Global Grid Advisors

OPPORTUNITY AT THE CONFLUENCE:
TRANSPORTATION AGRICULTURE & ENERGY

Ports to Plains Alliance

Mexico 🤝 U.S.A. 🤝 Canada
Note: size of the bubble reflects total modern logistics stock in the market
Source: CBRE, JLL, DTZ, Cushman & Wakefield, Colliers, Prologis Research
Farmland as a Percent of Land Area, 2012

40% of all U.S. land is in farms.

Farmland is most heavily concentrated in the middle of the U.S.
Highway Corridor Beneficiary Users:

Motor Freight

Fuel & Service

Hospitality

Foodservice

Rail & Intermodal

Retail

Engineering

Design

Construction

Travel & Tourism

Manufacturing

Materials
A Pioneering Spirit
World Leadership:

Software Technology
Unmanned Aerial Vehicles
Agriculture & Energy Innovation
College Football

NDSU™
NORTH DAKOTA
A Land of Discovery

#1 USA : 9 Staple Food Commodities

#2 USA : Petroleum - 1.2 MM BPD

LAND AREA : 45 Million acres

POPULATION : 739,482
# US Agricultural Trade with Main Partners

## Imports

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canada</td>
<td>15.35</td>
<td>15.68</td>
<td>17.94</td>
<td>20.00</td>
</tr>
<tr>
<td>EU</td>
<td>13.64</td>
<td>14.17</td>
<td>15.65</td>
<td>16.60</td>
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<tr>
<td>Mexico</td>
<td>11.24</td>
<td>12.97</td>
<td>15.42</td>
<td>16.30</td>
</tr>
<tr>
<td>Total</td>
<td>73.40</td>
<td>78.96</td>
<td>94.50</td>
<td>103.40</td>
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</tbody>
</table>

## Exports

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
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</thead>
<tbody>
<tr>
<td>China</td>
<td>11.07</td>
<td>15.00</td>
<td>19.87</td>
<td>23.35</td>
</tr>
<tr>
<td>Canada</td>
<td>15.54</td>
<td>16.59</td>
<td>18.61</td>
<td>20.00</td>
</tr>
<tr>
<td>Mexico</td>
<td>13.32</td>
<td>13.93</td>
<td>17.64</td>
<td>18.89</td>
</tr>
<tr>
<td>Total</td>
<td>96.29</td>
<td>108.6</td>
<td>137.4</td>
<td>135.8</td>
</tr>
</tbody>
</table>

**Canada & Mexico:** 1 & 2 U.S.A. Agricultural Imports

**Canada & Mexico:** 2 & 3 U.S.A. Agricultural Exports

[Flags of Canada, USA, Mexico]
U.S. Agriculture Exports > 2X: 2006 - 2014

2008  2014

**High-Value Goods**  37%  45%

**Commodities**  45%  36%
Viall Farms Conceptual Site Plan

Ray, ND
Prepared for: Viall Farms

Possible Users:
* Soft Seed Crusher
* Research Facility/Meeting
* Incubator Food Development
* Rye Distillery
* Micro Brewery
* Other Food Related Businesses

Site Features:
* BNSF Access
* US Highway Access
* P2P Access
* Water
* Power
* Gas

Viall Farms
Williston, North Dakota
Ross Graves 970-495-7188
Chris Blackwell 701-609-8599

ERES
Energy Real Estate Solutions
721 N. 7th Street
T. 602.240.5622
Property Division 602.240.5625
www.eresllc.com

Gilmore Planning, Landscape Architecture
721 N. 7th Street
T. 602.240.5622
Property Division 602.240.5625
www.gilmorearch.com
Planned Agricultural Uses:

- Potato Processing – All Markets
- Soft Oilseed Crushing & Refining
- Seed Oil Processing and Packaging
  - Commercial and Specialty
  - Cosmetic and Neutraceutical
- Hops Processing for Craft Brewing
- Barley Malting for Specialty Distilling
- Craft Brewing
- Grain Distilling
- Pulse & Grain Storage & Logistics
- Pulse Crop Processing
- Research & Innovation Center

Viall Farms Site Features

- Central to Missouri & Yellowstone Region
- Primary Continental Logistics Access:
  - BNSF Northern Mainline – East-West
  - U.S. HWY 2 – New 4 Lane - East-West
  - Ports to Plains International Trade Corridor:
    - U.S. Highway 85 - 4 Lane – North-South
- Industrial & Commercial Zoning
- Residential - within the Project
- Water – Western Area Water Supply – WAWSA
- Electric Power – MWEC, Basin Electric
- Natural Gas – Montana-Dakota Utilities

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Ray, North Dakota  701-609-8599  970-445-7188
CONFLUENCE

ARTISAN SEED OILS
Missouri & Yellowstone River Region

Whole Flavor and Nutrition Come Together

IDENTITY PRESERVED NON-GMO

Viall Farms Ray, North Dakota
Growing into the Future
CONFLUENCE PARK
Missouri & Yellowstone Region

Where Farming Comes Home
Viall Farms *** Ray, North Dakota
VIALL FARMS
WESTERN NORTH DAKOTA TRUCK FACILITIES
RAY, ND
PREPARED FOR: VIALL FARMS INFRASTRUCTURE DEVELOPMENT LLC

SCALE: 1" = 5 MILES
0.1" = 1/10 MILE

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 36TH STREET T. 402.366.5620
OMAHA, NE 68105 www.gilmore.com
402.266.5622
VIAALL FARMS
WESTERN NORTH DAKOTA RAIL FACILITIES

RAY, ND
PREPARED FOR: VIAALL FARMS
LAND USES AND PHASING

- LT. INDUSTRIAL: ±133.6 AC.
- WETLANDS/BUFFER: ±49.5 AC.
- OTHER OPENSPACE: ±4.8 AC.
- TRANSITIONAL: ±11.5 AC.
- COMMERCIAL: ±10.6 AC.
- TOTAL PROJECT AREA: ±210.0 AC

LAND AREA OWNERSHIP

- BOWMAN AIRPORT: ±161.3 AC
- WOKAL FAMILY PARCEL: ±48.7 AC
- TO BE ACQUIRED: ±4 AC
- TOTAL STUDY AREA: ±210 AC
Project GreenPort

Connecting Workforce Business Tourism

Prepared By: Greenport Sustainable Community Corporation, Victor Cooke, Ross Graves
CENTERPOINT OF THE SOUTHWEST

1,318 ACRES
LOCATED AT THE
I-8 & I-10 INTERCHANGE
CASA GRANDE, ARIZONA

CONTACT INFO:
GENERAL PARTNER - GEORGE J. CHASSE
ghasserealty@yahoo.com
p. 602-952-2200  f. 480-607-9069
p.o.box 15267 phoenix, AZ 85060
OVERALL CENTERPOINT OF THE SOUTHWEST VISION

Centerpoint of the Southwest
February 20, 2014   Casa Grande - Arizona
Palm Valley 303
Location: 303 Expressway, Thomas Rd. to Camelback Rd.: Goodyear, AZ
Client: SunCor Development Company

Gilmore P & LA was selected to prepare a master plan for an approximate 2000 acre mixed use employment center that fronts both sides of the 303 Expressway between Thomas Road and Camelback Road in Goodyear, AZ.

SunCor is proposing to develop the property as a major employment core area for the west metro valley.

In addition to the large distribution/warehouse users seeking freeway frontage, land areas have been planned for a commercial power center, mid-rise offices, flex-industrial, light industrial, and manufacturing.

The project site is influenced by its proximity to Luke Air Force Base relative to noise attenuation and overlays for their Accident Potential Zones I & II (APZ).
Missouri & Yellowstone Region