

SITE'S COMPARATIVE ADVANTAGES

Project Percheron | Boardman, Oregon

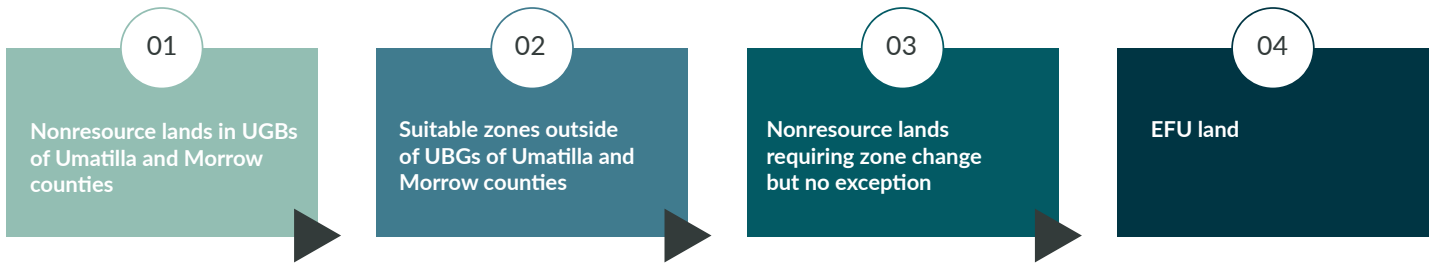
Rowan initiated its site selection screening process in 2020 and entered into an option agreement with Threemile Canyon Farm in August 2021. The site selection analysis was based on data collected from publicly available resources and experienced local land and real estate agents, and based on the available information at the time.

Ultimately, in addition to the very poor soil quality and the new capacity expected from the Boardman to Hemingway line, this site was deliberately chosen because of its close proximity to other industrial zoned properties, the Grassland Switch Station, an existing transmission right of way and compatible surrounding uses.

Rowan utilizes the following criteria for developing a successful project:

1. Access to electrical infrastructure and power availability
2. Water supply and discharge
3. Land characteristics (200+ acres, vacant, <15% slope to minimize grading, etc.)
4. Environmentally sensitive resources and protected areas
5. Road access
6. Fiber network connectivity
7. Land use and zoning
8. Financial feasibility

SITES CONSIDERED



OUTCOME

- Many disregarded potential alternatives sites due to site constraints, lack of transmission capacity, or sites in high-value agricultural production; sites zoned industrial are used for pivot irrigation and not available.
- Five alternative sites and proposed Project Parcel identified.
- Project Parcel met 7/8 siting criteria except for zoning.
- All suitable Morrow County zoning districts were evaluated for feasibility of siting a data center. Many parcels, specifically, the UADM and PI zoned parcels, were disqualified based on power capacity, availability clear insurable title, and insufficient buildable acreage or any combination of the three.