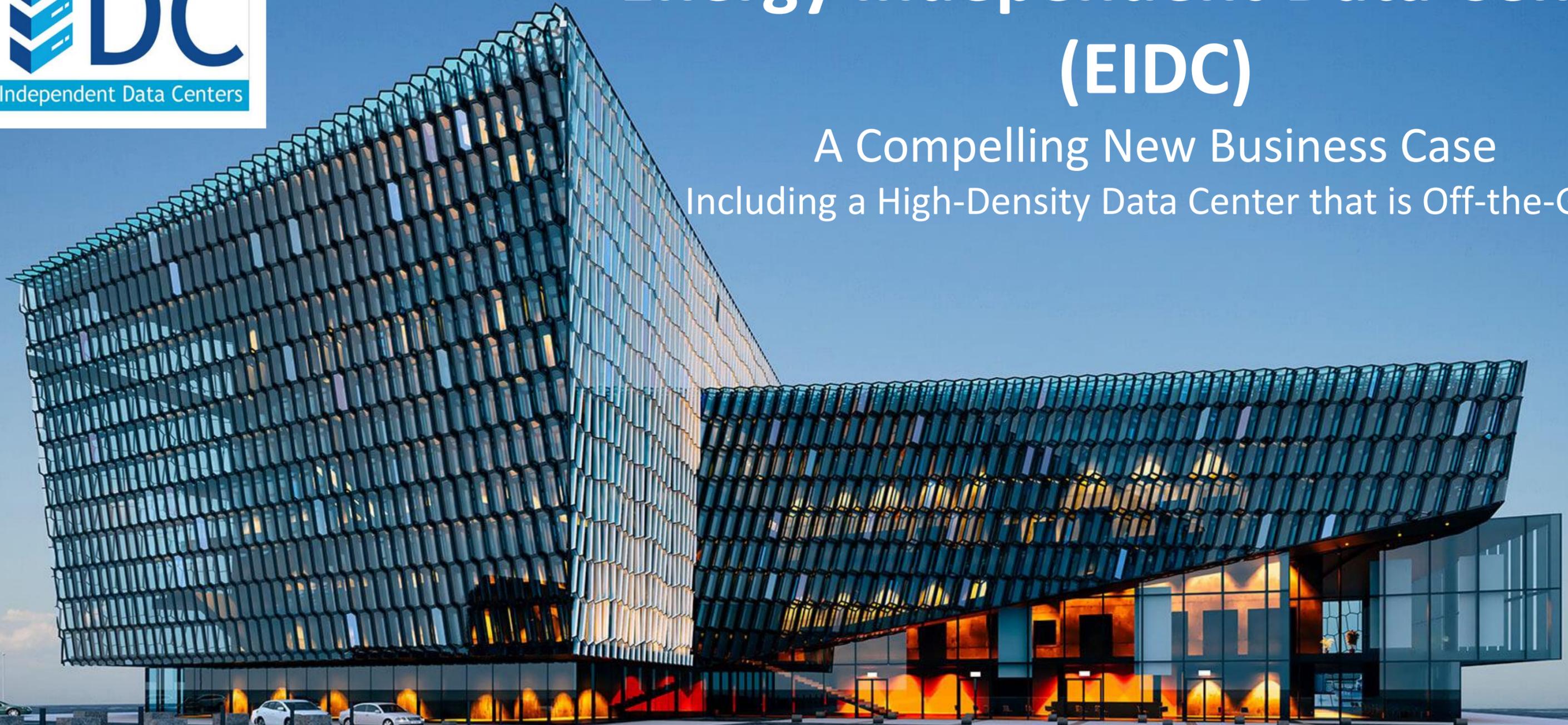




# Energy Independent Data Centers (EIDC)

A Compelling New Business Case  
Including a High-Density Data Center that is Off-the-Grid



One of the most compelling Real Estate Investments of our time.

**Multiple Profit Centers**

Data Center Revenue | Energy Generation & Sales | Water Production | Waste Elimination



A State of the-Art Data Center  
with its Own Green Energy Power Plant with  
**ZERO Carbon Emissions!**





Energy Independent Data Centers



EIDC is a Lucrative  
**“Special Purpose Entity & Income-Producing  
Technology Development Backed by Real Estate”**

To be secured by...a minimum of 300 to 500 Acres of Property!



# Why an EIDC Complex is a Superior Investment? It's All in the Numbers!

## Quick VIP Overview

**\$37.5 M Inv. - \$42.5 M back (2 yrs) - \$500 M in 5 yrs**

- Backed by Real Estate Collateral
- Protected against financial risk by Pre-Sales
- Fast Turnaround for 100% Repayment of Capital – 2 years.
- Long Term Buyer is awaiting acquisition of the GIDC Data Center following 2 years of operation.
- Modest Single Investment of \$37.5 MM gets repaid in 2 years and can grow to \$500,000,000 in 7 years.



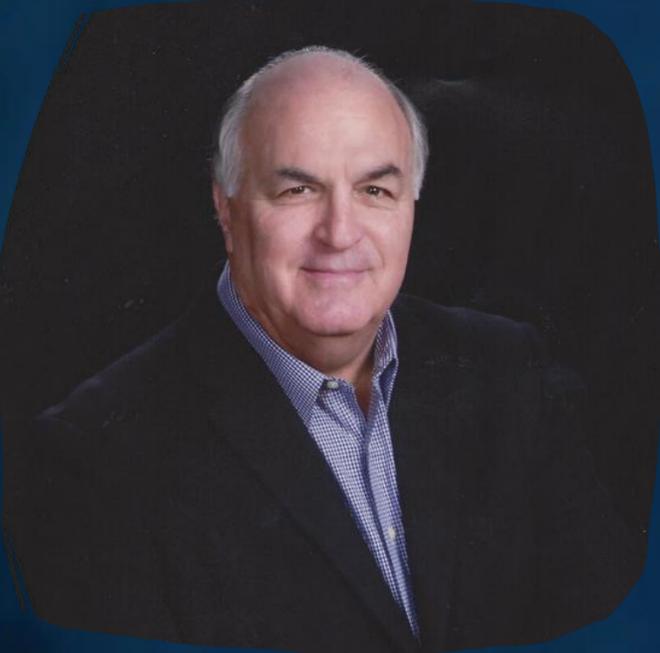
# Why an EIDC Complex is a Superior Investment? It's Driven by Market Demand!

## The Demand for Data Centers Is Skyrocketing!

- Connectivity and The Internet of Things is driving demand for increased data storage capacity.
- Existing low-density datacenters cannot keep pace with the demand.
- Exponential Growth will occur from the implementation of the 5G Network.
- The Insatiable demand for electricity for data centers is outstripping the capacity of the electric grid.
- Cost consolidation is creating increased demand for Co-location Data Centers.

# On-Site-Energy.com & OSE Consulting

Divisions of Dominion Development Group, LLC



## Larry A. Masi

- Founder & CEO
- Marketing Strategist
- Creator of High Velocity Marketing Systems for real estate, technology and energy ventures.

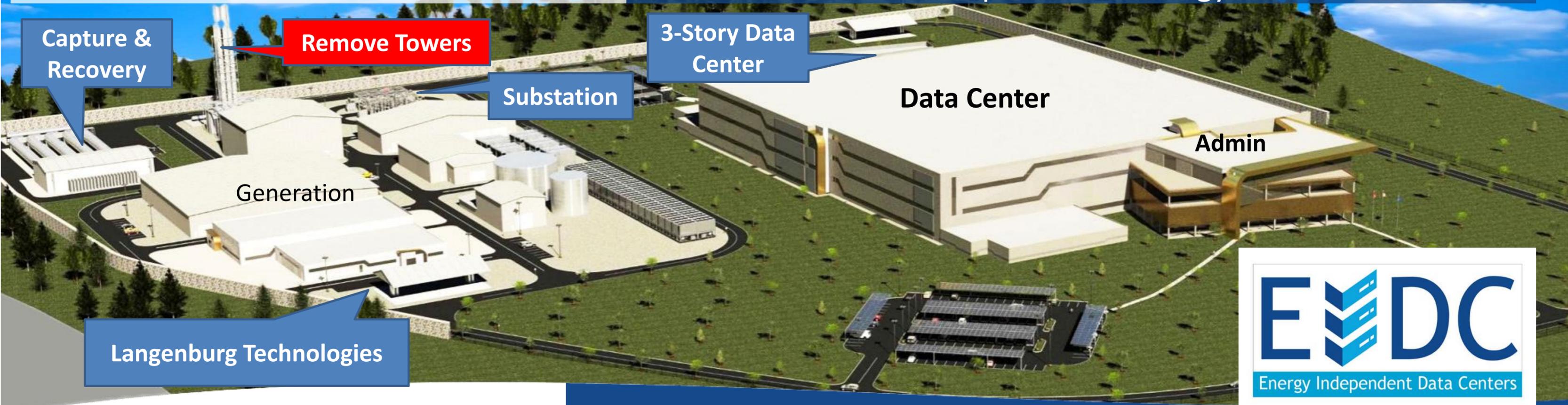


Also Founder of:



# An EIDC Campus Location

# The EIDC Project A Self-Powered Campus & Eco-Energy-Industrial Park™



## **ECO ENERGY**<sup>TM</sup> **INDUSTRIAL PARK**

An Environmentally Green Energy Park

### **The EIDC Campus Location™ Business Model**

- 250 MW Self-Contained 100% Green Power Plant (GPP) by Langenburg Technologies. The GPP provides power to the EIDC Data Center and to surrounding properties, directly on-site and through the grid.
- EIDC New Generation, High-Performance Data Center with Built-In Redundancy
- Pre-Lease and Develop the Eco-Energy-Technology Park™ on land surrounding the EIDC Campus. Sell inexpensive green power to the tenants
- Assign a permanent Supervisory Team to Execute with Precision on all aspects of each Venture Location, even beyond completion of construction.



## Power Plant by **Langenburg Technologies**

This proprietary Power Plant uses technologies that transcend today's norms.

Using only a "slurry" mix of any material together with any type of water, the Green Energy Power Plant produces 24/7 consistent clean energy and clean water.

**Project Consulting by OSE Consulting**

Imagine....

**24/7 GREEN Energy**

A 250 MW\*

**Green Energy Power Plant**

**with ZERO Emissions**

\*500 MW Capable

## About our...GREEN Energy Power Plant

- 24/7 - 100% Uninterrupted, Redundant and Reliable Energy to the data center and all other facilities with (5 to 10) 50 MW Generators.
- ZERO Emissions – There are no emissions whatsoever.
- Water Purification – from any source can be purified to bottling quality.
- Highest Efficiency Combination Possible – (5 to 10) 50 MW Generators

# Our GIDC State-of-the-Art Data Center – 575,000 SF

## Specifications – Including Platinum LEED Design Certification

- 1.35 million sf of total space
  - 582,520 sf data center space
  - 521,250 sf of energy generation space
  - 251,380 sf of admin, security and client spaces
- Power supply of 167W/sf up to 583W/sf
- Two redundant and diverse entry points for communications fiber and electrical energy
- Three Floors of High Security
- Eight Data Halls (Pods) per Floor
- Two IDF and two electrical distribution panels for each Pod

## Energy Storage & Conservation

- Revolutionary Thermal Energy Storage\*
- No UPS batteries to replace or toxic waste to dispose of
- No diesel generation or oil-based pollution
- No transmission or distribution energy losses

\* As used in the Data Center of 46-Story Montreal Stock Exchange



# Business Model Validation

Who has Validated Us...



## M+W Group USA – Conceptual design validation

- Reviewed 30+ design scenarios to determine highest efficiency levels



## Cushman & Wakefield – Data Center / Real Estate sales model validation

- Model beat competition in VA & NJ by 10% to 40%



## Econsult Solutions – Economic study Business Case Study

- Charted tax streams that can be expected



Sargent & Lundy

The logo for Sargent & Lundy, featuring a stylized grey 'S' and 'L' symbol above the text 'Sargent & Lundy'.

## Sargent & Lundy – Owner's Team engineering validation study

- Proved that design concept could be built



## Black & Veatch – EPC contractor's engineering design validation

- Validated most efficient construction method



**EMDC**  
Energy Independent Data Centers

The logo for Energy Independent Data Centers (EMDC), featuring the letters 'EMDC' in a large, bold, blue font with a stylized server rack icon integrated into the 'M', and the full name 'Energy Independent Data Centers' in a smaller blue font below it.

# We Bring Long-Term Cash Flow to Mixed Use Developers

## A Few Benefits of Our Business Model

- Capable of being the world's First Island Mode Large Scale Energy Independent Data Center Complex
- Eco-Energy-Technology Park creates excellent long-term revenue and numerous high end jobs.
- FOCUS on the Data Center yields the Highest ROI
- We Create a POSITIVE Economic, Environmental and Community Impact
- We MITIGATE RISK - Our Data Center Space is PRE-LEASED prior to breaking ground.
- Our Optional EXIT is Predictable – We will have the option to hold the asset for long term income. Or, we have a Pension Fund eager to purchase the seasoned asset in 7 years to get the long-term income.



**A UNIQUE  
Business Model**

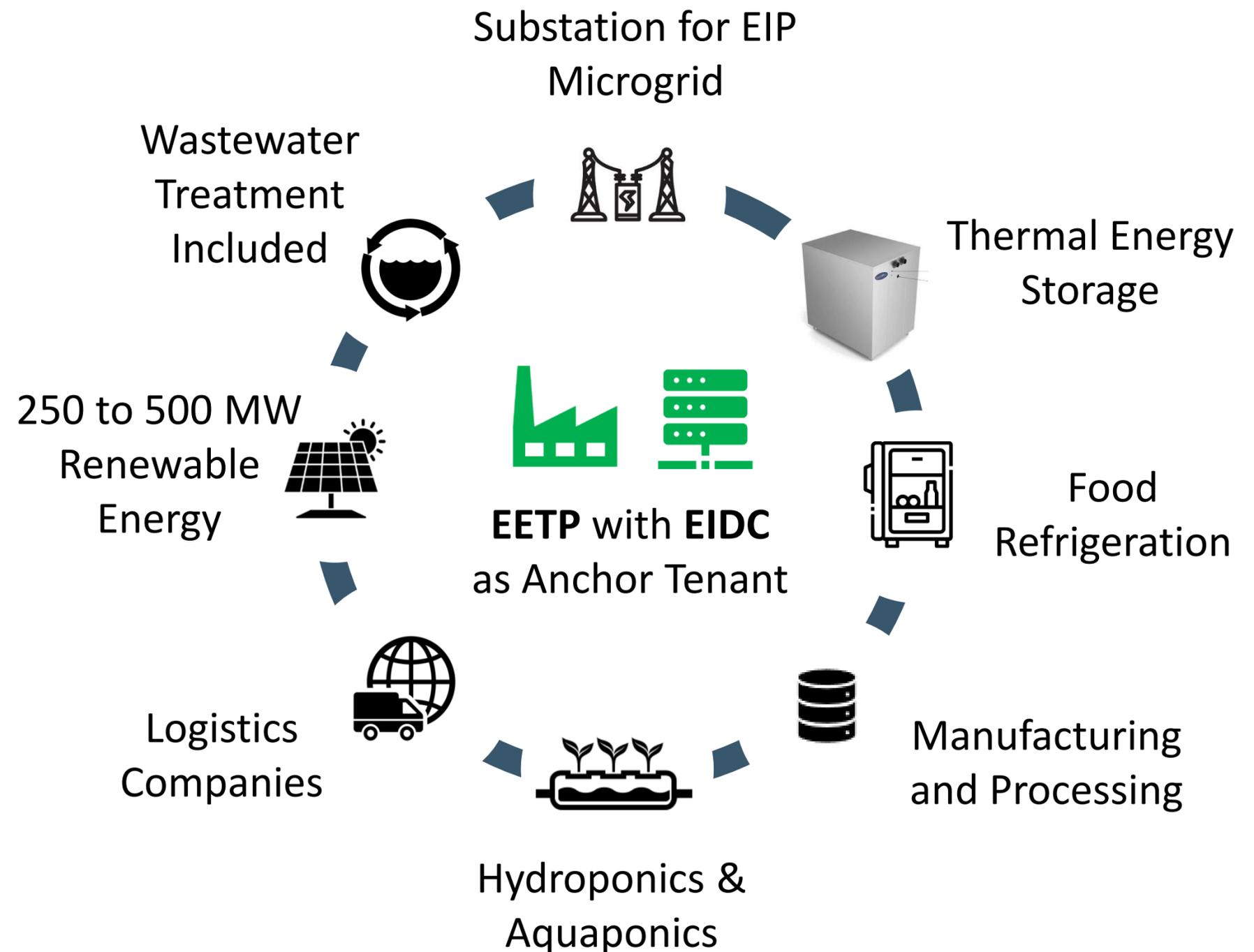
Our Investors' ROI is ALMOST Too Good to Be True!  
**An EXIT of up to 20X in 7 years!**

# ECO ENERGY™ INDUSTRIAL PARK

An Environmentally Green Energy Park

## Eco-Energy-Industrial™ Park (EEIP)

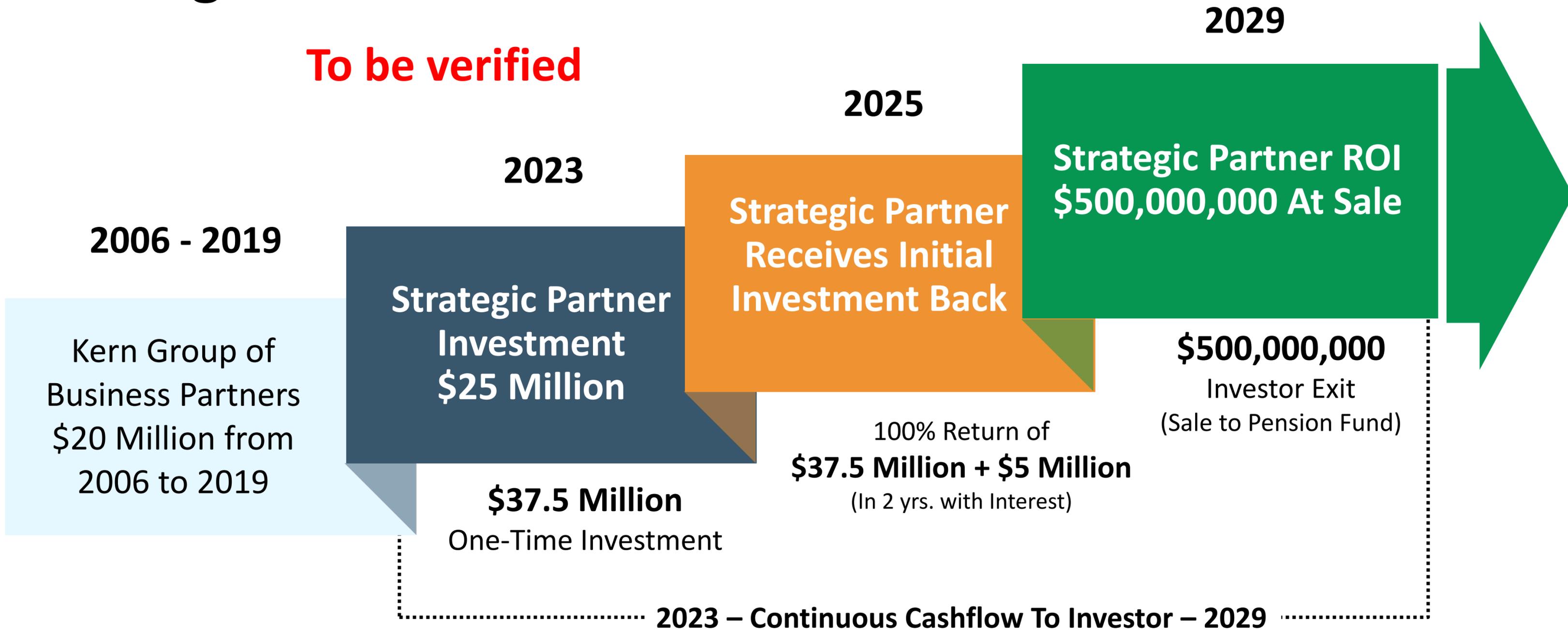
- An Eco Industrial Park (EIP) is where exchange of waste or excess from one firm becomes an input to another (World Bank)
- An Eco-ENERGY-Technology Park (EETP) differs by having its own On-Site Green Energy System. Participating companies save on energy, transportation, operational and logistics costs



**To be EDITED – Change Logo to Technology Park instead of Industrial**

# Strategic Partner Investment Timeline

**To be verified**



## DISCLAIMER:

The figures contained herein have been obtained from sources deemed to be reliable, including the Developer, EIDC. However, all figures are estimates that are subject to changes based on many conditions beyond the Developer's control. All Strategic Partners must do their own due diligence and retain their own legal and tax counsel. This presentation is designed for an institutional or corporate partner. Individual accredited investors can only invest using a Private Placement Memorandum.

# Strategic Partner Investment - \$37.5 Million Grows to \$500 MM EXIT in 7 Years\*

To be verified

Modest  
**ONE-TIME Investment**  
by Strategic Partner

**\$37.5 Million**  
Investment



**\$500 Million**  
Partner EXIT  
In 7 Years

**Planned EXIT**  
in 7 Years

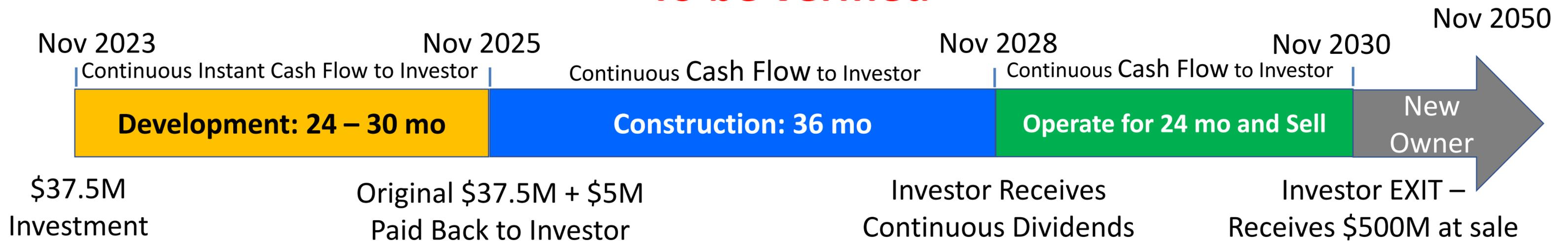
..... **TIME – 7 Years** .....  
**Full Payback + \$5 Million**  
in 2 years

Not a guarantee of Income or Return,  
Partner/Investors must perform their  
own due diligence.

# What Happens During the Project Continuum™?

| Development Phase – 24 – 30 months   | Construction Phase – 36 months   | Operation & Sale – 24 months + sell   |
|--|--|---|
| <ul style="list-style-type: none"> <li>• \$37.5 Million development funding</li> <li>• Attainment of Air Permit</li> <li>• Preliminary Data Center space &amp; energy sales</li> <li>• Power Purchase Agreements (PPA) for ancillary energy sales</li> </ul> | <ul style="list-style-type: none"> <li>• \$1.3 Billion for construction funding based on Pre-sales &amp; PPA's</li> <li>• Construction Permits</li> <li>• 40% pre-sales – Equals a cash flow positive project</li> </ul> | <ul style="list-style-type: none"> <li>• <b>\$2.26 B to \$3.39 Billion sale price</b></li> <li>• Developers exit</li> <li>• Construction debt restructuring</li> <li>• Sales achieved – expected after two years of operations</li> </ul> |

**To be verified**



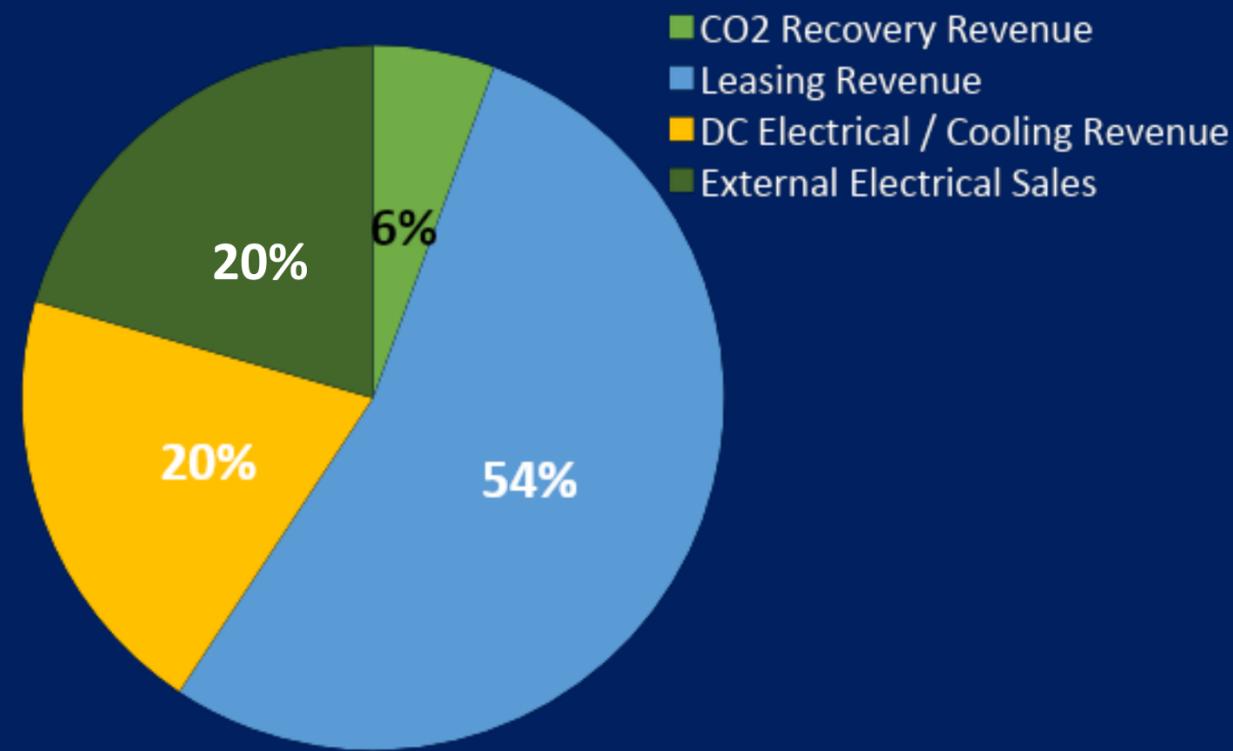
# Income Streams from the EIDC Complex and Energy Sales to the Eco-Energy-Technology™ Park

|                       |   |
|-----------------------|---|
| <b>\$79 M</b>         | <b>Waste Conversion</b> <ul style="list-style-type: none"> <li>Sold at \$100 per ton</li> <li>Can process an average XXXXX tons per year</li> <li><b>\$79 Million</b> per year</li> </ul>   |
| <b>\$500 M</b>        | <b>Data Center Leasing &amp; Services</b> <ul style="list-style-type: none"> <li>Space Lease (\$350 per kW, highly competitive pricing)</li> <li>Smart Hands services</li> <li>300 MW center equivalent to <b>\$500 Million</b> each year</li> </ul>  |
| <b><u>\$247 M</u></b> | <b>Energy Sales – 35% of all revenues (30% of energy is ancillary)</b> <ul style="list-style-type: none"> <li>Electrical, Internal and External - <b>\$247 Million</b></li> <li>To data center clients (can be included in lease amounts or metered)</li> <li>To grid off-takers               <ul style="list-style-type: none"> <li>Through RTO interconnect</li> </ul> </li> <li>To micro-grid off-takers               <ul style="list-style-type: none"> <li>At lower than grid pricing</li> <li>No transmission or distribution charges required</li> </ul> </li> <li>Thermal               <ul style="list-style-type: none"> <li>To micro-grid clients as part of Industrial Park steam loop</li> <li>To more remote clients within 2.5 miles of site via steam pipeline</li> </ul> </li> </ul> |

**Total \$826 M**

To be verified

Revenue Sources



**Figures are Estimates Only.**  
 Not a representation, warranty or guarantee of income or return.  
 Partner/Investors must perform their own due diligence.



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Thank you for your respect and your integrity.

With Highest Regards,

*Larry A. Masi, CEO*

*The Masi Marketing Organization for and with*

*OSE Consulting & On-Site-Energy.com*

*divisions of Dominion Development Group, LLC*

*For The EIDC Team*



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- <http://cbre.vo.llnwd.net/grgservices/secure/N%20America%20Data%20Center%20H1%202020.pdf?e=1600736511&h=82564556a176a99d1d8574a35610404a>



- <https://thingsgosocial.com/img/new%20images/smartGrid/smart-grid.jpeg>



- <https://www.republicworld.com/world-news/us-news/bill-gates-nuclear-venture-reveals-plans-of-nuclear-reactor-to-meet-c.html>

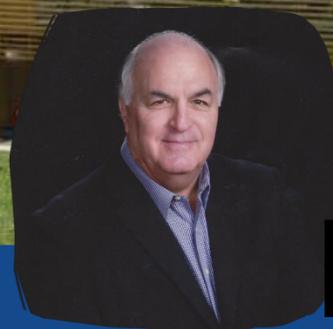


- <https://www.csis.org/events/online-event-grid-resilience-priorities-next-administration>



Energy Independent Data Centers

# Act Now to Capture this Opportunity!



For More Information, CONTACT:

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OSE Consulting, c/o

**Christian Hidden, EVP**

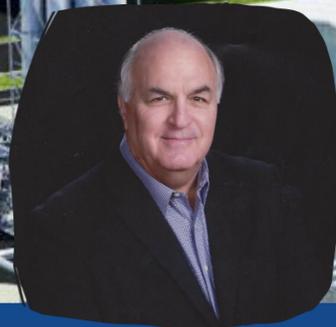
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# Act Now to Capture this Opportunity!

Project Consulting by **OSE Consulting** | Power Plant by **Langenburg Technologies** | Data Center Consulting by **Wake Technologies**



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