

PREMIER DATA CENTER OPPORTUNITY

Property Website



Greater Minneapolis, Minnesota

±64.3 Acres

30MW service to the site via adjacent, double-ended substation with multiple feeds available

Secondary feeds available from the south and east, with up to 10MW and 4MW service available, respectively

Multiple fiber providers service the site via diverse paths

8,000 hours of free cooling annually

\$0.057/kWh all in Energy Rate

Significant Tax incentives available

No personal property tax

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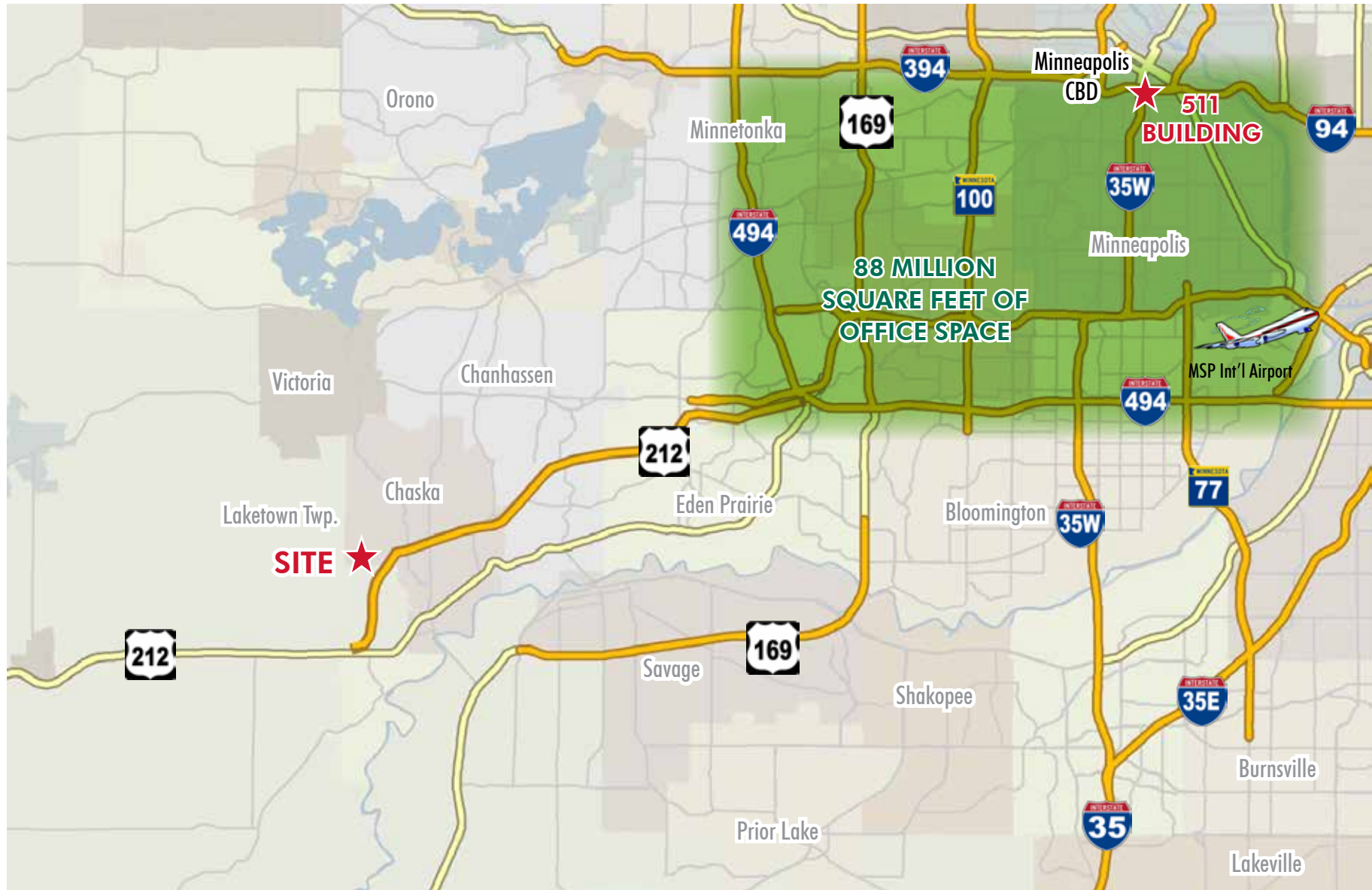
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GENERAL PROPERTY OVERVIEW

Purchase Price	\$9,800,000
Property Address	1191 Victoria Drive - Chaska, MN 55318
Property Size	±64.3 Acres
Parcel Identification Numbers (PIDs)	300311010 and 3003110000
Zoning	PID-7 (Planned Industrial District)
Site Location	25 minutes southwest of Minneapolis/St. Paul International Airport
Access	Freeway - Highway 212
Topography	Flat
Site Infrastructure	<p>Power - Service provided by the City of Chaska Electric Utility. Adjacent West Creek substation has 30 megawatts remaining capacity and is expandable by 50 megawatts. Backup feeds to the site from the Chaska substation with 10 megawatts remaining capacity, and from the Minnesota River substation with 4 megawatts remaining capacity. Power is distributed underground at 13.8 kv.</p> <p>Fiber – CenturyLink, Verizon and Chaska.net service the site from the south, Century Link services the site from the north and Chaska.net services the site from the west. Zayo in close proximity.</p> <p>Water – Chaska’s Municipal Water System services the site with a 12” main from the north and a 16” main from the south.</p> <p>Sewer – Presently to site.</p>
Low Site Risk Characteristics	<ul style="list-style-type: none"> • Not in a flood plain • Not in a flight path • Nearest railroad 1 mile to the northwest • Nearest manufacturing Business 3 miles to the northeast • Nearest chemical Business 3 miles to the northeast • Nearest Power Plant (Diesel Peaking, 40 MW capacity) 3 miles to the southeast • Nearest Nuclear Power Plant 40 miles to the northeast
Safety Services	<ul style="list-style-type: none"> • Police – 3 miles away. Less than 5 minute response time • Sheriff – 4 miles away. Less than 5 minute response time • Fire – 1 mile away. Less than 5 minute response time
City of Chaska Electric Utility Quoted Rates	<ul style="list-style-type: none"> • All in Energy Rate - \$0.057/kWh • Demand Rate - \$10.06/kW • Riders and Surcharges - \$0.001/kWh estimated Fuel Adjustment Clause • Discounts - 5% for users with 2MW of demand or greater
Free Cooling	<ul style="list-style-type: none"> • 8,000 hours per year
Tax Incentives	<ul style="list-style-type: none"> • State of Minnesota - Sales tax abatement for 20 years on computers, software, networking equipment, power and cooling infrastructure, and electricity. No personal property tax. • City of Chaska - Tax increment financing or tax abatement equal to three time local property taxes.







Accessibility

Minneapolis/St. Paul International Airport
—25 minutes away with non-stop service
to over 325 destinations.



Incentives

State of Minnesota – Sales tax abatement for 20 years or through June 30, 2042 (whichever comes first) on computers, software, networking equipment, power and cooling infrastructure, and electricity for projects over 30,000 sf and \$50,000,000 in total investment within a 24 month period.

City of Chaska—Tax Increment Financing or Tax Abatement equal to three times local property taxes (city, county and school.)

Business Climate

Minnesota’s business taxes rank among the 16 lowest in the nation, lower than Washington, Texas, California, Alabama, Iowa and Arizona, according to a report by Ernst & Young and the Council on State Taxation, 2009.

Minnesota exempts personal property like inventory and machinery from the property tax, resulting in a lower effective tax rate for businesses. As a result, businesses whose equipment and inventory values are high relative to the real estate value pay a lower effective tax than in states that impose such taxes.

20 FORTUNE 500 COMPANIES HEADQUARTERED IN MINNESOTA

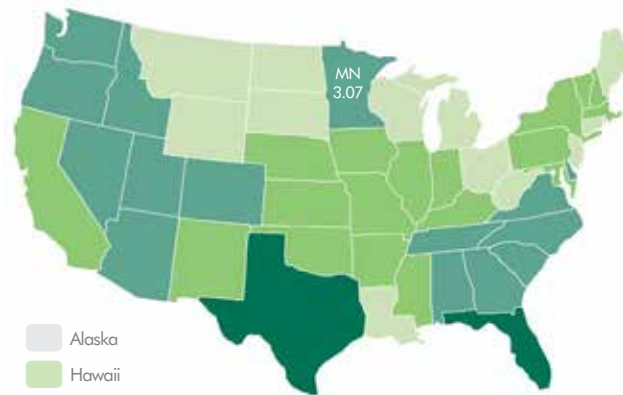
RANK	COMPANY
22	Fortune 100 Company
33	Target
47	Best Buy
61	SuperValu
97	3M
103	CHS
126	U.S. Bancorp
158	Medtronic
166	General Mills
218	Land O'Lakes
237	Xcel Energy
246	Ameriprise Financial
265	C.H. Robinson Worldwide
318	Thrivent Financial
325	Hormel Foods
346	Mosaic
378	Ecolab
436	St. Jude Medical
449	Nash Finch
472	Alliant Techsystems

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY
1	Cargill
83	Carlson Companies
94	Schwans Foods
132	Holiday Companies
169	Rosen's Diversified
182	M.A. Mortenson
210	Andersen Windows

MINNESOTA LEADS THE MIDWEST IN GDP GROWTH

2011-2016 Average annual GDP growth



Source: IHS Global Insight

2.6%

MINNESOTA'S EXPECTED 2011 FISCAL YEAR GDP GROWTH
Source: U.S. Bureau of Economic Analysis

3.07%

MINNESOTA'S EXPECTED GDP GROWTH IN EACH OF THE NEXT FIVE YEARS, THE HIGHEST RATE IN THE MIDWEST

Why Minnesota?

Minnesota is home to numerous data centers. The utilities and construction companies are experienced in providing services to these facilities. Over the past several years major companies have made significant investments in Minnesota to build their data centers, including Unisys, a Fortune 100 Company, Thomson Reuters and Target.

Existing Dedicated Facilities:



THOMSON REUTERS

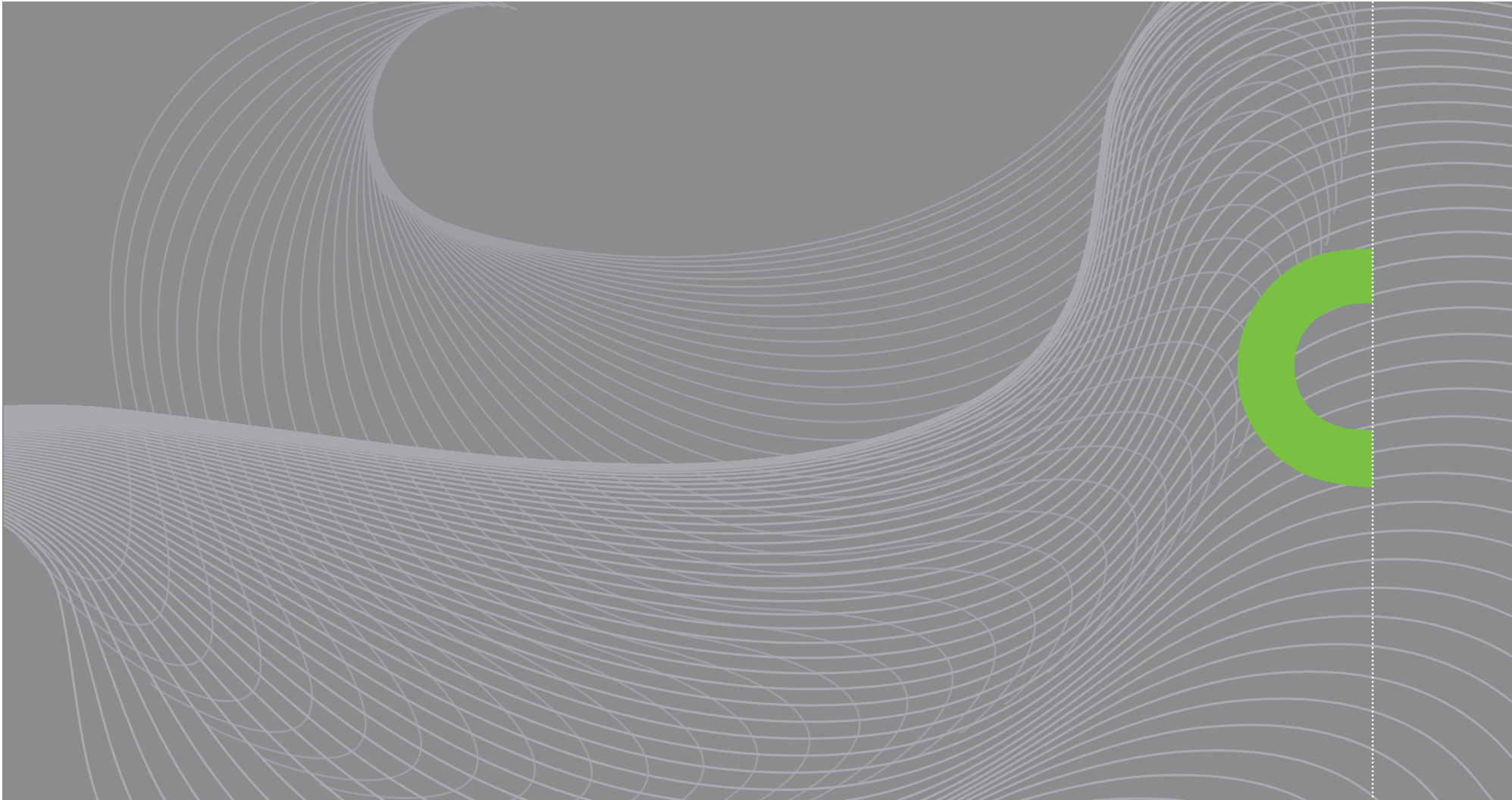


Medtronic
When Life Depends on Medical Technology

Recent Data Center Activity in Minnesota

Company	City	Date	Tier	S.F.	Investment
Fortune 100 Company	Chaska	2010	III	250,000	\$250 Million
Thomson Reuters	Eagan	2007-2008	III	50,000	\$140 Million
Target	Elk River	2007	III	185,000	\$125 Million
Fortune 100 Company	Elk River	2007	III	185,000	\$125 Million
Unisys	Eagan	2007	III	130,000	*
Target	Brooklyn Park	2010	III	112,000	*

* Not available



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