


GRANDSKY

GRAND FORKS COUNTY, ND

**FLY.
HERE.
NOW.**

Grand Sky Development Company is seeking partners and companies that want to demonstrate aircraft, sensor or operational capabilities at Grand Sky. Grand Sky will provide assistance with securing COAs and Letters of Authorization to operate from the park to support your flight activities. Please reach out to the Grand Sky team to share your vision for UAS operations.

FOR PARTNERSHIP, PRODUCT DEMONSTRATION OR LEASING INFORMATION, CONTACT:

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GrandSkyND.com

America's First UAS Business Park

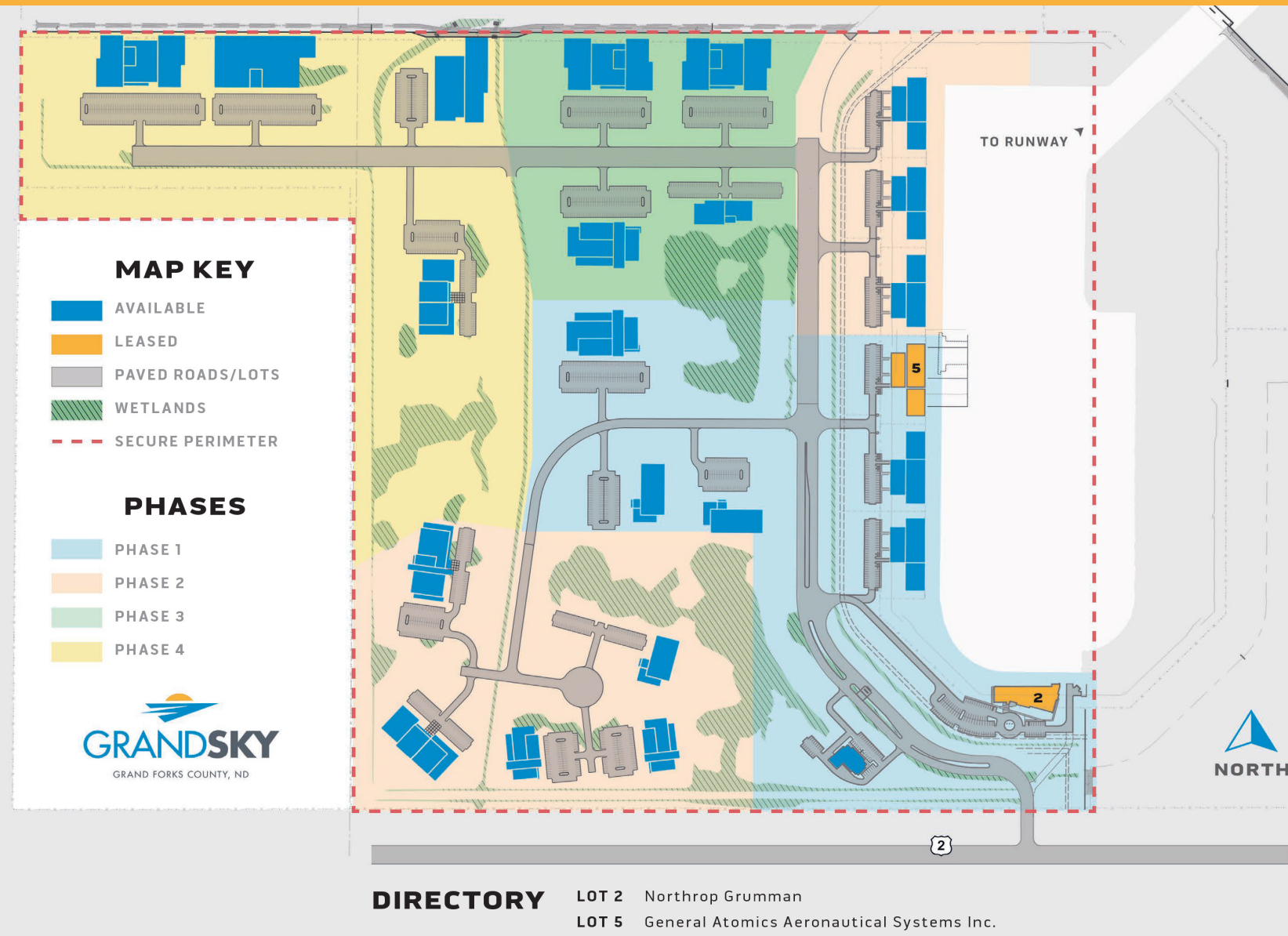


GRAND SKY STORY

Grand Sky is a 217 acre business and aviation park focused on developing and growing the unmanned aerial systems (UAS) industry. Grand Sky is located on Grand Forks Air Force Base in northeast North Dakota. The site is just 15 minutes west of Grand Forks, a thriving city which is also home to the Northern Plains Unmanned Systems Test Site, the University of North Dakota and numerous UAS firms.

Grand Sky can support more than one million square feet of hangar, office, shop, laboratory and data center space. Pad ready sites may be developed by owner occupants, or facilities are available on a build-to-suit basis with financing available. Additional tenant space available at Grand Sky includes suites with office and highbay shop space and suites with office and hangar options that include access to the runway. These suites are available in sizes from 5,000 to 30,000 square feet and are customizable to meet tenant needs.

Grand Sky supports all UAS from hand launched aircraft to truck/rail launched aircraft, up to and including Class 4 and Class 5 UAS requiring runways and full service flight operations support. In addition to facilities, Grand Sky offers tenants fixedbase operations, emergency services, flight planning and ground coordination, airspace access through North Dakota's FAA Test Site, frequency deconfliction and management and COA processing. Through the Grand Sky Partners program, tenants will be part of a broader coalition that will be called upon to provide UAS related services to end users that wish to integrate UAS into their normal operations.



ECONOMIC INCENTIVES

The mission of Grand Sky is to develop a UAS focused business park with state of the art infrastructure and combine it with private investment to serve as the premier destination for development, testing, training, research, and operations for the unmanned aircraft industry.

Significant economic incentives are available from the State of North Dakota and Grand Forks County for companies locating at Grand Sky.

Some of the available incentives include:

Corporate Income Tax Exemption

- 5 years

Sales and Use Tax Exemption

- Computer/ Telecommunication Equipment
- Manufacturing Equipment provisions

Real Estate Tax Exemption

- 5 year declining

Research Expense Tax Credit

- 8% of qualified research expense
- Carry - back and Carry - forward

KEY FEATURES

- Ability to launch and recover all classes of UAS
- Joint Use Agreement for use of Grand Forks Air Force Base's the 12,351' runway
- Signal/frequency de-confliction
- Certificate of Authorization (COA) processing assistance
- State-of-the-art infrastructure systems, including redundant electric and telecommunications capabilities
- Fixed-base operations, emergency services, flight planning, and ground operations
- Flight planning through the Northern Plains Unmanned Aircraft Systems FAA Test Site
- Independent security perimeter
- Ability to support non-U.S. companies and personnel for both operations and training, including pilots, sensor operators and maintenance technicians
- Land leases, build-to-suit spaces or multi-tenant facilities
- Secure access to flight operations areas and flight line
- Flight coordination through Grand Forks AFB tower
- Direct communications with Grand Forks AFB tower and Minneapolis Center ATC
- Ability to locate antennae on-site
- Proximity to UAS-related educational and research entities, such as northland Community and Technical College, North Dakota State University, Lake Region State College and the University of North Dakota
- Direct Grand Forks Air Force base radar feed