

LA OSA POWER & TECH PROJECT REZONING WITH PAD OVERLAY

Cases #PZ-003-26 and PZ-PD-003-26

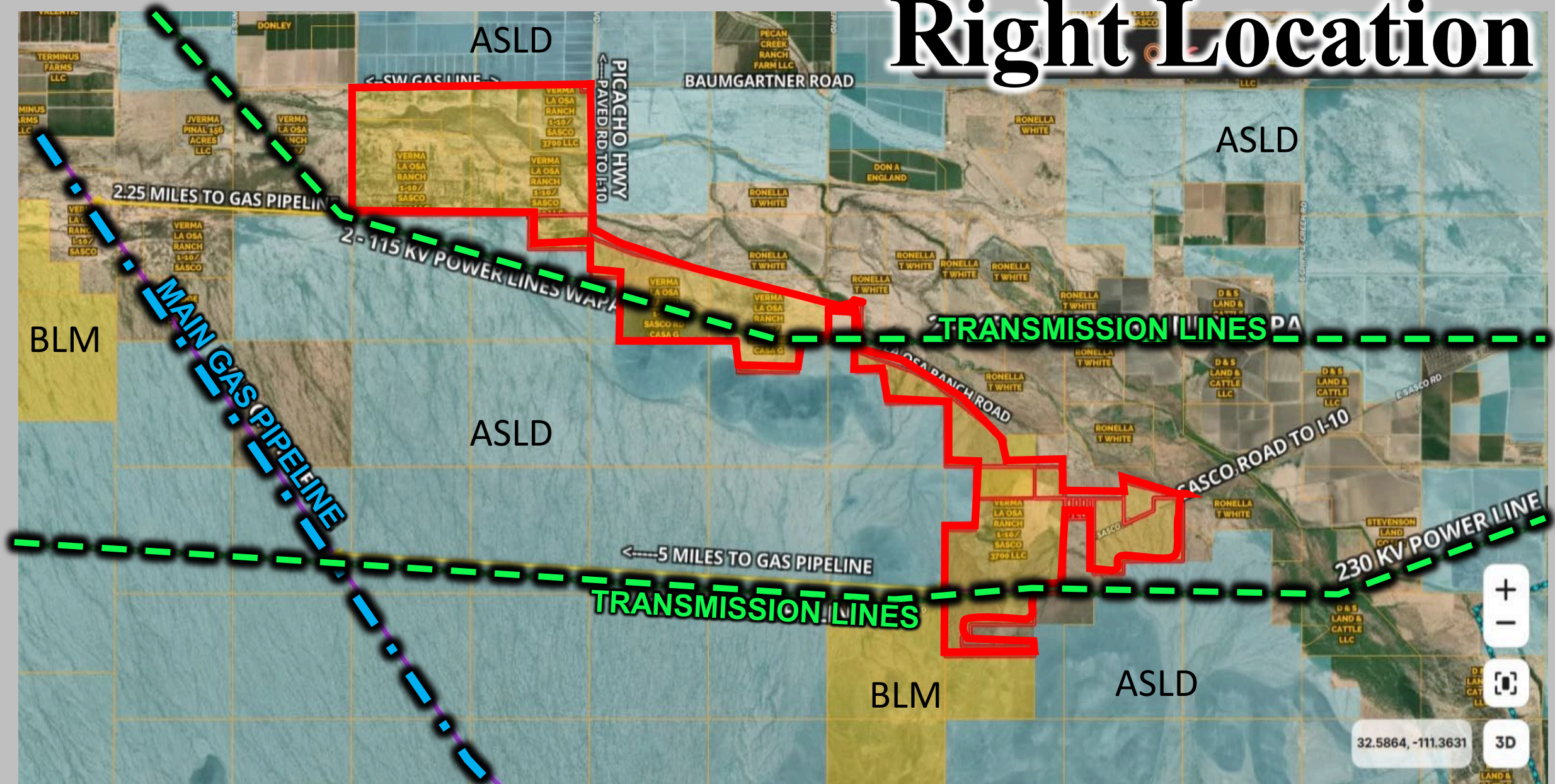
Pinal County
Board of Supervisors Hearing
May 27, 2026



Vermaland

ROSE LAW GROUP_{pc}
RICH ■ CARTER ■ FISHER

Right Location



Popular Project in the Right Location

- Major Comprehensive Plan recently approved!
- Overwhelming Support *first* for Comprehensive Plan and *now* for Rezoning

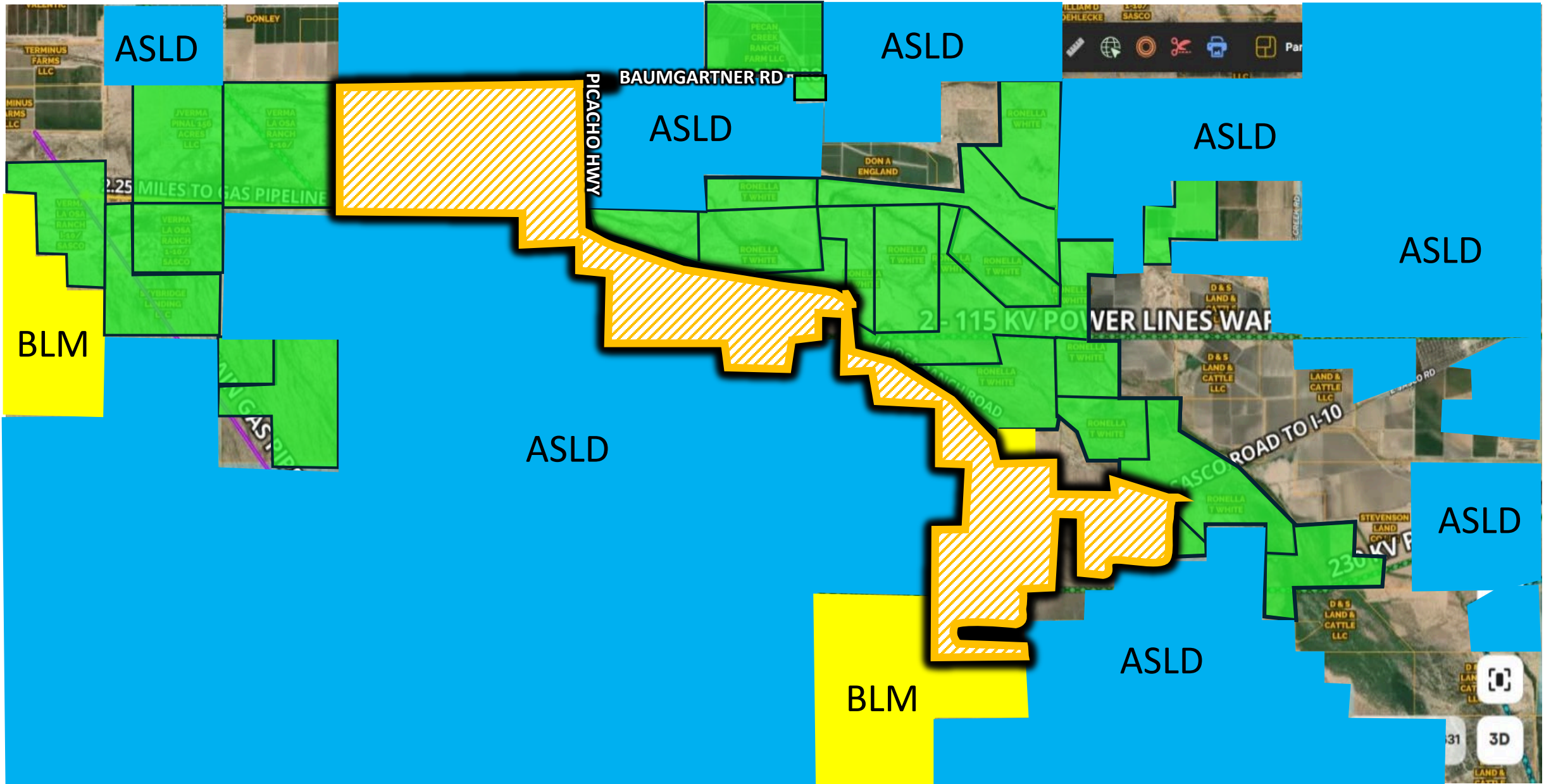
Popular Project in the Right Location

NEIGHBORS AND KEY STAKEHOLDERS SUPPORT!

Mayor of Eloy
Avra Valley Fire District
Electrical District 4
Pecan Ranch Farm
Benning Farm
3 Rivers Ag Investments
Arizona Tech Council

Ronella White
Kyrene Wiese
Louis and Mary Wagner
Jim Hunter
Suncloud Ventures, LLC
Petersen Property Mgt
CAIDD
AZ Commerce Authority

Neighbors Support La Osa Project



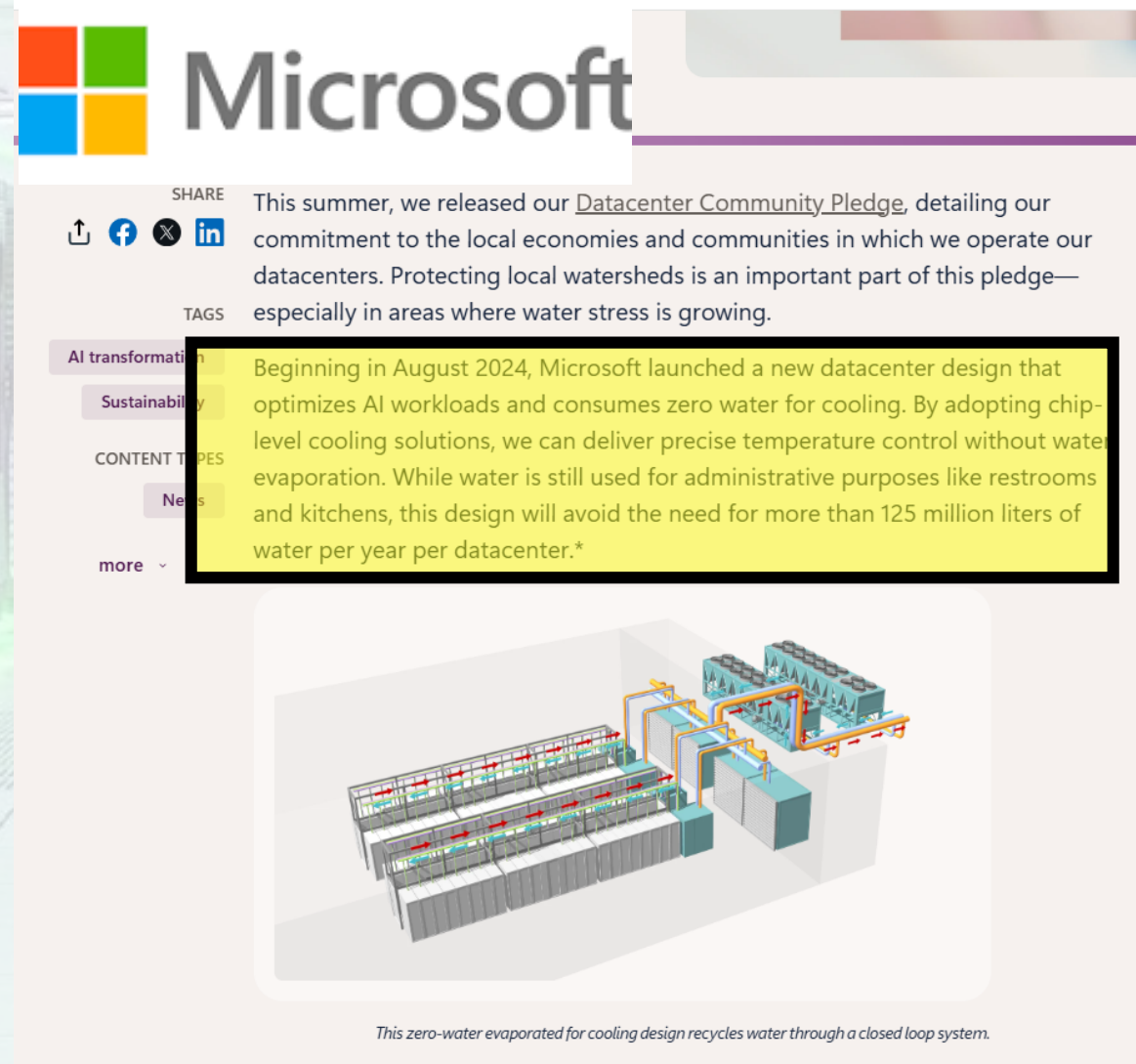
Efficient Water Use is the Strength of La Osa

Closed Loop Technology eliminates water use for Cooling!

WILL ONLY USE dry cooling or air cooling!

WILL NOT USE water for cooling!

“Beginning in August 2024, Microsoft launched a new datacenter design that optimizes AI workloads and consumes zero water for cooling. By adopting chip-level cooling solutions, we can deliver precise temperature control without water evaporation.”



The screenshot shows a Microsoft blog post. At the top is the Microsoft logo. Below it, there's a 'SHARE' section with icons for a link, Facebook, X, and LinkedIn. To the right of these is a paragraph: 'This summer, we released our [Datacenter Community Pledge](#), detailing our commitment to the local economies and communities in which we operate our datacenters. Protecting local watersheds is an important part of this pledge—especially in areas where water stress is growing.' Below this is a 'TAGS' section with 'AI transformation' and 'Sustainability'. To the left of the main text is a 'CONTENT TYPES' section with 'News'. The main text of the article is highlighted in yellow: 'Beginning in August 2024, Microsoft launched a new datacenter design that optimizes AI workloads and consumes zero water for cooling. By adopting chip-level cooling solutions, we can deliver precise temperature control without water evaporation. While water is still used for administrative purposes like restrooms and kitchens, this design will avoid the need for more than 125 million liters of water per year per datacenter.*' Below the text is a 3D diagram of a datacenter aisle with server racks and a complex piping system for a closed-loop cooling system. At the bottom, a caption reads: 'This zero-water evaporated for cooling design recycles water through a closed loop system.'

Microsoft

SHARE

↑ f X in

TAGS

AI transformation

Sustainability

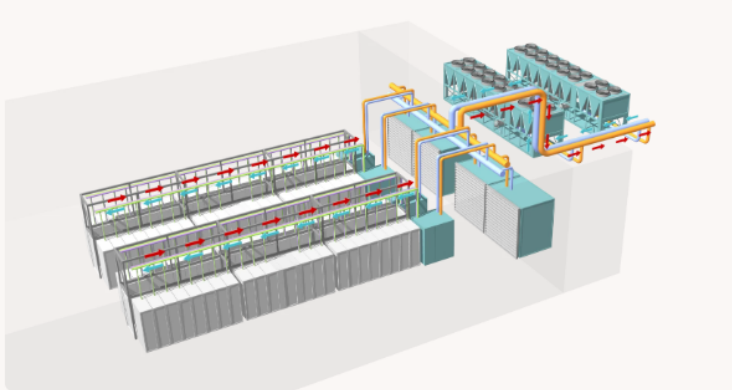
CONTENT TYPES

News

more

This summer, we released our [Datacenter Community Pledge](#), detailing our commitment to the local economies and communities in which we operate our datacenters. Protecting local watersheds is an important part of this pledge—especially in areas where water stress is growing.

Beginning in August 2024, Microsoft launched a new datacenter design that optimizes AI workloads and consumes zero water for cooling. By adopting chip-level cooling solutions, we can deliver precise temperature control without water evaporation. While water is still used for administrative purposes like restrooms and kitchens, this design will avoid the need for more than 125 million liters of water per year per datacenter.*



This zero-water evaporated for cooling design recycles water through a closed loop system.

Efficient Water Use is the Strength of La Osa

Closed Loop Technology eliminates water use for Cooling!



Public Policy

Youth Well-

Maximizing Efficiency and Minimizing Water Use

Our industry-leading data centers are the backbone of our apps, technologies, and [AI ambitions](#), providing the infrastructure that drives innovation. Advanced cooling systems are required to ensure that our data center hardware functions at the right temperature, and we sometimes need to use water to prevent equipment from overheating and operate within safety thresholds.

We determine the most efficient cooling technology for each data center by assessing a variety of local factors — location, climate, available resources, and

technological needs — while also working in partnership with the local water utility. Depending on local conditions, our typical data center design utilizes a direct-to-chip liquid, closed-loop cooling system with dry coolers. In these systems, a coolant is circulated through our data halls in a closed piped system to absorb the heat generated by our servers and hardware. The heat is then removed by operating dry coolers that blow air over the pipes, carrying away excess heat. For these data centers, there is no operational water use in the cooling system and water use at the site is minimal and limited to domestic and janitorial needs, equipment cleaning, and fire protection.

Our [Beaver Dam, Wisconsin data center](#) will feature this closed-loop, liquid-cooled system with dry coolers, and the total estimated annual water use for the data center, once operational, is anticipated to be less than that of two full-service restaurants in a year.

“our typical data center design utilizes a direct-to-chip liquid, closed-loop cooling system with dry coolers. In these systems, a coolant is circulated through our data halls in a closed piped system to absorb the heat generated by our servers and hardware. The heat is then removed by operating dry coolers that blow air over the pipes, carrying away excess heat. For these data centers, there is no operational water use in the cooling system and water use at the site is minimal and limited to domestic and janitorial needs, equipment cleaning, and fire protection.”

Efficient Water Use is the Strength of La Osa

Closed Loop Technology eliminates water use for Cooling!



What Makes Today's Data Centers Water Efficient?

At Stream, we're proud to say that none of our data centers require routine daily water consumption for IT cooling thanks to closed-loop systems. These systems are filled once, and then that same water inside is constantly recycled and reused, making them a go-to for many sustainable, efficient data center developments.

With closed-loop cooling, a large-scale data center actually consumes less water per square foot than an office building (and often much less than other types of industrial developments — we'll get to that). In these cases, most of our usage is for standard domestic uses like sinks and toilets.

These major reductions in water used for data center IT cooling can be further supported by other holistic development measures as well. For example, where

regulations allow, we can employ water-efficient landscaping practices like xeriscaping to further reduce water usage. Stream also partners with utilities to support renewable energy

to help reduce the carbon footprint of our data centers. By combining these strategies, we achieve resilient, high-performance results for customers.

When we couple being good stewards of the environment with the significant job creation, long-term tax revenue and capital contributions that our developments deliver, the case for sustainable data center development becomes clear. These developments are not just good for the planet, they're good for the economy.

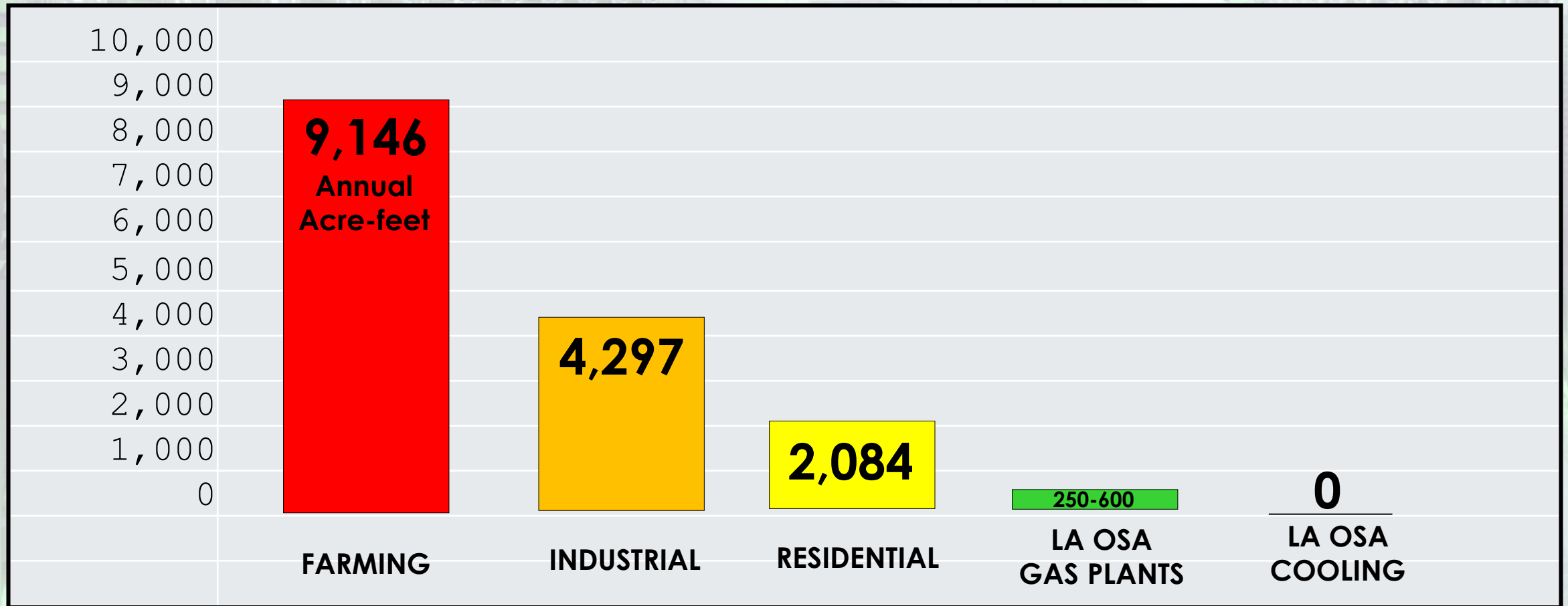
Let's face it, water is a precious resource, and for our part, we're committed to being good stewards of it. With closed-loop cooling, a large-scale data center actually consumes less water per square foot than an office building (and often much less than other types of industrial developments).

“we’re proud to say that none of our data centers require routine daily water consumption for IT cooling thanks to closed-loop systems. These systems are filled once, and then that same water inside is constantly recycled and reused, making them a go-to for many sustainable, efficient data center developments. With closed-loop cooling, a large-scale data center actually consumes less water per square foot than an office building (and often much less than other types of industrial developments)”

Economic Development *Without the Water*

NO Other Major Industry Delivers the Positive Impact with Less Water!

AVG ANNUAL DEMAND (ACRE-FEET) FOR USE ON SAME ACREAGE AS LA OSA

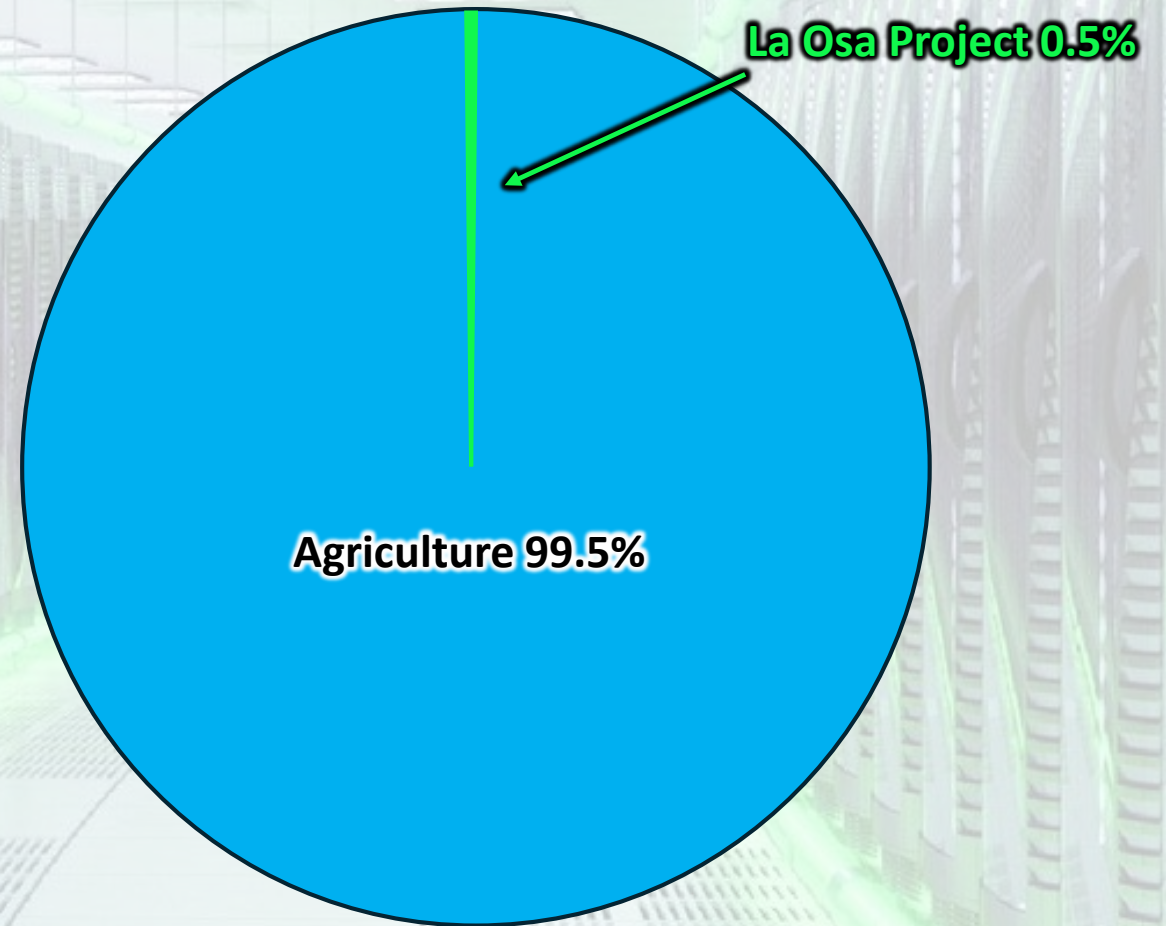


*Source: UA Extension, Pinal County Agriculture Economic Contribution Study and WRRC, Pinal AMA Water Report 2020

La Osa will use just 0.5% as much water as Pinal County's Ag sector uses each year

Pinal County's Water Use:

Agriculture	1,100,000 AF/Y
La Osa Gas Plants	250-600 AF/Y



Major Job Creator *Without the Water*

Private Employers in Pinal County According to MAG*

1. Lucid Motors	2,000 jobs
2. Corecivic	1,980 jobs
3. Walmart	1,720 jobs
4. LA OSA DATA CENTER	1,689 direct jobs (3,600 total direct and indirect jobs at minimum)

Annual Wages of *\$202.3 Million*

Construction Wages of *over \$5 Billion*

Major Job Creator *Without the Water*

Long term Construction project will create huge number of Jobs:

64,614 jobs created each year!

4,300 jobs per year for 15 years!

\$5 Billion in Wages

Major Job Creator *Without the Water*

La Osa: 800 times MORE JOBS per acre foot of water
than Agriculture in Pinal County

{ Agriculture in Pinal County requires over 1 MILLION
acre feet of water to generate 7,500 direct and indirect jobs }

LA OSA



1 AF



6 JOBS

Agriculture



1 AF



0.007 JOBS

Pinal's Largest Taxpayer *Without the Water*

According to Elliott D. Pollack and Company:

Total Annual Taxes Paid:
(All Jurisdictions)

approx. \$124.2 Million

Pinal County.....	\$37.9 Million
Special Districts.....	\$22.4 Million
School Districts.....	\$47.0 Million
State of Arizona.....	\$16.9 Million

Every Single Year!

Public Safety Support!

- Donating Fire Station to Avra Valley Fire District

AVRA VALLEY FIRE DISTRICT

Phone: (520) 682-3255
Fax: (520) 682-5458



15790 W. Silverbell Road
Marana, Arizona 85653

"Our Family Helping Your Family"

March 30, 2026

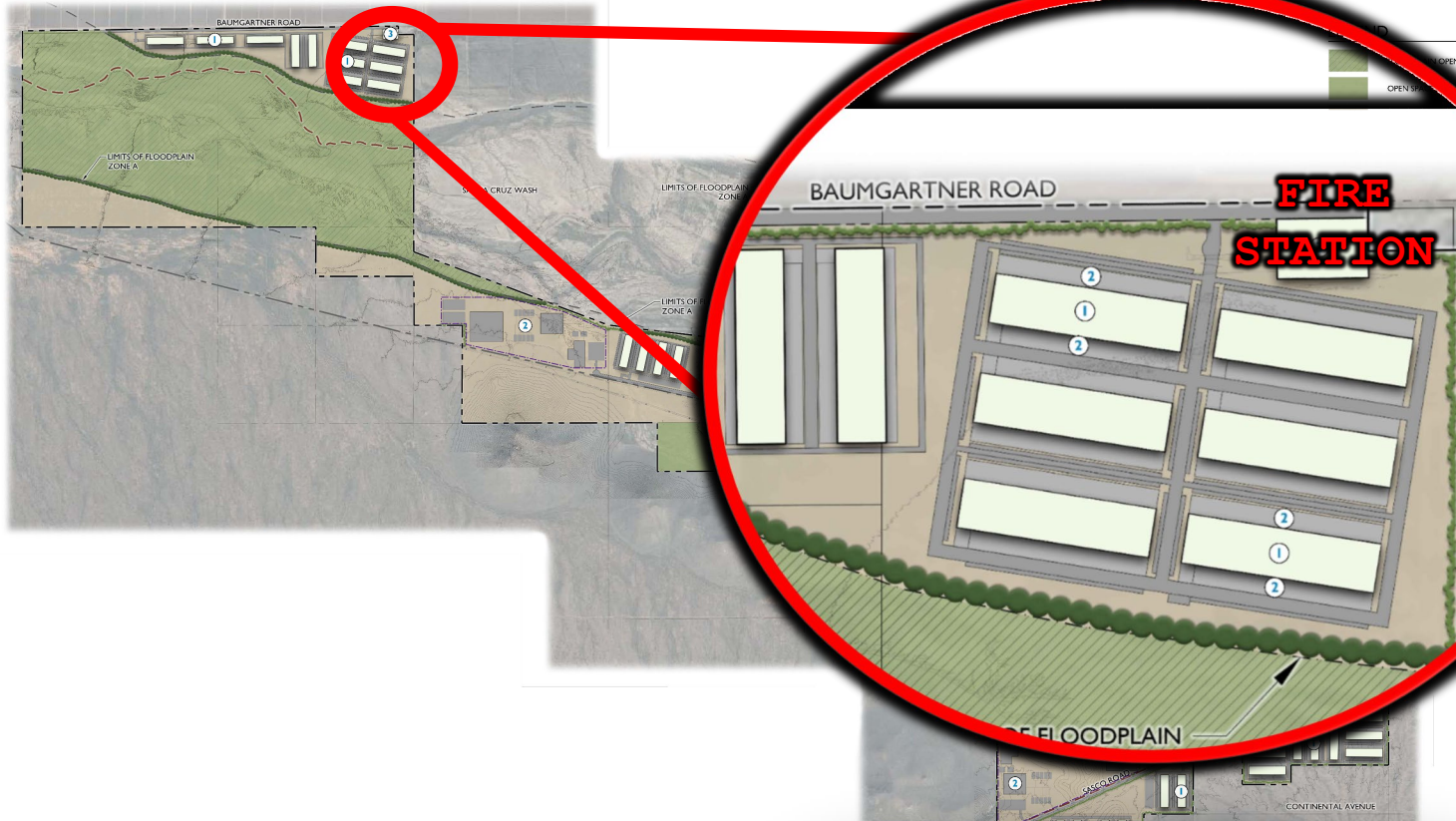
Development Services
h.stager@pinal.gov

Confirmation of Service Capacity, Agency Will Serve Letter

Project Name: La Osa

Project ID: 26/PZ-PD-003-26

that the Avra Valley Fire District will provide service to the La Osa Ranch (the "Project") upon the completion of the pending annexation of the district's boundaries. The District supports the Project and appreciates the signate and donate a site for a future fire station if the District determines necessary. The District already has a station in proximity to the Project from can be provided and looks forward to expanding that service with financial ject. The District and the Project will be entering into an agreement that will ic terms of service. Fees and contributions will be determined at a later date ermit is filed, once a buyer or lessee is identified and the fees and



Public Safety Support!

- Donating Fire Station to Avra Valley Fire District
- Signed Agreement to Fund Fire District Expansion

DEVELOPMENT SUPPORT AGREEMENT

This Development Support Agreement ("Agreement") is entered into as of 18th of May, 2026, by and between VERMA LA OSA RANCH I-10/SASCO RD, CASA GRANDE 3677 ACRES, LLC and VERMA LA OSA RANCH I-10/SASCO 3700 LLC ("Developer") and the Avra Valley Fire District ("District").

WHEREAS, Developer is pursuing the development of the La Osa Data Center Industrial Park project in Pinal County, Arizona; and

WHEREAS the parties desire to establish a cooperative framework relating to future fire protection services for the project.

NOW, THEREFORE, the parties agree as follows:

1. Following zoning approval, Developer shall use reasonable efforts to commence the process for annexation of the project into the District, subject to applicable legal requirements and approvals.
2. Subject to a mutually acceptable definitive agreement with the applicable end user, tenant, purchaser, or operator, Developer shall use reasonable efforts to obtain the commitment of each end user, tenant, purchaser, or operator to contribute One Hundred Fifty Thousand Dollars (\$150,000) to the District at the time of issuance of each building permit for each building within the project.
3. Developer agrees to cooperate in good faith with the District regarding the potential future dedication of a mutually acceptable site for a future fire station, subject to future planning, engineering review, and mutually agreed definitive documentation.
4. The parties acknowledge that additional definitive agreements may be required prior to commencement of construction or provision of services.

DATED this __ 18 __ day of __ May __, 2026.

DEVELOPER Signed by:

By: Kuldip Verma
1F6B94B55B094C8...

Name: Kuldip Verma

Title: Manager

Fire District Signed by:

By: Brian Delfs
8C2B842FC92441F...

Name: Brian Delfs

Title: Fire Chief

Public Safety Support!

- Donating Fire Station to Avra Valley Fire District
- Signed Agreement to Fund Fire District Expansion
- Expanding Fire service is Good for the region!

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Name: Kuldip Verma

Title: Manager

Fire District Signed by:

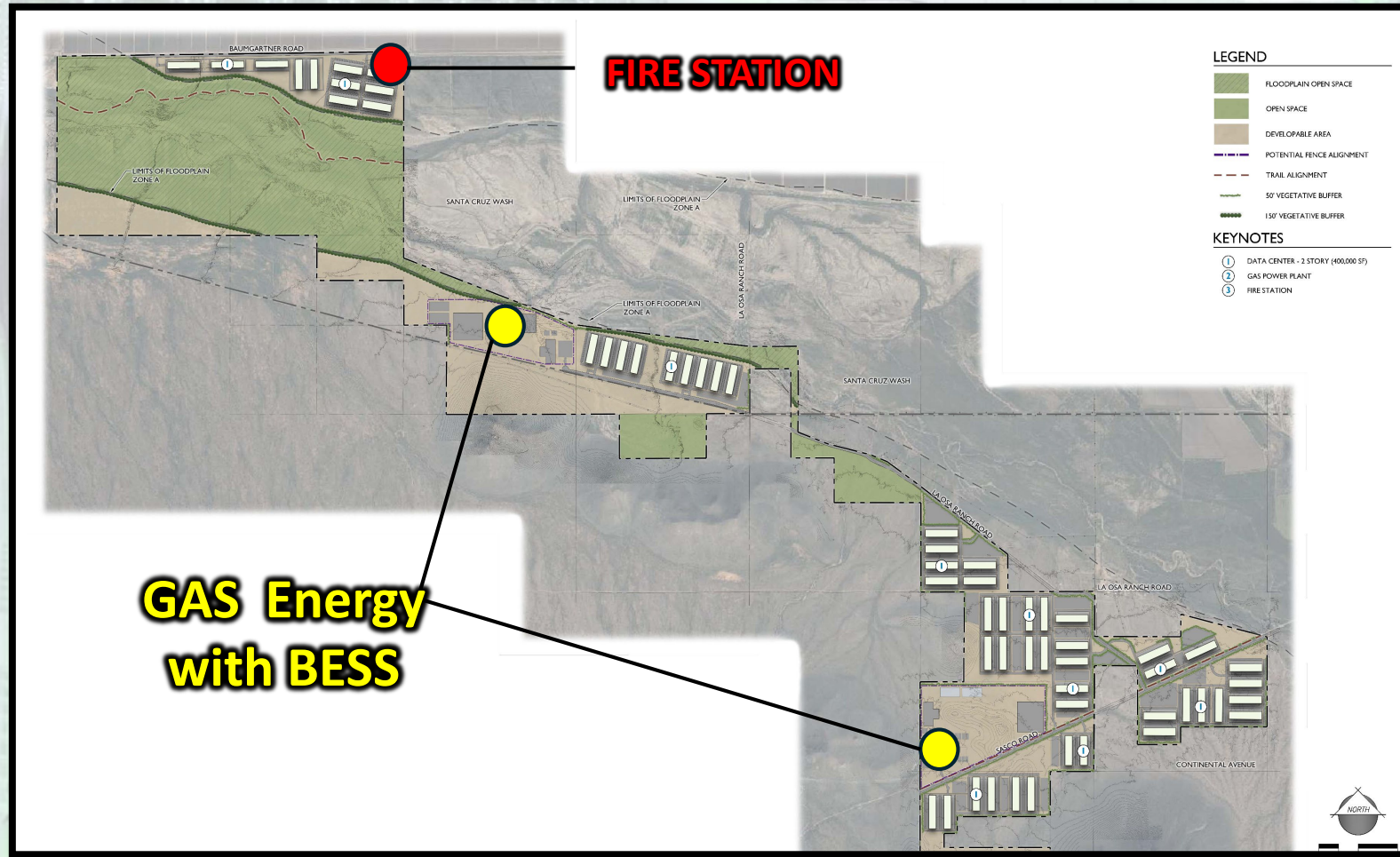
By: Brian Delfs
8C2B842FC92441F...

Name: Brian Delfs

Title: Fire Chief

Paying for its own Power!!

- Building Own Power Generation Sources



Paying for its own Power!!

- **Already in Study Phase to connect with ED-4 and APS**

“I want to ensure you and all the people of our District, that both the developer and ED-4 are committed to making sure every dollar of infrastructure needed to provide energy service to this project is paid for by the developer.”

Complying with The White House’s “Ratepayer Protection Pledge”!

ELECTRICAL DISTRICT No. 4

PINAL COUNTY

&

CENTRAL ARIZONA

IRRIGATION AND DRAINAGE DISTRICT

231 SOUTH SUNSHINE BLVD.

ELOY, ARIZONA 85131

(520) 466-7336 or (602) 258-3756

ED 4 BOARD OF DIRECTORS:
MARK HAMILTON, CHAIRMAN
DANIEL F. SHEDD, VICE CHAIRMAN
CHARLES BUSH, SECRETARY
JOHN DONLEY, TREASURER
THOMAS BOONE

DEREK McEACHERN, General Manager
RON McEACHERN, Advisor/Consultant
DANIEL B. JONES, General Counsel
PAUL R. ORME, Legal Counsel

CAIDD DIRECTORS
DANIEL F. SHEDD, President
NATHAN KILLIAN, Vice President
CLINTON WOFFORD, Secretary
TODD COOLEY
JOHN DONLEY
BRIAN RHODES
BRANDON SALMONS
MARK T. SMITH
RONELLA WHITE

May 20, 2026

Pinal County Board of Supervisors

jeffrey.mcclure@pinal.gov

rich.vitiello@pinal.gov

jeff.serdy@pinal.gov

mike.goodman@pinal.gov

stephen.miller@pinal.gov

leo.lew@pinal.gov

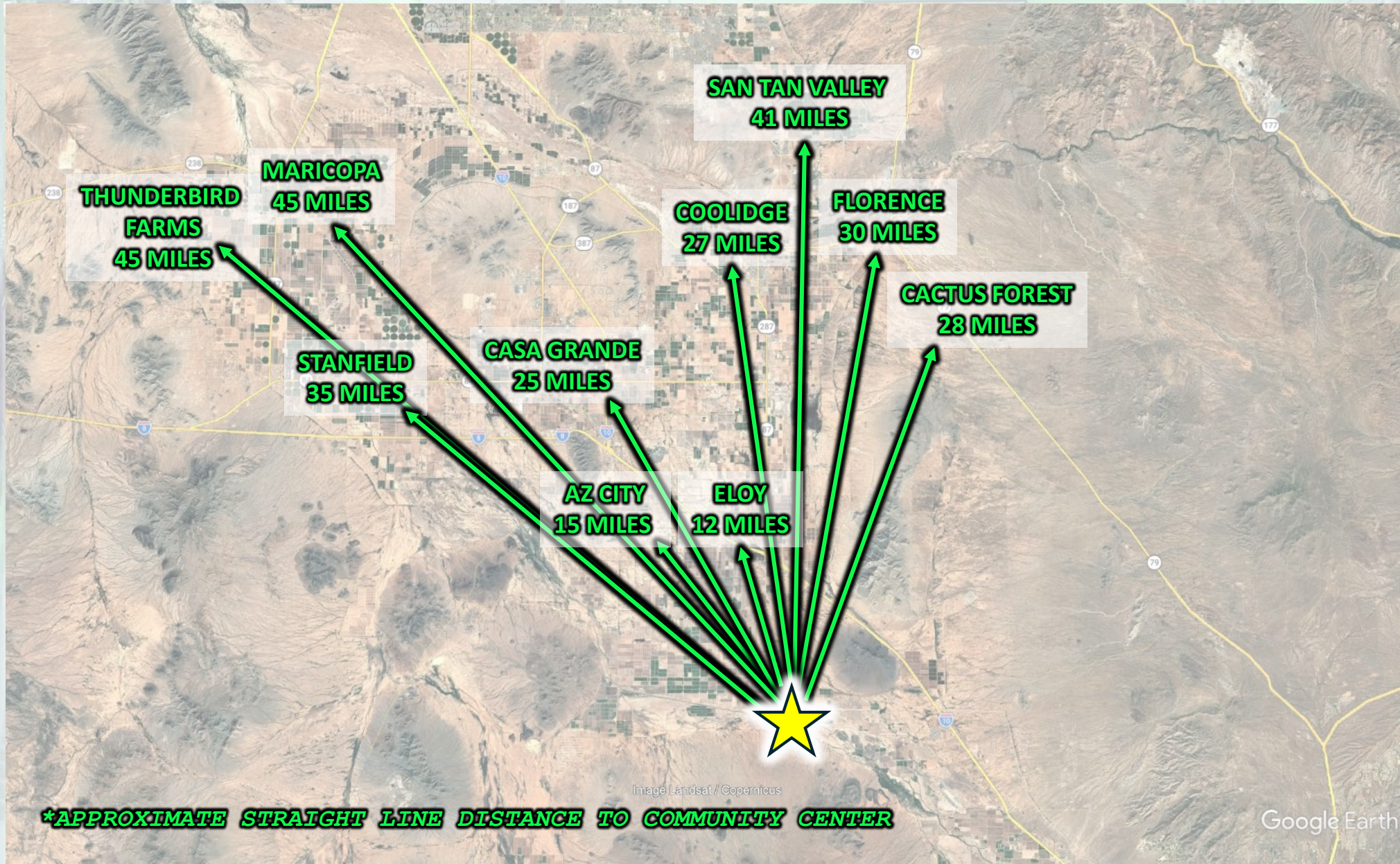
Re: Support for La Osa Data Center Project PZ- 003-26/PZ-PD-003-26

Dear Chairman McClure and Members of the Pinal County Board of Supervisors and Mr. Lew,

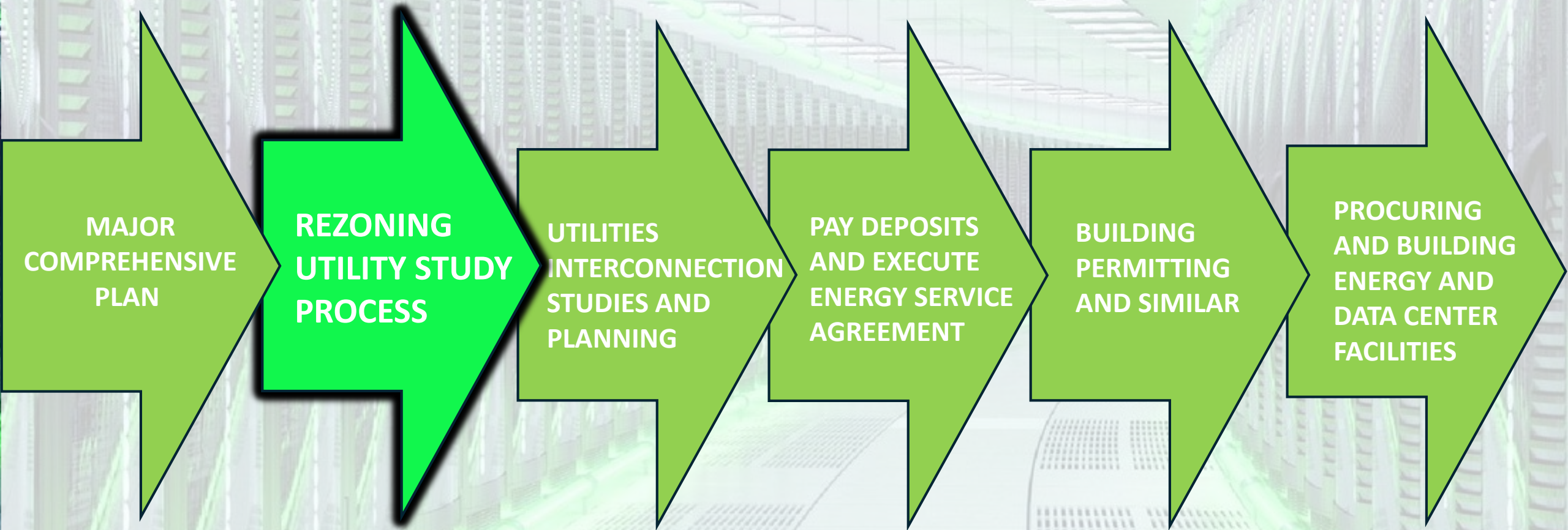
As the General Manager of Electrical District No. 4 (ED-4) and the Central Arizona Irrigation and Drainage District (CAIDD), I have been working in close coordination with the developers of the proposed La Osa Data Center Project. I am writing first to express my support for the project and encourage you to approve it, but also to add some perspective and hopefully correct some misinformation that has been running rampant on this issue.

First, the developer and ED-4 have been working closely together for many months to advance their interconnection plans and design the system to meet their project's demands. I want to assure you and all the people of our District, that both the developer and ED-4 are committed to making sure that every dollar of infrastructure needed to provide energy service to this project is paid for by the developer. ED-4 ratepayers will not be paying for this or any other data center that our District serves. While other utilities in other parts of the country may have socialized the costs of data centers over other ratepayers, we will not be doing that here and

If Not Here....*then WHERE?*



Datacenter Development Process



ECONOMIC POWERHOUSE

for Pinal County!



Thousands of Jobs!



Significant Tax Infusion



Public Safety Expansion



Strengthens National Security

All with Low Water Use!



The background of the slide is a 3D architectural rendering of a futuristic, curved corridor. The walls and ceiling are composed of repeating, curved, metallic-looking panels. Bright green light emanates from the floor and the edges of the panels, creating a strong sense of depth and perspective. The floor is a light gray with a grid pattern. The overall aesthetic is high-tech and modern.

ECONOMIC POWERHOUSE

for Pinal County!

Thank You

Rezoning Project Summary

- **Promised we would use a closed loop cooling system and we did just that!**

Purpose of Request

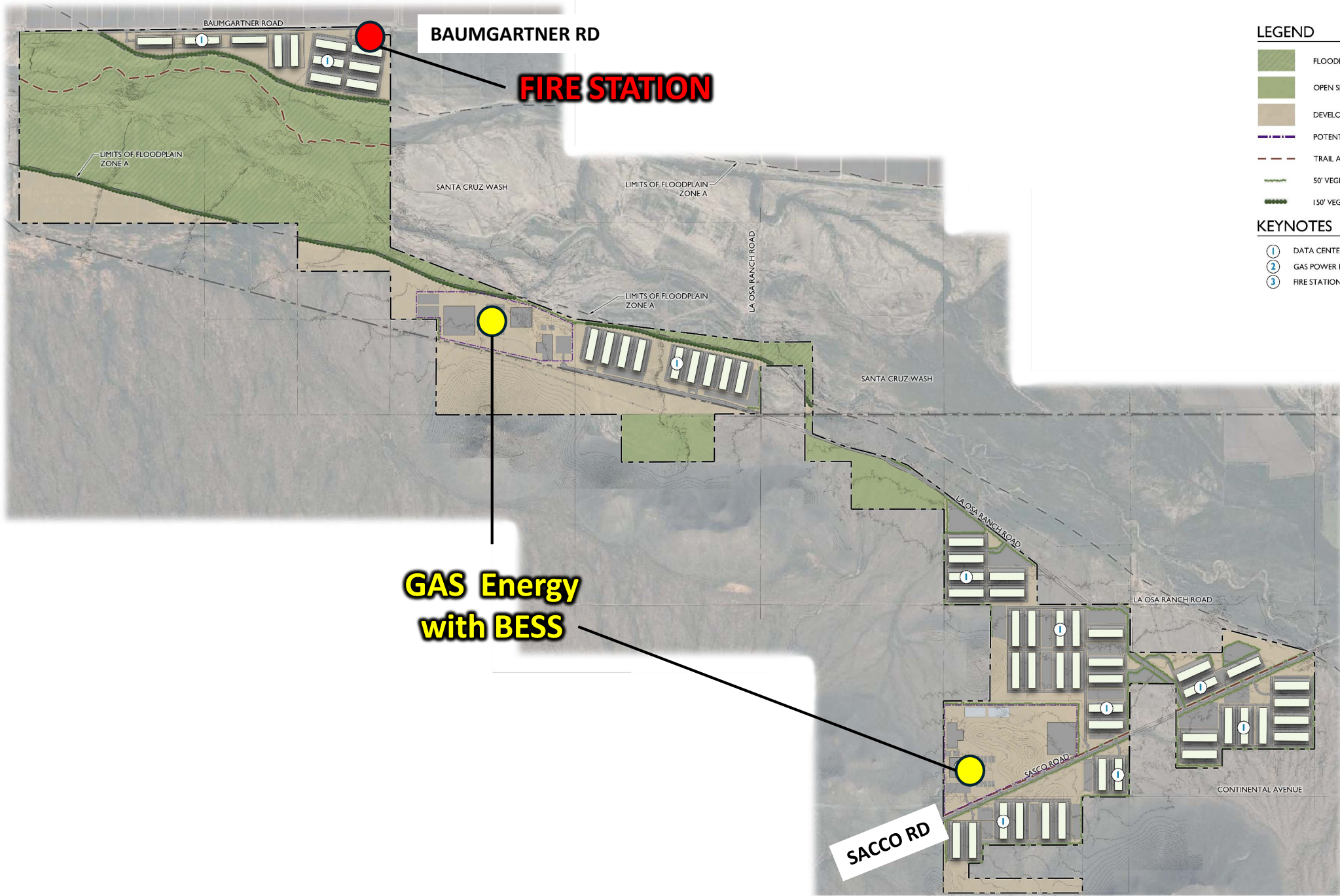
This application is the next step after the County recently approved a Major Comprehensive Plan Amendment to facilitate this state of the art data storage and energy generation project. The Applicant requests a rezoning with a Planned Area Development ("PAD") overlay on approximately +/- 3,385 acres of privately owned land located along La Osa Ranch Road between Baumgartner Road and Sasco Road within Pinal County, Arizona. The proposed rezoning request will amend the current zoning districts and bring the entire site into compliance with the recently approved Comprehensive Plan designations. Most importantly, this request will allow for the development of data storage and processing facilities and much needed energy generation.

Description of Proposal and Proposed Land Use

The proposed La Osa Energy Project is a state of the art data storage and energy generation project that will generate tremendous benefits for Pinal County. These benefits include thousands of jobs, billions in tax revenue to local taxing districts, extended fire coverage and infrastructure to serve the local area, improved roadways, and tens of billions of dollars in local investment. The La Osa Energy Project will smartly manage resources by bringing power to serve itself while forgoing traditional water cooling in favor of a closed loop cooling system and even preserving 29% of the property for open space. In addition, the project plans to generate reliable energy beyond its own needs, which can be fed back into the grid to benefit all consumers in the region and support Arizona's growing energy demands.

The use has broad local support with all of its immediate neighbors asking the County to help bring this project to fruition. The La Osa Energy Project has the chance to transform this part of the County that is lagging behind into an economic engine for the entire region.

The property is ideally located within close proximity to necessary infrastructure for the proposed use. There are existing transmission lines that intersect this site as well as the Main Gas Pipeline within 2.25 miles. The site is bordered to the north by Greene Wash and to the west, south, and east by undeveloped and/or agricultural land zoned General Rural (GR). This rezoning request



LEGEND

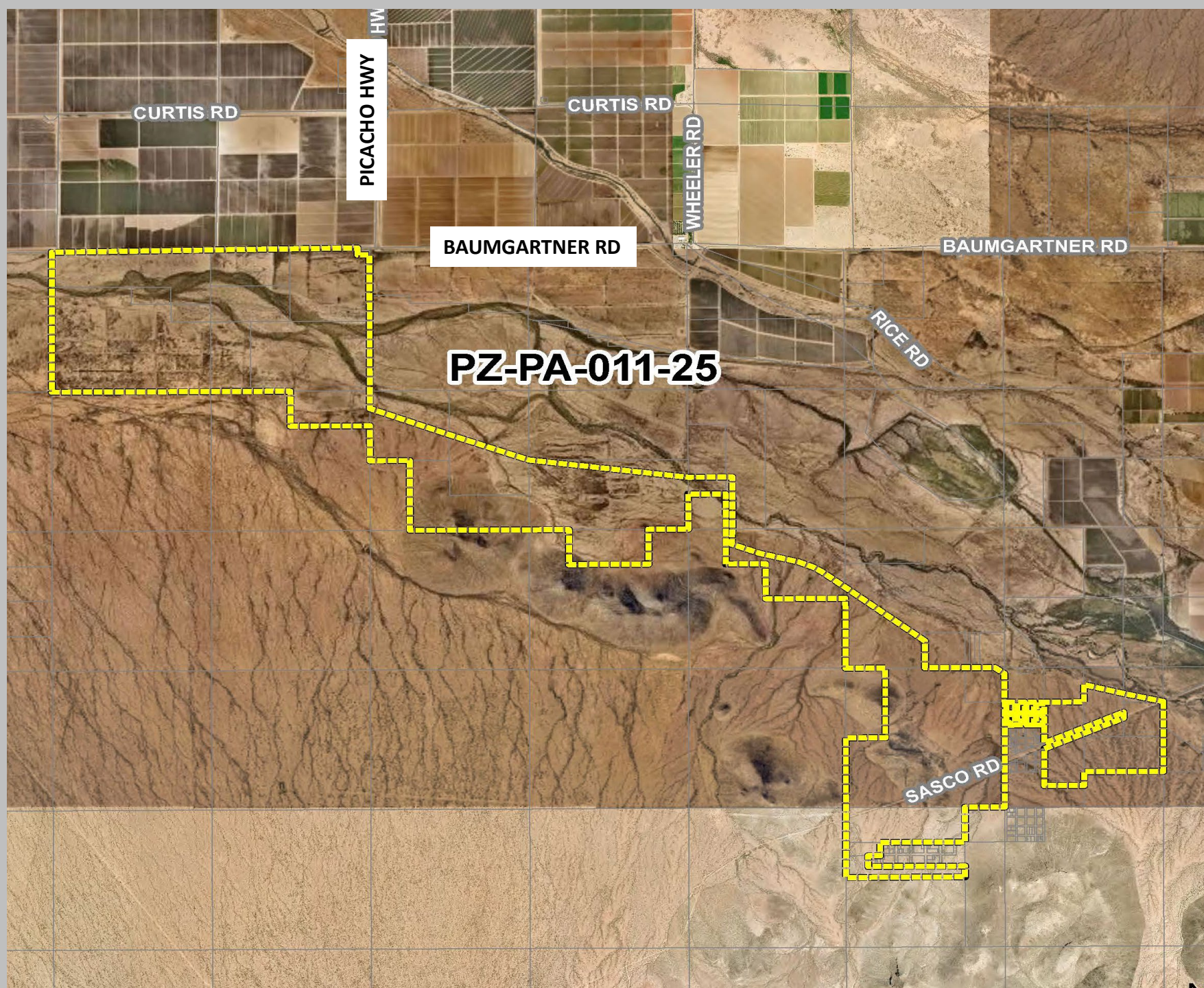
- FLOODPLAIN OPEN SPACE
- OPEN SPACE
- DEVELOPABLE AREA
- POTENTIAL FENCE ALIGNMENT
- TRAIL ALIGNMENT
- 50' VEGETATIVE BUFFER
- 150' VEGETATIVE BUFFER

KEYNOTES

- 1 DATA CENTER - 2 STORY (400,000 SF)
- 2 GAS POWER PLANT
- 3 FIRE STATION

Scale: 1" = 1200'

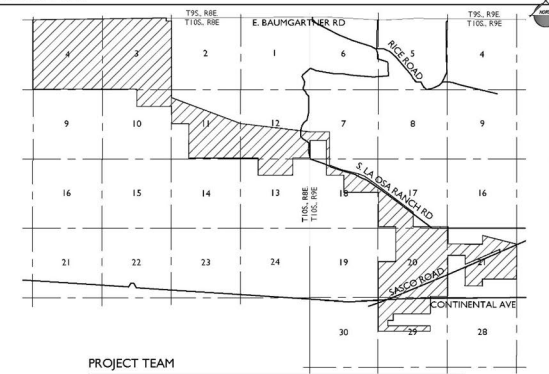
North Arrow: NORTH



APPROVED COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13,
TOWNSHIP 10 SOUTH, RANGE 8 EAST AND
A PORTION OF SECTIONS 7, 17, 18, 21, AND 29,
TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA
AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
VERHA LA OSA RANCH L-10/SASCO 3700 LLC
2375 E. CAMELBACK RD. STE 600
PHOENIX, AZ 85016
CONTACT: VERHALAND LLC

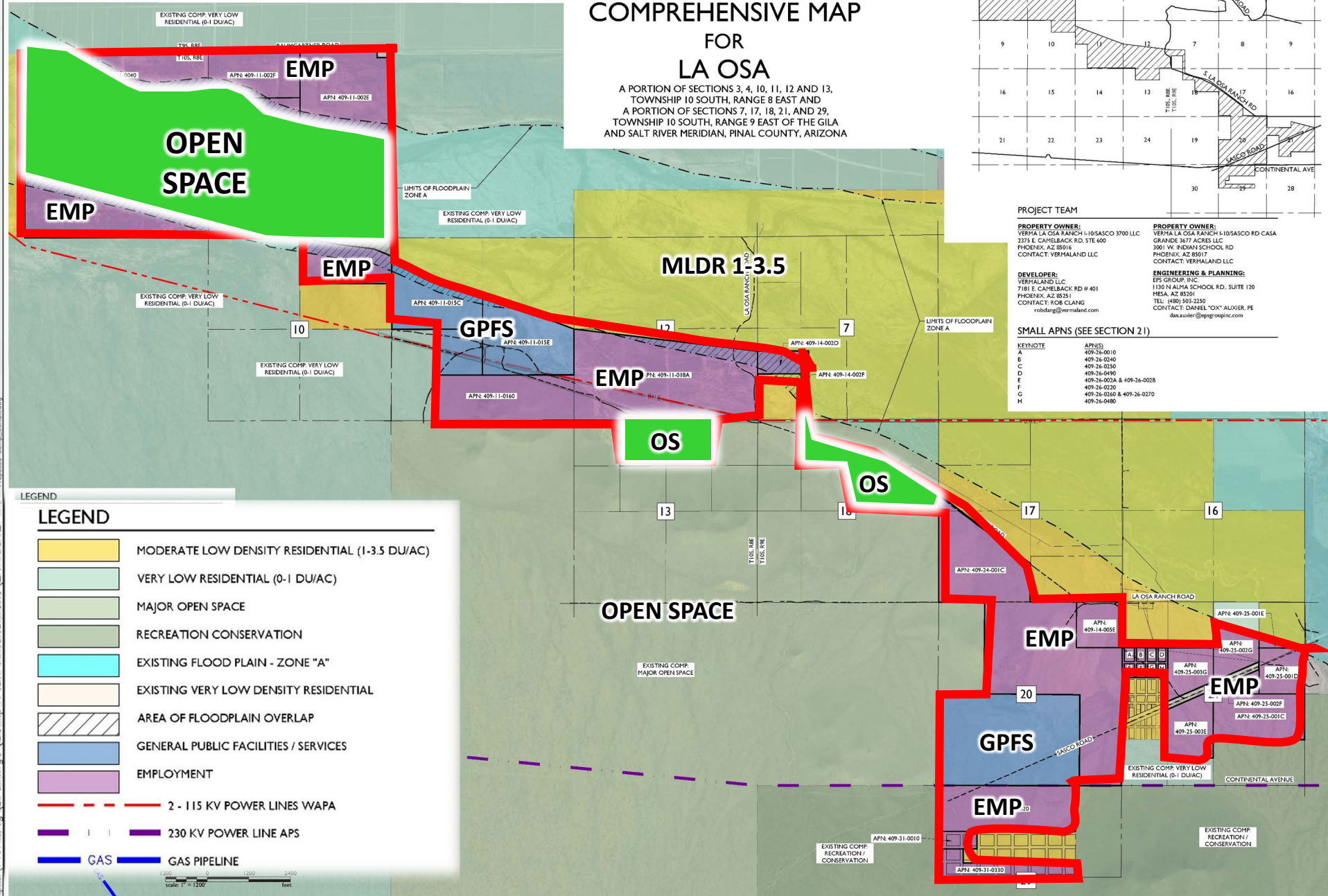
PROPERTY OWNER:
VERHA LA OSA RANCH L-10/SASCO RD CASA
GRANDE 3677 ACRES LLC
3001 W. BOWEN SCHOOL RD
PHOENIX, AZ 85017
CONTACT: VERHALAND LLC

DEVELOPER:
VERHALAND LLC
7181 E. CAMELBACK RD. #401
PHOENIX, AZ 85251
CONTACT: ROB CLANG
robclang@verhaland.com

ENGINEERING & PLANNING:
EPG GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 903-2230
CONTACT: DANIEL "OX" ALUXIER, PE
daluquier@epggroupinc.com

SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



epggroupinc.com \Drawings\Comp. Plan Amendment\24-00421.mxd - Proposed Comp. Exhibiting