GREAT RIVER ENERGY™

Data Center Site Assessment and Tiered Designation Program

8th Avenue – I 94 Business Park

St. Cloud, MN

Executive Site Summary

Deloitte.

I-94 Business Park – Location Evaluation	
• Zoning/proximate uses	Favorable
• Roadway access	Favorable
• Airport access	Favorable
Available Utility Resources	
• Electric	Favorable
• Water	Favorable
• Wastewater	Favorable
• Natural Gas	Mixed
• Fiber	Favorable
Site Security	
• Risk of natural disasters	Favorable
• Distance from rail infrastructure	Favorable
• Distance from gas transmission lines	Favorable
• Distance from flight paths	Favorable
• Distance from nuclear power plants	Favorable
• Distance from chemical plants	Favorable
Community Overview	
• Population	Favorable
• Labor force	Favorable
• Housing	Favorable
• Employment & income statistics	Favorable
• Local Government & services	Favorable
• Higher education	Favorable
Favorable / Mixed / Unfavorable	

I-94 Business Park - 8th Avenue South Site

GREAT RIVER ENERGY

ST.CLOUD GREATER

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8th Avenue – I 94 Business Park, St. Cloud, MN

Representative Employers

Data Centers

- Netgain – 60 employees
- eBureau – N/A
- Capital One – N/A
- CentraCare – 200 employees

Other IT Operations

- Health Partners (data room)
- Anderson Trucking (data room)
- Wolters Kluwer (data room)
- Marco (data room)

Proximate Uses

1.Aubright-plastics/acrylics mfg
2.Arctic Cat-small engine assembly
3.New Flyer-commercial bus assembly
4.FedEx Ground facility
5.Anderson Trucking-headquarters

GRE Site Status: Secondary

Summary Notes

The 8th Avenue site offers 23 acres of development immediately adjacent to I-94 with multiple fiber optics providers offering available infrastructure within a mile of the site. The site is flat with no known impediments to development, however, confirmation is needed through formal studies for geotechnical, wetlands and Phase I environmental review. The site consists of four parcels, owned by the Economic Development Authority of St. Cloud.

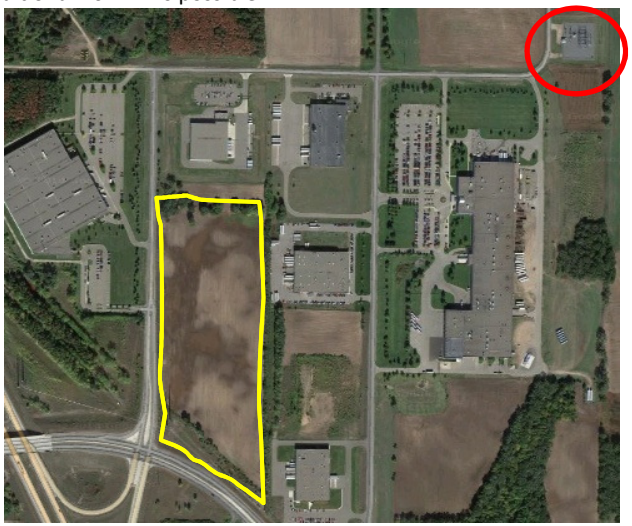
Electrical Power Infrastructure		Fiber Optic Infrastructure	
Greater River Energy/Stearns Electric		Fiber A:	Charter
MW Currently Available	5 MW	CO/ PoP Distance	8 miles away
Dual Feed	Yes	Fiber B:	Midcontinent
Distribution Level	7200kV or 12500kV	CO/ PoP Distance	6.75 miles away
Transmission Level	115 kV	Fiber C:	CenturyLink
Dual Feed Notes	Redundant loop available	CO/ PoP Distance	6 miles away

Site Attributes	
Acreage	23 Acres
Shovel Ready	No
Zoning	I-3 Planned Industrial Park
Utilities	Utilities adjacent to the property, minimal extensions required to on site
Wetlands	Wetland maps provided but no formal delineation completed
Phase 1 Environmental	Not completed to date on site
Flood Plain	Out of flood plain, per FEMA maps
Storm Water Drainage	Expected on site—with preference of NW corner of property
Highway Access	Immediate access to I-94 interchange at Exit 171 on Stearns Country Rd 75
Airport Access	St. Cloud Airport – 18 miles-commercial direct flights to Chicago; Minneapolis-St. Paul Int'l Airport – 80 miles

8th Avenue – I 94 Business Park, St. Cloud, MN

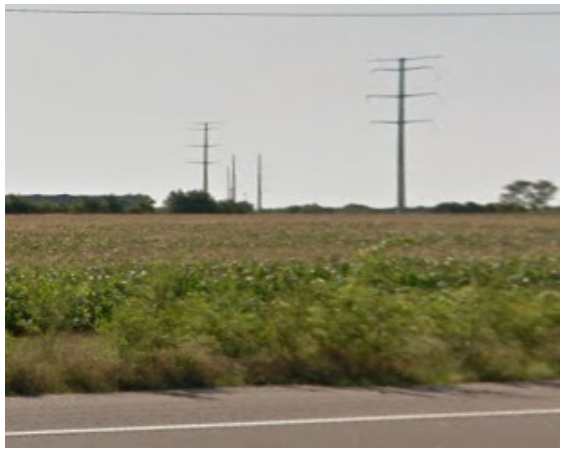
Executive Site Summary

- Substation located 1/3 mile NE of site (next to water treatment pant) with 5 MVA available capacity. Expansion to increase capacity additional 10MVA is possible



- Site with infrastructure, including location of substation to NE of site (red circle) and I-94 interchange to SE

View from western edge—looking east across site



- Site showing flat topography. 345kv lines are off site. Access to site less than 1/8 mile from I-94 interchange

- Site view from NW corner – to southeast, with Aubright Mfg. in background

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Partner Resources

Great River Energy (GRE) is a not-for-profit electric cooperative which provides wholesale electric service to 28 member distribution cooperatives. GRE generates and transmits electricity to more than 650,000 member-consumers — or about 1.7 million people. Great River Energy serves more than 60 percent of the state of Minnesota, and has 12 power plants, more than 100 transmission substations and 4,600 miles of transmission line.

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Stearns Electrical Association is one of Great River Energy's member distribution cooperatives and is the electric service provider for the I 94 Business Park. Stearns Electrical Association provides electricity to over 25,000 members with the mission to provide competitively priced and reliable electric service, together with innovative energy solutions and an excellent member experience.

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St. Cloud is 65 miles northwest of the Twin Cities of Minneapolis–St. Paul along Interstate 94, U.S. Highway 10, and Minnesota State Highway 23. The St. Cloud Metropolitan Statistical Area (MSA) is made up of Stearns and Benton Counties. With 189,093 residents at the 2010 census, the St. Cloud metropolitan area is the fourth-largest in Minnesota

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The Greater St. Cloud Development Corporation is a private regional economic development collaborative of approximately 100 regional business and community leaders within Benton, Sherburne and Stearns counties in central Minnesota.

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