CITY OF JANESVILLE
Wisconsin's Park Place

The City of Janesville appreciates your interest in the Data Center RFPs. The following documents represent a proposal submitted to the City.

The attached RFP contains draft "massing plans," i.e., conceptual drawings that depict a large portion of the GM/JATCO site utilized for the proposed development. Please note that the layouts, renderings, and conceptual designs contained within these submissions are provided as part of the proposers' materials. These materials are not final, approved, or have been accepted by the City of Janesville, and should not be interpreted as representing an approved design.

The inclusion of these documents in this release does not indicate endorsement or selection by the City and they should not be interpreted as representing final or approved plans. The City is sharing these materials to ensure public access to information submitted for consideration.

City Manager Kevin M. Lahner

JANESVILLE
DATA CENTER

RESPONSE TO
THE CITY OF JANESVILLE REQUEST FOR PROPOSAL (RFP):
DATA CENTER DEVELOPMENT ON BROWNFIELD SITE

AUGUST 28, 2025

VIRIDIAN PARTNERS

CITY OF JANESVILLE
Wisconsin's Park Place

VIRIDIAN PARTNERS

August 28, 2025

Jimsi Kuborn
Economic Development Director, City of Janesville
18 N. Jackson Street
Janesville, WI 53548

RE: **Request For Proposal Response**
Data Center Development on Brownfield Site, Janesville, WI

Dear Jimsi,

Thank you for considering Viridian Partners in the redevelopment of Janesville's GM/JATCO site. Viridian's mission and Janesville's goals for the property are very much aligned. We empower communities to redevelop long abandoned-brownfield sites into sustainable, first-rate projects: revitalized sites that resolve environmental challenges, expand tax bases, create high-paying jobs, and produce benefits for the community-at-large.

Viridian has successfully acquired, remediated and repositioned over 1,200 acres of environmentally challenged sites over its 22-year history, generating over 15.0 million square feet of Class A facilities with a combined value exceeding $3.5 billion. These successes were made possible through our collaborations with **all** stakeholders: the communities and neighbors where we work, local, state and federal regulatory agencies, and our longstanding international engineering, data center, and commercial real estate consultants.

The foundation underlying Viridian's success is fusing the site's reuse potential with its environmental cleanup and closure; this ensures *(at the end of the day)* the completed property is not only remediated to regulatory standards, but also sustainable and viable from economic and functional perspectives.

Viridian's proposal encompasses our mutually aligned goals for GM/JATCO: a clean and sustainable redevelopment that addresses the need for high-quality data centers, creates substantial employment opportunities, and enhances the long-term prosperity of the Janesville and its residents.

Respectfully.

Michael Cahn
Principal

Joe Bowar
Principal

Cc: Judy Lawson, Real Capital Solutions

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Exhibit B – Viridian Partners – Relevant Experience

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Exhibit E – Economic Impact Analysis

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PROPOSED DEVELOPMENT PLAN

SUMMARY:

The following proposal details Viridian's plan to redevelop the City of Janesville's former GM/JATCO brownfield properties ("Property") at 1000 General Motors Drive, 1412 S. Jackson Street, 411 W. State Street, 1200 & 1212 S. Jackson Street, the ("North Parcel") and 530 & 544 Kellogg Avenue, the ("South Parcel") into a state-of-the-art hyperscale data center campus. Our redevelopment transforms the 250.68-acre site into an **800 MW, 11-building digital campus**, the ("Janesville Data Center" or "JDC"), representing a **total investment of approximately $8 billion**.

Viridian's plan remediates and redevelops the entire Property into an 11-building hyperscale data center campus. The final size of the data center campus is predicated on knowledge acquired through our Due Diligence and Entitlement & Predevelopment Phases. These comprehensive analyses include investigation of existing conditions *(including invasive geotechnical testing)*, wetlands & ecological studies, environmental assessment and closure protocols, Indicative/System Impact Studies with Alliant Energy for 800MW of power, and feasible power purchase agreement with Alliant *(including load ramp and offsite infrastructure costs).*

Viridian, with Langan Engineering, revisited the potential for redeveloping the North Parcel with data center buildings. There is a higher likelihood that the placement and concentration of contaminates, through our remediation process, will make it possible to develop a portion of the North Parcel with data center buildings. This feedback is reflected in our preliminary development plan which assumes three buildings sited on the North Parcel.

11 BLDG. 800 MW 3.5 M S.F. DATA CENTER CAMPUS
WITH 129 ACRES OF GRASS OPEN SPACE

8 BLDG. 600 MW 2.5 M S.F. DATA CENTER CAMPUS
WITH 165 ACRES OF GRASS OPEN SPACE

We have also developed an alternative scenario calling for no data center buildings on the North Parcel. In this case, the North Parcel will still be remediated and land not needed for new utility infrastructure will be deeded back to the City of Janesville, either as open space or to be redeveloped to other uses identified by the City.

Viridian's conceptual site plans are attached as Exhibit A ("Site Plan") and are subject to change based on further investigation, feedback from the City, and the Wisconsin Department of Natural Resources ("DNR").

Redevelopment:

Viridian's process encompasses a thorough investigation of the site, including invasive testing. We then assess and analyze the findings to develop a preliminary site plan which integrates land use, remediation and power procurement balanced against the highest & best use for the Property.

Remediation:

The entire Property will be remediated pursuant to an approved plan from the DNR resulting in a No Further Action letter ("NFA") for the Property.

Infrastructure:

On site infrastructure for the JDC campus (switching station and substation(s)) will be constructed on the site pursuant to the power purchase agreement with Alliant Energy.

Development:

The JDC campus buildings will be constructed in conjunction with power delivery pursuant to the load ramp with Alliant Energy.

Dedication:

Remediated land not used for the JDC campus will be dedicated back to the City of Janesville for use as open space or other used as determined by the City.

Viridian's comprehensive process is detailed Section 7.

About Us:

Viridian is a nationally recognized leader in the remediation and redevelopment of environmentally challenged real estate. For data center developments, we partner with Appleby Strategy Group ("ASG"), a recognized expert in data center development and power infrastructure. Together, Viridian's and ASG's experience, technical expertise, and financial strength affords Janesville the knowledge and resources for delivering the world-class data center campus to achieve its environmental and economic objectives.

Viridian has a perfect track record of never having an environmental liability claim come back to a prior owner.

Viridian's, ASG's, and Langan's background are detailed in Section 1 and the Exhibits .

SECTION 1 -- EXPERIENCE AND QUALIFICATIONS

RELEVANT EXPERIENCE

Viridian Partners

Viridian Partners has 22+ years' experience redeveloping environmentally challenged sites, across the United States. Since 2003, we have repositioned over 1,200 acres of land into more than 15.0 million square feet of logistics, industrial, and commercial space, generating over $3.5 billion in value. Viridian's successes arise from our ability to manage liability, oversee complex remediation efforts, and align redevelopment strategies with community objectives.

Appleby Strategy Group

Viridian is partnered with Appleby Strategy Group ("ASG"), who has extensive international experience in hyperscale data center development, grid planning, interconnection, and energy market design. This partnership ensures remediation and redevelopment of the GM/JATCO site are executed to the highest standards, through seamless integration of environmental cleanup, land redevelopment, and unique parameters for producing a state-of-the-art hyperscale data center campus.

Langan Engineering

For over 20 years, Viridian Partners has partnered with Langan Engineering on projects nationwide. Langan Engineering is the premier one-stop shop for executing complex environmental and civil engineering projects, uniting environmental remediation, geotechnical, site/civil, traffic, surveying, permitting, and construction-phase services under one accountable team. Their integrated approach compresses schedules, de-risks approvals, and controls costs—from due diligence and modeling through entitlement, design, and buildout. Langan's experts navigate stringent regulations, coordinate stakeholder and community interests, and apply advanced tools to deliver buildable, compliant, and resilient solutions. Whether redeveloping challenging brownfields, readying data-center sites, or modernizing critical infrastructure, Langan brings disciplined project leadership and practical creativity that consistently turns the most constrained sites into high-performing assets. Viridian will work with Langan's Milwaukee team to ensure local expertise is involved from the outset, providing critical insight into regulatory requirements, site conditions, and community priorities.

Detailed descriptions of Viridian Partners', Appleby Strategy Group's and Langan Engineering's relevant experiences and projects are included in the Exhibits B, C & D.

The following table details the assessed and market values of Viridian's projects.

Project Name	Location	Acres	Square Footage	Assessed Value	Est. Market Value
Agua Mansa Commerce Center	Jurupa Valley, CA	208	4,216,000	$751,746,774	$1,748,248,312
Rausch Creek Logistics Center	Frailey & Tremont Township, PA	217	2,387,295	$93,104,505	$216,522,105
Bridge Point Commerce Center	Miami Gardens, FL	187	2,300,000	$232,028,646	$539,601,502
ePort Logistics Center	Perth Amboy, NJ	102	1,292,000	$107,472,000	$249,934,884
River Road Industrial Park	Burlington, NJ	130	1,690,000	$48,471,000	$112,723,256
Cranbury Logistics Center	Cranbury, NJ	395	2,800,000	$140,127,104	$325,876,986
Elizabeth Logistics Center	Elizabeth, NJ	29	290,400	$89,242,096	$207,539,758
Woodbridge Terminal	Woodbridge, NJ	13	53,000	$24,698,400	$57,438,140
Total		**1,281**	**15,028,695**	**$1,486,890,525**	**$3,457,884,942**

VIRIDIAN REFERENCES:

Viridian's record of collaboration with municipalities, state agencies, and redevelopment authorities demonstrates our ability to deliver large-scale projects on time and within budget, while maintaining transparency and community trust. Please feel free to contact the following municipal and regulatory agencies on a few of our New Jersy, California and Pennsylvania projects:

Anthony Findley
Office of Brownfield & Community Development
New Jersey Department of Environmental Protection
anthony.findley@dep.state.nj.us
(609) 292-1388

- Cranbury Logistics Center | Cranbury, NJ
- ePort Logistics Center | Perth Amboy, NJ

Tashi Vazquez
Director, Perth Amboy Economic & Community Development
tvazquez@perthamboynj.org
(732) 826-0290 ext. 4863

- Gateway Logistics Center | Perth Amboy, NJ

Frank Zukas
President, Schuylkill County Economic Development Corporation
fzukas@sed-co.com
(570) 622-1943

- Rausch Creek Logistics Center | Frailey Township, PA
- Tremont Logistics Center | Tremont Township, PA

George Wentz
Former Assistant City Manager, City of Jurupa Valley
gwentz@hrgreen.com
(949) 939-5243

- Agua Mansa Commerce Center | Jurupa Valley, CA

Rafat Abbasi
Former Remedial Manager, California Department of Toxic Substance Control
rafat.abbasi@geosyntec.com
(714) 920-6241

- Agua Mansa Commerce Center | Jurupa Valley, CA

SECTION 2 – ECONOMIC IMPACT

ECONOMIC IMPACT OF HYPERSCALE DATA CENTER CAMPUS

The redevelopment of the GM/JATCO site into an **800 MW, 11-building hyperscale data center campus** represents one of the largest private investments in Janesville's history. The total project cost is estimated at **$8.0 billion,** comprising **$2.5 billion in construction** and **$5.5 billion in technology and equipment fit-out.** ASG's economic impact analysis is detailed in Exhibit E.

Construction Impact

During construction, the project will generate approximately **$2.05 billion in Direct Economic Impact** in Wisconsin, supporting more than **13,200 construction jobs** and **$870 million in wages and benefits. Total Economic Impact** across the state during the construction phase is projected to reach **$3.7 billion**, with more than **21,000 jobs supported** and **$1.4 billion in payroll** distributed.

Operational Impact

Once fully operational, the campus will generate **$130 million annually in Direct Economic Impact,** with **600 permanent jobs** providing an estimated **$48.0 million in annual wages and benefits**. Annually, the **Total Economic Impact** is projected to reach **$460 million**, supporting more than **1,900 jobs** and **$114 million in payroll.**

Property Tax Impact

The property's current assessment is $3.8 million, generating roughly $65,781 annually. Applying a conservative shell building value of $225/square foot, the completed 3.3 million square foot data center campus creates an **improved market value of approximately $743 million of improvements**.

Using Rock County's 94.06% Assessment Ratio produces a $698 million adjusted assessment for the campus. Based on the total millage, the JDC is expected to **annually generate $12 million in new property tax revenues upon full buildout**, strengthening City of Janesville's, Janesville School District's and Rock County's fiscal base.

Assumptions		Existing	Data Center	Gain
Total Square Feet			3,300,000	
Market Value				
Market Value PSF			$225	
Total Market Value		$4,048,905	$742,500,000	
Rock County Assessed Value	**AR**			
Assesment Ratio	94.06%	$3,808,400	$698,395,500	$694,587,100
Assessed Value PSF			$211.64	
Mill Rates	**2024-2025 Millage**			
Rock County	0.4091%	$15,581	$2,857,372	$2,841,790
City of Janesville	0.6090%	$23,194	$4,253,353	$4,230,159
Janesville School	0.6286%	$23,940	$4,390,224	$4,366,284
TCDB - Blackhawk	0.0805%	$3,065	$562,096	$559,031
Total	**1.7273%**	**$65,781**	**$12,063,046**	**$11,997,265**

Workforce Development

Viridian is committed to **"first source" hiring**, prioritizing local contractors and workers in Janesville and Rock County, especially for entry-level positions.

Viridian will engage with the **Rock County Development Alliance** to pre-screen and refer qualified candidates; this ensures JDC has a ready supply of talent that meets the project's job demands. A key element for implementing this plan is hosting job fairs. These events serve as a direct and efficient way to connect with the local workforce. Job fairs facilitate the development team to reach many potential applicants at once. This streamlines the hiring process and proactively demonstrates our commitment to the community. Job fairs will be promoted through the Rock County Development Alliance website, as well as other local channels such as community centers, public libraries, and partnerships with local government and other non-profit organizations.

We have also spoken with a representative from **Blackhawk Technical College** to discuss their customized training program, to explore the creation of a training curriculum to qualify local candidates for permanent high-skill data center operations jobs, ensuring long-term community benefit.

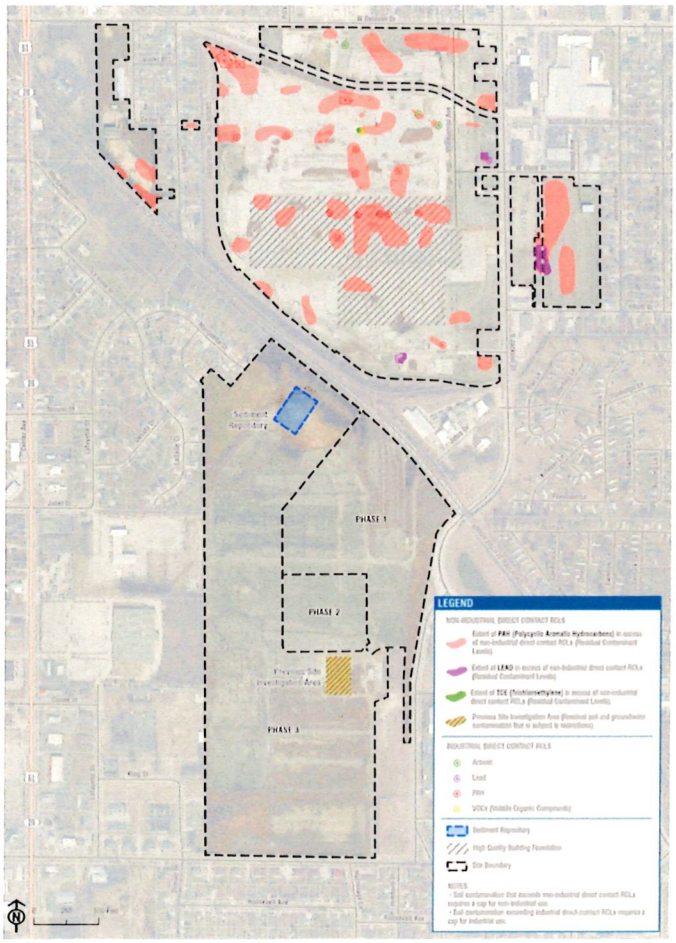
Viridian's "first source" strategy ensures JDC's benefits reach directly to the residents. This approach helps address local unemployment and provides career pathways for disadvantaged individuals, while strengthening JDC's relationship with the community.

SECTION 3 – ENVIRONMENTAL CONSIDERATIONS

ENVIRONMENTAL REMEDIATION

Redeveloping GM/JATCO requires a comprehensive approach to environmental remediation. Viridian will coordinate with the **Wisconsin Department of Natural Resources ("DNR")** under the Remediation and Redevelopment Program to ensure that cleanup activities meet regulatory standards while supporting future redevelopment.

Viridian's redevelopment plan involves the demolition of the existing concrete slabs, removal and offsite disposal of source contamination as required, consolidation and on-site reuse of contaminated soil, and capping the site with an engineered cap comprised of the development and clean fill. Further environmental evaluation of the North Parcel will determine whether a vapor mitigation system will be required and developing three data center buildings is viable.



Viridian's redevelopment necessitates voiding the **No Further Action ("NFA")** letter previously granted to the site's prior owner. Viridian will work closely with the DNR to complete any additional remedial investigation and to prepare and approve a **voluntary remediation and closure plan ("RCP")** consistent with the approved development plan. Viridian will perform and fund all remedial investigation, remediation, and sitework necessary to achieve regulatory closure of the property.

Viridian will **assume and indemnify the City of Janesville for environmental liabilities** that may exist or are identified during due diligence and entitlements. To add further protection, Viridian will **procure Pollution Legal Liability ("PLL") insurance** for the property, providing coverage for third-party bodily injury and property damage, cleanup of unknown contamination at, under, or emanating from the property, non-owned disposal site coverage, and all associated legal defense costs.

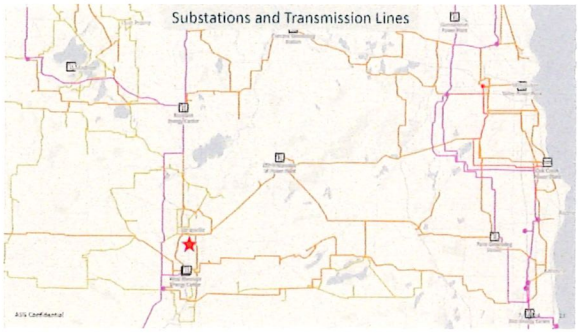
Viridian's sustainability strategy will target **LEED design and green building strategies** for new facilities. We will **prioritize renewable energy procurement, integrate air-cooled chiller technology** to minimize water use, and evaluate potential **heat reuse applications** that benefit adjacent industrial or community facilities.

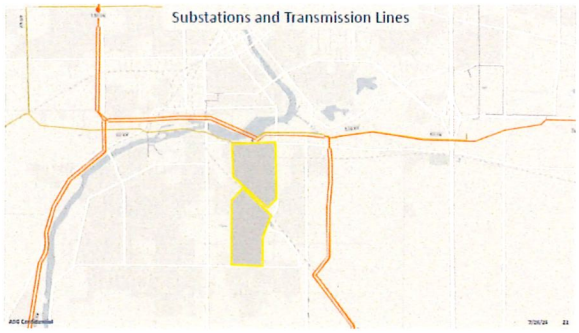
Section 4 – Utility and Infrastructure Needs

POWER:

Data centers consume substantial energy. As such, new buildings are planned with the latest technology and equipment to produce the most energy-efficient designs for facility operation. JDC will have onsite dedicated switching and sub-stations to isolate the project from other customers, including neighbors.

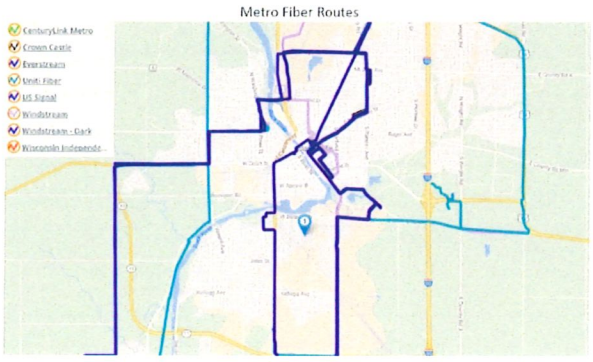
Appleby Strategy Group will lead grid planning and interconnection strategy with Alliant Energy and American Transmission Company ("ATC"), ensuring power is delivered on time and at scale. This entails working with Alliant Energy, which requires extensive studies and design to ensure that the power required does not adversely impact the community.

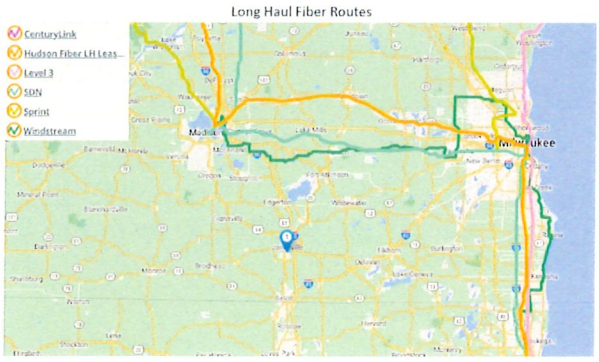




FIBER:

Fiber connectivity is already available, with multiple carrier-neutral providers serving the Janesville area. The site has access to diverse rights-of-way that will allow for at least four redundant fiber entry points, ensuring no single point of failure. Based on our initial desktop study of the site completed by ASG, minimal builds are required to connect to metro fiber networks with public ROWs available to obtain four non-SPOF (single point of failure) entries to the campus. Long haul networks run between Madison and Milwaukee.





WATER DEMAND:

Cooling will be provided using new generation air-cooled chillers which run on a closed loop system and significantly reduce water usage from prior water-cooled technologies. This system will limit water usage

to approximately 6,400 gallons per day per building including domestic water, irrigation and cooling. 11 Building campus = 70,400 GPD

ACCESS/ROAD INFRASTRUCTURE:

Due to the low traffic impacts and lack of trucks from a data center use, we anticipate the site access and offsite road improvements will be simple and minimal as there is good existing infrastructure serving the prior plant. This access will be coordinated with the city when developing the site plan for the project.

OFF-SITE UTILITIES:

Drawing 800 megawatts of power will require significant on- and off-site improvements. While discussions have already begun with Alliant Energy, specific improvements will be identified at the completion of the System Impact Study for the site.

Upon initial review the existing power infrastructure will be bolstered by the addition of substation and switching station infrastructure on the site minimizing any potential impacts for existing power customers. Fiber infrastructure rights of way are generally in place with capacity upgraded as needed. Water and sewer expansion will be modest, and we anticipate traffic will be significantly less than the prior manufacturing use.

SECTION 5 – COMMUNITY AND NEIGHBORHOOD IMPACTS

JDC's success hinges on Viridian's collaboration with the City of Janesville and the Property's adjacent residents. In keeping with our portfolio of successful projects, JDC will be a sustainable redevelopment that minimizes negative impacts on neighboring properties and maximizes job creation, ratables, open space, and environmental stewardship.

LIGHT/SOUND POLLUTION

We would propose implementing the following strict noise and light controls. These controls reflect evolved industry and municipal standards designed to protect adjacent communities.

Noise

- 60 dbA noise limit for adjacent residential zones
- 70 dbA noise limit for adjacent industrial and commercial zones
- 80 dbA noise limit to test emergency generators during daytime hours.

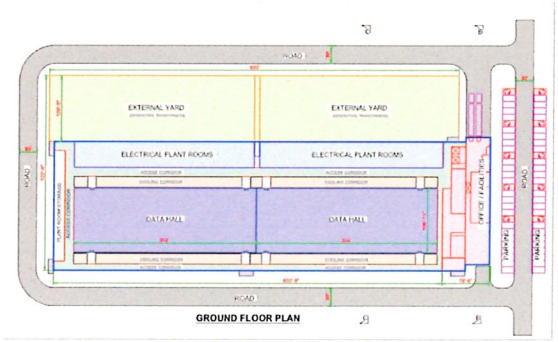
Exterior Lighting

- 0.25 foot-candle limit for lighting at the property line. Down-shielded lighting, indoor equipment operations, and scheduled generator testing within agreed daytime windows.

TRAFFIC - OPERATIONS & CONSTRUCTION

Operations (Day-to-Day)

Data center operations are inherently low-intensity trip generators compared with warehousing, manufacturing, office, or residential uses. A data center's principal use is housing servers in data halls accompanied by supporting electrical and cooling systems rather than employees, resulting in:



- Significantly fewer vehicle trips: Limited on-site staffing and scheduled shift changes; infrequent visitor traffic; periodic, planned equipment deliveries.
- Except for deliveries and maintenance vehicles, no truck traffic is expected.
- Minimal outdoor activity: No routine yard operations, loading queues, or material handling outside; parking areas remain largely inactive.
- Traffic management practices: Staggered shifts and vendor appointments to avoid peaks; no on-street queueing; transportation demand management measures (carpooling, bike facilities, and coordination with local transit providers where available).

Result for Janesville: A quiet, secure campus with materially lower trip generation than typical industrial or manufacturing alternatives.

Construction (Truck Traffic & Community Mitigation)

Viridian will prepare a **Construction Traffic Management & Outreach Plan** with City Staff to minimize disruption, ensure safety, and maintain environmental compliance.

- Pre-Construction Planning & Communication with City Departments and neighborhood representatives to address traffic impact, designated haul routes, phasing & scheduling, and public communication.
- On-Site Management to include access & layout, dispatch & staging, parking & staging, and housekeeping.
- Traffic Control & Safety Measures including constructions signage/cones/barricades, flagging operations (if required, dust & debris control, road maintenance and driver awareness
- Environmental & Community Considerations including noise mitigation, air quality, stormwater & erosion control, and communication & complaint resolution.

Expected Outcome: Safe, orderly construction with minimized neighborhood disruption—and, during operations, a low-impact, high-value data center campus aligned with Janesville's goals for jobs, tax base, and environmental stewardship.

BUFFERING

The redevelopment of the former GM/JATCO properties is envisioned as both a functional and aesthetic enhancement to Janesville. The campus design will integrate secure data center operations with a comprehensive landscape framework that reduces visual and environmental impacts on adjacent corridors—most notably along Kellogg Avenue, South Jackson Street, and General Motors Drive—and respects the site's relationship to the Rock River corridor.

Focus areas will include:

- **Street edges & setbacks.** Landscaping, berms, and layered plantings consistent with city standards.
- **Perimeter fencing** (security + screening) complying with Janesville height/location rules .
- **Entries, sightlines, and wayfinding**, coordinating signage, fencing and planting to preserve sightlines.
- **Landscape points compliance** (paved areas & buildings) to ensure robust measurable greening.
- **Ecology, stormwater, and four-season screening** prioritizing hard, non-invasive and native species compatible with the Rock County climate and City of Janesville greenbelt practices.
- **Campus lighting integration** coordinated with berms/plantings to limit off-site spill and glare.
- **Phasing & maintenance plan** to ensure landscape's long-term performance.

Buffering parameters will be thoroughly coordinated and established with the City of Janesville during the planning and entitlement approval processes. Emphasis will be added to adequately screen adjacent residential properties.

COMMUNITY OUTREACH

Viridian's redevelopment process is a dynamic collaboration with the City of Janesville and its residents. Our objective is to deliver a sustainable data center campus that minimizes impacts to neighboring properties while maximizing job creation, ratables (tax base), open space, and environmental stewardship. The following process is structured to establish an ongoing dialogue that addresses concerns proactively and provides residents with a genuine sense of ownership in the JDC's outcome.

Engagement

We use a clear, three-part engagement model tailored to Janesville:

- **Inform** – Provide timely, balanced, and objective information so stakeholders understand site conditions, alternatives, opportunities, and solutions.
- **Consult** – Obtain public feedback on analysis, alternatives, and decisions.
- **Involve** – Work with stakeholders throughout the process so community concerns are understood and addressed.

Concept Planning

At the outset, we will collaborate with City Staff to integrate the following into concept design:

- **Sensitive receptors:** Site planning and building orientation that address visual, traffic, noise, and lighting impacts on adjacent neighborhoods and businesses; truck routing plans that avoid residential streets where feasible.
- **Environmental conditions & risk:** Clear communication of known conditions and the regulatory path; alignment with Wisconsin DNR's Remediation & Redevelopment ("RR") Program and any required investigation, mitigation, or capping measures.
- **Sustainable design:** Evaluation of green building and campus strategies that reduce waste and pollution, increase efficiency, enhance stormwater quality, and conserve natural resources (e.g., native/pollinator landscaping, high-efficiency systems).

Outreach

Viridian will work with City leadership and Staff to adopt a fit-for-Janesville Outreach & Communications Plan that may include:

- **Public touchpoints:** Site tours (as safe and feasible), informational sessions, and planning workshops open to the public.
- **Community partnerships:** Coordination with the local Chamber of Commerce, trade groups, workforce partners, neighborhood associations, and community action organizations.

SECTION 6 – POWER

Viridian and ASG have had several discussions with **Alliant Energy** and **American Transmission Company** regarding the procurement of 800 MW of power to the site. The Indicative Study commissioned by the City of Janesville assumed to be ± 200 MW, will provide the necessary feedback on the timing and technical issues. Technical issues include the phasing of power, placement, count, and ownership of substations and switching stations, both on- and off-site, affecting the final overall site plan.

JDC's total demand dictates accessing the 345kV lines approximately five miles west of the Property. This distance (over one mile) and 800 MW demand necessitate a System Impact Study and requires a Certificate of Public Convenience and Necessity ("CPCN"). The CPCN regulatory review and approval timeline is ±18-24 months (if not expedited), which includes the regional transmission organization's participation, or **Midcontinent Independent System Operator ("MISO")**.

Appleby Strategy Group will lead grid planning and interconnection strategy with Alliant Energy and ATC, providing better visibility to potential supply chain concerns while ensuring power is delivered on time and at scale sufficient to meet market demand.

SECTION 7 –PROJECT TIMELINE

Viridian uses an iterative and interactive process in creating final development plans. This ensures the final development plan addresses the interrelationships and interdependencies between environmental, fiscal, infrastructure and community objectives.

DUE DILIGENCE PHASE

Viridian's proposed plan calls for a 120-day due diligence period. This confirms no material deviations from our underwriting assumptions. During due diligence, Viridian scope includes:

- ALTA Survey
- Title Review
- Geotechnical Analysis
- Utility Investigation
- Ecological and Wetlands Investigations
- Historic and Cultural Resources Review
- Meetings with City and County to introduce the redevelopment plan and confirm land use entitlements requirements.
- Environmental Assessment including thorough assessment of the existing environmental data, initiating discussions with the DNR to introduce the development plan, and working with the DNR to frame additional environmental assessment and closure protocol to be developed and executed during the Entitlements and Predevelopment Phase.

ENTITLEMENTS & PREDEVELOPMENT PHASE

Based on Viridian's experience, entitlements, environmental approvals, power studies and agreements, and required permitting will be achieved within approximately 24 months.

<u>Land Use Entitlements – anticipated within 6-12 months</u>

- Work with the City for approval of a data center development consisting of up to 800MW of power and +/-3.3 million square feet in 11, two-story buildings (1.65 million square foot footprint) and associated power infrastructure to support the development.
- Work with the City to determine if the North Parcel can be sufficiently remediated to support data center development or to be dedicated to the City of Janesville for use as open space or other commercial uses as determined by the City and the community.
- Executing Community Engagement Plan (as outlined in Section 5)

<u>Environmental Approvals - anticipated within 12-18 months</u>

- Work with the DNR to develop and execute additional remedial investigation to support the redevelopment plan.
- Develop a remediation and closure plan for DNR approval consistent with the redevelopment plan.

Power Agreements– anticipated within 24 months

- Viridian understands that the City has initiated the Indicative Study with Alliant Energy. We will incorporate the findings into our analysis.
- Process all power studies, engineering, and agreements with Alliant Energy in conjunction with the CPCN process sufficient to provide power availability, load ramp and schedule for 800MW of power.
- Financial assurances required to reserve power capacity and order long lead time power infrastructure.
- Our redevelopment plan assumes the following general load ramp:
    - 200 MW available within 24 months of power agreement
    - 200 MW (400 MW total) available in month 36 from power agreement
    - 200 MW (600 MW total) available in month 48 from power agreement
    - 200 MW (800 MW total) available in month 60 from power agreement

Permitting - anticipated within 18-24 months

- Approval of any required WisDOT permits.
- Executed capacity / extension agreements from all required utility companies – water, sewer, gas & electric.
- Approved and executed Developer's Agreement and financial security with the City of Janesville, if required.
- Acquisition of any required right-of-way, easement or release agreements required for the project.

CLOSING/REDEVELOPMENT PHASE

Upon completion of all land use and remedial entitlements and execution of a power purchase agreement with Alliant Energy, Viridian has created what is defined as Powered Land. It is at this point where our vertical development partner and operator will execute the vertical development of the powered shells, while Viridian continues to oversee the remediation of the entire site. The data center operator could be a user such as Meta or Amazon Web Services or a third-party operator such as Equinix or Digital Realty. The site will be developed in phases as described below.

REMEDIATION & INFRASTRUCTURE: 12 MONTHS (FROM CLOSING)

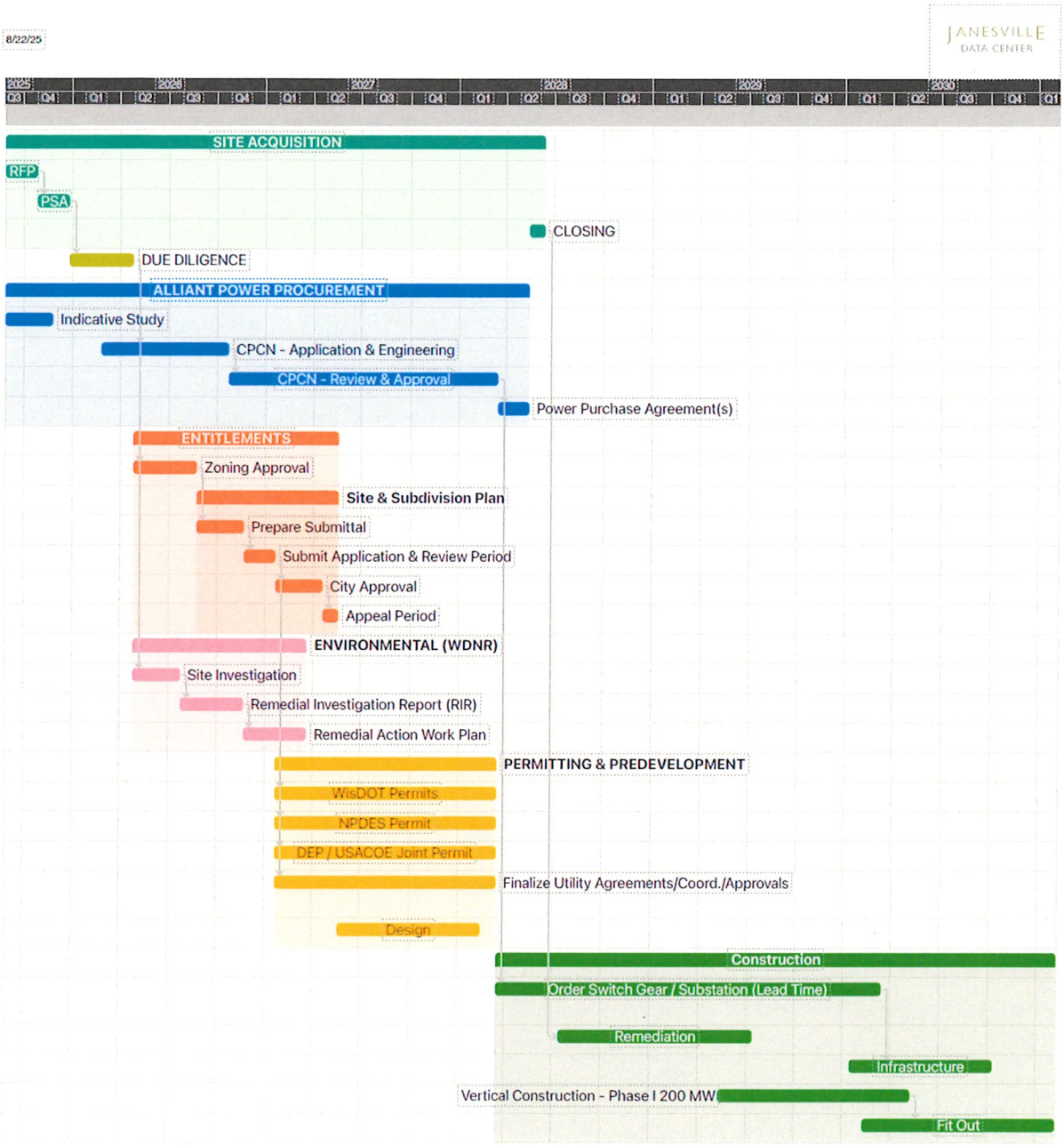
Phase 1 prioritizes remediation activities on the North Parcel and installation of utility infrastructure to energize the first phase of vertical development. Prioritizing the North Parcel allows the achievement of environmental closure coupled with speed to market for the South Parcel development due to installation of required infrastructure. During the Entitlements/Predevelopment Phase, Viridian will work closely with the City and DNR to determine if it will be feasible to alternatively develop the first phase of vertical development on the North Parcel.

The remediation of the North Parcel is expected to take approximately 12 months to complete and will be done concurrently with installation of power infrastructure and pad construction for the initial phase of vertical development.

Initial Phase Data Center: 24 - 36 months (from Closing)

- On either the North or South Parcel depending on environmental site plan review conducted during the Due Diligence phase.
- Power Availability: 200 MW
- Powered Shell construction of 2-3 buildings totaling between 600,000 – 900,000 square feet.
- Data Center fit out for end user.

The remaining vertical phases will be dependent on the power availability and market. We are assuming three additional phases at 200 MW for each phase.


8/22/25
JANESVILLE
DATA CENTER
2025
2026
2027
2028
2029
2030
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1
SITE ACQUISITION
RFP
PSA
CLOSING
DUE DILIGENCE
ALLIANT POWER PROCUREMENT
Indicative Study
CPCN - Application & Engineering
CPCN - Review & Approval
Power Purchase Agreement(s)
ENTITLEMENTS
Zoning Approval
Site & Subdivision Plan
Prepare Submittal
Submit Application & Review Period
City Approval
Appeal Period
ENVIRONMENTAL (WDNR)
Site Investigation
Remedial Investigation Report (RIR)
Remedial Action Work Plan
PERMITTING & PREDEVELOPMENT
WisDOT Permits
NPDES Permit
DEP / USACOE Joint Permit
Finalize Utility Agreements/Coord./Approvals
Design
Construction
Order Switch Gear / Substation (Lead Time)
Remediation
Infrastructure
Vertical Construction - Phase I 200 MW
Fit Out

SECTION 8 – FINANCIAL STRUCTURE

The redevelopment will be undertaken by Viridian Acquisitions LLC, leveraging a combination of Viridian equity and institutional capital. Appleby Strategy Group will serve as technical advisor for power procurement and scalability, ensuring that the site's energy requirements are met reliably and cost-effectively, as well as vetting the optimal vertical developer/long-term operator for the project.

Viridian is committed to funding the full redevelopment of the site including the funding of environmental and off-site premiums of $45 million. Environmental premium costs are estimated at $29 million. This includes the demolition of the existing concrete slabs, removal and offsite disposal of source contamination as required, consolidation and on-site reuse of contaminated soil, and capping the site with an engineered cap comprised of the development and clean fill. Further environmental evaluation of the North Parcel will determine whether a vapor mitigation system will be required and developing three data center buildings is viable. Other off-site premiums, primarily the extension of the 345kV power line west of the property, are $16 million. This premium cost also includes an allowance to address concerns of neighbors within or adjacent to the redevelopment area.

To protect the City and other stakeholders, Viridian will assume and indemnify the City of Janesville against environmental liabilities that may exist or are identified through investigation and remediation. In addition, Viridian will procure Pollution Legal Liability insurance that provides coverage for third-party bodily injury and property damage, cleanup of unknown contamination at, under, or emanating from the property, non-owned disposal site coverage, and associated legal defense costs.

Viridan and the City of Janesville will negotiate a letter of intent based upon the following summary of terms:

Property	1000 General Motors Drive, 1412 S. Jackson Street, 411 W. State Street, 1200 & 1212 S. Jackson Street, the ("North Parcel") and 530 & 544 Kellogg Avenue, the ("South Parcel").
Consideration	Total consideration is $39,000,000 comprised of $10,000,000 purchase price to be paid at closing, and Viridian's $29,000,000 Property remediation assumption (Janesville's avoidance) to achieve regulatory closure. The off-site premium allowance is also required to generate the fiscal benefits outlined in Section 2.
Due Diligence Period	120 days
Entitlements Period	24 months
Closing	Upon receipt of conditions precedent to closing, including final and unappealable approvals, receipt of necessary permits, and executed power purchase agreement from Alliant Energy required for Buyer's redevelopment plan.

Exhibit A

Conceptual Site Plans

LOT 1 TABLE

TOTAL LOT AREA	±15.5 ACRES
UTILITY AREA:	±5.75 ACRES
OPEN SPACE:	±9.75 ACRES

LOT 2 TABLE (8 BLDG.)

TOTAL LOT AREA	±99 ACRES
OPEN SPACE:	±99 ACRES

LOT 2 TABLE (11 BLDG.)

TOTAL LOT AREA	±99 ACRES
BUILDING AREA:	±32 ACRES
UTILITY AREA:	±3.5 ACRES
OPEN SPACE:	±63.5 ACRES

LOT 3 TABLE

TOTAL LOT AREA	±137 ACRES
BUILDING AREA:	±78 ACRES
UTILITY AREA:	±3.5 ACRES
OPEN SPACE:	±55.5 ACRES

8 BLDG. 600 MW 2.4 M S.F. DATA CENTER CAMPUS

11 BLDG. 800 MW 3.3 M S.F. DATA CENTER CAMPUS

8 BLDG. 600 MW 2.4 M S.F. DATA CENTER CAMPUS

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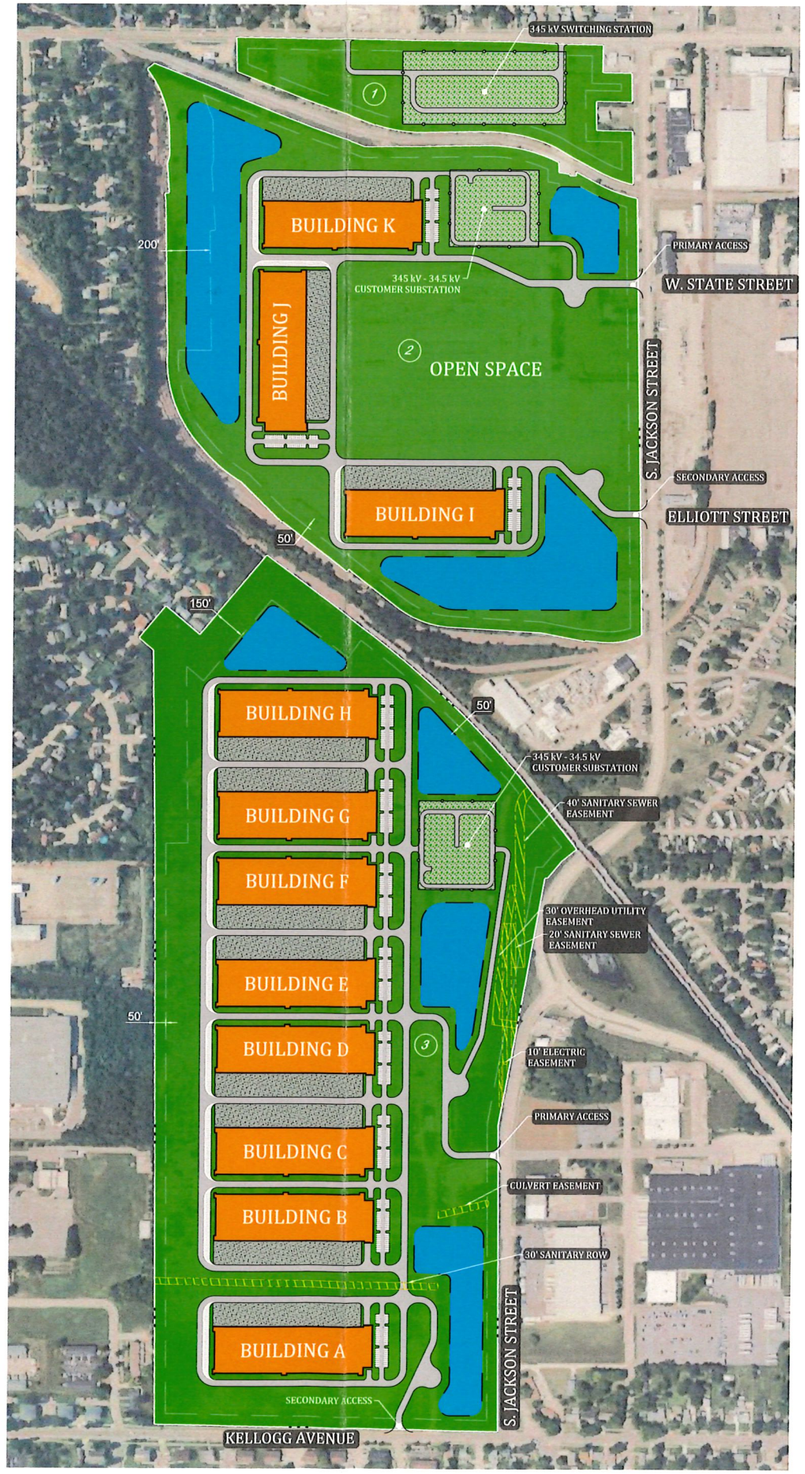


Exhibit B

Viridian Partners – Relevant Experience

Viridian Partners

Relevant Experience

VIRIDIAN PARTNERS

Viridian Partners

Transforming Distressed Real Estate into High-Value Assets

Viridian Partners is a nationally recognized brownfield redeveloper specializing in the acquisition, remediation, and transformation of underutilized commercial and industrial properties. Since our founding in 2003, we have repositioned over 1,000 acres into 13.5 million square feet of logistics and industrial space, delivering more than $3 billion in total value.

Our team brings over 200 years of combined expertise across real estate investment, remediation, entitlement, construction, and risk management. We focus on environmentally complex sites in highly regulated markets including California, Florida, and New Jersey.

Viridian integrates environmental cleanup into the redevelopment process, enabling faster project delivery and more efficient site closure. We assume environmental liabilities at acquisition, allowing corporate sellers to release reserves and transfer long-term risks. Our proven track record with regulatory agencies, supported by environmental insurance, ensures protection from unknown contaminants and third-party claims.

Driven by our commitment to economic revitalization and environmental stewardship, Viridian delivers projects that improve community health, generate tax revenues, and create new jobs—all while restoring the natural character and long-term viability of challenging sites.

VIRIDIAN PARTNERS

Londonderry Data Center

Location: Londonderry Township, PA
Size: 298 acres / 2.4M SF in 8 buildings
Power: 600 MW
Delivery: Q4 2026 (est.)

Project Summary:

Viridian is leading the development of a large-scale, powered land data center campus in partnership with Real Capital Solutions. The property, historically used for light industrial purposes, requires minimal remediation.

Feasibility Highlights:

- On-site 500kV and 230kV transmission lines
- Extensive surrounding metro fiber with available ROW
- Flat topography, suitable for hyperscale development

Entitlement & Utility Status:

- Zoning Overlay approval expected November 2025
- Conditional Use approval planned for December 2025
- Met-Ed Detailed Load Study (DLS) expected October 2025 with phased delivery of 600 MW from 2027–2029

Project Team:

- Real Capital Solutions
- Appleby Strategy Group
- McNees Wallace & Nurick
- LandWorks
- Found Digital

VIRIDIAN PARTNERS

Briarwood Data Center

Location: West Manchester Township, PA
Size: 279 acres / 2.4M SF in 8 buildings
Power: 600 MW
Delivery: Q4 2026 (est.)

Project Summary:

Viridian is leading the development of a powered land data center campus in partnership with Real Capital Solutions. The property, historically used for 18-hole golf course, requires minimal remediation.

Feasibility Highlights:

- Proximity to existing 230kV substation and major transmission infrastructure
- Ample fiber infrastructure
- Moderate topography, suitable for hyperscale development

Entitlement & Utility Status:

- Zoning Amendment approval expected Q4 2025
- Met-Ed DLS begin after zoning confirmation; results projected Q2 2026

Project Team:

- Real Capital Solutions
- Appleby Strategy Group
- McNees Wallace & Nurick
- LandWorks
- Found Digital

VIRIDIAN PARTNERS™

Agua Mansa Commerce Park

Location: Jurupa Valley, CA
Size: 208 acres / 4.2M SF in 5 buildings
Delivery: Completed Q2 2023

Project Summary:

Redevelopment of a former cement manufacturing site into a 4.2 million SF Class A logistics park. Approximately 70 acres preserved as open space.

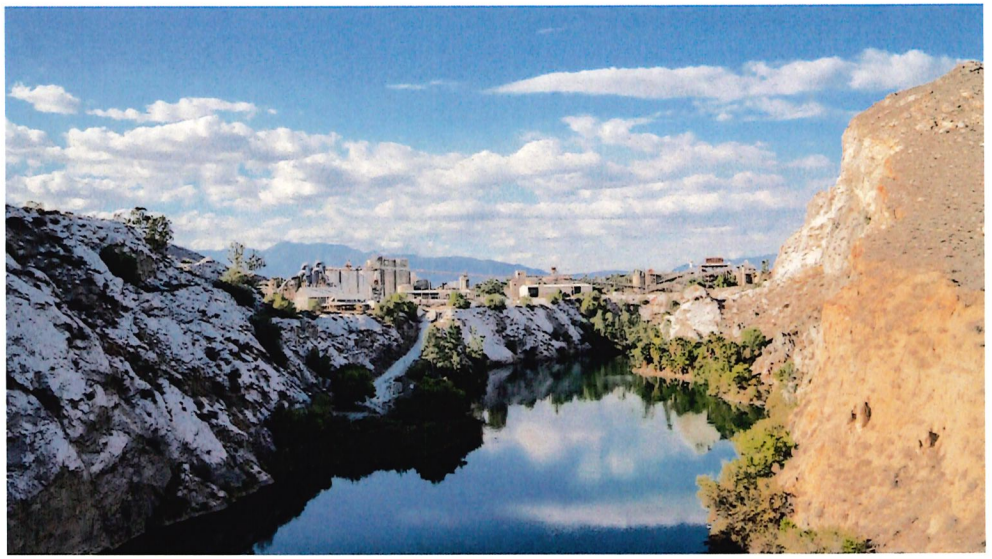
Remediation Strategy:

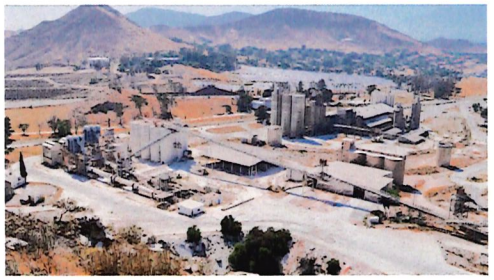
- Site was impacted by cement kiln dust (CKD) with heavy metals
- Remediation plan included capping CKD under vertical development
- Executed California CLRRA agreements securing No Further Action letters and covenants-not-to-sue
- PLL Insurance protects stakeholders from liability

Project Team:

- Real Capital Solutions
- CT Realty
- PGIM
- Gresham Savage
- KPRS Construction
- Langan Engineering

VIRIDIAN PARTNERS





Rausch Creek Logistics Center

Location: Frailey & Tremont Townships, PA
Size: 217 acres / 2.4M SF in 2 buildings
Delivery: Completed Q1 2024

Project Summary:

Transformation of former coal mining land into a Class A logistics campus with additional trailer parking or expansion space.

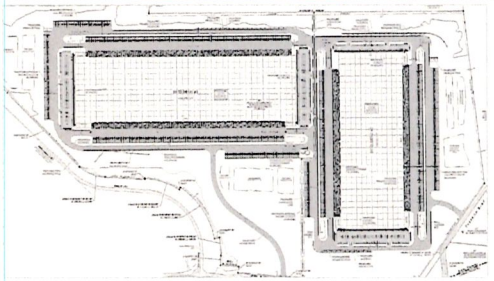
Remediation Strategy:

- Deep rock probes and subsurface testing to map and avoid coal veins
- Dynamic compaction and foundation redesign implemented to mitigate mine subsidence risk

Project Team:

- Real Capital Solutions
- Panattoni Development
- McNees Wallace & Nurick
- Snyder Secary & Associates
- Continental Building Company

VIRIDIAN PARTNERS



Bridge Point Commerce Center

Location: Miami Gardens, FL
Size: 187 acres / 2.3M SF
Delivery: Completed Q2 2023

Project Summary:

Redevelopment of a closed landfill into a two-phase logistics center adjacent to the Florida Turnpike.

Remediation Strategy:

- Capping of landfill via vertical construction
- Methane mitigation and ammonia monitoring incorporated into building design
- PLL Insurance protects stakeholders from liability

Project Team:

- Real Capital Solutions
- Bridge Development
- TRST
- Akerman
- Premier Design Build
- Langan Engineering
- SCS Engineering

VIRIDIAN PARTNERS

Gateway Logistics Center

Location: Perth Amboy, NJ
Size: 45 acres / 471,240 SF
Delivery: Projected Completion Q2 2027

Project Summary:

Mixed-use redevelopment of a former asbestos landfill and manufacturing site. Includes Class A warehouse, future city-dedicated parcel, and public park.

Remediation Strategy:

- NJDEP-approved landfill closure and post-closure care plans
- Vertical development serves as engineered cap - PLL insurance protects stakeholders from liability

Project Team:

- Real Capital Solutions
- Bridge Development
- TRST
- Herold Law
- Premier Design Build
- RC Anderson
- Langan Engineering

VIRIDIAN PARTNERS

River Road Industrial Park

Location: Burlington, NJ
Size: 130 acres / 1.7M SF
Delivery: Completed

Project Summary:

Repositioning of a former chemical plant into a Class A warehouse park.

Recognized by NAIOP as the 2009 New Jersey Creative Deal of the Year.

Remediation Strategy:

- Lagoon sludge stabilization and soil treatment
- 300,000 CY of dredge material imported for building pads
- PLL Insurance protects stakeholders from liability

Project Team:

- Clarion Partners
- Wolff Samson
- Frank Greek & Sons
- Langan Engineering

VIRIDIAN PARTNERS

Cranbury Logistics Center

Location: Cranbury, NJ
Size: 395 acres / 2.8M SF
Delivery: Completed

Project Summary:

Redevelopment of a munitions manufacturing site into a fully leased warehouse campus.

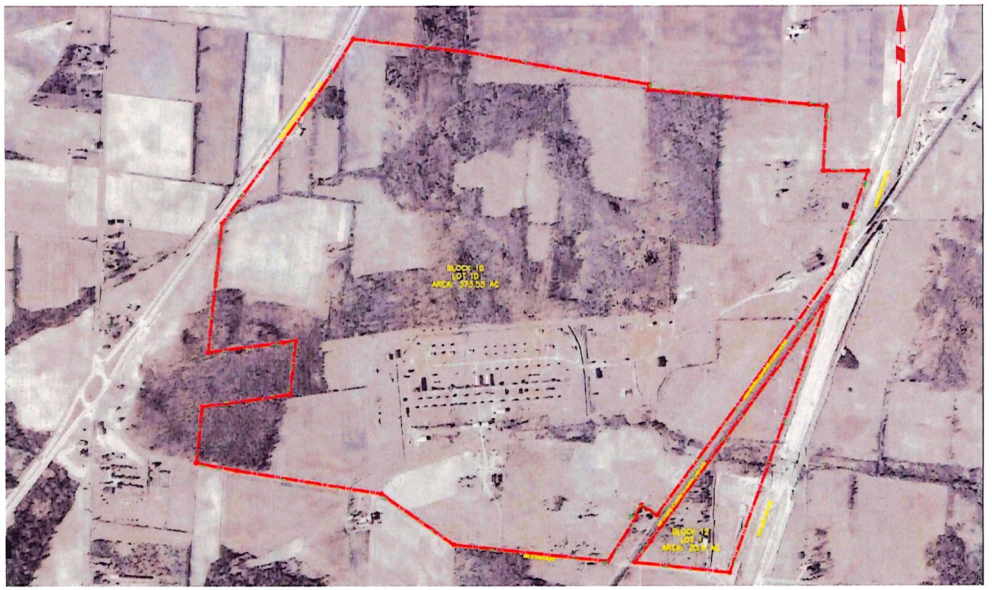
Recognized by ULI as the 2017 New Jersey Deal of the Year.

Remediation Strategy:

- MEC (munitions of explosive concern) and contaminated soils removed and/or capped by vertical development
- 250+ acres of wetland and woodland preserved/enhanced
- PLL Insurance protects stakeholders from liability

Project Team:

- Clarion Partners
- Bob Smith & Associates
- Drinker Biddle
- RC Anderson
- Langan Engineering



VIRIDIAN PARTNERS

Exhibit C

ASG – Relevant Experience

Introducing ASG

Strategic Data Center Development Partners

About

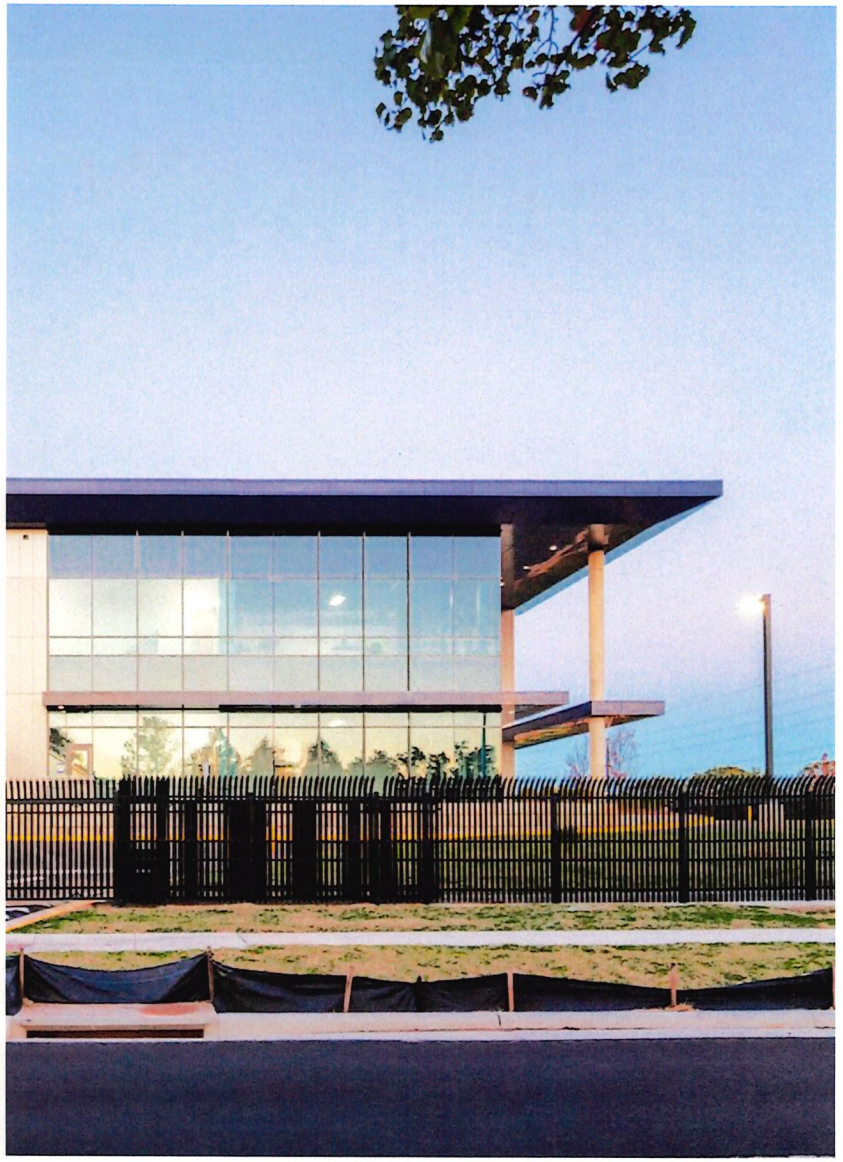
The ASG-Team are experts in data centers and in the complex ecosystems that surround them, as well as with the managed services industry and their varied go-to-market models.

Industry Experience

- ✓ Expertise includes industry-specific advisory about data centers, cloud and managed services.
- ✓ Global Perspective on positioning sought-after data center value propositions
- ✓ Accelerating Campus Development to capitalize on and facilitate the critical demands for leading hyperscale and enterprise data center users.
- ✓ Power Expertise in grid planning, interconnection, cost allocation and energy market design to address energy constraints for successful development.

ASG

GREAT BUSINESS OUTCOMES.



The ASG-Team

Proven Leadership Focused on Strategy to Execution

Jarrett Appleby
CEO

Jarrett brings a unique depth of industry expertise for ASG's clients, drawn from 35 years of telecommunications and data center leadership. Currently serves as a Senior Advisor to the Blackstone Group.

Roman Pacewicz
Managing Partner

Roman has over 30 years of experience in telecom and data center industries. He is the former Chief Product Officer at AT&T.

Dan Golding
CTO

Dan has had a 30-year career focused on building Internet, Cloud, and AI/ML infrastructure. He joined ASG after serving as an Engineering Director at Google.

Allison Clements
ASG Partner

Allison brings over two decades of energy policy experience, most recently as a FERC Commissioner. She draws from her expertise in grid planning, interconnection, and energy market design to address energy constraints to successful development.

Blaine Jones
Chief of Staff

Blaine is responsible for driving customer success through project management, operational oversight, and cross-team coordination. She brings over a decade of experience in project delivery and organizational transformations across commercial and government sectors.

Dustin Wertheimer
ASG Partner

Dustin is utilizing his 20+ years of experience in the power industry to find solutions to the power shortage that is threatening to impede the expansion of the data center industry. He is the former CFO of Cumulus Data.

Rob Bath
ASG Partner

Rob's firm, FoundDigital, currently leads over 18 GW of power and energy infrastructure solutions internationally with an additional 9 GW of solutioning in the US (27 GW total). He is the former VP, Global Solutions at Digital Realty.

Scott Jones
Sr. Director, Market & Business Development

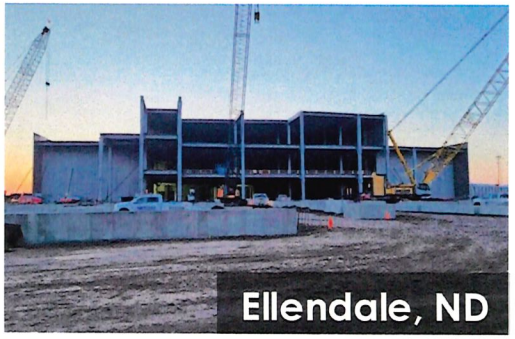
Scott is responsible for new market development and tailoring go-to-market strategies for ASG's clients. As a former lobbyist, Scott also provides economic development and legislative analysis for clients.

Representative Projects

Powered Shell and Build-to-Suit

Data Center Projects

- ✓ **4.1 GW** of powered shell and build-to-suit (BTS) Data Center projects under contract in markets including Colorado, Illinois, Indiana, North Carolina, North Dakota, Nevada, Ohio, Texas and Virginia.
- ✓ Actively marketing **6.8 GW** of capacity in Indiana, Illinois, Kentucky, Louisiana, North Carolina, Pennsylvania, South Carolina, South Dakota Texas and Virginia.
- ✓ Future project pipeline comprised of over **7 GW** awaiting confirmation from utility providers in Alabama, Arizona, Illinois, Indiana, Iowa, Louisiana, Maryland, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, and Utah.



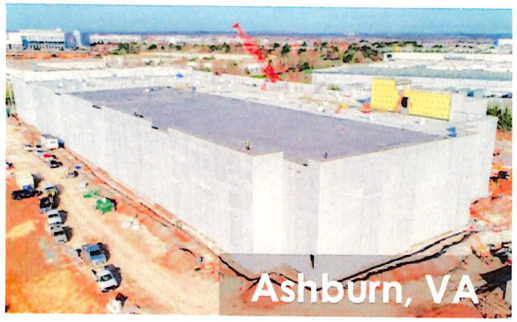
ASG

GREAT BUSINESS OUTCOMES.

Representative Projects

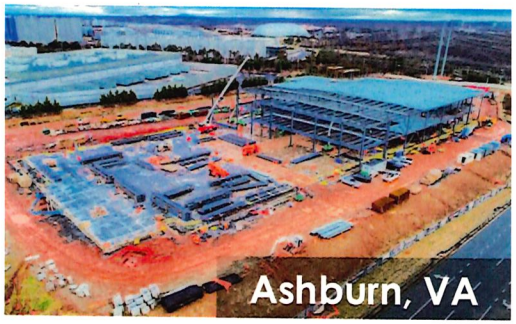
Powered Shell and Turnkey Leases

ASG
GREAT BUSINESS OUTCOMES.



Powerhouse - Ashburn, VA (ABX-1)
Acreage: 10 Acres
Developable SF: 265,850 SF
Buildings: 1
Stories: 2
Utility MW Capacity: 60 MW
Delivery: October 2023
Sold Q4 2024 - CyrusOne

Applied Digital - Ellendale, ND
Buildings: Up to 3
Utility MW Power: 400 MW
Load Ramp – Confirmed with MDU
Dec 2025 / 100 MW
Q4 2026 / 150 MW
Leased by CoreWeave in June 2025



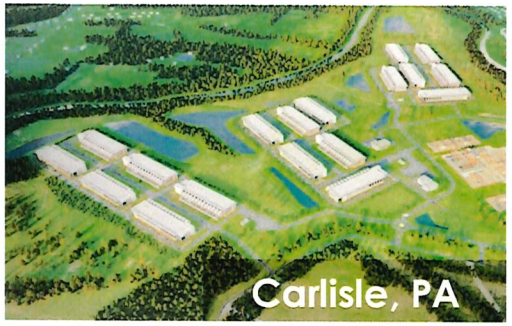
Powerhouse - Arcola, VA
Acreage: 30 Acres
Developable SF: 796,844 SF
Buildings: 2
Stories: 3
Utility MW Capacity: 170 MW
Delivery: Q1 2027
Under LOI

Powerhouse 95 - Spotsylvania, VA
Acreage: 145 Acres
Developable SF: 1.75M SF
Buildings: 7
Stories: 2-3
Utility MW Capacity: 300 MW
Delivery: Q4 2025
Under LOI with Hyperscaler

Representative Projects

Under Development

Provident Realty – Grand Prairie, TX
Acreage: 768 Acres
Developable SF: 2.5M SF
Buildings: 8 (Phase 1)
Stories: 2
Utility MW Capacity: 600 MW
Delivery: Q4 2026



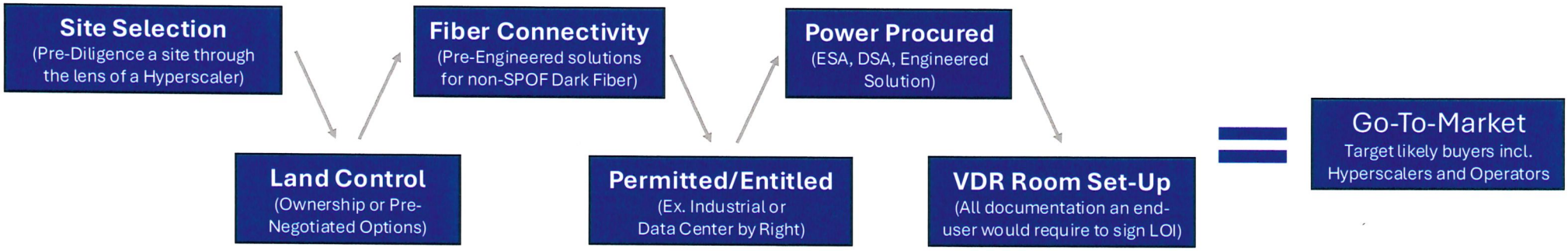
Powerhouse - Carlisle, PA (PAX-1)
Acreage: 693 Acres
Developable SF: 4.2M SF
Buildings: Up to 18
Stories: 2
Utility MW Power: 1,350 MW
Delivery: Q2 2027

POE Companies - Louisville, KY
Acreage: 154 Acres
Developable SF: 1.8M SF
Buildings: Up to 7
Stories: 2
Utility MW Capacity: 525 MW
Delivery: Q4 2026

Powerhouse Charlotte - Charlotte, NC
Acreage: 122 Acres
Developable SF: 1.5M SF
Buildings: Up to 5
Stories: 2
Utility MW Capacity: 300 MW
Delivery: Q2 2027

The ASG Process

Site Selection, Power Procurement, Permitting/Entitlement and Fiber Expertise drives GTM Strategy



- ✓ In the current market **Hyperscalers and Operators** will not offer on a site unless a Utility Service Agreement (ex. ESA, DSA, Engineered Solution) has been secured with a utility and a formal load ramp is provided.
- ✓ ASG is under **NDA with more than 20 fiber providers** in the USA and Europe and will help create a connectivity strategy to obtain four non-single point of failure (SPOF) routes into a potential site, meeting a firm requirement for all Hyperscale campus developments.
- ✓ ASG will **engage directly with the utility** in partnership with client to kick off large load studies and application process. ASG can work with the Client to bring in additional capital if required to backstop long lead items and deposits required to secure the power.
- ✓ ASG **compiles the VDR/Due Diligence Room** to ensure seamless conversations with potential end users.

Exhibit D

Langan Engineering – Relevant Experience

LANGAN + NAVIX

Firm Overview

Langan + Navix provides an integrated mix of engineering and environmental consulting services in support of land development projects and real estate portfolios, including the data center industry. Our clients include owners, developers, corporations, institutions, public agencies and energy companies around the world.

Navix LLC is a wholly owned subsidiary of Langan.

1,900+
employees

55
years in business

54
office locations

Our Services

- Site/Civil Engineering
- Geotechnical Engineering
- Environmental Compliance and Permitting
- Environmental Engineering
- Natural Resources & Permitting
- Surveying/Geospatial
- EHS Management Systems
- Landscape Architecture
- Land Use Planning
- Earthquake/Seismic
- Traffic & Transportation
- Geologic Hazards
- Demolition
- Regulated Building Materials
- PFAS Remediation
- Digital Solutions
- Waterfront & Marine

Select Data Center Experience

Prologis Data Center Campus

Yorkville, IL

Prologis requested Langan to provide multi-disciplinary preliminary design services for a 530-acre data center campus in Yorkville, Illinois. The project is split into two phases. Phase One consists of eight 72MW data centers and a utility substation, while Phase Two includes sixteen data centers and two utility substations. In support of this project, Langan is providing site/civil engineering services, geotechnical engineering services, surveying services, and traffic engineering services.

2525 Busse Road Data Center

Elk Grove Village, IL

Langan was contracted by Prologis to support a three-building, mission-critical greenfield development, including a 406,500 SF data center comprising of 57.6 total megawatts and an onsite substation. Langan provided design support, resulting in increased volume control through permeable surfaces in the utility yards and roadways, while not interfering with the highly congested utility routings of the site. Heavy coordination with the local power utility was required to establish a substation area that fits with the site constraints and power demands. Based on the limited area available for the substation, a unique underground detention vault system was coordinated with the power provider to meet the capacity demand.

Confidential Data Center

Wisconsin

Our confidential client requested Langan to provide services in support of a 3.6 gigawatt data center campus in Wisconsin. Langan is conducting geotechnical services, including subsurface exploration, laboratory testing, and a geotechnical report. Additionally, we are providing concept design, a demolition permit package, a mass grading package, permit packages, schematic design, and pre-demolition asbestos-containing material surveys.

Select Complex Environmental Cleanup Experience

RockGen PFAS Site Investigation

Wisconsin

A natural gas peaking plant in Wisconsin has an open site investigation concerning PFAS. PFAS-containing AFFF was released on-site by a vendor during fire suppression system inspections from 2008 to 2018. Langan completed a Site Investigation Workplan (SIWP) which allowed for further soil and groundwater investigation and expedited remediation options. No further action for soil, surface water, and stormwater were approved by the regulator in 2025. Langan is continuing to move the site forward towards closure with additional groundwater monitoring, remediation feasibility study, and mitigation.

Former Industrial & Commercial Property Investigation

Wisconsin

Langan is leading the investigation and regulatory coordination of a former metal plating facility in Wisconsin. A multi-media investigation workplan has been submitted to the WDNR. The plan provides historical manufacturing timelines and practices to eliminate the need to sample for emerging contaminants, including PFAS and 1,4-dioxane.

Confidential Client Compliance Support

Wisconsin

Langan is supporting compliance with Wisconsin's wastewater permitting requirements (WPDES) for a confidential client. This support included a trend and statistical analysis for wastewater effluent discharge to a major waterbody. The annual report showed compliance with the permitted regulations and was reviewed and approved by the WDNR in one day. Additional compliance support for this confidential client has included EPCRA TRI reporting, air emission reporting, and characterization of a new fuel stock which was implemented in the plant's boilers.

LANGAN

ROBERT (RORY) JOHNSTON PE, GE, BCEE

Managing Principal
Environmental & Geotechnical Engineering

Education

M. S., Civil Engineering
University of California

B.S., Civil Engineering
Rutgers University

B.A., English
Rutgers University

Professional Registration

Professional Engineer in AZ, CA, CO, FL, KS, LA, ND, NJ, NY, PA, PR, TX, WV

Registered Geotechnical Engineer in CA

Affiliations

American Concrete Institute

American Society of Civil Engineers

Association of Firms Practicing in Geosciences, Past President

American Academy of Environmental Engineers

American Water Works Association

Chi Epsilon

With over 31 years of engineering experience, Mr. Johnston, PE, BCEE serves as a Managing Principal at Langan. Mr. Johnston has extensive experience in data center development/entitlement/permitting, and has worked with Viridian for the last 10 years. His experience includes major data center, oil & gas, chemical, mining, aviation, pharmaceutical, and real estate development clients. His projects range from portfolio due diligence, environmental investigation remediation, geotechnical investigations/ construction, HSSE compliance/ management and management consulting on locations throughout the United States and internationally.

Mr. Johnston was former President of ASFE (now GBA) and is active in numerous professional societies, including the Society of Petroleum Engineers (SPE).

Selected Projects

- Confidential Client, Data Center Development, Vernon, CA
- Confidential Client, Data Center Development, San Jose, CA
- Viridian, Data Center Evaluation, Hastings, PA
- Viridian, Data Center and Industrial Warehouse Development, Lakeland, FL
- Confidential Data Center Projects, San Antonio, TX
- Confidential Data Center Project, Houston Region, TX
- Confidential Data Center Hyperscale Campus, Central Texas Region
- Confidential Data Center Hyperscale Campus, North Texas Region
- Confidential Data Center Project, Houston Region, TX
- Chicago O'Hare International Airport, American Airlines Remediation, Chicago, IL
- As-Needed Site Investigation/ Remediation Services, Los Angeles, CA
- Agua Mansa Park, Jurupa Valley, CA
- UC Irvine Medical Center, Newport, CA
- 33-35 Wycoff Ave and 267 Starr Street, Brooklyn, NY
- Alcoa - LaPorte IN Geotech-Structural, La Porte, IN
- Exxon: Bayway Geotechnical Evaluation, Linden, NJ
- Former Aera Hercules Gas Plant, Goleta, CA
- Hercules Santa Barbara Gas Plant, Montecito, CA
- John F. Kennedy International Airport (JFK), American Airlines Terminal 8 & 9 Redevelopment, New York, NY
- John F. Kennedy International Airport (JFK), British Airways Terminal 7 Remediation, Jamaica, NY
- John F. Kennedy International Airport (JFK), Terminal 7 Remediation Activities, Jamaica, NY
- LaGuardia Airport (LGA), American Airlines Hangar 5 Spill, East Elmhurst, NY
- LaGuardia Airport (LGA), Various Tenant Projects, Queens, NY

JOSEPH GOOD

PE, LEED AP

Principal
Environmental Engineering

Education

M.E., Civil and Natural Resource Engineering, University of Canterbury

B.S., Civil Engineering, University of Illinois

Professional Registration

Professional Engineer in IL, IN, IA, MI, MN, MO, & NY

LEED Accredited Professional

Certifications

40 Hour OSHA (HAZWOPER)

10 HOUR OSHA (Construction)

Affiliations

American Chemical Society

United States Green Building

American Council of Civil Engineers

Mr. Good is an environmental engineer with over 18 years of experience working on both national and international projects. He is responsible for the performance and quality of his team, and financial metrics for his client base. His technical work focuses on environmental assessments and client support under numerous state and federal regulatory programs. Mr. Good's extensive consulting experience includes Phase I and II Environmental Site Assessments; remedial engineering and system design; Underground Storage Tank (UST) permitting, removal specifications, and closure reporting; and soil vapor intrusion investigation. Additionally, his field experience includes subsurface investigations, groundwater, soil, and air sampling programs; monitoring well installations, driller supervisions, subcontractor oversights, and waste characterizations.

Selected Projects

- Confidential Data Center Campus, WI
- Confidential Data Centers - Project Goldfinch, Pierce Township, OH
- Confidential Data Center, Lisle, IL
- E-Commerce Warehouse, Minneapolis, MN
- RWE Solar Sites, Various Locations, OH
- Ravago Americas, 120 Harvest Drive, Coldwater, OH
- Tenaska MISO Battery Storage, Charter Township of Brownstown, MI
- LNG Facility, Breckenridge, MN
- DSD Renewables, Metropolis, IL
- The Donnelly Complex, Chicago, IL
- Scout Cold Storage, West 46th and South Damen Avenue, Chicago, IL
- Scout Capital - Due Diligence, McCook, IL
- Scout Cold Storage, 1250 Greenleaf Avenue, Elk Grove, IL
- Saxum Cold/Frozen Storage Warehouse, Romulus, MI
- Sun Chemical, Kankakee, IL
- Extell Development Company, Chicago, IL
- The Cooper, 720 South Wells Street, Chicago, IL
- Hollywood Casino, Aurora, IL
- Hollywood Casino, Joliet, IL
- 312 North Carpenter Street, Chicago, IL
- 1115 West Fulton Market, Chicago, IL
- District 1860, Lincolnwood, IL
- 2345 Hamilton Road, Arlington Heights, IL
- American Airlines, Inc., O'Hare Remediation, Chicago, IL
- South Main Street, Crystal Lake, IL
- McAfee & Taft, Chicago, IL
- Venture One Real Estate, Huntley, IL
- Burlington Coat Factory, Tinley Park, IL

ANDREW UTTAN

PE, LEED AP

Associate Principal
Site/Civil Engineering

Education

B.S., Civil Engineering, University of Illinois at Urbana-Champaign

Professional Registration

Professional Engineer in WI & IL
LEED® Accredited Professional

Affiliations

Chicago Central Area Planning Committee

Near South Planning Board

International Council for Shopping Centers

National Association for Office and Industrial Properties

Urban Land Institute

Mr. Uttan is an associate principal with over 20 years of experience in the site/civil discipline. Before joining Langan, he received a civil engineering degree from the University of Illinois and went on to manage numerous data center, residential and commercial development projects throughout the Midwest. This includes 200+ commercial retail projects throughout the region and 150+ projects in the Greater Chicago Region. Mr. Uttan has also served as the lead Project Manager and Engineer-of-Record for Lincoln Yards South, part of a $6 billion mixed-use development in Chicago.

Selected Projects

- Confidential Data Center, Lisle, IL
- Data Center Master Plan, Chicagoland Area, IL
- Confidential Data Center, Cleveland Area, OH
- Confidential Data Center near Cincinnati, OH
- T-Mobile Data Center Redevelopment Arlington Heights, IL
- E-Commerce Warehouse Michigan City, IN
- E-Commerce Warehouse Indianapolis, IN
- The Logistics Campus - Phase II Northbrook, IL
- Hollywood Casino, Joliet, IL
- Hollywood Casino, Aurora, IL
- CNG Site, Melrose Park, IL
- Earthrise - Multiple Sites, Manhattan, IL
- New Leaf Energy, Multiple Cities, IL
- DSD Renewables, Metropolis, IL
- Tenaska MISO Battery Storage Multiple Cities, MI
- LNG, Breckenridge, MN
- 440th Avenue - CNG Facility Morris, MN
- The Reed, 720 South Wells Street Chicago, IL
- East Court Village Redevelopment Pekin, IL
- The Halsted - Phase I, Chicago, IL
- RockRun Collection, Joliet, IL
- ATS Storm Shelter, Osseo, MN
- Mahalia Jackson Court, Chicago, IL

CLAYTON PATTERSON
PE

Associate Principal
Geotechnical Engineering

Education

M.S., Civil Engineering, Manhattan College

B.S., General Engineering, University of Illinois at Urbana-Champaign

Professional Registration

Professional Engineer in IL, IN, MI, MN, CT, MA, & NY

OSHA 40-Hour HAZWOPER

Nuclear Densometer Testing Equipment Certification

Affiliations

Deep Foundations Institute

Mr. Patterson is the geotechnical practice leader for the Chicago region, with over 20 years of experience on a wide array of challenging geotechnical projects. He specializes in geotechnical explorations and reporting, deep foundation design, ground improvement and earthwork designs, support of excavation and underpinning design, slope-stability, seepage and resiliency-related projects, retaining wall design, and instrumentation and monitoring during construction. Mr. Patterson's project experience includes a significant background in complicated urban construction, industrial and logistics development, data centers, K-12 and higher education, and general mixed-use and commercial construction projects.

Selected Projects

- Confidential Data Center, Norton OH
- Confidential Data Center, Canton, OH
- Confidential Data Center, Hubbard, OH
- Confidential Data Center, Lisle, IL
- E-Commerce Warehouse, Michigan City, IN
- New Leaf Energy, Solar Sites, Various Locations, IL
- Kendall County Solar Project, Plano, IL
- Sunpeak, Solar Project, Edwardsville, IL
- DSD Renewables, Metropolis, IL
- LNG Facility, Breckenridge, MN
- Melrose Park CNG, Melrose Park, IL
- Hollywood Casino, Joliet, IL
- Hollywood Casino, Aurora, IL
- The Cooper - 720 S Wells Street, Chicago, IL
- 509 W Front Street, Roanoke, IL
- 10000 N Galena Road, Peoria, IL
- District 1860, Lincolnwood, IL
- Millsdale Road, Joliet, IL
- Stellwagen Farm and John Humphrey House, Orland Park, IL
- Neighborhood Hotel, West Loop, Chicago, IL
- Westrock, Woodridge Printing Press, Woodridge, IL
- 440th Avenue - CNG Facility, Stephen, MN
- Confidential Client, Facility Peer Review, Weston, WI
- Peachers Mill Geotechnical Support, Clarksville, TN
- White Plains Hospital, White Plains, NY
- St. Timothy House of Prayer, Chicago, IL
- Anshe Emet Synagogue Redevelopment, Chicago, IL

Exhibit E

Economic Impact Analysis

Economic Impact of Hyperscale Data Center Campus in Wisconsin

Prepared by Appleby Strategy Group, LLC - August 2025

This report highlights the economic impact of the construction and operation of a new hyperscale data center in Wisconsin. The proposed plan is for a 800 MW Hyperscale Data Center Campus comprised of 11 buildings. The report also addresses near term data center development projects from surrounding states that will drive hyperscale interest in the Wisconsin market. There is significant variability among hyperscale data centers in terms of size, design, capacity, and other characteristics. This report uses aggregate data and information sourced from actual hyperscale facilities across the country. Supply chain constraints have continued to shift these numbers higher.

Assumptions used to estimate the impact of a 800MW Data Center Campus comprised of 11 buildings costing $8.0billion[1]:

- Construction: $2.5 billion spent on construction, including 1,200 construction workers over the 18-24 months that each building of this size would take to construct.
- Construction: $530 million spent on cooling and electrical equipment and other electrical fixtures.
- Fit Out: $4.9 billion spent on computer equipment and hardware vital to the operation of the data center.
- Operation: Employ 600 direct employees and contractors that provide security and maintenance services.

Construction: Estimates for a 800 MW 11-building Data Center Campus

Direct Economic Impact across 11 building campus (18-24 month construction period per building)

- $2.05 billion in economic output in the Wisconsin economy, including:
    - 13,200 construction jobs, and
    - $870 million in associated pay and benefits for construction workers.

Total Economic Impact across 11 building campus (18-24-month construction period per building):

- $3.7 billion in total economic output, including:
    - 21,000 jobs supported, and
    - $1.4 billion in total pay and benefits.

Operation: Estimates for a 800 MW 11-building Data Center Campus

Direct Economic Impact (annually, once fully fit-out and operational)

- $130 million in economic output, including:
    - 600 new operational jobs, and
    - $48 million in associated pay and benefits for operating workers.

Total Economic Impact (annually, once fully fit-out and operational):

- $460 million annually in total economic output, including:
    - 1,900 jobs supported once data center operations begin, and
    - $114 million in pay and benefits.

Near Term Data Center Development Projects: Microsoft Moves Ahead with Mount Pleasant Data Center Expansion[2]

[1]: Data Source: The Impact of Data Centers on the Georgia Economy, Magnum Economics, December 2021.

[2]: https://www.jsonline.com/story/money/business/2025/08/01/microsoft-moves-ahead-with-mount-pleasant-data-center-expansion-sites/85463849007/

Exhibit F

Project Timeline

8/22/25

JANESVILLE
DATA CENTER