

EXHIBIT B

PRIVATE IMPROVEMENTS

The Developer agrees to develop the Property by constructing the Private Improvements as a covenant-controlled “green” data center park in accordance with design development documents approved by the Authority.

The Private Improvements will contain approximately 800,000 square feet of floor area in approximately five to ten separate buildings housing computer systems and associated components, such as telecommunications and data storage facilities. Some buildings will be owned separately by the occupants. Others will be single occupancy leased buildings, and some buildings will house multiple tenants, depending on the needs of the users.

The data center park will include redundant or backup power supplies, redundant data communications connections, environmental controls such as air conditioning and fire suppression equipment and security devices. The Private Improvements will also require large quantities of regulated power, dedicated internet service from multiple providers, high security and support services.

Note: Although not part of the Property, approximately 47.6 acres of additional adjacent open space will be improved and dedicated or deeded to the City of Colorado Springs for public use.