Attorney Work Product

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, June 27, 2025 3:06 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is the NAESB.

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, June 27, 2025 3:24 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Rusty, the facilities agreement generally looks fine, subject to reviewing the Exhibit A of course. You attached me the confirm, could you share the form NAESB as well?

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, June 26, 2025 10:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney's review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Rob Leigh <RLeigh@cityofcovington.org>
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com

www.serverfarmllc.com

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com

www.serverfarmllc.com

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

- Total load 9.6 MMCF/day (400 MCF/Hr.)
- Peak hourly load 692 MCF/Hr.
- Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

- Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
- Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
- Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements **(Estimated Cost $1.1MM)**:

- Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
- Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
- Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
- Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements **(Estimated Cost $11MM)**:

- Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
- Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
- Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements **(Estimated Cost $16MM)**: :

- Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
- Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
- Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

serverfarm

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

serverfarm

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

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VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website

Do you have some time to talk tomorrow?

Jason Volk

serverfarm

VP - Acquisitions & Asset Mgmt.

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