



Fortress Transportation and Infrastructure Investors LLC

Long Ridge Terminal Data Center Overview

December 2017



FORTRESS
TRANSPORTATION
& INFRASTRUCTURE

Executive Summary

The Long Ridge Terminal is an attractive location for data centers

Onsite Power

- 485 MW's of onsite, reliable base-load power under development (operational in 2020)
- Ability to bypass transmission and delivery fees allows Long Ridge to provide attractive, low-cost power to onsite users
- Transmission lines and switching station able to pull power from the grid, offering a redundant power supply, and also offers immediate on-site power today

Land Attributes

- Initially 40 acre secure area dedicated for new data center; additional land available for further expansion
- Over 500,000 sq. ft. of existing warehouses which could be repurposed
- Outside of 500 year flood plain; site further elevated on an existing raised pad
- Adjacent land available to construct solar park to address client's renewable energy requirements
- Rural location considered safe from potential blast zone and ideal for disaster recovery data center

Fiber Connectivity

- Existing, low-latency fiber route provides access to I-70 corridor, the backbone of east/west fiber connectivity which provides access anywhere in the world
 - Access to eight possible carriers
- Potential to build 2nd route (three potential routes identified) providing redundancy, diversity and optionality

Water Access / Cooling

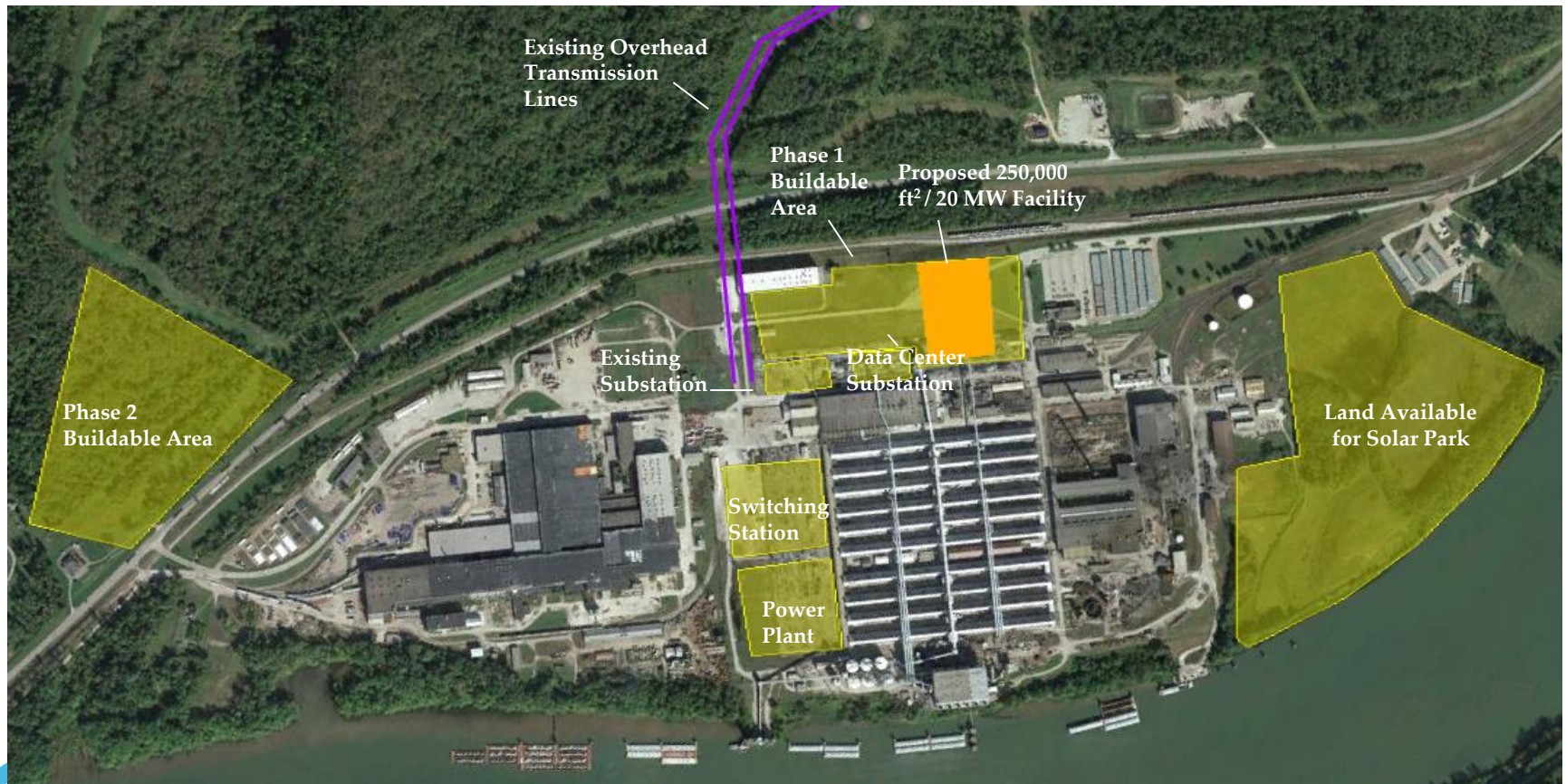
- Existing river pumps available to provide cooling up to 8 MW; additional capacity readily available
- Water cooling is advantageous compared to air cooling, as it is both cheaper and requires less space
- Capacity in power plant condenser water system available for up to 20 MW of heat rejection

Tax Benefits

- Ohio instituted a 2011 sales tax abatement program for data centers investing at least \$100mm
- Other tax benefits, grants, and funding available from Jobs Ohio

Site Overview

- Long Ridge Terminal, located in Monroe County, OH, is comprised of 1,600 acres; initial development on ~300 acres which includes an Energy and Technology park
- Data Center Phase 1 buildable area is 40 acres capable of developing two, 250,000 sq. ft (20 MW) data centers
 - Proximity to substation and existing transmission lines increases efficiency
- Land available for incremental data center development (see Phase 2 below); additionally, 500,000 sq. ft. of warehousing available to be repurposed for data center / technology needs



Fiber Overview

- Attractive, low latency route currently exists with connectivity to the I-70 Corridor
 - Fiber connects to major Wheeling hub which sends data to Pittsburgh and Columbus
 - Connectivity to multiple carriers in Wheeling including: AT&T, Comcast, Frontier, Horizon Telecom, Level 3, Lumos, Windstream, and Zayo
- Ability to construct an additional low latency route to provide a 2nd connection to Wheeling
 - Establishing two low latency routes provides reliability and redundancy
 - Route options identified by Black and Veatch include:
 - Route 2: Constructing 5.5 miles of new fiber to New Martinsville, where it would connect to existing Zayo line to Wheeling
 - Route 3: Constructing 31.9 miles of new fiber to Wheeling along the highway
 - Route 4: Constructing 31.9 miles of new fiber to Wheeling along the railroad

