



KDC
RICHARDSON
DATA CENTER
DEVELOPMENT



Main Entry

An architectural rendering of a modern, multi-story building with large glass windows and a dark facade. The building is set against a dark blue sky with soft, white clouds. In the foreground, there is a paved area with a few stylized figures of people walking. The overall tone is professional and modern.

TABLE OF CONTENTS

01

PROPERTY INFORMATION

Overview

Location maps and Site Plans

Renderings

Alternative Site at CityLine

02

PROPOSALS

Option A: 10 Year, NNN, Powered Shell Only

Option B: 10 Year, NNN, with 10MW Build-Out

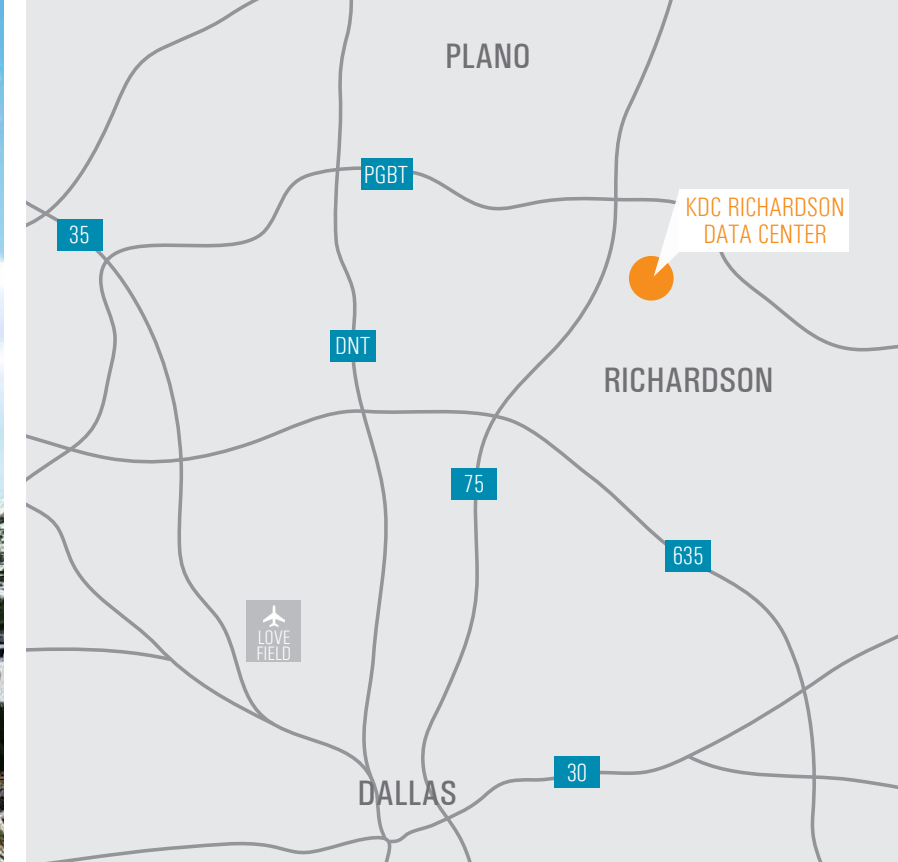
(Option B is subject to partnership debt modification)

03

SPONSORSHIP

PROPERTY INFORMATION





KDC RICHARDSON DATA CENTER

HIGHLIGHTS

The KDC Richardson Data Center provides robust power and fiber connectivity on a secure site located within the Richardson Telecom Corridor which is home to the highest concentration of data centers in Texas.

- Richardson has the concentration of technology workers in the greater Dallas area - 1.9 million total labor force within a 30-minute commute
- Strategically located near the intersection of two major freeways (U.S. Highway 75 and President George Bush Turnpike) for easy commuter north/south and east/west access
- Close proximity to the University of Texas at Dallas – the most selective public university in Texas
- 130,000 SF powered shell with multiple data hall configurations available
- Data Center, Roof and Utility Yard designed to withstand 190 MPH winds
- Onsite electrical substation
- Robust fiber connectivity with diverse telco entrances
- 10 year 50% business personal property tax abatement from the city
- Outside FEMA 500 year-year flood plain

UTILITY POWER

- The substation is adjacent to the project and owned and maintained by ONCOR
- The substation is within 75 feet of the data center and electrical yard allowing for 100% controlled onsite underground electrical feeds with primary meters
- The substation has expansion capacity for an additional 47MVA substation transformer
- 25 MW is reserved with potential for more power if required
- The power will be served by two non-shared dedicated 12.5 MW electrical feeds from two separate substation transformers
- The project is located adjacent to two 128 KV transmission lines which allows for additional power expandability

BUILDING / SITE

- 8 acre site with adjacent ONCOR substation
- 130,000 SF building shell designed to Tier III Standards
- 100,000 SF 190 MPH wind resistant data hall and equipment space with divisible configurations
- Up to 30,000 SF of office, administration and storage space including 12,000 SF of mezzanine
- Lead Certified (verify with Kurt Peterson)
- 130' deep 190 MPH wind resistant utility yard

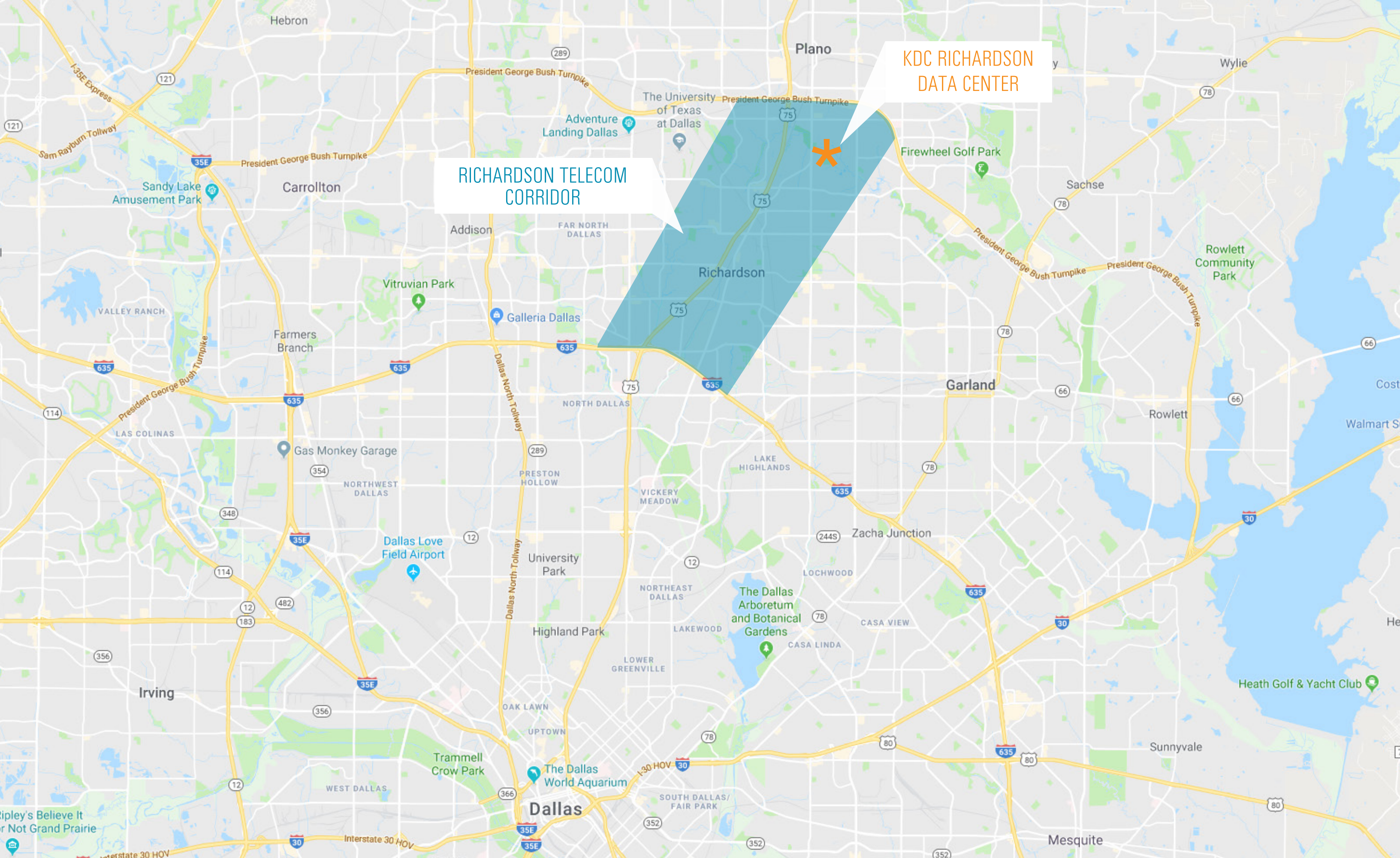
SECURITY

- Secured perimeter fencing with controlled gated entrances
- Prewiring for entrance card readers and exterior cameras at all entry points

CONNECTIVITY

- Richardson Telecom Corridor has the most robust and diverse fiber networks in DFW
- Fiber is located on all four property line sides with all Tier 1 providers and more than 20 total carriers





RICHARDSON TELECOM
CORRIDOR

KDC RICHARDSON
DATA CENTER

LOCATION MAP

The development is located adjacent to an ONCOR substation. The proximity to the substation allows a short feeder run on 100% private, underground duct-banks.



KDC
RICHARDSON DATA CENTER

EXCELLENT ACCESS TO FIBER PROVIDERS

The KDC Richardson Data Center enjoys access to the richest and most diverse fiber paths in the metro area. The below fiber map shows some of the 20-plus fiber providers and their routes as applicable to the site.

FiberLocator

1510 E Lookout Dr

Lit Buildings/Data Centers

- Data Centers
- Lit Buildings

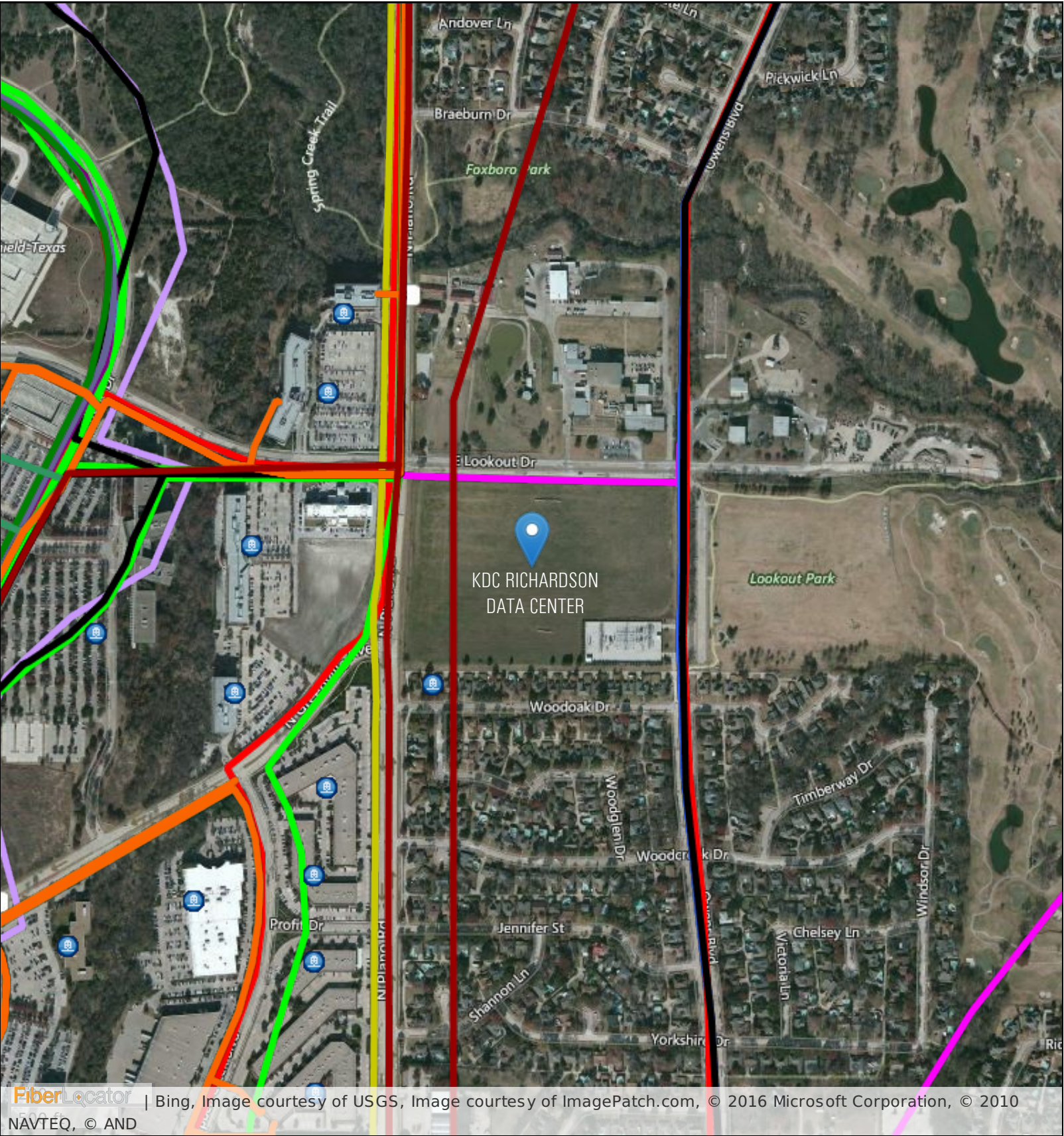
Metro Networks

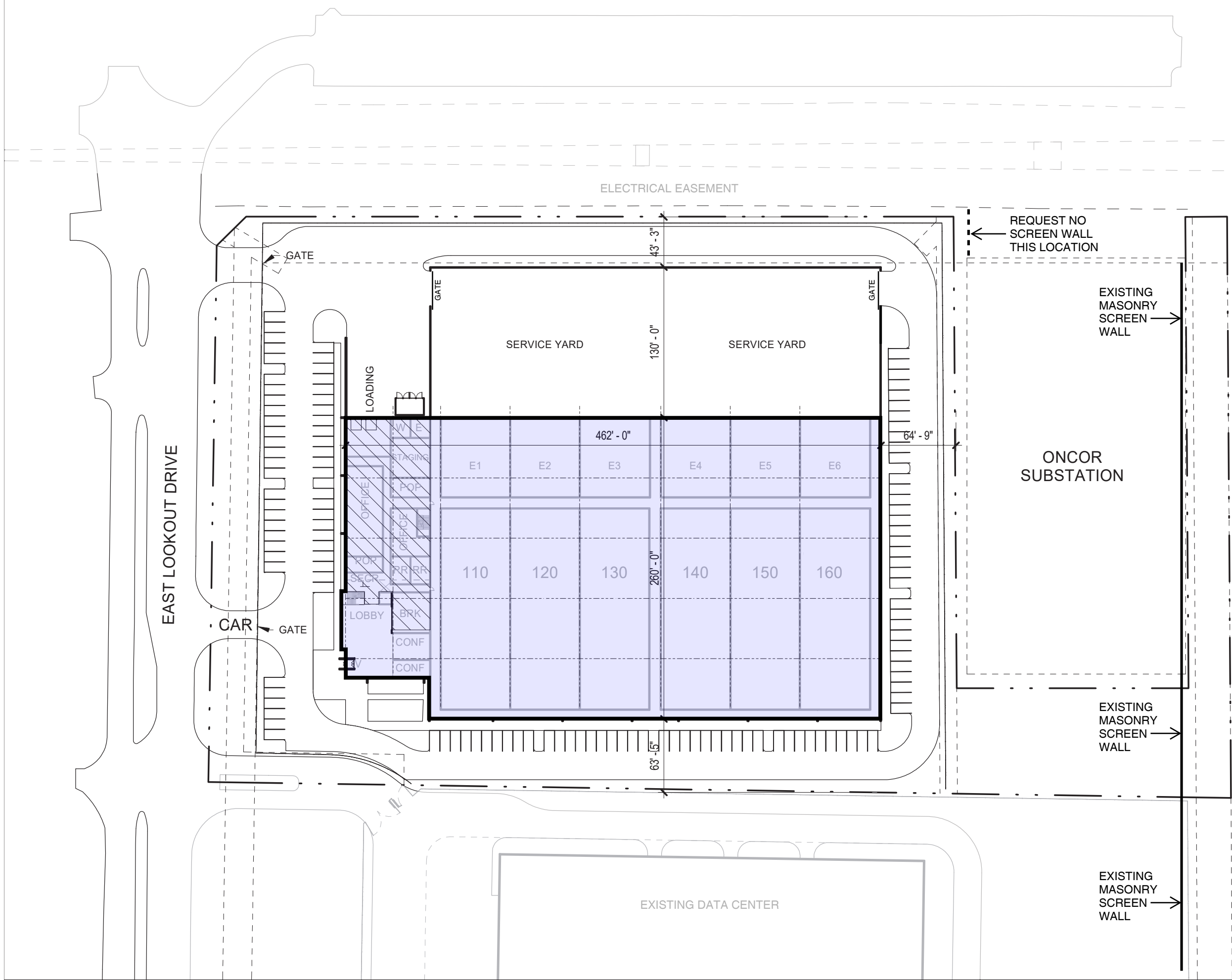
- Alpheus
- CenturyLink Metro
- CenturyLink Metro Leased
- Consolidated Communica..
- FPL FiberNet
- Fiberlight
- ICTX WaveMedia
- Level3 Metro
- PEG Bandwidth
- Time Warner Cable
- Unite Private Network
- Verizon Business - Field P..
- Windstream
- XO Communications
- Zayo Dark
- Zayo Metro
- Zayo Planned Routes

Long Haul Networks

- CenturyLink Long Haul

Plus Additional Carriers...





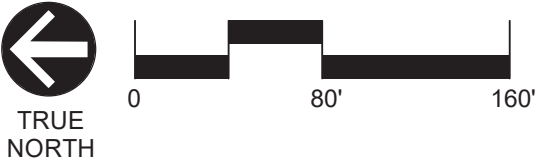
SITE ACREAGE =	8.08
DATA HALL SF=	101,140
MEZZANINE SF=	12,240
OFFICE SF=	16,620
TOTAL SF=	130,000

PARKING REQUIRED:	
OFFICE: 1:300	97 SPACES
DATA HALL: 1:1000	102 SPACES
TOTAL:	199 SPACES

PARKING REQUESTED:	
TOTAL: 1:2600 sf:	50 SPACES

PARKING PROVIDED:	
TOTAL:	125 SPACES

RICHARDSON DATA CENTER







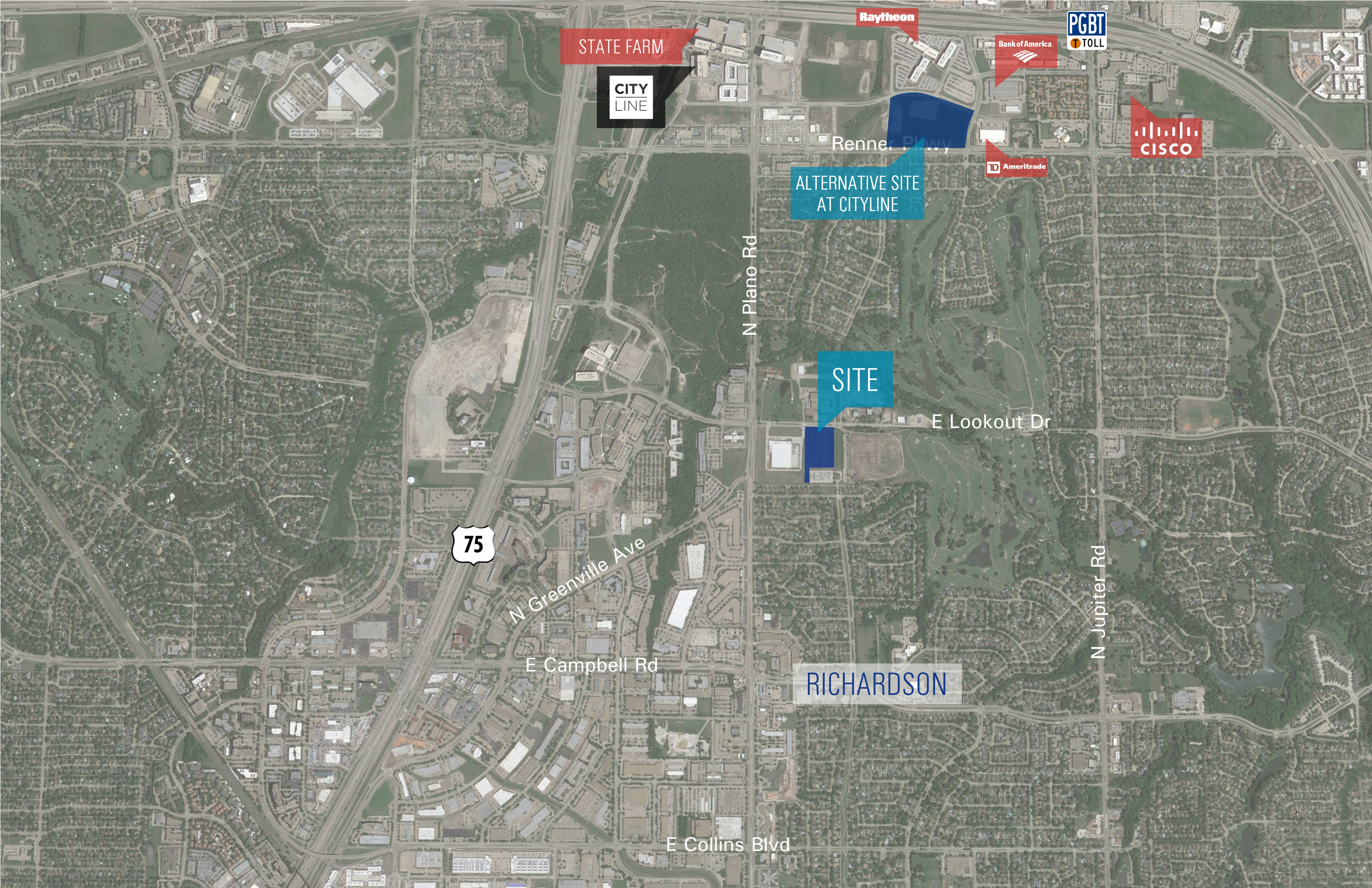








PROXIMITY TO OTHER DATA CENTERS



STATE FARM

CITY
LINE

Raytheon

Bank of America

PG&T
TOLL

Renner Plwy

ALTERNATIVE SITE
AT CITYLINE

Ameritrade

CISCO

SITE

E Lookout Dr

75

N Greenville Ave

E Campbell Rd

RICHARDSON

E Collins Blvd

N Jupiter Rd

PROPOSALS

OPTION A:

10 Year

NNN Structure

Powered Shell Only

OPTION A: 10 YEAR, NNN STRUCTURE, POWERED SHELL ONLY

LANDLORD	Richardson DC Investments One, LLC																						
TENANT	Cisco Systems, Inc.																						
PROPERTY	Standalone data center comprised of: <ul style="list-style-type: none">130,000 SF total building area<ul style="list-style-type: none">100,000 SF data center30,000 SF office and storage																						
PREMISES	Richardson Data Center 1510 E. Lookout Drive Richardson, Texas																						
COMMENCEMENT DATE	September 1, 2019																						
TERM	120 months																						
RENTAL STRUCTURE	NNN with annual escalations of 2.5%																						
BASE RENT	<table><tr><th>MONTH</th><th>RENTAL RATE (\$ / SF / YEAR)</th></tr><tr><td>1-12</td><td>28.00</td></tr><tr><td>13-24</td><td>28.70</td></tr><tr><td>25-36</td><td>29.42</td></tr><tr><td>37-48</td><td>30.15</td></tr><tr><td>49-60</td><td>30.91</td></tr><tr><td>61-72</td><td>31.68</td></tr><tr><td>73-84</td><td>32.47</td></tr><tr><td>85-96</td><td>33.28</td></tr><tr><td>97-108</td><td>34.12</td></tr><tr><td>109-120</td><td>34.97</td></tr></table>	MONTH	RENTAL RATE (\$ / SF / YEAR)	1-12	28.00	13-24	28.70	25-36	29.42	37-48	30.15	49-60	30.91	61-72	31.68	73-84	32.47	85-96	33.28	97-108	34.12	109-120	34.97
MONTH	RENTAL RATE (\$ / SF / YEAR)																						
1-12	28.00																						
13-24	28.70																						
25-36	29.42																						
37-48	30.15																						
49-60	30.91																						
61-72	31.68																						
73-84	32.47																						
85-96	33.28																						
97-108	34.12																						
109-120	34.97																						
DATA CENTER TOTAL POWER	25 MW available																						



OPTION B:
10 Year
NNN Structure
With 10 MW Build-Out

OPTION B: 10 YEAR, NNN STRUCTURE, WITH 10 MW BUILD-OUT

LANDLORD	Richardson DC Investments One, LLC																						
TENANT	Cisco Systems, Inc.																						
PROPERTY	Standalone data center comprised of: <ul style="list-style-type: none">130,000 SF total building area<ul style="list-style-type: none">100,000 SF data center30,000 SF office and storage																						
PREMISES	Richardson Data Center 1510 E. Lookout Drive Richardson, Texas																						
COMMENCEMENT DATE	September 1, 2019																						
TERM	120 months																						
FINISH OUT	Landlord shall construct 30,000 SF office and storage using an allowance of \$40.00/psf and construct the 10 MW data center in accordance to the attached Exhibit A budget and Exhibit B site plan.																						
RENTAL STRUCTURE	NNN with annual escalations of 2.5%																						
BASE RENT	<table><tr><th>MONTH</th><th>RENTAL RATE (\$ / SF / YEAR)</th></tr><tr><td>1-12</td><td>67.50</td></tr><tr><td>13-24</td><td>69.19</td></tr><tr><td>25-36</td><td>70.92</td></tr><tr><td>37-48</td><td>72.69</td></tr><tr><td>49-60</td><td>74.51</td></tr><tr><td>61-72</td><td>76.37</td></tr><tr><td>73-84</td><td>78.28</td></tr><tr><td>85-96</td><td>80.24</td></tr><tr><td>97-108</td><td>82.24</td></tr><tr><td>109-120</td><td>84.30</td></tr></table>	MONTH	RENTAL RATE (\$ / SF / YEAR)	1-12	67.50	13-24	69.19	25-36	70.92	37-48	72.69	49-60	74.51	61-72	76.37	73-84	78.28	85-96	80.24	97-108	82.24	109-120	84.30
MONTH	RENTAL RATE (\$ / SF / YEAR)																						
1-12	67.50																						
13-24	69.19																						
25-36	70.92																						
37-48	72.69																						
49-60	74.51																						
61-72	76.37																						
73-84	78.28																						
85-96	80.24																						
97-108	82.24																						
109-120	84.30																						
DATA CENTER TOTAL POWER	25 MW available																						



EXHIBIT A BUDGET: KDC RICHARDSON DATA CENTER



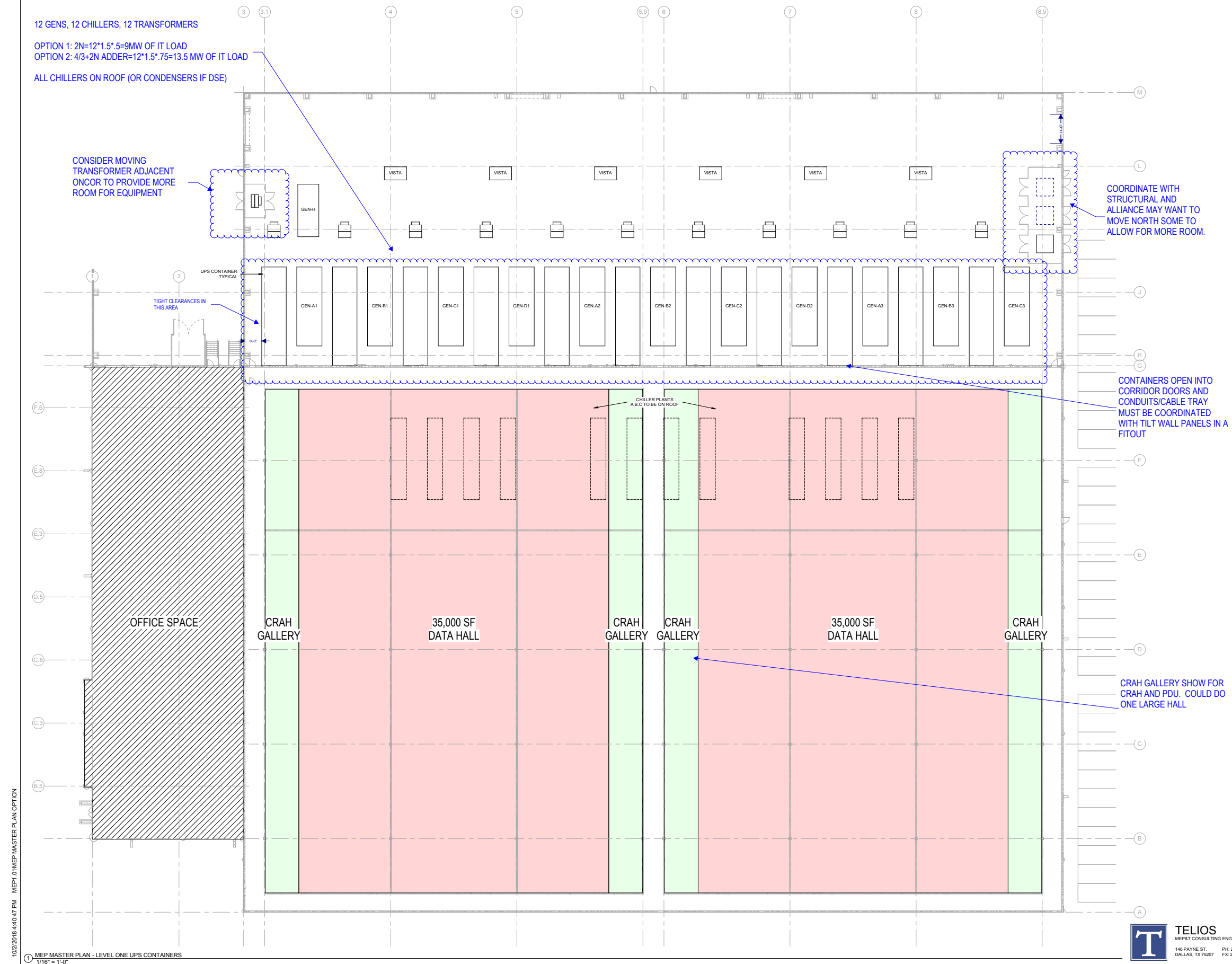
Project Name: KDC Data Center
Project Address: Richardson, TX
Date: 16 October 2018
Revision: 1.1

New Critical Load Installed (kW): 10,000
Leasable Critical Load (KW): 10,000
New Critical Space Installed (SF): 70,000
New Office / Support Space (SF): 60,000
Total Space (Sq. Ft.): 130,000

		Budget - With Mechanical Cooling		
Cost Code	Item Description	Design	Shell	Fit
	Procurement and Contracting Requirements	\$ -	\$ -	\$ 50,000
	General Requirements	\$ -	\$ -	\$ 3,582,890
	Existing Conditions	\$ -	\$ -	\$ -
	Concrete	\$ -	\$ -	\$ 130,000
	Masonry	\$ -	\$ -	\$ -
	Metals	\$ -	\$ -	\$ 250,000
	Wood, Plastics and Composites	\$ -	\$ -	\$ 75,000
	Thermal and Moisture Protection	\$ -	\$ -	\$ 25,000
	Openings	\$ -	\$ -	\$ 25,000
	Finishes	\$ -	\$ -	\$ 4,612,500
	Specialties	\$ -	\$ -	\$ 45,500
	Furniture and Small Equipment	\$ -	\$ -	\$ 19,500
	Raised Access Flooring / Structural Grid	\$ -	\$ -	\$ -
	Conveying Equipment	\$ -	\$ -	\$ -
	Fire Suppression	\$ -	\$ -	\$ 895,000
	Plumbing	\$ -	\$ -	\$ 110,500
	HVAC	\$ -	\$ -	\$ 8,050,645
	Integrated Automation (BMS / EPMS / Monitoring)	\$ -	\$ -	\$ 700,000
	Electrical	\$ -	\$ -	\$ 25,905,000
	Communications	\$ -	\$ -	\$ 175,000
	Electronic Safety and Security	\$ -	\$ -	\$ 357,500
	Earthwork	\$ -	\$ -	\$ -
	Exterior Improvements	\$ -	\$ -	\$ -
	Utilities	\$ -	\$ -	\$ -
	Contingencies	\$ -	\$ -	\$ -
	Owner Costs	\$ -	\$ -	\$ 450,000
	Subtotal	\$ -	\$ -	\$ 45,459,035
	Soft Cost	\$ -	\$ -	\$ -
	Consultants	\$ 1,904,560	\$ -	\$ 976,400
	Subtotal	\$ 1,904,560	\$ -	\$ 976,400
	Costs at Risk	\$ -	\$ -	\$ -
	Deferred Cost of Work / Add Alternates	\$ -	\$ -	\$ -
	Uncommitted Owner Costs	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ -	\$ -
	Owner Contingency	\$ 95,228	\$ -	\$ 2,321,772
	Subtotal	\$ 95,228	\$ -	\$ 2,321,772
	Total Projected Spend	\$ 1,999,788	\$ -	\$ 48,757,207

GRAND TOTAL \$ 50,756,995
TOTAL REDUNDANT COST / KW \$ 5,076
TOTAL NON REDUNDANT COST / KW \$ 5,076
REDUNDANT FIT-OUT COST / KW \$ 4,876
NON REDUNDANT FIT-OUT COST / KW \$ 4,876
TOTAL SITE AND SHELL COST / SF \$ -

EXHIBIT B SITE PLAN

[illegible]

THIS DOCUMENT IS RELEASED UNDER THE
AUTHORITY OF MASON D. MCPIKE, P.E. #
103654, FOR THE SOLE PURPOSE OF DESIGN
COORDINATION REVIEW AND SHALL NOT BE
USED FOR BIDDING, CONSTRUCTION,
CONTRACTING, OR REGULATORY APPROVAL.
THIS DOCUMENT SHALL NOT BE REPRODUCED
WITHOUT THE PRIOR WRITTEN CONSENT OF
TELIOS CORPORATION.

10/02/18

**RICHARDSON DATA
CENTER SHELL**

EAST LOOKOUT DRIVE
RICHARDSON, TEXAS 75082

MEP MASTER
PLAN OPTION

JOB 180098.01
DATE 10/02/18
SHEET

MEP1.01C



A group of approximately ten people are walking in a modern, brightly lit hallway. The image is overlaid with a semi-transparent blue filter. The group includes men and women of various ages, dressed in business casual attire. One man on the right is wearing a white hard hat with 'KDC' on it and a high-visibility vest. The word 'SPONSORSHIP' is centered in white, uppercase letters across the middle of the image.

SPONSORSHIP



KDC IS A LEADING NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT COMPANY.

KDC is one of the most trusted commercial real estate developers in the nation. During the past 29 years, KDC has developed 140 projects totaling more than 33 million square feet across the country, from Tampa, FL, to Yakima, WA. With a strict focus on office and data center development for major corporations around the country, KDC has been fortunate enough to work with premier clients such as State Farm Insurance, Toyota, JPMorgan Chase, Pioneer Natural Resources, Liberty Mutual, FedEx, Raytheon and many more.

KDC is headquartered in Dallas, TX, with a full-time staff of professionals in offices in Houston, TX; Charlotte, NC; and Atlanta, GA. Over the past 10 years, KDC has developed in excess of 2 million square feet of mission critical data centers throughout the country for clients including Digital Realty Trust, and Dell/Perot Systems.

KDC has been recognized by NAIOP North Texas as the Developer of the Year in 1997, 2003, 2009, 2011, 2013, and 2015.



STEVE VAN AMBURGH
CHIEF EXECUTIVE OFFICER

Steve Van Amburgh manages KDC's strategic planning, coordinates all new business development efforts and oversees all acquisition and development activities for the firm and its regional offices. Since assuming leadership of KDC in 2001, the firm has completed more than 140 corporate build-to-suit office and industrial projects valued in excess of \$7 billion and totaling more than 30 million square feet.



TOBY GROVE
PRESIDENT

Toby Grove is responsible for the oversight of corporate development, acquisition and financing activities for KDC and is involved with strategic planning and new business development for the company. He is also responsible for KDC's daily operations, including all regional offices. His experience with KDC encompasses the development, acquisition, disposition, and financing activities for more than 20 million square feet of office and industrial projects as well as the development or sale of more than 3,000 acres of land.



AB ATKINS
SENIOR VICE PRESIDENT

Ab Atkins joined KDC in 2007 for the purpose of facilitating the firm's entry into the mission critical / data center property sector. He oversees site acquisition, development, financial analysis, asset management, leasing and disposition for KDC's mission critical facilities development initiative.

NOTABLE KDC DATA CENTER DEVELOPMENT EXPERIENCE

- Dell/Perot Systems – 150,000 SF data & call center in Lincoln, Nebraska
- 901 Collins – 122,000 SF data center for Digital Realty in Richardson, Texas
- 801 Collins – 122,000 SF data center for Digital Realty in Richardson, Texas
- 1215 Integrity Way – 120,000 SF data center for Digital Realty in Richardson, Texas
- Building E – 150,000 SF data center for Digital Realty in Ashburn, Virginia
- Building F – 117,000 SF data center for Digital Realty in Ashburn, Virginia
- Beaumeade Circle – 150,000 SF data center for Digital Realty in Ashburn, Virginia
- 12235 N. Freeway – 150,000 SF data center for Digital Realty in Houston, TX





ALLIANCE ARCHITECTS

Alliance Architects is an award-winning architecture firm founded in 1993. Their team serves a diverse client base across the nation, providing architectural and interior design, master planning, and project management services. The staff is fundamental to their success and serve their clients better every day through continuous improvement and professional growth.

Alliance Architects believes they are most valuable to clients when they understand the larger strategic goals. When they know what vision the organization is trying to achieve, not just what problems they want solved, Alliance Architects can give their clients solutions that truly address the underlying issues. In everyday interactions, they ensure clients achieve their visions through Creativity Done Right.





KIMLEY-HORN

Kimley-Horn is a multi-disciplinary engineering consulting firm offering services to national and international clients in the public and private sectors. Founded in 1967 in Raleigh, North Carolina, they have grown to 3,000+ professionals in over 80 offices across the United States and Puerto Rico. They operate as a unique one-profit center, facilitating team work and creative synergy among all offices to provide clients with the best service and expertise. The staff has capabilities that encompass all phases of a project, from the early planning stages through final design, permitting and construction administration.

The firm's commitment to client service has enabled Kimley-Horn to become one of the premier engineering consulting firms in the nation. One of their goals is to take advantage of their experience and relationships in other development sectors and apply it to the mission critical sector. Kimley-Horn has been involved with mission critical developments since the late 1990s and has successfully completed over 33 mission critical projects in the last two decades.

DATA CENTER EXPERTISE

Data Centers are unique facilities requiring a deep understanding of the daily operations, risk management, and potential efficiencies in order to develop specialized design processes. Kimley-Horn's understanding of mission critical facilities and specialized team of professionals in various fields allows them to add value early in the planning process and continue through commissioning and turnover.

The team is familiar with the various and constantly changing components of a mission critical facility and effectively work efficient ways to accommodate all the infrastructure required to support such facility. Because of vast experience in multiple jurisdiction they understand the local and regional factors that may affect a given site. Factors such as water rates, efficient water disposal or reclamation, flooding, environmental issues, access management, jurisdictional regulations and many others.

Kimley-Horn prides themselves on finding ways to reduce waste, whether in units of time or costs. Their accolades often center on their ability to engage early as partner, balancing long term vision and cost saving initiatives. In particular, their project teams are often acknowledged for their timely response to client's questions and attention to detail. Locally, Kimley-Horn knows how to prepare the typical civil engineering design documents required for a given site. They then leverage those experiences with expertise in supporting the infrastructure and design process of a mission critical facility needs. Furthermore, their national network provides them with opportunities to compare these local requirements and apply the project challenges to a much broader baseline of project experience. This comparison often yields a way to modify the standard local approach and make them more in-line with national standards, often resulting in a project that is more economical and its construction more efficient, while still being suitable for jurisdictional approval.



KDC.COM 214.696.1700 AB.ATKINS@KDC.COM