

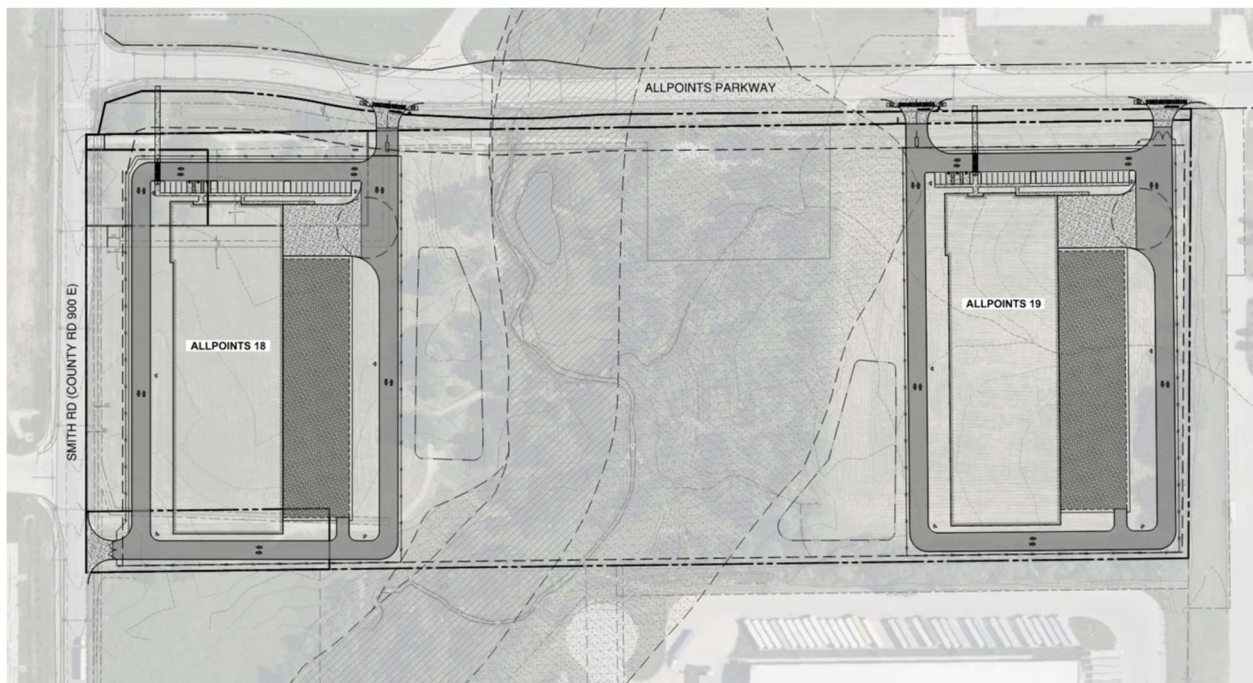
RadiusDC Indianapolis 1

RadiusDC is an experienced, national developer of edge data centers - We build and operate small-footprint, edge data centers to bring connectivity to communities and businesses in underserved markets. Edge data centers are like spokes connecting to larger technology hubs and are key to economic development in a technology-based economy. The size of these facilities is less than 1/10th the size of mega data centers.

The proposed AllPoints Lot 19 is an approximately 100,000 SFT edge data center within the AllPoints Industrial Park, Southeast of the corner of Smith Rd and AllPoints Parkway and fully within the Town of Plainfield. The project is related to RadiusDC Indianapolis 2, filed separately and proposed on the adjacent AllPoints Lot 18 for a total of two edge data centers.

The RadiusDC Indianapolis 1, AllPoints 19 project site is located on the eastern portion of the vacant, grassed land on the 30.3 acre, I2 zoned Office/Warehouse Distribution property. A small-footprint edge data center is a high technology office/professional land use, compatible with and appropriate in this Industrial District. The project is thoughtfully designed to respect the existing vegetation and not disturb Clarks Creek situated between the development sites. This naturally enhances both projects as well as the Industrial Park.

Adjacent property uses in the AllPoints Industrial Park are primarily logistics centers. An infill, small-format data center is a compatible use and adds value to the park without adding to traffic given an inherent low-traffic count. AllPoints 19 is more than 2500' from the nearest residential property.



Proposed Building Summary and Characteristics

- Approximately 100,000 SFT edge data center, single story with ~ 12MW of critical load
 - Small scale; <1/10th the size of large/mega scale data centers in Indiana
 - Powered by nearby Duke substation under-development on Smith Rd
 - Duke Energy is supportive of the project, 'Will Serve' letter included
- No local water consumed in data center operations
 - RadiusDC design is a closed-loop cooling system
 - Only water consumption is from staff use of ~12 fixtures, <700 GPD.
 - The closed loop system is never drained due to regular testing and treatment resulting in no regular industrial sewage discharge.
- Respects natural aesthetic of sensitive areas
 - No changes to the natural features of Clarks Creek which runs North to South between the two proposed buildings
 - Maintain mature vegetation and open space in the central corridor between both buildings
- Designed to minimize local impact and be compatible with surrounding industrial park and community
 - Low traffic due to proposed use and operations needs
 - Will comply with lighting ordinance with zero footcandle at lot lines
 - Will comply with local noise standards
 - Includes 20'x100' architectural screen wall parallel to AllPoints Pkwy to screen loading docks, waste receptacles and ground mounted electrical equipment
 - Rooftop mechanical equipment screened with engineered louvers
 - Fully screened ground mounted electrical equipment yard using durable, architectural finishes
 - Backup power only operates in emergency situations
 - Secure/attractive perimeter fencing
- Each building investment of ~\$150M with 2-3 times that amount in IT hardware investment by our tenants
 - Hundreds of construction jobs over 2-year development period
 - Approximately 12 full-time jobs in IT operations, facilities and security

Access

Primary gated and secured access to Lot 19 is on the northwest corner via AllPoints Parkway. The site includes a perimeter drive to access all areas of the development.

Pedestrian access is provided from the public sidewalk along AllPoints Parkway via a walkway that connects the existing sidewalk to the main entrance doors of the building.

On site parking is provided for employees and visitors based on experience at other edge data centers, and the anticipated FTE for each shift. This site includes 30 parking spaces (including 3 ADA) to accommodate the proposed building use.

Utilities

Water – Existing water main is along the south side of AllPoints Parkway, accessible for domestic, fire, and irrigation taps. Main capacities and tap locations to be coordinated with Town of Plainfield. Based on previous RadiusDC builds the domestic main is anticipated as a 2-3” line consuming <700 GPD once operational.

Sewer - per Town of Plainfield GIS, existing sewer laterals are available to this property along AllPoints Parkway. Size and capacities to be coordinated with Town of Plainfield prior to full design. There will be no regular use of the sewer system for cooling water discharge due to regular treatment and testing.

Storm – We will comply with Town of Plainfield Stormwater Management/Quality Requirements for this project throughout the design process, and coordinate with the Town on the design.

Electric – The proposed building is all electric (no natural gas). We are in negotiations with Duke Energy on power to the building via a proposed substation to the southwest of this site, along Smith Road. ‘Will Serve’ letter included in packet.

Schedule

It is the applicant’s desire to commence with AllPoints Lot 19 (Eastern parcel) in 2026 with AllPoints Lot 18 (Western parcel) to follow.