



Opportunity

FOR SALE 100 MW Data Center Development Site

- 150 acre site ~ includes an existing 109K SF~ Building
- All substation & infrastructure cost to be paid by power company upon application for service
- Below national average cost of power via Dominion Energy
- Located in the Town of Graniteville in Aiken County, SC
- Metro and Long Haul fiber located at and near site
- The site has economic development credits and the potential for further incentives





Site Details

Site Size: 150 Acres~

Condition: Greenfield & Existing Buildings

Location: Graniteville, SC

Power Provider: Dominion Energy SC

Connectivity: Fiber providers at and near site







Power

Pre-Approved 100 MW Data Center Development Site

- Power provided by Dominion Power SC
- Dominion to pay for new substation & infrastructure costs upon customer commitment and executed PPA
- Transmission lines on property, no easements needed for access
- 50%~ Renewable power blend including hydro plant and solar on-site
- Average 5 Year power cost of \$0.06184 per KWH with incentive rider,
 \$.06779 per KWH without rider
- Energization of new substation in 40-42 months with interim power availability
- On-site hydropower plant capable of serving 3-5 MW
- Solar panel array on the 109K SF building roof rated at 736.4 kW DC and 576 kW AC







Existing Building

Building Size: 108,667 SF~

Construction: Steel frame with masonry exterior

Floor: Slab-on-grade

Clear Height: 25'~

Roof: Built-up roof with solar array







Solar Power

- 2,166 modules
- 340 watts per module
- 736.4 kW DC
- 576 kW AC









TOTAL SYSTEM
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Array Overview
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Module Size:	340 watts
Total (#) of Modules:	2,166
Strings:	(114) x strings of 19 modules
Inverter Name:	(9) x CHINT CPS SCA60KTL-DO/US-480
Inverter Name:	(1) x CHINT CPS SCA36KTL-DQ/US-480
System Size (DC):	736.4 kW
System Size (AC):	576 KW
Array Tilt Angle:	(Fixed 10")
Array Azimuth:	189*

GENERAL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL
FREE PROJECT SHALL COMPLY WITH ALL
ARTICLES BOY SOLAR PHOTOVOLTAIC SYSTEMS:

2. ALL PHOTOVOLTAIC MODULES SHALL BE TESTED
AND LISTED BY A RECOGNIZED LABORATORY.

3. ALL EQUIPMENT SHALL BE LISTED FOR THE
PURPOSE BY UL, ETL. CSA, OR ANOTHER NRT.

- ALL INVERTERS ARE GRID INTERACTIVE PER UL 1741, AND DO NOT SUPPLY POWER DURING A GRID OUTAGE. THERE ARE NO BATTERIES OR GRID OUTAGE. THERE ARE NO BATTERIES OR OTHER ELECTRICAL STORAGE DEVICES FOR THIS PROJECT.

 SPACE REQUIREMENTS FOR ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC ARTICLE
- EQUIPMENT GROUNDING SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122.

 ALL SIGNAGE TO BE PLACED IN ACCORDANCE
- WITH LOCAL BUILDING CODE.
 - SIGNS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT.



David Brueck, P.E. SC LICENSE # 29008 Certified NABCEP PV Installer# 042013-17 John Wilson D-2016-01 002

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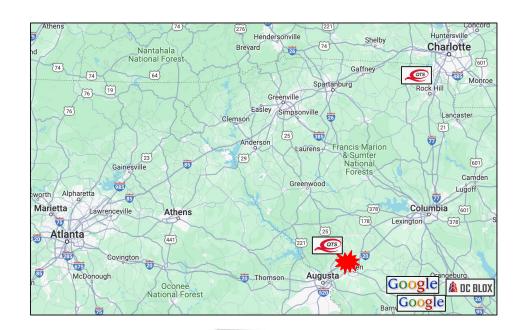
HydroPower

- Two (2) on-site hydropower plants on-site included with purchase
- Capable of 6 MW~ output
- Upgrade/Retrofit required
- Full hydro plant study and upgrade estimates available upon request

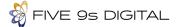


Location

- Town of Graniteville, SC
- Aiken County
- Equidistant between Atlanta & Charlotte
- Low risk of natural disasters
- Average daily temperature of 64 degrees, 75% of the year
- QTS Data Centers is constructing a hyperscale campus near the subject site
- Nearby regional data center activity includes Google's newly announced \$510M hyperscale campus in Dorchester County adding to its \$3B campus in Summerville, SC
- DC Blox announced a planned 200K SF, 45 MW data center project in Berkeley County

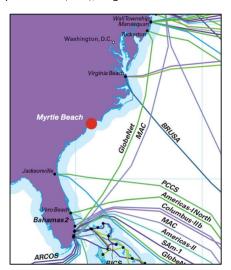






Fiber

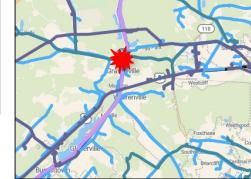
- Metro and Long Haul Fiber Providers located at and near the land site (AT&T, Lumen & Windstream on site)
- Regional Long Haul fiber connectivity to Atlanta, Charlotte, Columbia, Miami, Jacksonville, Nashville and NOVA
- Connectivity to subsea international cable landings in Myrtle Beach (new), Virginia Beach and Jacksonville



Metro Networks Ø Breezeline Ø Breezeline Leased Ø Brightspeed Ø C3BU Ø Crown Castle Ø Level3 Metro Ø Segra Ø Southern Telecom Ø Unite Private Networks Ø Uniti Fiber Ø WOW! Business (now Astound) Ø Windstream Ø Zayo Metro

AT&T Long Haul

✓ CenturyLink Long Haul
 ✓ Level 3 Long Haul
 ✓ Windstream Long Haul







Tax and Power Incentives





South Carolina places a high value on business:

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structures

100% Sales Tax Exemption on computer equipment intended for data center with the minimum requirements as follows:

- 25 full-time jobs
- \$50M investment

Power Rider from Dominion Energy providing an economic development credit equivalent to a a rate reduction, over 5 years, subject to qualifications as follows:

Year 1: 30% credit Year 2: 20% credit Year 3: 15% credit Year 4: 10% credit

Year 5: 5% credit

County & State credits available on property tax, employee tax and construction costs

Contact

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