



INFORMATION RELEVANT TO MISSION-CRITICAL FACILITIES

HIGHLIGHTS

MetCenter, Austin's premier mixed-use 550-acre business park, was specifically designed and constructed to provide optimum reliability for mission-critical facilities:

- Two on-site substations with capacity of up to 400 MW, each fed from a separate power source coming into the Austin-area electric grid
- Relatively low-cost power from a customer- and environment-friendly utility
- Underground electrical infrastructure with dual feeds from separate substations
- Underground, redundant telecom infrastructure with connectivity to a multitude of carriers and 100 gigabit service available
- A variety of approved, flexible building sites maximizing speed-to-market
- Located in an area with no natural or man-made hazardous threats
- Three independent sources of water.

PROJECT DESCRIPTION

MetCenter is a 550-acre Class A mixed-use business park located directly parallel to Austin-Bergstrom International Airport (outside any current or planned flight path) at the intersection of two major thoroughfares, U.S. Highway 183 and State Highway 71. MetCenter is within five miles of Austin's Central Business District and the nation's largest university, The University of Texas, as well as over one-half of the population of the greater Austin area. Details on the development, amenities and current park residents can be found at: www.metcenter.com.

Offering one of the best combinations of available buildings, building sites, power and connectivity in the country, MetCenter can accommodate users of any size. With all project infrastructure in place and more than one million square feet of pre-approved building sites ready for immediate construction (or currently under construction), facilities can be planned, permitted and built quickly.

<u>Developers:</u>	Zydeco Development	
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	Jordan Smith	jsmith@zydecodevelopment.com 512-479-7850
<u>Civil Engineers:</u>	Thrower Design	
	Ron Thrower	ron@throwerdesign.com 512-476-4456
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POWER

Two separate electric substations are located on-site at MetCenter. Each substation has the capacity to handle in excess of 400 MW of total electric load. In turn, each substation is fed from a different power source coming into the greater Austin-area electric grid: The MetCenter substation is fed by the new Sand Hill gas turbine electric generating plant, and the Carson Creek substation is fed from the South Texas Nuclear Project facility via Lytton Springs. A project system map entitled *Austin Energy and Surrounding Utilities Transmission Lines – Substations* is available upon request. MetCenter’s infrastructure includes an underground, concrete-encased electric duct bank system connecting both on-site substations to each lot in the park. This dual-feed system is designed to provide ultimate flexibility and reliability, including transformers dedicated to specific users within each substation.

As testament to the unique reliability of power at MetCenter, the Electric Reliability Council of Texas (ERCOT)—the entity charged with overseeing and monitoring the power grid for the State of Texas—chose to locate its corporate headquarters and original (now backup) data center at MetCenter. The reason why is simple: ***The power at this site is extremely robust and reliable given the two separate on-site substations fed by two separate power sources coming into the electrical grid for the greater Austin area.***

Austin Energy, the local municipally-owned utility, is the first of any utility in the nation to earn ISO 9001 registration for the construction, maintenance and operation of its electric transmission and distribution system. ISO (International Organization for Standardization) 9000 is a series of international quality standards designed to ensure that all activities related to providing and delivering a product or service are appropriately quality assured. To earn the registration, applicants must develop a Quality Management System that reflects standards of performance and continual improvement of processes and services to its customer, in this case, in the delivery of electric power. ISO 9001 is the most complete and demanding standard in the ISO 9000 series.

Not only is Austin Energy a leader in quality certification, but it also offers the most successful utility-sponsored green power program in the nation. Called GreenChoice, customers have the option of choosing their electricity from clean, renewable sources. For example, 25% of the power for Oracle’s Austin Data Center comes from green sources—primarily a wind farm in West Texas—earning it designation as an EPA Green Power Partner, as well as good corporate citizen.

Local Utility:

Austin Energy – General Inquiries: Maria De La Cruz - (512) 322-6755
maria.delacruz@austinenergy.com

Austin Energy – Dual Feed: Kerri Davis - (512) 322-6574
kerri.davis@austinenergy.com



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CONNECTIVITY

Redundant fiber loops surround MetCenter, connecting to virtually every carrier throughout the Austin area including but not limited to: Google Fiber, AT&T, Level 3, Zayo, Alpheus, FPL Fiber Net, FiberLight and Grande Communications.

MetCenter's underground telecommunications infrastructure creates a double redundancy situation. Not only is redundancy built into the infrastructure, but redundancy also exists via the current fiber loops surrounding the development.

Level 3

Alexandra Paddock – Regional Manager
alexandra.paddock@Level3.com
877-253-8353

Google Fiber

Austin Sales Manager
855-418-8326

AT&T

Regional Sales Manager
844-288-3427

Zayo

Leah Urdahl – Account Specialist
leah.urdahl@zayo.com
720-590-6899

Grande Communications

Austin Area Service Manager
855-286-6666

Alpheus

Garner Duncan – VP Enterprise Sales
garner.duncan@alpheus.net
972-898-5487

FPL Fiber Net

Rachel Thomas – Enterprise Sales
Rachel.Thomas@nexteraenergy.com
512-466-4776

FiberLight

Walt Hieger – Regional Sales Manager
Walt.Hieger@fiberlight.com
512-751-6500

WATER

MetCenter's infrastructure includes a redundant water distribution system capable of delivering high levels of supply. All available building sites are serviced by a 16-inch line in Metropolis Drive supplied by the following three-way redundant water supply system: (i) one 12-inch line coming from the first phase of MetCenter, (ii) one 16-inch line coming from Burleson Road and (iii) one 24-inch line coming from U.S. Highway 183. Maps of this water/wastewater system are available upon request.

Local Utility:

City of Austin Water Utility
Phillip Jaeger 512-972-0232



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ENVIRONMENTAL

No known environmental hazards exist on the Additional Land according to a Phase 1 Environmental Site Assessment completed in February 2006, a copy of which is available upon request.

ON-SITE AMENITIES

On-site amenities at MetCenter include:

- Seven national hotels with conference facilities
- Two 24-hour restaurants
- Retail center with Starbucks Coffee, Subway and Javi's Tex Mex
- Exxon gas station/convenience store
- 1.5-mile hike-and-bike trail through a 20-acre greenbelt
- 18-hole professionally sanctioned disc golf course
- Tennis and basketball court complex
- Public transportation stops
- After-hours security patrols.

AIR TRAFFIC

MetCenter is located more than 3,000 feet directly west of and lies parallel to the Austin-Bergstrom International Airport ("ABIA") Runway 17R/35L. As such, this location is not under any current or planned arrival or departure flight path. ABIA studies showing runway locations, flight paths and noise contour maps are available from the following links:

2007 FAR Part 150 Noise Compatibility Study Update Report:

<http://content.abia.org/environmental/pdfs/noise.pdf>

ABIA Updated Master Plan:

<http://www.austintexas.gov/page/airport-master-plan>

2019 Long Range Forecast Noise Exposure Map:

http://www.austintexas.gov/sites/default/files/images/Airport/pdfs/master-plan/Master_Plan_Chp6.pdf



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EARTHQUAKE AND OTHER NATURAL HAZARDS

There has been no reported seismic activity in the Austin, Texas metropolitan area over the past 10 years. Source of information: USGS National Earthquake Information Center website.

The Greater Austin Area is likewise not prone to the occurrence of tornados, hurricanes or flooding, being located at least 100 miles outside the region known as Tornado Alley and 200 miles in-land from the Gulf Coast. The only major metropolitan areas in Texas affected by such activity are Dallas/Fort Worth and Houston.

ELECTRO MAGNETIC

Austin Energy recently measured the electro magnetic readings within the MetCenter area, which were as follows: North - .05 mG (milliGauss), East - .05 mG, West - .05 mG, and South – 1.5 mG. These readings are low and should not present any problems, which typically begin to occur when readings of plus 10mG are realized.

INCENTIVES

The City of Austin has a plan for providing incentives to users evaluating a potential location. In addition, the City of Austin can and will expedite the permitting process for all internal and external construction, and the project is located in the Smart Growth Corridor, a desired development zone of the city, which provides for certain fee reductions and other incentives. Perhaps most importantly, Austin Energy offers very competitive electricity rates.



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HEAVY POWER AND TELECOM USERS AT METCENTER

The Electric Reliability Council of Texas (ERCOT) monitors the power grid for the State of Texas and acts as a clearing house for the purchase, sale and exchange of electricity pursuant to deregulation in the State of Texas, occupies a 45,000 square foot mission-critical facility with redundant power and redundant fiber.

CyrusOne occupies 244,800 square feet in two buildings as part of its still expanding data center campus, featuring redundant power and fiber.

The United States Government occupies 150,000 square feet in Building Five for a mission-critical financial processing and data center with redundant fiber and power.

Progressive Insurance occupies 217,600 square feet in Building Fifteen for a mission-critical call center and data center with redundant power and fiber.

General Motors occupies 102,000 square feet of space for a mission-critical call center with redundant fiber.

CenturyLink occupies 10,000 square feet of data center space in Building Seven with redundant fiber.

Waste Management, Inc. occupies 40,000 square feet in Building Fifteen for a data and disaster-recovery center with redundant fiber and power.

EarthLink and *Epicor* occupy 5,000 and 9,250 square feet of data center space in Buildings Six and Four, respectively, with redundant fiber.

Iron Mountain owns a 20,000 square foot high-security, mission-critical data management and storage facility.

Data Foundry occupies 40,000 square feet of data center space in Building Seven with redundant fiber.