

FLORIDA COMMERCE PARK



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Florida Commerce Park is an ideal location due to its proximity to over 2.3 million people, site readiness, power infrastructure, favorable tax climate and low risk of natural disasters. As a tenant, you would have access to the following:

- **Green Energy:** Power is derived from natural gas turbines and solar energy, and is delivered sustainably. Users have the option to request 100% renewable energy from the solar providers at rates 41% below the national average, consistent with FCP's commitment to being carbon neutral. These costs are also exempt from sales and use tax, in accordance to state law.
- **Economic Incentives:** Exemptions for sales and use tax on data center equipment include, but not limited to: construction materials; component parts; machinery; equipment; computers; servers; installations; redundancies; operating and enabling software, including any replacements, updates, and upgrades to such property.
- **Consistent Capacity:** FPL received the 2019 ReliabilityOne™ Award, a prestigious recognition for electric utilities for providing their customers with the highest levels of reliability in the industry.
- **Workforce:** The property is surrounded by densely populated cities and townships, with over two million people in a 50-mile radius and eight million within 100 miles.

Florida Commerce Park can fulfill the requirements, and additional site attributes include:

- **Network Latency:** Round-trip adjacency to major network hubs including the Equinix Internet Exchange and Equinix MI3 in Boca Raton is under two minutes.
- **Low Risk:** The natural disaster risks associated with coastal data centers are mitigated by the site being 25 miles inland and 40 feet above sea level, designated as FEMA Flood Zone X.
- **Time-to-Market:** All infrastructure, site work and approvals are in place including: roads, water, sewer, re-use water, master drainage, conservation set-asides, fiber optic and electrical service, grading, and landscaping.
- **Community:** The newly incorporated Village of Indiantown is development friendly. Martin County Economic Development and Florida Power and Light have identified data centers as a key industry for the region and significant incentives are available.

Thank you for the opportunity to present our offering, we look forward to your feedback on the proposal.

Best,
Dave



01

**SITE
OVERVIEW**

SITE OVERVIEW

Florida Commerce Park (FCP) is the largest approved campus in the southeast Florida region, with 60 acres of “pad-ready” parcels located 40 feet above sea-level in the Village of Indiantown. All infrastructure, site work and approvals are in place resulting in a development timeline advantage of 18-24 months compared to other sites. The Village has indicated that building plan approvals can be granted within 30-45 days.

FCP is owned by Skyfarm Strategic Capital LLC.

FCP OWNERSHIP

[VIEW](#)

The Property Owner’s Association is Florida Commerce Park Property Owner’s Association

POA

[VIEW](#)

The completed development steps include:

- Land acquisition
- Engineering & design
- Site plan & platting
- Entitlements perfected per Planned Unit Development Agreement (PUD)
- Installed infrastructure includes:
 - » Roads
 - » Conservation set-asides
 - » Water, sewer, re-use water
 - » Fiber optic & electrical service
 - » Master drainage system
 - » Grading and landscaping
- All municipal, county and environmental requirements satisfied and certified as complete
- Water and sewer infrastructure conveyed to local utility



PROPERTY HIGHLIGHTS

City of Indiantown, FL - Along Hwy 710.

Latitude 27.0345, Longitude -80.4946



Sales & Use tax incentives on data center property and electricity



FP&L's largest power generation facility and largest solar production array is immediately adjacent to Florida Commerce Park's campus



Abundant ground and surface water rights



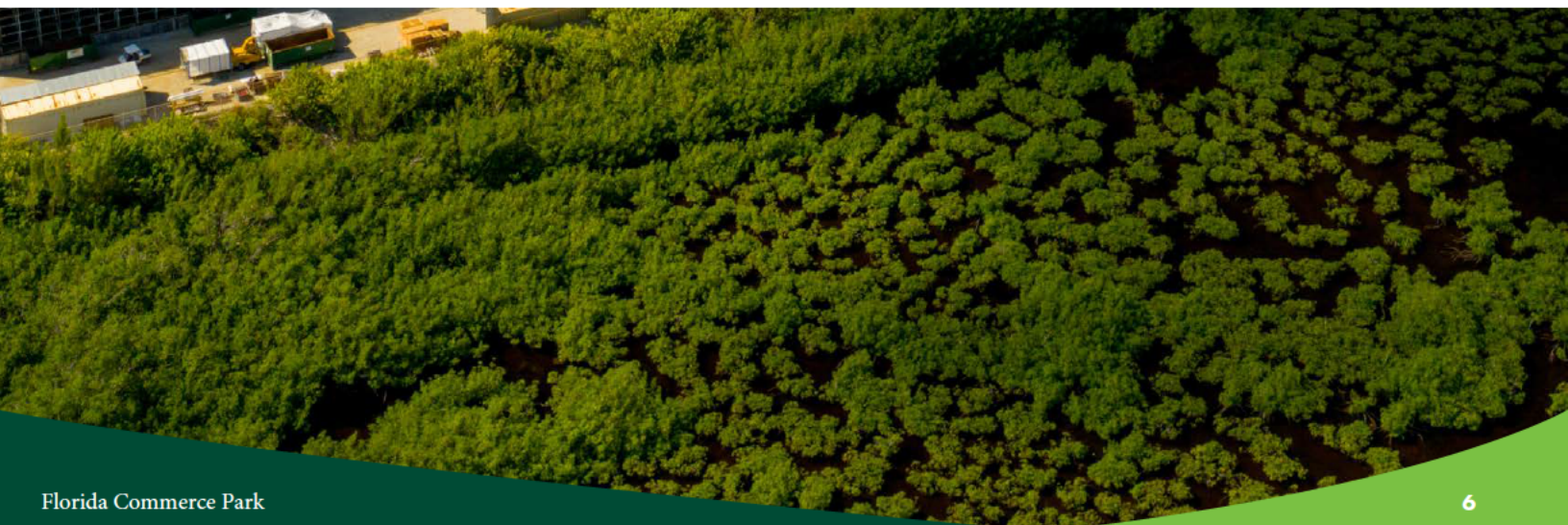
Park is 40 feet above sea level and is out of the 500-year flood plain



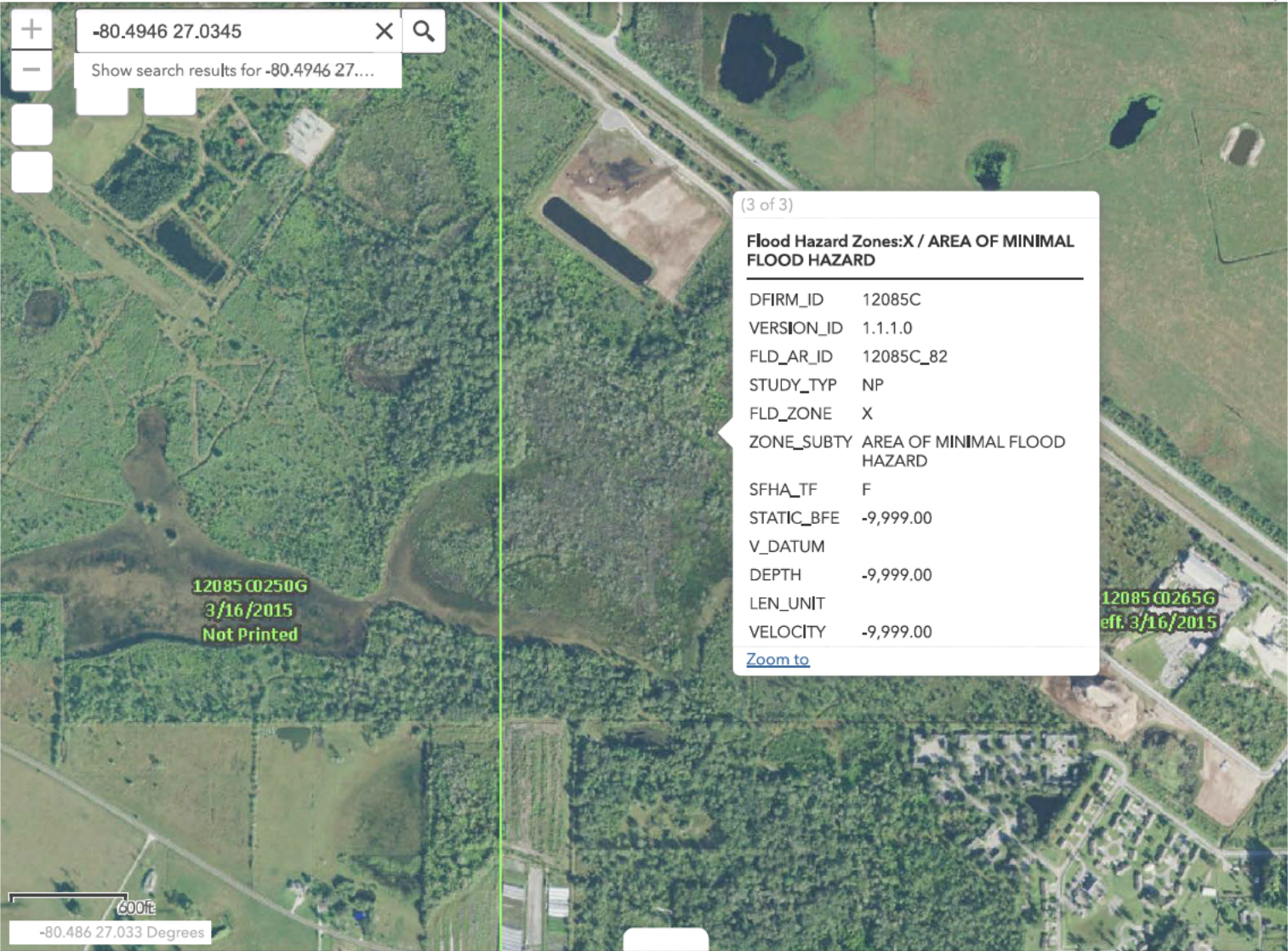
Multiple fiber providers <2ms to NAP of Americas



Zoning: All parcels are zoned Heavy Industrial except for G which is zoned Light Industrial.



FEMA'S NATIONAL FLOOD HAZARD VIEW





02

**POWER
INFRASTRUCTURE**

POWER INFRASTRUCTURE

SUBSTATION

What is the distance to this substation?

The closest substation to FCP is 2000 feet away.

PROPOSED LINES

What is the voltage of transmission line(s) nearest to site which would serve the site (kV)?

FPL currently has 2-230KV lines less than 1 mile away.

What is the distance to nearest transmission line(s) which would serve the site?

Need Transmission study to determine where to tie in.

What is the estimated timeline to extend the line?

Need Transmission study - Land acquisition will drive timeline.

OVERALL SERVICE TIMELINE

What power capacity is immediately available?

10MW is immediately available at the site

What is the anticipated timeline to serve 20 MVA load at the site?

12 to 18 months and will require 2 new feeders to be built from closet substation (2000 ft away). Over 20MVA will require a transmission interconnection.





SERVICE & INTERCONNECTION

Please describe any electrical capacity limitations of providing 100 MVA to the sites and, if applicable, a description of upgrades and timing necessary to accommodate this capacity.

Minimum required Transmission Extension, new substation. Siting will need to be involved to evaluate Transmission routing and substation size necessary, which will require Transmission study

Please provide a description of the most likely interconnection options at the proposed site. Please detail reliability benefits of the proposed options (i.e. looped system)

Most likely anything over 20MVA will be a transmission interconnection. Transmission study will determine size and costs.

RENEWABLES

What is the current fuel mix of FPL's grid?

FPL uses a diverse mix of fuels at our power plants to generate reliable electricity. Because of our fuel mix, FPL is recognized as a clean energy company, with one of the lowest emissions profiles among U.S. utilities. FPL's carbon dioxide emissions rate, for example, is 35 percent better than the industry average. FPL currently obtains most of our electricity from clean-burning natural gas. Nuclear power, which produces no greenhouse gas emissions, is responsible for another significant portion of power production. In addition, FPL has begun operation of three commercial-scale, emissions-free solar energy facilities in the Sunshine State.

Is renewable power available at the site?

Yes, the area is currently served by several FPL solar sites including the largest solar generation facility in FPL's network which is adjacent to Florida Commerce Park.

WATER INFORMATION

How much water is currently available at the site?

POTABLE GROUNDWATER

1 million gallons per day from utility

Additional 190 million gallons per year from secondary source

NONPOTABLE

TBD based on requirement

30 million gallons of on-site storage capacity



03

INCENTIVES

INCENTIVES

MARTIN COUNTY, FLORIDA POTENTIAL INCENTIVES FOR FLORIDA COMMERCE PARK

PROGRAM FEATURES	JOB CREATION GRANT	PROPERTY TAX EXEMPTION
Purpose	Encourages businesses to create jobs.	An exemption of up to 100% of the assessed value of all improvement to real property and all tangible personal property for a new business or 100% of net new improvements or tangible personal property for an expanding business.
Requirements	Must be an Inducement; Targeted Industry Business; At least 50% of revenues generated outside of Florida = Contributory Business	
Eligibility	Create a minimum of 10 new jobs at 100% of private wage in Martin County or MSA + provide health insurance	Create 10 jobs or more at an industrial or manufacturing plant; Data Centers; Establish 25 jobs or more collocated with a commercial or industrial operation owned by the same business; Office space housing 50 or more employees; Retail operations not eligible.
Types of Support	Cash	
Other Benefits / Key Notes		No exemption on land; No exemption on school, water management district, bonds or taxes authorized by voters; No exemption on improvements or tangible personal property previously included on tax rolls.
Approval	Before lease signed or property purchased	Before property purchased
Application Timing	Prior to decision; BDBMC makes recommendation to County Administrator	See above or on or before March 1

MARTIN COUNTY, FLORIDA POTENTIAL INCENTIVES FOR FLORIDA COMMERCE PARK

PROGRAM FEATURES	JOB CREATION GRANT	PROPERTY TAX EXEMPTION
Required Jobs	Net new jobs	Yes, see above
Lease / Own Property	Both	Own Property Only
Calculation	\$2,000 per job if 100% Average County Wage (ACW); \$3,000 per job if 115% \$4,000 per job if 150% \$5,000 per job if 200%	With assistance from the Property Appraiser
Funding Maximum	4 year payout	Up to 10 years; if a Data Center up to 20 years
Local Match Required	No	No
Performance Agreement	Yes	No, however revocation of exemption if business fails to file the annual report with the County on or before March 1
Clawback if Performance Not Achieved	Yes	No
Payouts / Benefits	Annual payments made over 4 years following first year of job creation and verification (after year 2)	Up to 10-years for manufacturers, fabricators and up to 20-years for data centers; job creation and maintenance through the period of exemption.
Legislation	Resolution 2010-6.10 (June 8, 2010)	Ordinance No. 1137 (July 14, 2020) Voters Reauthorized on August 18, 2020

For more information on Martin County's toolbox, please contact the Business Development Board of Martin County at 772.221.1380.

P O W E R I N G

DATA

FLORIDA: THE MOST COMPETITIVE STATE FOR DATA CENTER INVESTMENT

THE FLORIDA FACTS

Unparalleled access to end users

9 submarine cable landing points, more than any other state on East Coast

#3 largest population in the U.S.



Proximity to **international markets:** Latin America, Caribbean and Europe

Powerful network of **Tier-1 Telecom providers** including Century Link, Cogent, Level 3, Sprint, Verizon and more

Competitive data center tax policies

Exempts eligible data centers from **sales and use tax** on data center property, energy and construction materials

The tax policy requires an investment of **\$150 million** and critical IT load of **15 mW**

#4 **BEST TAX CLIMATE** (Tax Foundation)

#2 **BEST STATE FOR BUSINESS** (Chief Executive magazine)

FPL's parent company, NextEra Energy, is the

#1 producer of energy from the wind and the sun



By 2030, FPL will have installed more than **30 million solar panels in Florida**, totaling over 11,000 MW of solar energy generation

Explore FPL's **35 county service area** and pre-qualified sites by visiting PoweringFlorida.com



ENJOY THE BENEFITS OF LOCATING WITHIN FPL'S SERVICE TERRITORY:



The allure of affordability

Low electric rates

Rates that are more than **41% below the national average** with the ability to drive them down even lower

FPL's Commercial Industrial Service Rider:

Unique negotiable incentive rate for qualifying company projects that create at least 2 MW of new demand

FPL's Economic Development Rider:

A discounted rate over five years for businesses that create at least **25 new jobs per 350 kW** of new demand



Best-in-class reliability

Advanced smart grid solutions

Investment in FPL's smart grid, resulting in restoring service to **546,000 customers** during Hurricane Irma, even before it was safe for trucks to head out

2019 ReliabilityOne Award™

Winner of the **top award for electric reliability** for the fourth time in five years

America's most intelligent energy grid

More than **5 million smart meters** and more than **120,000** other intelligent devices

CONTACT US TODAY AND LET US HELP
YOU FIND YOUR NEW HOME BASE
888.488.7703 | PoweringFlorida@FPL.com
PoweringFlorida.com

CHANGING THE CURRENT.





04

**LABOR, WAGE &
EDUCATION
INFORMATION**

LABOR INFORMATION

Martin County, Florida supports business and industry with local talent and workers from South Florida (7th largest region in the U.S.) with an emphasis of those living in the neighboring counties of Palm Beach County, St. Lucie County, Indian River and Broward County.

As such, FCP would have the opportunity to recruit from a talent pool and pipeline featured below:

Talent Pool within 60-75 minutes	Martin	St. Lucie	MSA (Includes Martin + St. Lucie)	Palm Beach	South Florida (Broward)	Indian River	Regional Totals
Number of Total Workers	76,663	153,376	230,039	747,344	1,044,242	67,286	2,318,950
Number of Information Workers			1,100	9,600	18,600	500	29,800
Out of Work - Ready to Work	2,844	8,127	10,971	34,199	54,271	3,418	102,859

EDUCATION INFORMATION

Talent Pipeline within 60-75 minutes	Martin	St. Lucie	MSA (Includes Martin + St. Lucie)	Palm Beach	South Florida (Broward)	Indian River	Regional Totals
High School Graduates	1,410	3,470		14,832	21,162	1,297	42,171
College Graduates			3,704	6,448	12,477		22,629
University Graduates (FAU)							7,825

WAGE INFORMATION

Wage Rate Information:

Below is general wage information the Metropolitan Statistical Area (MSA) that includes Martin County. Proposed FCP positions were matched with occupation codes to determine wage information for the facility being proposed in the Village of Indiantown, Martin County, Florida.

	Data Center Engineer and Network Engineer (Computer Hardware Engineers)	On-Site Manager	Computer Network Support Specialists	Computer Operators	Data Center, Maintenance and Repair Technicians	Security Personnel - Patrol Officers	Security Personnel Security Guards
Occupation Code Used	17-2061	15-1142	15-1152	43-9011	49-2011	33-3051	33-9032
Level 1 Wage	\$34.94 hr \$72,675 yr	\$25.50 hr \$53,040 yr	\$22.41 hr \$46,613 yr	15.53 hr \$32,302 yr	\$9.80 hr \$20,284 yr	\$18.42 hr \$38,314 yr	\$11.19 hr \$23,275 yr
Level 2 Wage	\$42.19 hr \$87,755 yr	\$29.86 hr \$62,109 yr	\$25.70 hr \$53,456 yr	\$21.43 hr \$44,574 yr	\$11.85 hr \$24,648 yr	\$22.01 hr \$45,781 yr	\$14.40 hr \$29,952 yr
Level 3 Wage	\$49.45 hr \$102,856 yr	\$34.22 hr \$71,178 yr	\$28.99 hr \$60,299 yr	\$27.33 hr \$56,846 yr	\$13.90 hr \$28,912 yr	\$25.61 hr \$53,269 yr	\$17.62 hr \$36,650 yr
Level 4 Wage	\$56.70 hr \$117,936 yr	\$38.58 hr \$80,246 yr	\$32.28 hr \$67,142 yr	\$33.23 hr \$69,118 yr	\$15.95 hr \$33,176 yr	\$29.20 hr \$60,736 yr	\$20.83 hr \$43,326 yr
Mean Wage (H-2B)	\$49.45 hr \$102,856 yr	\$34.22 hr \$71,178 yr	\$28.99 hr \$60,299 yr	\$27.33 hr \$56,846 yr	\$13.90 hr \$28,912 yr	\$25.60 hr \$53,248 yr	\$17.62 hr \$36,650 yr





05

LOGISTICS

DRIVE TIMES FROM SITE

- 30 MINUTES TO WEST PALM BEACH
- 1 HOUR TO FT. LAUDERDALE
- 1.5 HOURS TO MIAMI
- 2 HOURS TO ORLANDO
- 2.5 HOURS TO TAMPA

50 MILE POPULATION:
1,783,081

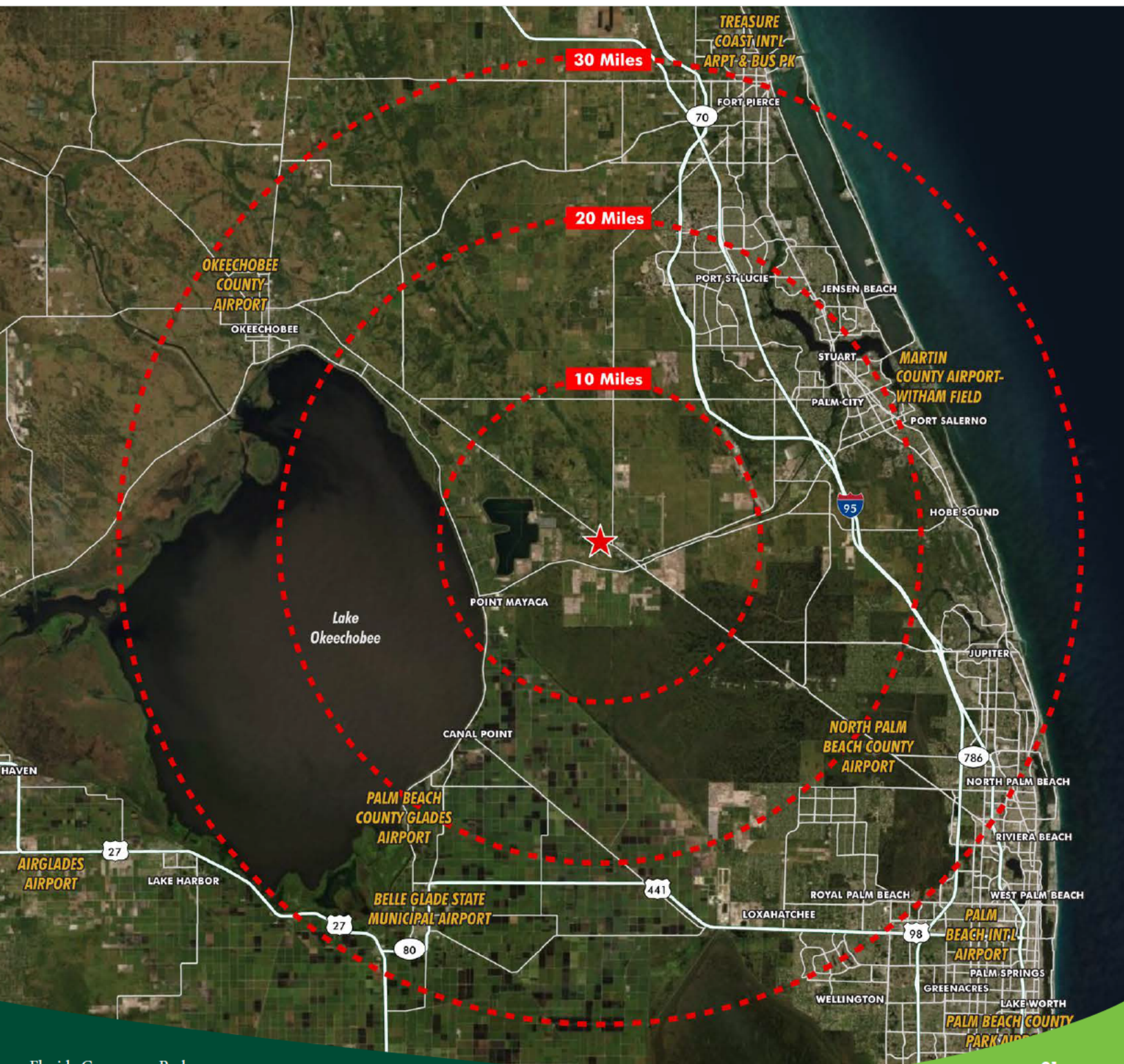
100 MILE POPULATION:
8,046,886

150 MILE POPULATION:
23,923,120



Florida Commerce Park is strategically positioned to serve all major south Florida metro markets.

- Recent improvements to State Rd. 710 result in a brand new, lightly trafficked 4-lane highway from the Park entrance directly to the Florida Turnpike, I-95 and the Port of Palm Beach.
- Less than 30-minute mean drive-time to the Florida Turnpike and I-95.





06

FIBER OVERVIEW

FIBER OVERVIEW

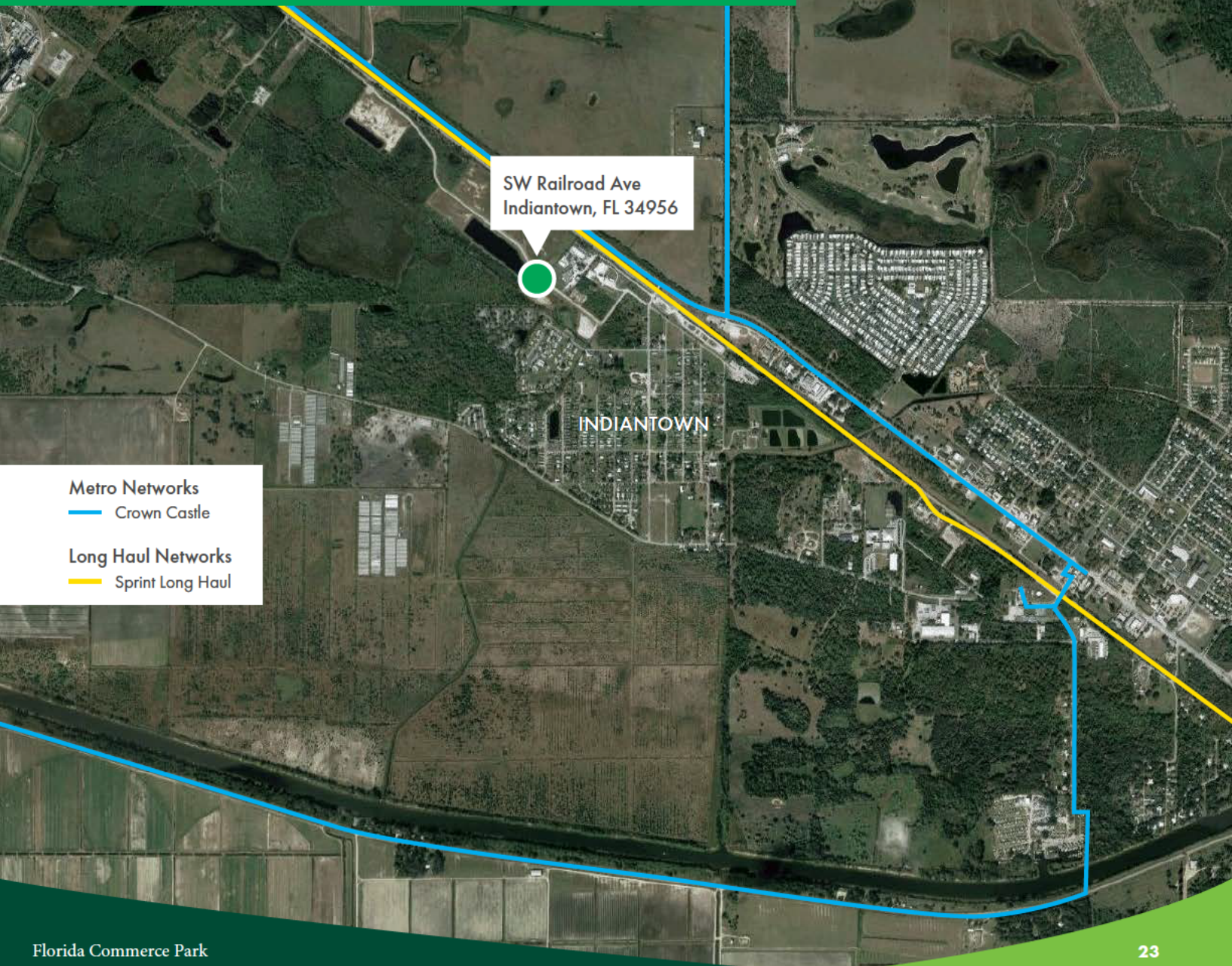
The Florida Commerce Park has Sprint's long-haul fiber running North and South along its border. ITS and Crown Castle's metro fiber rings can connect to diverse long-haul fiber networks from Level 3 and AT&T. Connectivity highlights include:



Less than 2ms round-trip latency
to NAP of the Americas



The state of Florida is home
to nine submarine landing
stations, more than any other
state on the East Coast.



Metro Networks

— Crown Castle

Long Haul Networks

— Sprint Long Haul



07

SUMMARY

SUMMARY

Thank you again for your interest in Florida Commerce Park. FCP offers many advantages including:

GREEN ENERGY

FCP's proximity to FPL's largest solar generation plant, as well as FPL's commitment to bring an additional solar onto the network, will enable it to achieve its net carbon neutral goals.

FPL's "30-by-30" plan to install over 30 million solar panels by 2030 (11,000MW+) will make Florida the world leader in solar energy, while continuously working to expand its renewable portfolio. FPL has begun adding battery storage technology at its solar power plants so that when there is higher demand for electricity, FPL will offset the need to run other power plants—further reducing emissions and saving customers money through avoided fuel costs.

In March 2019, FPL announced a plan to build the world's largest solar-powered battery system—four times the capacity of the largest battery system currently in operation.

TIME-TO-MARKET

FCP is a "build-ready" site, and the Village of Indiantown and Martin County are committed to do whatever is necessary to expedite approvals so that FCP is delivered on-time and within budget. All the site work is completed and FCP can begin construction once the building plans are approved.

INCENTIVES

The state of Florida, Martin County, FPL and the Village of Indiantown will provide an aggressive, customized incentive package to reduce FCP's upfront capital costs, as well as ongoing operating costs. Incentives may include:

- No sales and use tax on data center property
- No sales tax on electricity
- Negotiable rate from FPL
- Ad Valorem tax exemption
- Enterprise zone property tax credit
- Enterprise zone jobs tax credit

INFRASTRUCTURE

- Power: FCP is located less than 2,000 feet from the nearest substation and has two (2) 230kV transmission lines adjacent to the park.
- Water: Access to one million gallons per day from the utility, with 30 million gallons of on-site storage capacity.

WORKFORCE

South Florida is the seventh largest region in the country with a combined talent pool of over 2.3 million people within a 60-75-minute drive.