Property Details

• Location: White Oak Rd. Adjacent to DE RT. 1
• Zoning: Industrial Park Manufacturing (IPM2)
  Acreage: 389 +/- contiguous acres
• Environmental: Phase I & limited Phase II have been completed and show that the property has no environmental issues
• Abatement: Both the City of Dover & Kent County have economic tax abatement programs available
• Utilities
  - Water:
    § Existing: 10-inch water main, 1210 gallons per minute. 65 ps. Residual (White Oak Road)
    § Future: 16-inch water main to service entire park completion late 2014
    § 1.5 million gallon water tank completion late 2014
  - Sewer:
    § Existing 4” Force Main (White Oak Road)
    § Future: 16” line with new pump station in the park completion fall 2014
• Utilities
  – Storm Water Management: To manage water quantity completion date fall 2014
  – Electric: 69KV loop is located on White Oak Road. This loop is connected to Dover’s new Cartanza 230KV/600MW Primary Substation
  – Gas:
    ▪ Existing: 4” gas line located on White Oak Road
    ▪ Future: 4” gas line to service all lots within Garrison Tract mid-2014 completion date
    ▪ Future: 16” gas line to service Lot 7 for combined cycle power plant completion date end of 2014
• Utilities
  – Fiber Optics: The city of Dover has a 24 fiber optic cable on White Oak Road which is part of the City’s 96 fiber optic loop
Completed Project

Dover Sun Park
Dover Sun Park

• Project Details
  – 10 Megawatts of renewable energy
  – 34,258 trackable solar panels
  – Provide electricity for up to 1300 homes
  – City of Dover purchases all power and 15% of the renewable energy credits
  – Created 150 construction jobs, 80% of which were Delaware jobs
Current & Future Projects

• Calpine Combined cycle power plant
  – Lot 7

• Uzin Utz manufacturing facility
  – Lot 12
• Nominal up to 618 MW dual-fueled combined cycle facility
• Constructed in two phases, each nominally 309 MW
• Each phase is 1x1:
  – One combustion turbine with a HRSG and one steam turbine
  – Natural gas-fired duct burners on the HRSGs
Primary fuel: Natural gas from Eastern Shore’s interstate pipeline

Back-up fuel: #2 ultra low sulfur fuel oil (max 10 days/year)

State-of-the-art emission controls: SCR, catalyst and combustion controls

Project cost approximately $400 million
Project Operations Provide Ongoing Benefit

• Water and sewer provided by City of Dover and Kent County
  – 1.2-1.4 million gallons water/day
  – 500,000 gallons wastewater/day

• Noise and visual impacts at or better than federal, state and local standards

• Annual revenues to the City, County, and State through taxes, fees, and indirect economic growth

• Expected operational life of 30+ years
Construction and Operational Activity

- Construction activities are relatively short term and would be completed 24-30 months after the start of construction

- Create 250-300 construction jobs over 24-30 months
Uzin Utz – Lot 12

- International Flooring Manufacturer with headquarters in Ulm, Germany
- Construction of 50,000 sq. ft. manufacturing facility to commence Spring 2014
- Future expansion phase II to 86,000 sq. ft. by 2017
- Manufacturing self-leveling underlayment
- Projected 25 jobs
Future Projects

• Each 10 acre lot can accommodate an approximately 220,000 sq. ft. facility with a total overall Park potential of literally thousands of jobs and millions of dollars in economic impact to Central Delaware