

14 April 2026

Connor Henderson  
Director of Land Acquisition  
DC BLOX Parent, LLC  
1040 Crowne Point Parkway  
Atlanta, Georgia 30338

**Re: Environmental Summary  
Project Thunderhead  
305 Fintail Drive  
Indianapolis, Indiana  
Langan Project No.: 792018001**

Dear Mr. Henderson,

The DC Blox Indianapolis, LLC (“DCB”) property consists of approximately 32.5 acres of a 152+-acre former industrial manufacturing facility. The property was previously owned by Ford Motor Company and operated as a vehicle manufacturing facility between 1957 and 2012. Ford’s operations included coal storage, hazardous waste storage, wastewater treatment, and sludge solidification/burn pit. Ford’s historical operations resulted in environmental impacts including light nonaqueous phase liquids (LNAPL), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) impacts at concentrations exceeding Indiana Department of Environmental Management (“IDEM”) and U.S. Environmental Protection Agency standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.

In January 2015, Ford enrolled the entire Ford property in IDEM’s Voluntary Remediation Program (“VRP”) and began active remediation activities in 2017. Impacted soil was either removed from the site or heat-treated via electrical resistance heating on-site by Ford. In 2018, areas identified as sources of dense nonaqueous phase liquids (DNAPL) or chlorinated VOCs were dewatered. On July 21, 2022, an Environmental Restrictive Covenant (“ERC”) was recorded by Ford pursuant to IDEM’s VRP. In February 2023, Ford successfully completed its remediation efforts. IDEM issued a Certificate of Completion, and the State of Indiana issued a Covenant Not to Sue Ford. Thus, Ford had successfully completed the environmental investigation and remediation required by IDEM; however, certain environmental contaminants remained on the property.

On August 17, 2022, Thunderbird CC Land Partners, LLC (“Thunderbird”) purchased 109+ acres from Ford. Thunderbird undertook a considerable amount of redevelopment work at this brownfield site. As a result, Thunderbird requested and received approval from the Indiana Brownfield Program to terminate the original ERC and replace it with a new ERC with use and development restrictions that were tailored to the updated condition of the property, including the property that is being sold to DCB.

On March 21, 2025, the updated ERC was recorded by Thunderbird. The updated ERC included the Comfort Letter that was issued on June 20, 2024 by the Indiana Brownfields Program to Thunderbird. The Comfort Letter provides a detailed description of Ford’s operational history of the property and the environmental investigation and remedial efforts undertaken by Ford and Thunderbird, which resulted in them being issued the Covenant Not To Sue and Comfort Letter, respectively. The ERC also included the Reasonable Steps Update Letter issued on January 29, 2025 by the Indiana Brownfields Program to Thunderbird.

The updated ERC includes restrictions on the drilling or excavation of soil and the requirement that any such work complies with an IDEM-approved Soil Management Plan. The updated ERC also prohibits the use of groundwater from the subject property. The updated ERC requires vapor evaluation and potential vapor mitigation for new buildings, along with additional construction and operational restrictions that run with the land and bind subsequent owners and operators to protect workers and the community from potential exposure to residual impacts.

DCB has entered into a Real Estate Purchase Agreement with Thunderbird to purchase approximately 32.5 acres of the larger Ford property. DCB's proposed repurposing and redevelopment of this former industrial facility and brownfield site as a data center is fully consistent with the uses allowed by IDEM and the Indiana Brownfields Program. DCB is fully aware of and will abide by the updated ERC, which imposes certain construction and operational restrictions that run with the land to protect workers and the community from the residual impacts on the property. Before any commercial/industrial building is constructed by DCB, a vapor intrusion evaluation will be completed to determine whether a vapor barrier and/or other vapor mitigation steps would be required for the buildings to protect future indoor workers from potential vapor migration from the subsurface into the buildings.

DCB will also fulfill the requirement in the updated ERC that a minimum 2-foot clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks. In the event that DCB is interested in using any of the stockpiled soil and debris that is currently located on the property, DCB will comply with the IDEM-approved Soil Management Plan and the related sampling requirements.

Sincerely,

**Langan Engineering and Environmental  
Services, LLC**

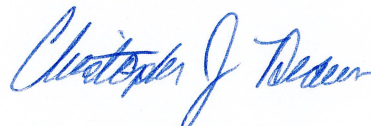


Joseph Good, PE, LEED AP

200 West Madison Street, Suite 2900

Chicago, Illinois 60606

**Plews Shadley Racher & Braun LLP**



Christopher J. Braun, Esq.

1346 North Delaware Street

Indianapolis, Indiana 46202-2415