Executive Summary

The “UPLAND” development opportunity consists of the adaptive re-use of a 173-acre former manufacturing plant and related improvements to re-purpose as a heavy power campus while restoring the surrounding lowlands.

The Portland area and specifically neighboring Hillsboro has become a primary tech hub servicing chip manufacturing and data center use due to relatively clean low-cost power, land availability and fiber network connectivity.

The success of Hillsboro has impacted immediate power availability which is driving expansion into new submarkets outside of Portland such as St Helens.

Constraints in acquiring new infrastructure to service heavy power industries such as chip manufacturing and data centers both locally and nationally has put a premium on sites with existing power and related infrastructure.

125-MW Power Campus Development Opportunity

UPLAND

Hillsboro/Portland Market
1645 Railroad Ave, Saint Helens, Oregon

UPLAND
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PROPERTY HIGHLIGHTS

- ❑ 173+/- gross acres of which 40-70 acres of upland targeted for redevelopment
- ❑ 90 +/- acres of lowland area set aside for restoration, habitat and natural buffer
- ❑ 25MW operational onsite substation grid connected, inspected, tested and ready
- ❑ 100MW of Grid Power deliverable per completed Line/Load studies (CRPUD,BPA & PGE)
- ❑ 16MW of Grid Power to the site and available
- ❑ 25MWs of Natural Gas Generation available with Air Permit application in process
- ❑ 100MW substation proposed onsite
- ❑ 260,000 gallons per day of existing on-site water well and expandable
- ❑ 5” natural gas line on-site provided by Northwest Natural Gas
- ❑ Fiber providers available (ATT, Comcast, Fatbeam, Lumens)
- ❑ Zoned Heavy Industrial and approved for data center use
- ❑ Existing 40,000 sq ft building ready to repurpose as data center
- ❑ Additional 220,000 sq ft of existing warehouse space, storage and office
- ❑ Variety of Power Intensive Use cases

POWER CAMPUS DEVELOPMENT SCENARIOS

- ❑ Phase I - 16MW Grid/Substation connected power available
- ❑ Phase II - 25MW Build onsite NG power plant, air permit ready for submittal
- ❑ Phase III -84MW Line & Load Studies completed, system upgrade ready

OPPORTUNITY HIGHLIGHTS

- ❑ Repurpose: Tech / Heavy Power / Data Center / Battery Storage
- ❑ Value Add: Hydro Grid Power @ 16MWs today with full target to 100MWs per L&L (PGE,BPA,CRPUD)
- ❑ Site Status: Demo existing Production Plant with balance of buildings for potential repurpose or ground up
- ❑ Development Scenarios: I) Utilize existing improvements II) Add Purpose Built Power Shells as New Campus
- ❑ End user Profiles: 1) Existing DC operator 2) Heavy Power user 3) Battery Storage / Utility
- ❑ Own Operate / Partner / End User Acquisition

DC #1 design & review in process

St Helens Substation 40MW

25MW nameplate On-Site Substation

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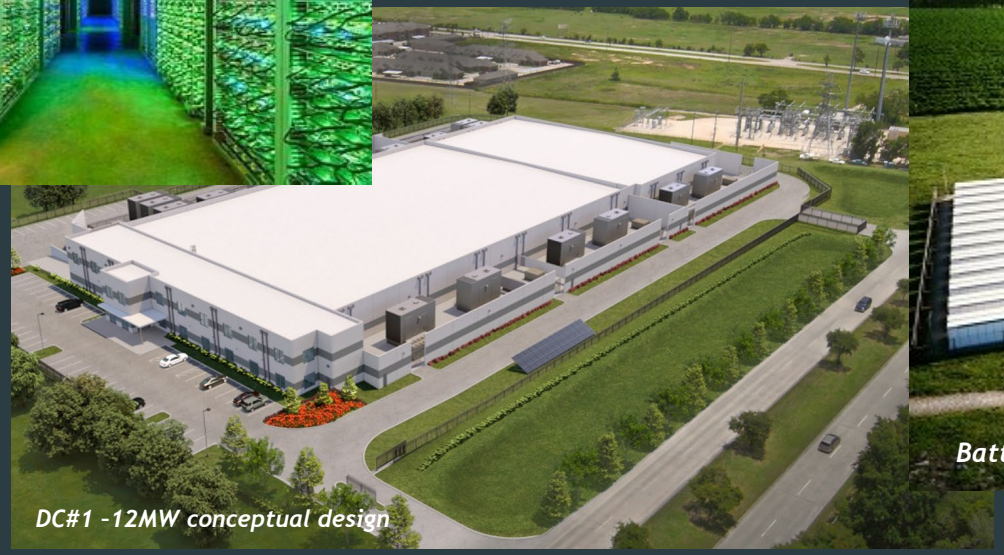
SITE VALUE

- ❑ Speed to Market / Line & Load Grid & Natural Gas studies completed
- ❑ Entitlements / Opportunity & Enterprise Zones
- ❑ Existing Infrastructure / Water Well / 5” Gas line / 25MW Substation onsite/Fiber Networks
- ❑ Repurpose - 1) Main Warehouse 2) New Warehouse, 3) Storage Warehouse
- ❑ Lowland area mitigation/restoration/ natural buffer --- working with DEQ
- ❑ Undeveloped Land Value
- ❑ Subdivide land for battery storage, manufacturing and/or tech

POWER DEVELOPMENT SCENARIOS

- ❑ Demo plant, expand/add new substation, repurpose 40K sq ft building as powered shell
- ❑ Design/add new buildings to campus, industrial use/restoration
- ❑ Demo all buildings, new design/layout incorporating heavy power use case



DC#1 -12MW conceptual design

Fiber Pathways to Site

Battery Storage plus Substation - 200MW

SITE PHOTOS

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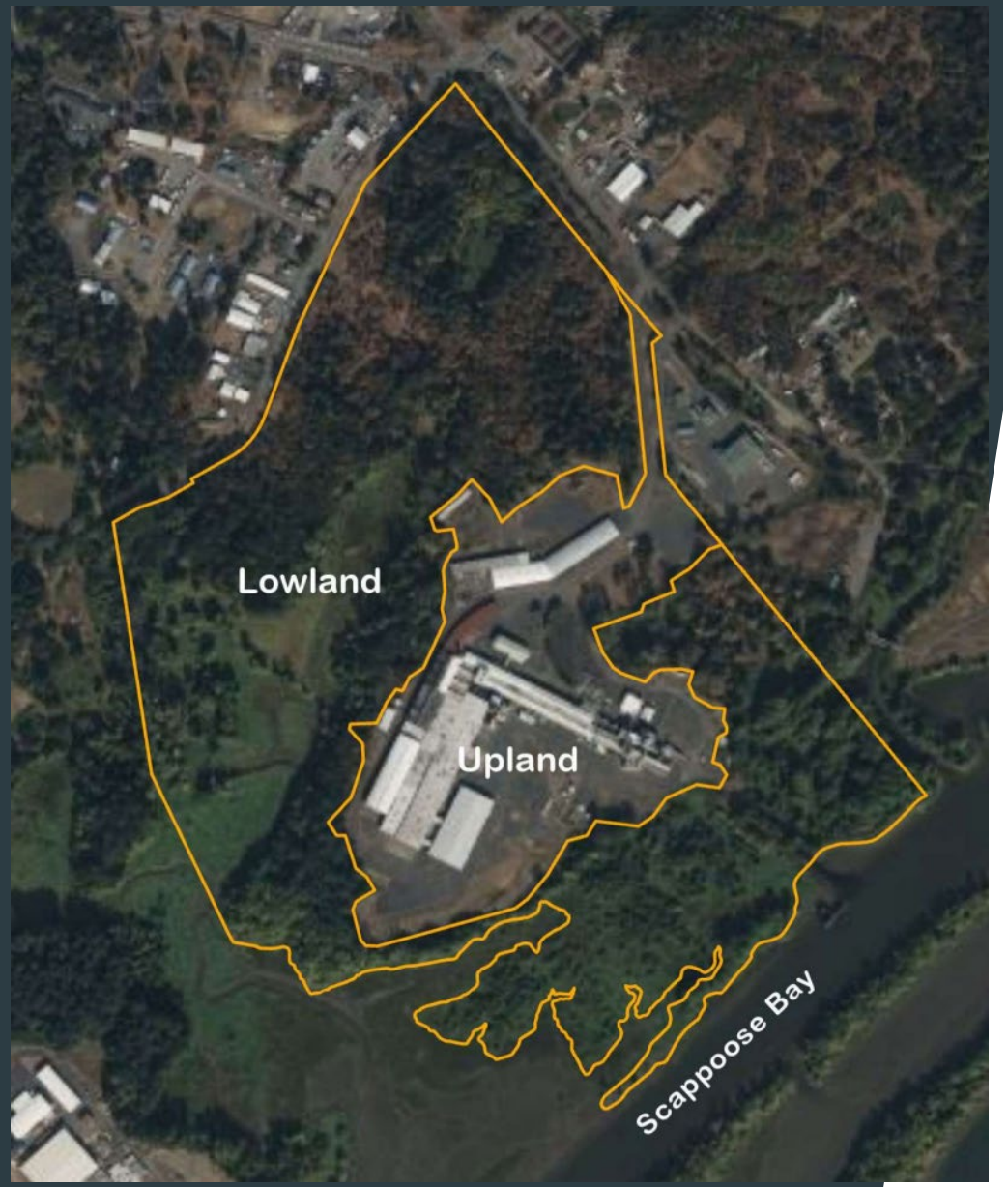
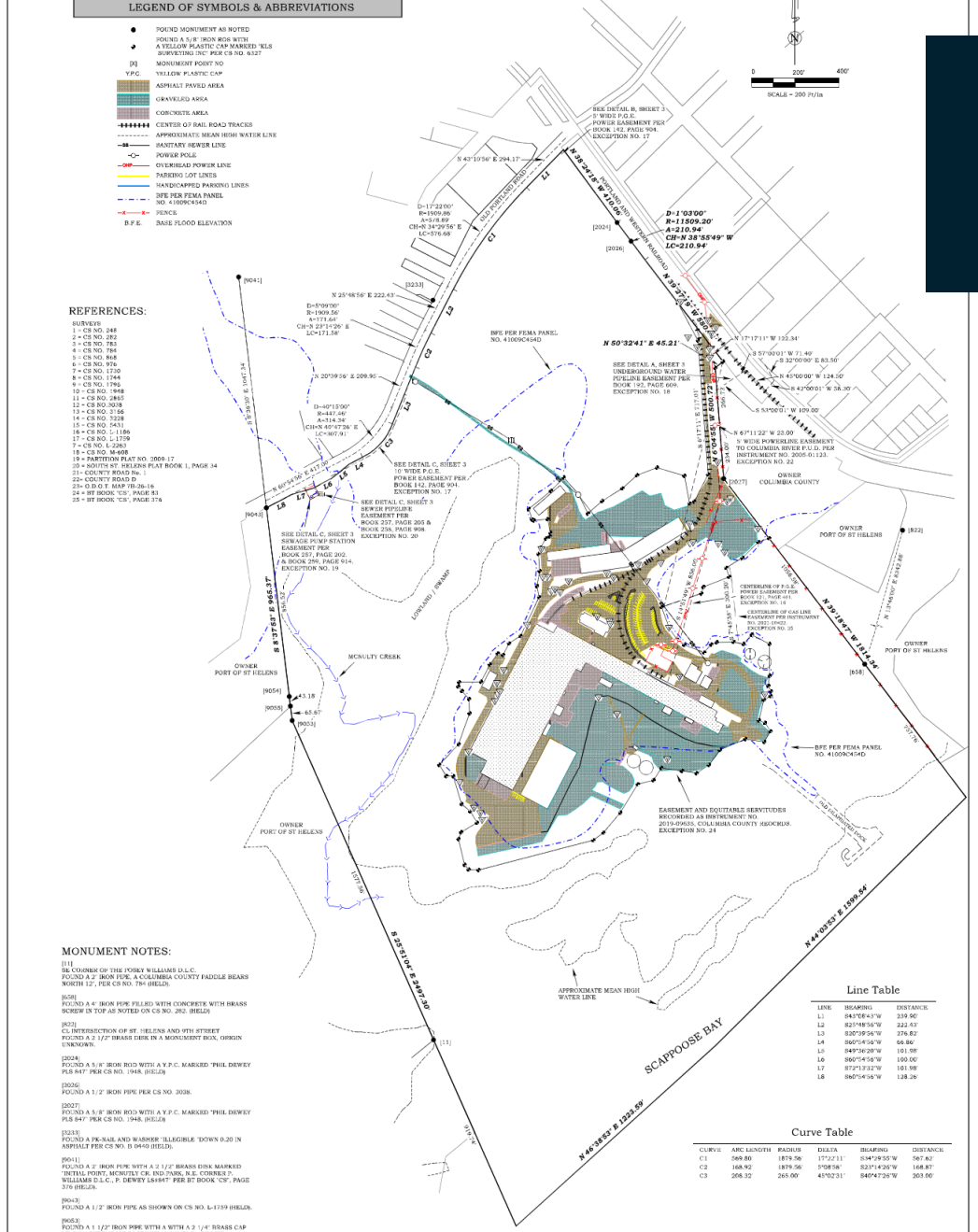
SUBJECT PROPERTY





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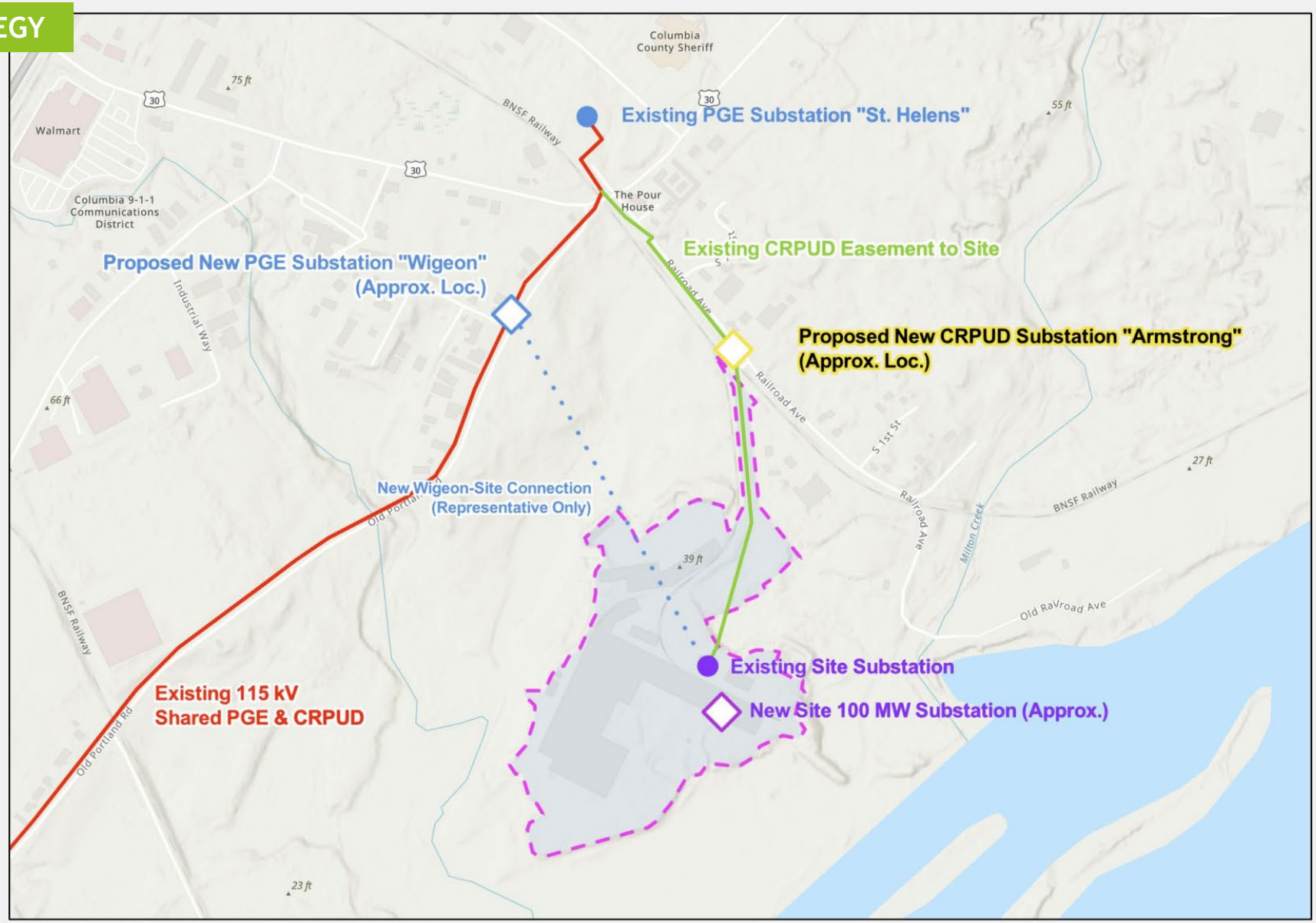
Exh

Data Center Strategy: Grid Infrastructure Map

POWER STRATEGY



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PATH TO POWER

PHASE	TODAY EXISTING GRID INFRASTRUCTURE	NEAR-TERM NATURAL GAS DELIVERY	FUTURE DEVELOPMENT GRID EXPANSION
Status	10MW available now	Meets air permit requirements	System upgrades
Delivery	+6MW within 12 months	+25MW in 12-24 months	+10MW per annum up to 84MW total
Connected Load	**16MW GRID**	**41MW COMBINED**	**125MW MAX COMBINED**

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FIBER NETWORK PATHWAYS

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Data Center Strategy: Concept Master Plan

1) Repurpose existing buildings plus add
- 25MW NG generation combined 16MW of Grid
- 40MW plus of combined load within 12-24 months
- 85MW of Grid delivered on 10MW per annum basis

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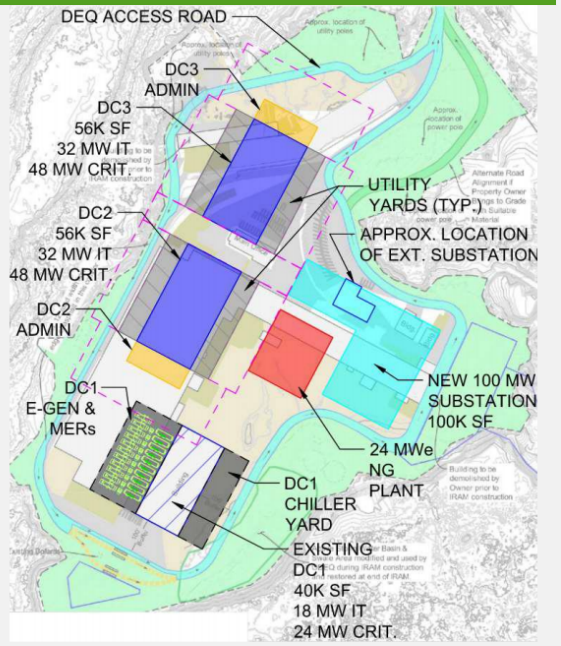
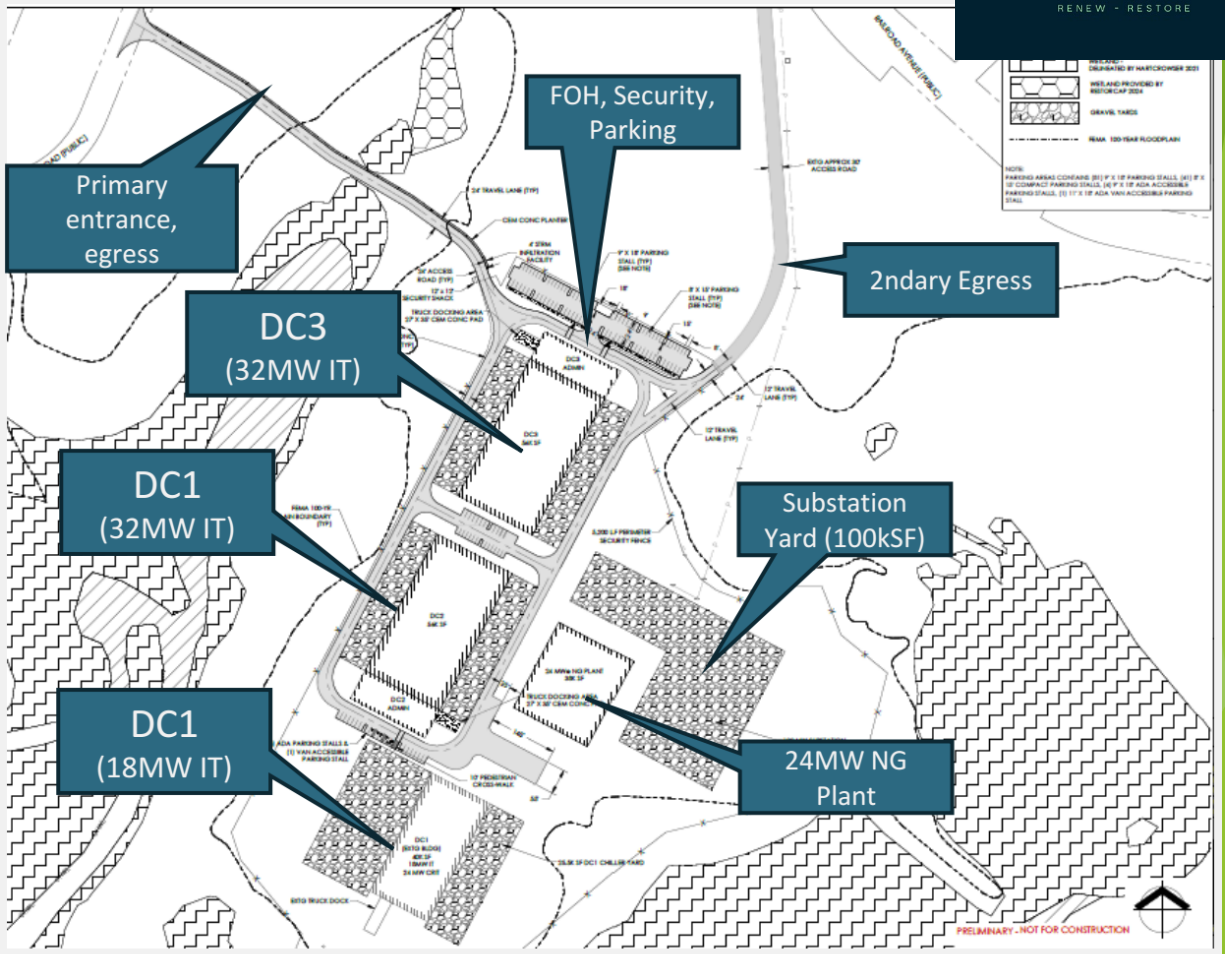
2) Ground up Build
- 16MW today
- 84MW of Grid on accelerated schedule
- Infrastructure build costs escalate





Updated Master Plan incorporating the latest and greatest data and thought from the Upland team. A more detailed (and readable) set of sheets (pdf) have been provided separately.

Substation Upgrades

Battery Storage

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Exterior Design Options

February 12, 2024

Natural Gas Reciprocal Cycle Power Generation

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