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GROUNDBREAKING *LA RECREATION AND TECHNOLOGY PARK* APPLICATION SETS NEW STANDARD FOR FUTURE DATA CENTER DEVELOPMENT

Proposed Development to Undergo Full Environmental, Public Review

CITY OF INDUSTRY, CA –Ramus Development, Inc., owner of the proposed LA Recreation and Technology Park (LARTP) today unveiled their plans for an innovative technology campus and golf course redevelopment project in the City of Industry.

The proposed development will reconfigure the 124-acre California Country Club to incorporate a 9-hole golf course and a technology campus development featuring a data center on approximately 18 acres, which promises to set a new standard for this type of development both in California and nationally. Unlike other proposed data center developments, the LARTP will go through a full Environmental Impact Report (EIR) review process, oversight by the California Energy Commission (CEC) and the South Coast Air Quality Management district (SCAQMD) and a wide-ranging outreach and engagement with community stakeholders. "We are committed to a transparent entitlement process and community focused design" said Stephen Cho, President of Ramus.

To lead the entitlement and public review process, Ramus has hired Birtcher Development LLC, an 87-year-old 5-generation family real estate firm. "The state-of-the-art data center proposed within LARTP is designed to use energy-efficient building systems, incorporate resilient power infrastructure, and reduce both water and energy usage to avoid impacting residents," said Brooke Birtcher Gustafson, president of Birtcher. "We intend to establish a process, through a community benefits board, where resident's voices will be heard. The LARTP project will deliver local jobs, open space and support the region's technology future."

Unlike other states, California's regulations ensure data centers use of water and electricity are highly regulated to ensure low to no consumer impact. The planned data center within LARTP will utilize advanced air-cooled chiller technology designed to minimize water consumption while supporting energy-efficient operations.

The proposed project is anticipated to reduce the property's current water consumption by 13%. And because of its highly efficient energy system, it is anticipated that the project will reduce, not increase, electricity rates for the surrounding community. The proposal requests no power subsidies and will fully pay its own way for the necessary infrastructure improvements and provision of power to the site.

In addition to establishing a fully transparent and open process that prioritizes community input, other project benefits will include enhanced recreation and open space, along with habitat preservation areas that will provide a buffer between the closest area residents and the data center.

Since the 1960s, data centers have increasingly powered the services Californians rely on every day. They are a secure digital infrastructure that allows access to medical records, online banking, small business and cloud computing. As our need for data usage grows, data centers serve as the backbone for California's current modern economy.

The project applicant has negotiated a Project Labor Agreement (PLA) with the California Building Trades which will ensure local hiring provisions and an apprenticeship program for potential new hires. In all, the LARTP is expected to create more than 1,500 jobs during the construction process and nearly 200 permanent technical and maintenance jobs once operational. In partnership with labor, educational institutions and the community, LARTP's ownership will also establish a local workforce training program to establish a pathway into construction careers for local students and residents.

"This project is more than an investment in the future, it represents a strong commitment to equity and opportunity embedded in how the project will be built," said Ernesto Medrano, Executive Secretary of the Los Angeles/Orange Counties Building and Construction Trades Council. "It will ensure that union construction careers, which are some of the most stable and well-paying jobs available without a four-year college degree, are accessible to local residents from historically underrepresented communities and veterans who have heroically served our country. LARTP will be a model for other developments of its type, demonstrating that this critically important infrastructure upgrade can be done in an environmentally sensitive and community-forward manner."

As a part of its project application with the City of Industry, LARTP will establish a Community Benefits Agreement, based on a community board it intends to establish along with discussions with the city, to identify local area priorities. The benefits will follow the community board's recommendations it establishes to recommend near-term benefits.

"From the outset our goal has been to propose a project and a process that would serve as the gold standard for future data center developments. Ramus has owned and managed the property for over 20 years, and we intend to continue to be a great community partner. The community is right to expect a transparent and open process. We intend to not only meet their expectations but exceed them. Conducting a full EIR, reducing water usage, reducing noise impacts with significant setbacks, establishing a community benefits package, and maintaining green and open space puts us on the right path to meet both the City's and neighbors' expectations," concluded Stephen Cho, President of Ramus Development.

For more information on LATRP, please visit www.lartp.com.

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