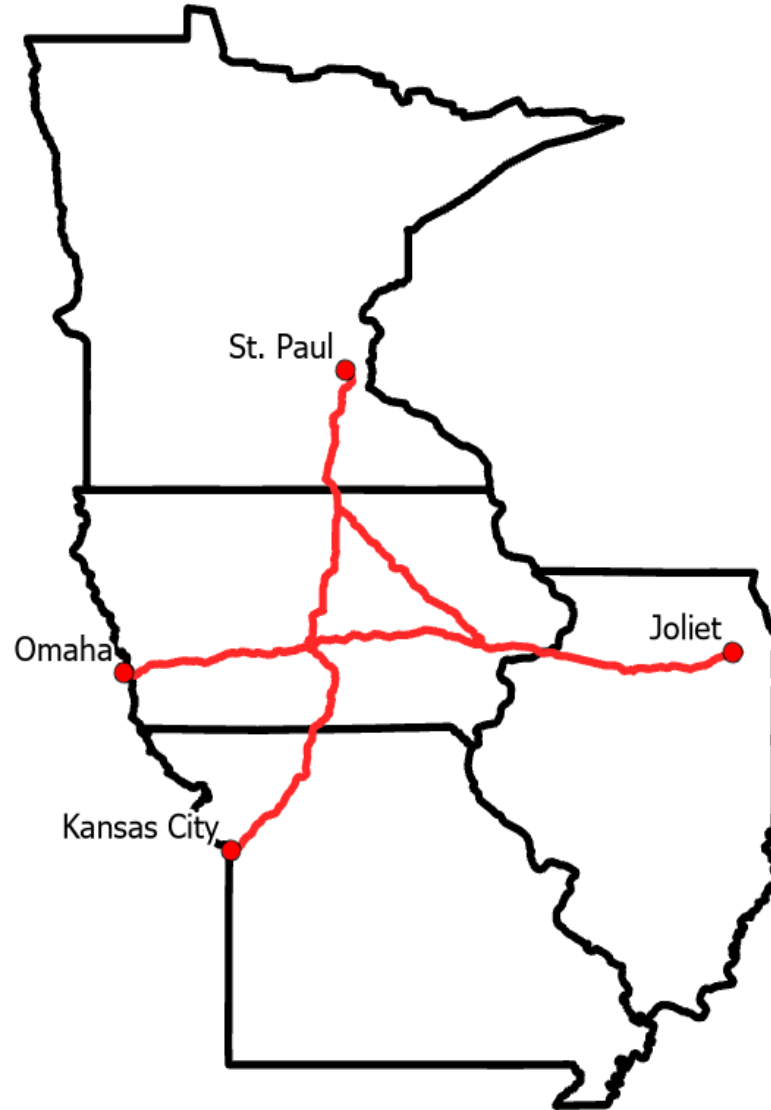


MIDWEST FIBERPATH LLC

MULTI-USE RIGHT-OF-WAY CORRIDOR



OVERVIEW

- Midwest FiberPath has an agreement with Hawkeye Land Company, the exclusive owner of Right of Way along the former Rock Island Railroad corridor in four Midwest states.
- 1200 route miles of right of way extending 50 feet on either side of the RR tracks, currently populated by major fiber routes.
- Massive data center campus locations along (or in proximity) to the route.
- Along with HLC, the partners of Midwest FiberPath, Kenneth D. Anderson and J. Richard Shoemaker are the two founding owners of FiberLink LLC, that acquired an existing fiber route from Denver to Chicago in 2004, they used part of this HLC easement which it successfully sold to Zayo in 2013.

OVERVIEW

- Midwest FiberPath can offer broad, exclusive easement granting rights within its Chicago - Omaha and St. Paul – Kansas City corridors for the installation and operation of fiber-optic systems and all other utilities.
- In 1987, Hawkeye Land Co obtained these rights from the now defunct Chicago –Rock Island Pacific Railroad (CRIP):

“...exclusive perpetual easements for the construction, erection, installation, operation and maintenance of transportation and transmission systems for all and every type of energy, by whatever means , except by railroad, including but not limited to pipeline, telephone, radio, radar, or laser transmission systems wire, fibers, conduits, utility and energy transmission lines of every kind and character together with all necessary supporting devices which may be constructed, erected or installed in, on, under or above, across and along any portion of the premises lying within fifty (50) feet of the centerline of the former railroad tracks, including the right to reconstruct, re-erect, and re-install each and every transportation or transmission facility herein contemplated.”

USAGE

- In the past 40 years thousands of easements have been granted resulting in millions of dollars of revenue.

Electrical / Gas*

Alliant Energy
Ameren
Black Hills Energy
Central Iowa Power Cooperative
Commonwealth Edison
Consumers Energy
Dairyland Power
ITC Midwest
MidAmerican Energy
NICOR Gas
Northern Natural Gas
NW Iowa Power Cooperative

Fiber / Telecom*

AT&T
Lumen Technologies (CenturyLink, Qwest)
Comcast
Consolidated Communications
Cox Communications
Frontier Communications
Google Fiber
Mediacom
Metronet
Sprint (now T-Mobile)
Teleport Communications America (AT&T)
Unite Private Networks
Windstream
Zayo

Pipelines*

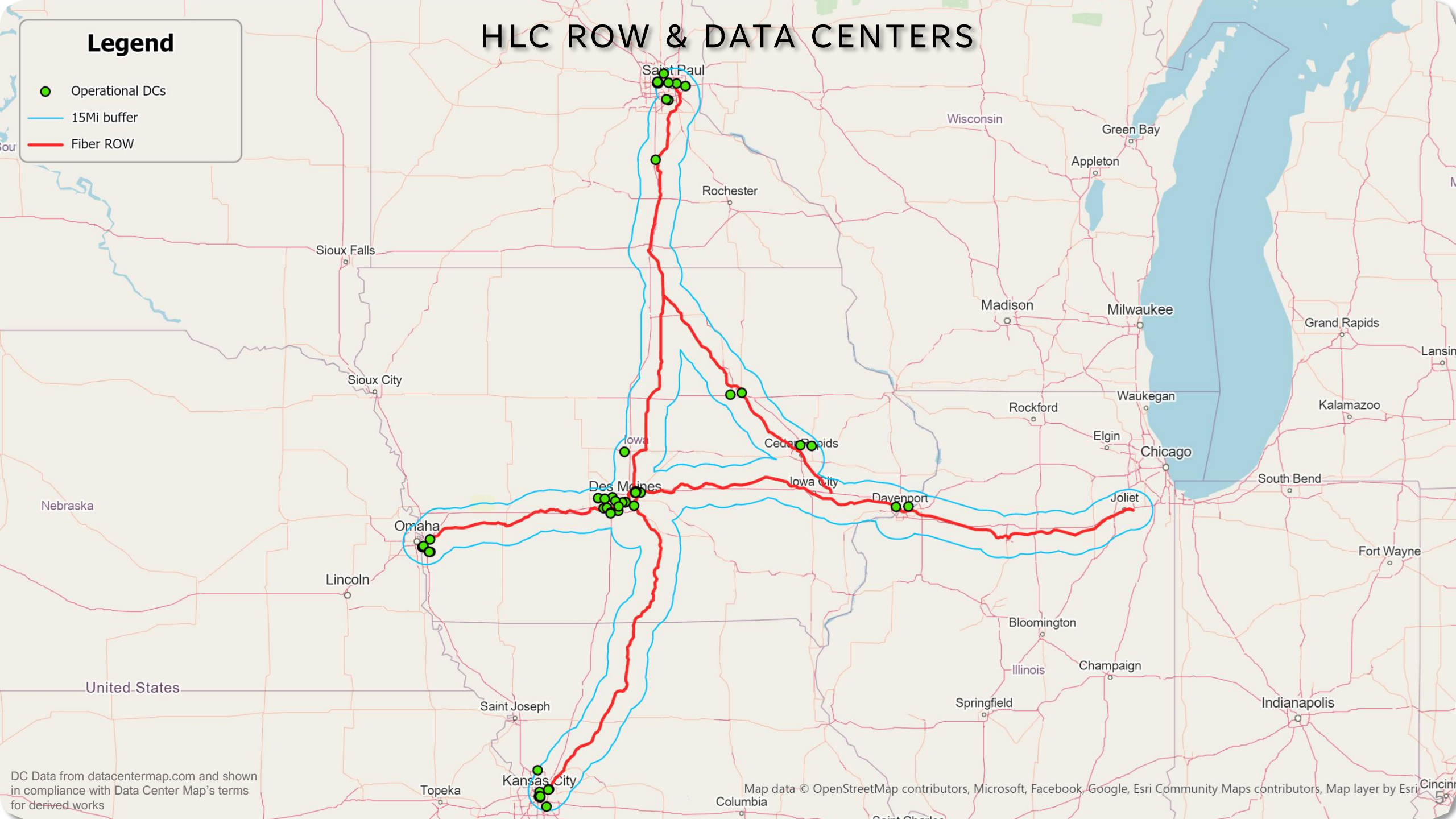
Dakota Access Pipeline (DAPL)
Energy Transfer Partners
Magellan Pipeline
Summit Carbon Solutions
Koch

* And various others

HLC ROW & DATA CENTERS

Legend

- Operational DCs
- 15Mi buffer
- Fiber ROW



DC Data from datacentermap.com and shown in compliance with Data Center Map's terms for derived works

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IOWA MEGA DATA CENTERS

Data Center	Location	Estimated Investment	Size / Capacity	Status
QTS Cedar Rapids Data Center Campus	Cedar Rapids	\$10 billion	7 buildings across 612 acres	Under construction
Google Council Bluffs Data Center	Council Bluffs	\$6.8 billion+	~2.7–2.9 million sq. ft.	Operational / Expanding
Meta Data Center Campus	Altoona	\$2.5 billion+	5 million sq. ft., 260 MW	Expanded / Operational
Microsoft Des Moines	West Des Moines	Multi-campus, est. \$2–3 billion	7 campuses total	Expanding / Operational
Apple Waukee Data Center Campus	Waukee	\$1.3 billion	400,000 sq. ft. (planned) on 2,000 acres	Under development
Corporate Office Properties Trust (COPT) Van Meter Campus	Van Meter	N/A	1.0 GW power capacity	Planned
Google Cedar Rapids Campus (Big Cedar Industrial Center)	Cedar Rapids	\$7 billion	Co-located with QTS site	Planned
CyrusOne OCB1 Data Center	Council Bluffs	\$60 million	216,000 sq. ft.	Operational
Edged U.S. Data Center	Ankeny	\$187 million	105,000 sq. ft.	Operational
LightEdge Data Center II	Altoona	\$34 million	78,000 sq. ft.	Operational

ILLINOIS MEGA DATA CENTERS

Data Center	Location	Estimated Investment	Size / Capacity	Status
T5 @ Chicago IV	Grayslake	Multi-billion dollars	10M+ sq ft, up to 20 buildings	Early-phase, buildout by 2029
Joliet Campus	Joliet	Not specified	24 buildings, 800 acres	Planning stage
Yorkville Campuses	Yorkville	Not specified	38 buildings, 1.8 GW power	Proposed
CyrusOne Campus	Sangamon County	\$500 million	Six buildings, 1.5M sq ft	Zoning approval sought
Compass Hyperscale	Hoffman Estates	~\$10 billion	Five hyperscale buildings, 197 acres	In progress

MINNESOTA MEGA DATA CENTERS

Data Center	Location	Estimated Investment	Size / Capacity	Status
Meta (Facebook)	Rosemount	\$700 million–\$1 billion	715,000 sq. ft. / 280 acres	Under Construction
Fortune 50 Company (undisclosed)	Hermantown	Not disclosed	1.2M sq. ft. / 200 acres	Proposed
Tract	Farmington	Not disclosed	Not disclosed	Proposed
Tract	Cannon Falls	Not disclosed	Not disclosed	Proposed
Pine Island Data Campus	Pine Island	Not disclosed	482 acres	Proposed
Amazon (paused)	Becker	Not disclosed	Not disclosed	Suspended/Pending
Microsoft (paused)	Becker	Not disclosed	Not disclosed	Suspended/Pending
Several Unnamed/Various	Twin Cities metro + rural MN	Not disclosed	n/a	Multiple proposals

MISSOURI MEGA DATA CENTERS

Data Center	Location	Estimated Investment	Size / Capacity	Status
Meta Kansas City	Northland, Kansas City, MO	\$1 billion+	1.4 million	Operational
Project Kestrel	KCI-29, Northland, KC Metro	\$100 billion	1.8 million	Planned/Development
Golden Plains Tech Park	North Kansas City Area	\$1 billion+	882 acres (site)	Planned