Sheridan’s Hi Tech Business Park is the **HOT** spot for data centers.

The Sheridan Hi-Tech Business Park is located in northwest Sheridan Wyoming off of Yellowtail Drive near the North Main I-90 interchange.

Currently there are 24.14 available acres within the Hi-Tech Business Park.

**Shovel-Ready**

This “shovel ready” site is owned by an economic development organization and is priced at a very competitive local rate with the prospect of a reduced price as part of the overall negotiations. These lots are all currently shovel ready with all utilities at the curb and ready to go. Adjacent to the park are an additional 300 acres that could readily be served with existing infrastructure.

**ELECTRICAL COST**

<table>
<thead>
<tr>
<th>kW</th>
<th>kWh</th>
<th>MDU @ 12.47kV Rate 39</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,600</td>
<td>1,054,080</td>
<td>$56,693.82</td>
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<tr>
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<td>10,000</td>
<td>6,588,000</td>
<td>$353,522.60</td>
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<td>25,000</td>
<td>16,470,000</td>
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</table>

Current MDU Service Cost within the Hi-Tech Business Park is competitive for small and medium size data centers. Currently MDU is in the process of preparing a new tariff specific to high demand load customers, such as data centers, that will lower further the rates shown.
Reliability & Capacity

The City and environs are currently provided with power from a regional grid over Rocky Mountain Power (RMP) and Montana Dakota Utilities (MDU) 230kV Transmission Lines (Regulated by the Western Area Power Authority – WAPA). This grid provides power via a major substation ( Sheridan PP&L Sub) located just North East of I-90 and 5th Street and is comprised of at least 3 looped feeds tied into numerous power plants developing over 2,000MW of power. This network provides a substantial level of reliability (See Exhibit 1).

Northeast Wyoming Quadrant Power Grid

MDU distributes the power under local franchise arrangement to the Hi-Tech Business Park. For the city as a whole MDU has a combination of 230kV and 41.6kV transmission lines in a couple of small loops in the downtown area and a large loop surrounding the city and tying back into the Sheridan PP&L substation. This design offers looped service to much of the local market (See Exhibit 2).

EXHIBIT 1: Sheridan Substation (called Sheridan PP&L Sub) is part of three (3) 230kV looped routes creating a substantially robust or reliable grid.

EXHIBIT 2: MDU Sheridan Power Grid showing 41.6kV looped circuits and the city wide 230kV/41.6kV looped network with drawn in lines indicating proposed extension to Wrench Ranch & Sheridan High Tech Business Parks.
Electric Capacity Expansion Plans

Current expansion plans include extension of the 41.6kV transmission line service into the Sheridan Hi-Tech Business Park and the Wrench Ranch area (See Exhibit 3). Within this expansion are new constructed transmission lines and substations to create a loop through the Business Park providing 10MW to 20 MW of looped or "protected" power.

Fiber Optic Capacity

Regional

The Hi-Tech Business Park is located in an area served by Advanced Communications Technology (ACT). ACT has deployed a core transport network consisting of traditional protected Synchronous Optical Network (SONET) operating at multiple 2.5 Gigabits per second (Gbps), and a next generation DWDM Ethernet over SONET network operating over multiple 10 Gbps wavelengths which are upgradeable to 100 Gbps. (See Exhibit 4).
City-Wide

Within the City of Sheridan, ACT’s core access network consisting of a 2.5 Gbps SONET Ringed network supports traditional TDM based services such as Digital Signal level 1 and 3 (DS-1/DS-3) and Optical Carrier Services at OC-3 (155.52 Mbps) and OC-12 (622.08 Mbps). For the delivery of Ethernet services, ACT has deployed a ringed “protected”10 Gbps network for support of copper based Digital Subscriber Line (DSL) services at data rates up to 50Mbps and Fiber to the Premise (FTTP) at data rates up to 1 Gbps. Ethernet services are delivered over Passive Optical network (PON, Active Ethernet (AE) or Carrier Ethernet equipment to the customer’s premises. The local city-wide network can easily be augmented to provide one or more 10Gbps protected circuits or lease/IRU fiber that interconnects with ACT’s protected regional network. (see exhibit 5)

Hi Tech Business Park & Wrench Ranch Area

ACT currently has dark fiber facilities and finished fiber facilities and services in the Hi-Tech Business Park. The ACT Central Office is located within one (1) mile of the park. In the event that a business is interested in locating their facility in the Hi-Tech Business Park, ACT has the ability to provide fiber or fiber based services within approximately 45 to 60 days, depending on the exact location of the business. Should there be a need for additional inner duct or fibers beyond what ACT currently has in place, the company plans to place additional fiber and duct in 2014.

Fiber Optic Expansion Plans

ACT recently executed a Shared Resources Agreement for Fiber Optic Facilities in Interstate Right-of-Ways with the State of Wyoming, Department of Transportation. With staking and engineering complete for a 288 fiber count and a minimum of 2 spare ducts along the route, with some upsizing on all facilities around urban areas. This primary route is designed to extend the existing network from Casper, Wyoming to the Wyoming/Colorado border, and eventually into the Denver area, (as shown on Exhibit 4). ACT plans to begin construction in the Spring of 2014, with tentative plans to light the route by the beginning of the fourth quarter, 2014. Contemplated is a substantial governmental guarantee to assure the financing of the project in exchange for assurances on availability of IRU’s at a competitive rate.
**Natural Gas Service**

The Hi-Tech Business Park is served by a 2" polyethylene gas main in Hi-Tech Drive and 4" polyethylene gas main in Yellowtail Drive. The distribution pressure is 55 PSI and the proposed site is served from a border station 2.8 miles away. Approximately 2800' within this 2.8 mile area is 2" main, with the rest of the main being 4" and larger. The Hi-Tech Business Park is currently fed one-way. MDU would be able to supply 10,000 mcf per month to the existing pipeline within the Hi-Tech Business Park. (See Exhibit 6).

**Water Service & Supply**

The City of Sheridan water system is currently capable of providing water service to the Hi-Tech Business Park. Water supply is available through a 16-inch water transmission line within Yellowtail Drive along the property's northern boundary and an 8-inch water line that loops along its southern boundary within Hi-Tech Drive. The water service capacity through the 16-inch line is currently 2.1 million gallon per day (MDG) with .2 MGD presently allocated. During an average day's demand, a static pressure range of 65 to 70 psi will exist within this portion of the water system which should be compatible with culinary and fire suppression requirements for most data centers.

Within the next few months, the 16-inch water transmission line in Yellowtail Drive will be extended to the west and south a total of 3 miles where it will tie into a higher pressure zone. This project is referred to the NW Water Transmission Loop. Water delivery to this new transmission line will be supplied by a recently installed 1.0 million gallon storage tank which created Sheridan's highest (4160 ft elevation) pressure zone. The NW Water Transmission Loop will provide high pressure water necessary to supply water to the higher elevations just west of the Hi Tech Business Park. In addition, this project will provide a redundant supply and increased water delivery to the Hi-Tech Business Park and surrounding area. Upon completion, 4.3 MGD will be available through the 16-inch water line serving the Hi-Tech Business Park. THE NW Water Transmission Loop project has an estimated cost of $2.3 M and is currently being funded through a Wyoming Water Development Commission grant sponsored by the City of Sheridan.

The Sheridan and Big Goose Treatment Plants (PWSID # 5600052C) have permitted capacities of 14.0 MGD and 4.5 MGD respectively. The average day demand at the Sheridan WTP is 3.8 MGD with peak day demand reaching 9 MGD. The Sheridan water system, in consideration of available water rights during irrigation season, has an allocated capacity of 3.8 MGD leaving an available capacity of 6.5 MGD. (See Exhibit 7).
**Water Treatment & Sewer Capacity**

The City of Sheridan sanitary sewer collection system is available to use and the wastewater treatment facility (WWTF) has the available capacity to providing sewer service to the Hi-Tech Business Park. A 12-inch sanitary sewer collector that enlarges to a 15-inch line currently resides in Yellowtail Drive along its northern boundary. An 8-inch sanitary sewer lateral line runs along the southern boundary and connects into the 15-inch collector in Yellowtail Drive. Each will provide adequate supply to the site with the 12-inch and 15-inch line having the most significant carrying capacity of 3.7 MDG and 4.7 MDG respectively. There is currently .1 MGD of that capacity currently allocated. This system gravity feeds to a new pump station approximately .5 miles downstream where it is pumped directly to the WWTF. This lift station has a current capacity of 1.6 MGD but can be expanded to a capacity of 5.2 MGD. (See exhibit 7).

The Sheridan Wastewater Treatment Facility has a design and permitted capacity of 4.4 MGD; however, it is capable of continually treating up to 7.0 MGD. The average day demands on the WWTF are 2.3 MGD leaving an available capacity of 2.1 MGD of which .1 MGD has been allocated.

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**Ownership & Transfer**

The property is currently owned by a local economic development entity, the Sheridan Economic and Educational Development Authority (SEEDA). SEEDA has banked this property to attract businesses to Sheridan.

All inquiries are treated confidentially and all proprietary information is held in confidence.

The initial sales price is at appraised value plus 10%. SEEDA may reduce the sale price below that value if the project has significant economic benefits to the community. SEEDA will pay commissions to real estate agents. Factors to be considered in reducing the price of the property include the number of jobs created, estimated pay and benefits and timing as well as total capital investment anticipated.

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