROCK SOLID GREENHOUSE
Taylorville, Illinois

Solid Structure & Systems
Low Cost Energy
Automation
Immediate Occupancy