EAGLE'S CATCH

Eagle's Catch, LLLP.
1802 Industrial Park Rd.
Ellsworth, IA 50075

Eagle's Catch, LLLP - Property Assets

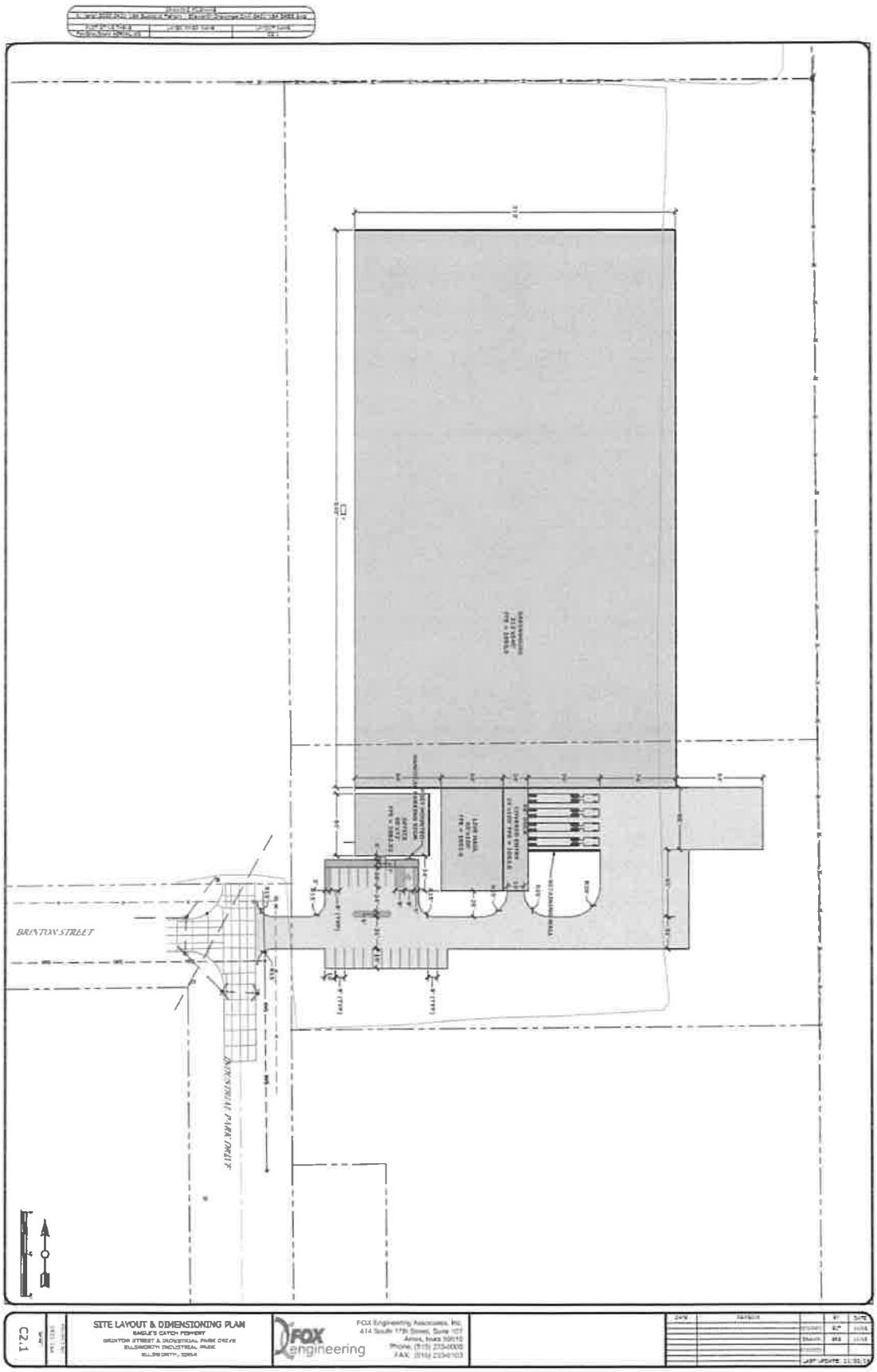
4-01-2022

Site

10.68 Acres in Industrial zoned Ellsworth Industrial Park

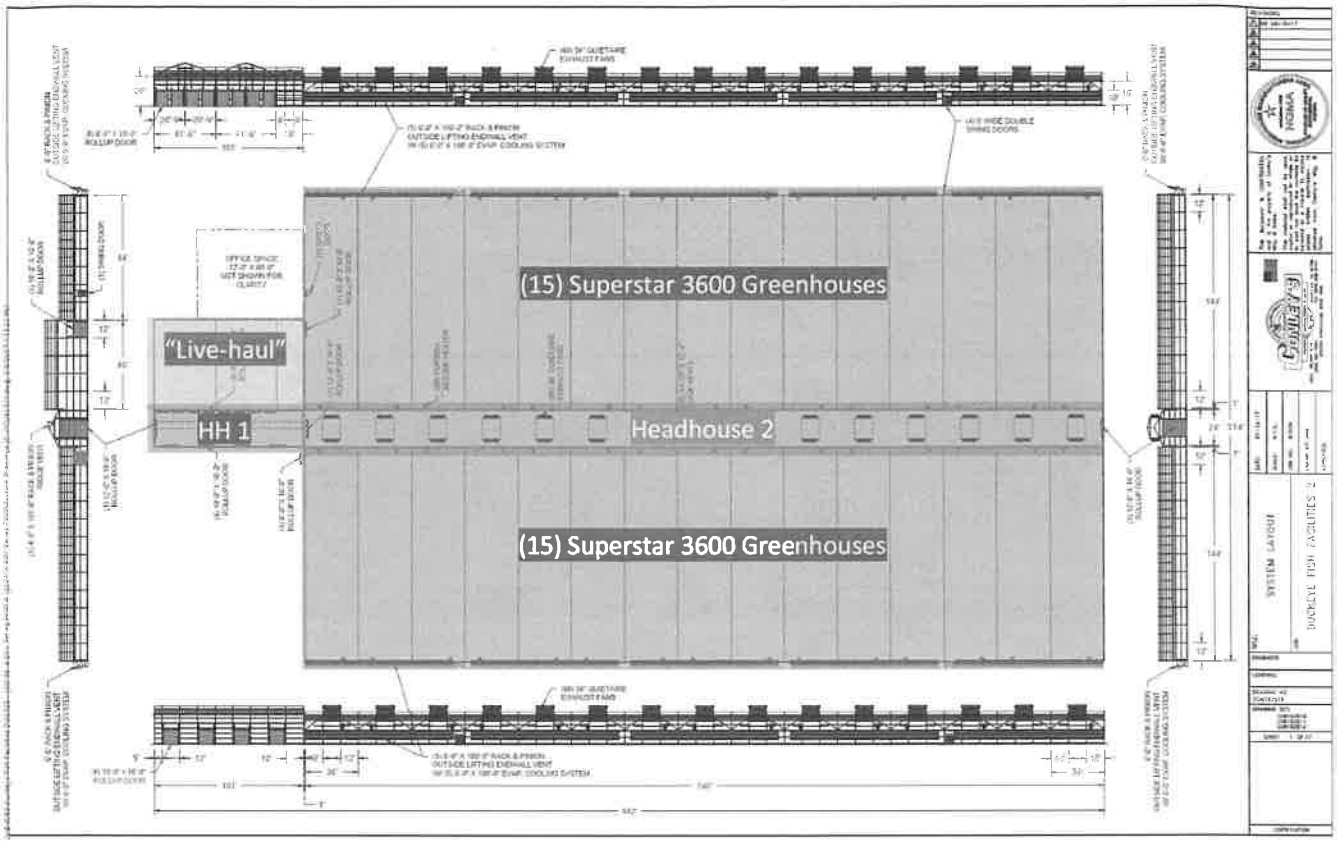
Access to:

- 3-phase power (Midland Power)
- Single phase power (Midland Power)
- Natural Gas pipeline (Alliant Energy)
- City Water
    - Raw Water (2) - 600 gal/minute pumps
        - 6" Line
        - The City of Ellsworth owns the raw water access pumps
    - Reverse Osmosis Treated water
- City sewer
- City storm water drains
- Paved access roads
- 3 Minutes from the interstate
- Biosecurity Truck Wash within ½ Mile.
- Truck Service Shop within ½ mile.
- Love's Travel Shop with Overnight Parking within ½ mile.


BRINTON STREET
C2.1
SITE LAYOUT & DIMENSIONING PLAN
EAGLE'S CATCH FISHERY
BRINTON STREET & INDUSTRIAL PARK DRIVE
ELLSWORTH INDUSTRIAL PARK
ELLSWORTH, 50654
FOX engineering
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0030
FAX: (515) 233-0103

Buildings

Conley's Manufacturing and Sales has built a 312' x 540' "Grow-out", a 60' x 100' "Live-haul", and a 101' x 24' Headhouse (HH 1) commercial greenhouses on site. All greenhouses are engineered for 100 mph wind and 30 lb. ground snow per International Building Codes (I.B.C.). See attachment for more specifications.



"Live-haul" Commercial Greenhouse (Green above)

The 60' x 100' "live-haul" greenhouse is comprised of two gutter connected 41'6" wide x 60' long, and one 18' wide x 60' long ARCH 6500 series greenhouses, with 20' indoor head clearance. Additionally, there is an explosion proof room housed in the Live-haul that houses our boiler system and electrical components.

- *Concrete:* 6 inch, rebar reinforced concrete, flat with no slopes
- *Roofing material:* white 8 mm twin wall Polycarbonate LEXAN
- *End and side walls:* white 8 mm twin wall Polycarbonate LEXAN
- *Framework:* galvanized steel, pre-punched and bolt together design
- (5) Quietaire (model #AGCS56150) 56" single speed exhaust fans (1.5 hp, 240v, 3 phase)
- (11) Quietaire 18" horizontal airflow fans (115v, single speed).
- (2) 3' tall x 96' long rack & pinion vent with outside lifting for air intake
- (1) 6' tall x 58'long—6" evaporative cooling system
- Wadsworth EnviroStep Controller, complete with contractor panel, drawings, weather station, etc.
- (4) Natural Gas fired unit ambient air heater, PDP350A (350,000 BTU)

Headhouse 1 (HH 1 - Purple above)

The 24' x 101' headhouse GABLE 7500 is the access point for the rest of the buildings. Inside, there are 7 - 8' x 10' rollup doors to "Live-haul", 1 – 12' x 16' rollup door to "Grow-out", 4 – 10' x 10' rollup doors to the loading dock, 1 – 12' x 18' rollup door to the outside driveway. Vented roof controlled by thermostat with internal openers.

- *Concrete:* 6 inches rebar reinforced, minimal slope to single drain in center
- *Roofing material:* OPAL rigid Corrugated Polycarbonate LEXAN
- *End and side walls:* SOLARSOFT rigid Corrugated Polycarbonate LEXAN
- *Framework:* galvanized steel, pre-punched and bolt together design

"Grow-out" Commercial Greenhouse (Blue and Red above)

The greenhouse is comprised of (30) gutter connected 36' wide by 144' long SUPERSTAR 3600 series greenhouses with 10' under gutter height, separated into two rows of 15. (In blue above)

- *Concrete:* underneath 24 of the greenhouses is 4 inches of unreinforced concrete, and the 6 southernmost (3 on each side) have 4 inches of rebar reinforced concrete – this area is flat with no slopes
- *Roofing material:* two layers of 6 mil, 4 year, "Tufflite IV Dripless" poly – upper layer is white and bottom layer is clear
- *End and side walls:* SOLARSOFT rigid Corrugated Polycarbonate LEXAN
- *Framework:* galvanized steel, pre-punched and bolt together design

The two rows of 15 greenhouses are separated by a 24' x 540' "Headhouse 2" GABLE 7500 corridor located in the center of the building, with 16' head clearance. (In red above)

- *Concrete:* 6 inches rebar reinforced, 2% slope to the middle channel drain that stretches the whole 540'
- *Roofing material:* OPAL 8 mm rigid Corrugated Polycarbonate LEXAN
- *End and side walls:* SOLARSOFT rigid Corrugated Polycarbonate
- *Framework:* galvanized steel, pre-punched and bolt together design
- Wadsworth EnviroStep Controller, complete with contractor panel, drawings, weather station, etc.

Ventilation/Cooling

To ventilate the grow-out area, air is pushed out of the building at the top of Headhouse 2 and draw air from the sides of the building using:

- (60) Quietaire (model #AGCS56150) 56" single speed exhaust fans (1.5 hp, 240v, 3 phase) controlled by thermostat
- (10) 6' tall x 100' long rack & pinion vents with outside lifting controlled by 24V DC Motors on the same thermostat control
- (10) 6' tall x 100' long—6" evaporative cooling system
    - Each with its own Recirculating pump

Heating

- Grow-out area is fitted with (60) Natural Gas fired unit ambient air heater, PDP350A (350,000 BTU).
- Live-haul area is fitted with (4) Natural Gas fired unit ambient air heater, PDP350A (350,000 BTU).

Mechanical Equipment

Back-up Power Systems

- (2) 450,000 kW 480V 6 cylinder Cummins Generators
- 1200 amp 65K rated transfer switch
- 1000 amp 65K rated transfer switch
- 250 amp 65K rated transfer switch

Air Driven Systems

- (8) blower "pods" (manufactured by Fluid Technology) each with:
    - (3) centrifugal blowers, 60 hp, 230/460v, 3 phase, 3500 ACFM
    - Soft start
    - Alarm system – with horn and light assemblies
    - Automatic Transfer Switches
- Ducting system Winnelson (See Attached Manifest)

Water Heating systems

Hot water systems comprised of a closed loop heat exchange system, in which water heated by boilers is distributed across the building to heat tanks individually based on desired temperatures in each tank. The water heating system is purchased from and being installed by Mort's Plumbing and Heating of Iowa Falls, IA, and Mort's Water of Latimer, IA.

- (2) P-K Sonic SC3000 NG commercial boiler, 3 million BTU, 97% efficient, 440/480v
- (2) Baldor SuperE Motors (with pump), 10 hp, 230/460v, 24/12 amp
- (2) Baldor SuperE Motors (with pump), 3 HP, 208-230/460v, 8.6-8.2/4.1 amp
- (56) Taco Pumps, 1/25 hp, 115v, .74 Amp
- (56) Stainless Steel Heating Coil heat exchanges

Fish Rearing Production Systems

To date, we've acquired the parts necessary for a nursery system capable of growing 3.8 million Tilapia fish from .25 grams to 60 grams. Half of this system is currently operational.

- (16) 50 Gallon Fiberglass Fry Production Tanks
- (28) 100 Gallon Fiberglass Fry Production Tanks
- (30) 1,800 Gallon Fiberglass Fingerling Production Tanks
- (27) 13,000 Gallon Fiberglass Fingerling Production Tanks
- (12) 50 ft^3 floating bead bed Biofilters
- (6) 10,400 gallon Enduraplas water holding tanks
- (11) 1.5 hp 460v Zoeller 600 Series Submersible Non-clog Sump Pumps

- (103) HighBay Luminaire LED Light, 125W, 16" BLK, 120-277v, 5000K Color Temp
- (3) Pentair Versus 850 Water Pump, 7.5 hp, 520 GPM, 3 phase 208-230/460v
    - With Verus Plus Strainer Pot 8"x8"
- (5) 5 hp Water Pump, H3-Plus Series, 208-230/460v, 60Hz
- (48) 60,000 Gallon Growout tanks,
    - (32) constructed & Operational
    - (4) construction in-progress
    - (12) unconstructed
- (96) Floating Bed Biofilters
- (48) Moving Bed Reactors

Parking & Paved Lane

On site, the property has a paved lane that provides access the truck loading bay, entry into the facility, and a parking lot in front of the Office. See above drawings from Fox Engineering.

Office

- (3) 12'x15' Offices
- (1) 10'x16' Office
- (2) 10'x10' Offices
- (1) 16'x20' Conference Room
- (2) Locker rooms
    - 2 Shower each
    - 1 Stall in each
- (1) Women's Bathroom
    - 2 toilets
    - 1 sink
    - No Window
- (1) Men's Bathroom
    - 2 toilets
    - 1 sink
    - No Window
- (1) Half bathroom
- (1) 15'x14' Water Chemistry room
- (1) Utility Closet
- (1) 25'x20' Storage room
- (1) 20'x20' Workshop room