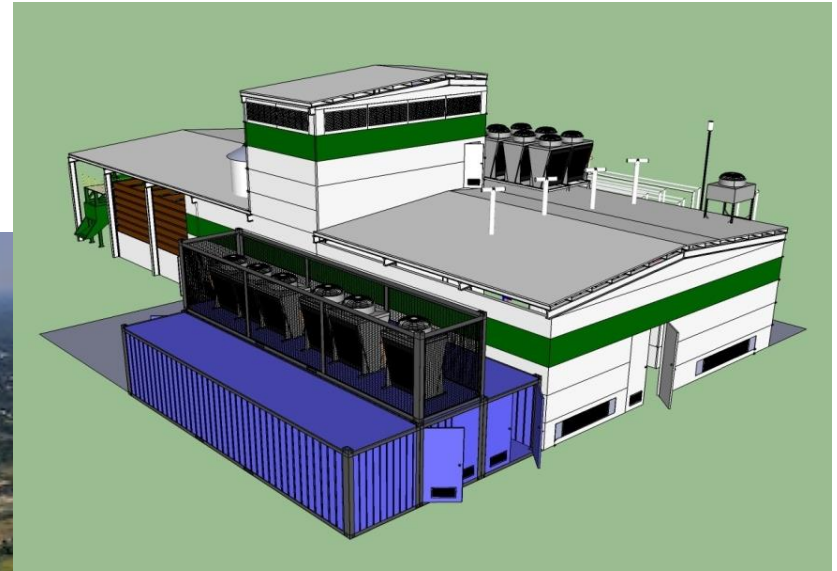


PROJECT TEASER:

**GSXI Green Renewable Energy Power Plant
10 YEAR DEBT INVESTMENT**



PROJECT NAME:

Montaup

Somerset, Massachusetts

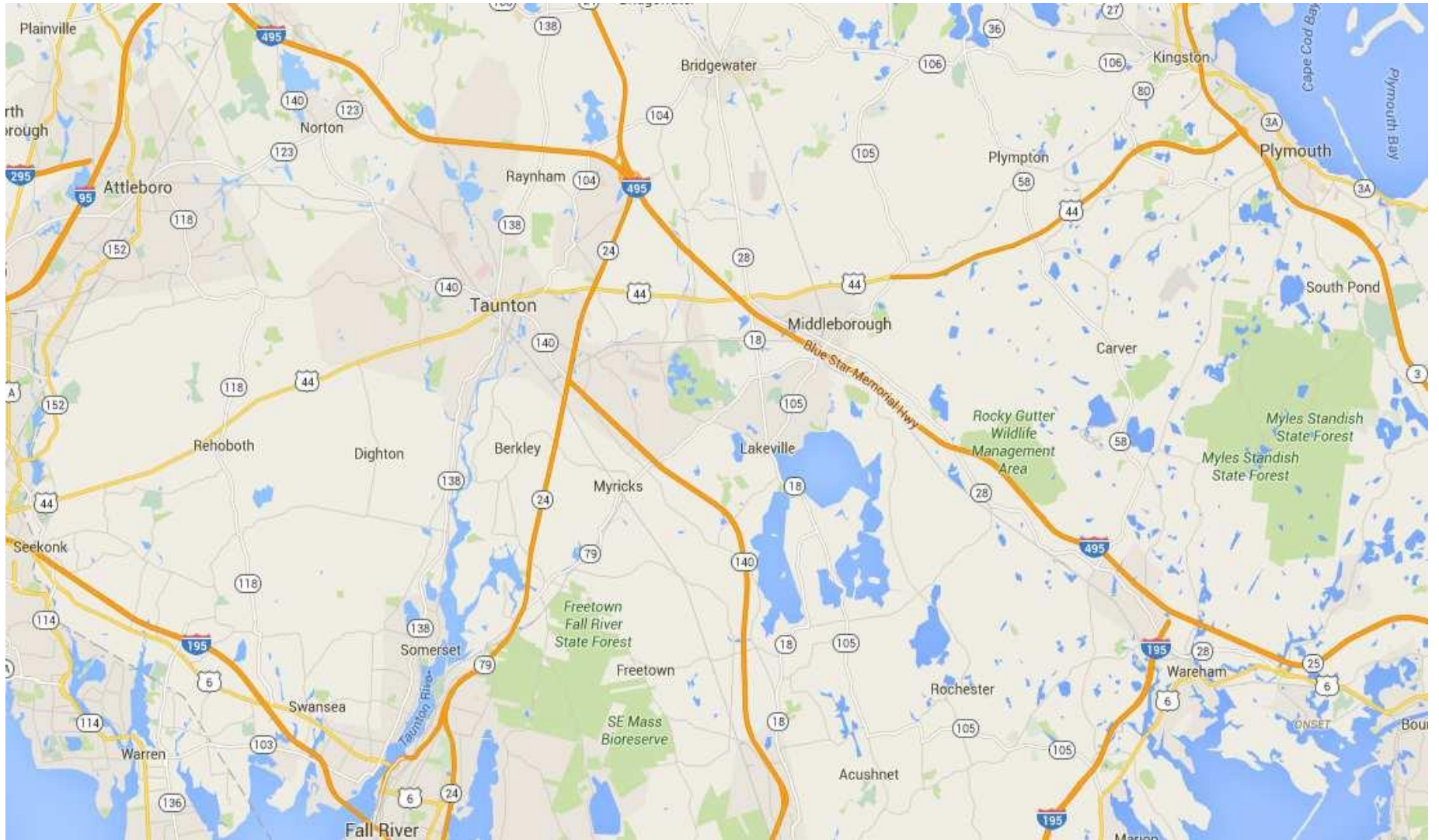
Investment: \$800 Million in three phases

Power production: 4,336,200 MWh/a

Key Investment Highlights

- Phase 1 \$250 Million Phase 2 \$400 Million Phase 3 \$150 Million
- Montaup coal-fired power plant is currently closed
- Negotiations with current owner are on hold subject to securing a commitment from a funding partner
- Previously discussed pricing of \$15 Million for the location
- Massachusetts Green Energy Bill requires local utilities to purchase green energy products
- Know-how; proven technology . Service, maintenance and 7 days per week/24 hours per day control center team inside the operations consortium
- Major business partners to be revealed on receipt of signed Non Disclosure & Non Circumvention Agreement

Boston



Development Status of Selected Projects

Location	Somerset, Massachusetts (Close to 7/24 South &138)
Land Purchase Agreement	Under Negotiation
Long term Biomass supply agreement	SIGNED
Long term Power purchasing agreement	Under Negotiation
Grid Connection Approval	NEW Substation
Building Permit	Under Negotiation

Summary of Project

Size of Plant	150 MW natural Gas & 400 MW Biomass
Type of Feedstock	Natural gas & Syn Gas(Wood)
Syn Gas – Year	2018
Power produced – Year	2017
Heat produced – Year	2018
CAPEX	\$ 800 Million Total
IRR	Above 30%
ROI Equity	50%

*INVESTMENT
CALCULATIONS*

<i>ELECTRICAL POWER PRODUCTION MWHr/e</i>	4,179,924	<i>MWHr</i>
<i>THERMAL POWER PRODUCTION MWHr/t</i>	4,309,200	<i>MWHr</i>
<i>INVESTMENT US \$</i>	<i>800.000.000</i>	
AMORTIZATION (10 YEARS Straight line) AVERAGE	80,000,000	
FINANCIAL OBLIGATIONS (10 YR.DEBT INTEREST)	44,352,000	8% and 12%
	319,282,164	
FEEDSTOCK	319,282,164	Combined
RUNNING COSTS INCLUDING VARIOUS & INSURANCE RISK COVER (O & M)	29,706,385	Combined
	348,988,549	
<i>TOTAL ANNUAL COSTS</i>	<i>348,988,549</i>	
	160,232,239	
EBT After Taxess 5th Year as Avg	0.00	
SAVINGS ON METHANE CONSUMPTION	0.00	
WHITE CERTIFICATES	0.00	
ASH PRODUCTION EARNINGS	0.00	
<i>TOTAL EARNINGS</i>	<i>160,232,239</i>	

<i>EBT FIRST 10 YEARS</i>	<i>1,636,090,769</i>
<i>NET EARNINGS AFTER TAX (10 YEARS)</i>	<i>1,636,090,769</i>
<i>EBT FOLLOWING 10 YEARS</i>	
<i>NET EARNINGS AFTER TAX (0-10YEARS)</i>	
<i>IRR EQUITY 250%</i>	
<i>IRR PROJECT 15%</i>	<i>Both After Tax</i>