EXHIBIT B

DESCRIPTION OF THE PROJECT

The Digital Crossroads of America Data Center at the former State Line Generating Plant in Hammond, Indiana will be a mission critical data center campus of 400,000sf of space and 40 MW of power when fully built. The Project Costs at full completion are estimated to be $200,000,000 with customer purchases and equipment deployment being a similar amount over the first 10 years.

The Developer anticipates that, subject to customer demand, the Project will be completed in 3 different buildings over the first 5 years of development with the second building being larger than the first and third buildings.

The first building is the "Proof of Concept" building of approximately 105,000 sf and 10 MW. The Developer anticipates an investment in excess of $40,000,000 for just the Proof of Concept building and the financing has been assured.

The first phase of development is scheduled to include approximately 10,000sf of Technology Incubator and Idea Accelerator either inside the Proof of Concept building or as a stand-alone structure. As the campus will be one of the most interconnected and energy efficient technology hubs in the Midwest, we theorize that a technology incubator and Idea Accelerator that will attract regional attention and drive innovation and learning to create a place for entrepreneurs to directly and digitally meet and connect.

Data centers create heat from equipment and all other data centers across the world permit that heated air to escape into the atmosphere. From the outset of this process the Developer committed not only to the 4,000sf greenhouse but to the innovation, creativity and expense of heating the greenhouse with the waste heat from the data center operations. The final piece is the work toward partnering with Purdue University Northwest to promote Purdue as a continued world leader for agricultural automation research.

The delivery of power to the Project will be the 'all of the above' model. The clean energies of solar, wind, and hydro are presently in the planning stage and will be installed at the start of the Proof of Concept building. The Proposal utilizes electricity infrastructure already present on the site with the possibility of a natural gas-powered co-generation plant to follow as on-campus energy demands rise. These delivery methods will be used as serious teaching methods for local high school and university students.

This Proposal is Marquette Plan compliant. As reflected in the attached site plan, intrusions into the 200 feet shoreline buffer are minimal and have been planned. The setback will enable public access to the shoreline, something that has never been possible in the 90 years since the land was first developed.

Finally, the Developer has committed to construct the tallest flagpole in the State of Indiana (at least 154 feet tall). This flag will welcome travelers on Interstate 90 to Indiana and serve as a landmark for generations to come.