

4am Development LLC – 6439 Burkhalter Road

Decommissioning Plan

Purpose

This plan documents the applicant's commitment that, should the data center use permanently cease, the IT/Cooling systems and its supporting infrastructure as specified below, will be removed and the site restored to a clean, stable, and non-hazardous condition suitable for future redevelopment of the property. It is submitted in support of the rezoning application to assure the governing authority and the community that the parcel will not be left with an abandoned structure or residual environmental liability.

Commitment and Trigger

The applicant, or any successor in interest, commits to decommissioning the facility in accordance with all applicable federal, state, and local requirements and any conditions of approval. Decommissioning will be initiated upon the permanent cessation of the data center use, and the applicant will notify the City of Statesboro within a reasonable period following that event and proceed with removal and restoration.

Scope of Removal

Decommissioning encompasses the removal of the following items:

- The closed-loop cooling system, including chillers or dry coolers, pumps, piping, and the glycol or treated-water heat transfer fluid
- Electrical distribution, uninterruptible power supply and battery systems, and standby generation and fuel storage

The following items may remain and are not required to be removed:

- The building shell and interior improvements, to the approved end condition
- MEP not related to the operation of the data center (e.g., domestic sanitary sewer and water systems)
- Storm drainage systems
- Fire suppression systems
- Road network
- Equipment pads
- Any other systems not related to the operation of the data center

Environmental and Regulated Materials

All regulated materials will be handled and disposed through appropriately licensed contractors and permitted facilities, with documentation retained for the closeout record. The closed-loop cooling fluid will be fully drained, characterized, and disposed at a permitted facility and not to be discharged to the ground or storm drainage. Fuel systems will be emptied, purged, and removed with any required tank closure completed, and batteries and electronic waste will be recycled through permitted handlers.

Site Restoration

Following removal, the site will remain in a developed condition, with the existing equipment pads and other items not required to be removed left in place. Any further modification would fall within the scope of a future

redevelopment of the site, which would be submitted for approval under the applicable local and state standards in effect at the time of application.