

FNL | Investment Proposal Package

1. Executive Summary

FNL INC is spearheading the development of a 100MW utility-scale solar photovoltaic project in Barstow, California, with integrated options for Battery Energy Storage (BESS) and Carbon Capture technology. This project will deploy over 121,000 high-efficiency solar panels across a 580-acre site, producing an estimated 175,000 MWh of clean energy annually. This initiative aligns with California's renewable energy goals and offers strong long-term ROI backed by federal tax incentives (ITC & 45Q), potential PPA revenue, and carbon offset monetization.

2. Project Scope

Location: Barstow, CA (APN 0537-051-04-0000 and surrounding parcels)

Site Size: 580 acres (Primary Project Area: 500 acres)

Capacity: 100 MW AC (121.5 MW DC)

Features:

- ~121,528 solar panels (600W each)
- Interconnection with Southern California Edison (SCE)
- Integrated BESS (optional add-on)
- DAC (Direct Air Carbon Capture) for emission offsets

3. Turnkey EPC Cost Estimate

Total EPC Estimate: \$83.2M – \$88.5M

Cost per Watt: \$0.83 – \$0.89

Cost Breakdown Highlights:

- Panels: \$18.2M
- Inverters: \$7.9M
- Installation & Labor: \$24.3M
- Interconnection & SCADA: \$1.8M
- Permitting/Engineering: \$1.2M
- Contingency: \$7.8M

See attachment, EPC Cost Breakdown

4. Capital Structure & Investment Opportunity

Total Project Budget: \$115 million

Equity Participation: Open to EPCs, VC/PE firms, infrastructure funds

Investment Types Accepted:

- Direct equity
- Convertible notes
- Bridge construction financing
- Tax equity participation (monetization of ITC/45Q)

Returns:

- 8–12% IRR (target)
- Revenue from PPA (10–25 years)
- Carbon offset trading and storage incentives

5. Development Status

- Site Control: Executed Letter of Intent & site mapping
- Permitting: Conditional Use Permit (CUP) in progress
- Grid Interconnection: SCE application underway
- Environmental: CEQA pre-consultation initiated
- Construction: RFP released to EPC contractors

6. Strategic Advantages

- Federal Tax Credits: ITC (solar/BESS) + 45Q (carbon capture)
- Utility Offtake Potential: Long-term PPA discussions initiated
- Scalability: Land reserved for Phase II (BESS + DAC)
- Government Contracting Experience: 30+ years in logistics, now DOE-qualified

7. Partnering Options

FNL is accepting proposals from:

- EPC contractors (turnkey delivery)
- Joint Venture capital partners
- Developers offering financing or PPA bridge structuring

See attached Letter of Interest and RFP document.

8. Required Next Steps

Interested investors, EPC firms, or joint development partners may:

1. Execute NDA for full financial model and data room access
2. Submit LOI or proposal to CEO@fnlmarketinginc.com
3. Schedule a call with executive team

9. Appendices

- Project Summary
- Cost Breakdown Sheet
- Capability Statement
- Merger & Acquisition Summary
- RFP for Construction Services
- EPC/Investor LOI
- Integrated Solar + BESS + DAC Concept Overview
- Tokenization Whitepaper
- Sample Investment Invitation Letter

Project Summary

FNL INC – 100MW Solar PV Project | Barstow, CA

FNL INC is initiating the development of a 100MW utility-scale solar photovoltaic project located on approximately 580 acres in Barstow, California. This project will generate clean, renewable energy for the Southern California power grid, with a planned interconnection to the Southern California Edison (SCE) system.

The project will involve site grading, module installation, construction of inverters, AC/DC cabling, a high-voltage substation, and full grid integration. The development is structured to accommodate a long-term Power Purchase Agreement (PPA) with a reputable offtaker and is designed for scalability, longevity, and operational excellence.

FNL INC seeks qualified EPC contractors, investors, and joint venture partners to support all phases of this project, from permitting to commissioning.

100 MW Solar Farm: Turnkey EPC Cost Proposal

1. Project Summary

This document outlines a comprehensive turnkey EPC (Engineering, Procurement, and Construction) cost estimate for a utility-scale 100 MW solar photovoltaic (PV) power plant. The system will be installed across 500 acres using 600W solar panels, targeting a total annual production of approximately 175,000 MWh.

2. System Specifications

- System Size: 100 MW AC (~121.5 MW DC)
- Panel Quantity: ~121,528
- Panel Wattage: 600W
- Estimated Annual Output: ~175,000 MWh/year
- Land Area: 500 acres

3. Turnkey EPC Cost Breakdown

Component	Unit Cost Estimate (USD)	Total Cost (USD)
Solar Panels (600W)	\$150/panel × 121,528	\$18,229,200
Inverters	\$0.065/W	\$7,897,200
Racking & Mounting	\$0.10–\$0.15/W	\$12,152,800
Electrical & Wiring (BOS)	\$0.06/W	\$7,291,680
Labor & Installation	\$0.25/W	\$24,305,600
Civil Works & Site Prep	\$0.03/W	\$2,430,560
Interconnection & SCADA	\$0.02/W	\$1,822,920
Permitting & Engineering	\$0.01/W	\$1,215,280
Contingency (10%)	-	\$7,835,924

Total Turnkey EPC Estimate: \$83.2 – \$88.5 million

Installed Cost per Watt: \$0.83 – \$0.89/W

4. Optional Add-ons (if required)

- Battery Energy Storage System (BESS): +\$300–\$500/kWh
- Tracking System (single-axis): +\$0.05–\$0.10/W
- Land Lease (if applicable): ~\$500–\$2,000/acre/year

5. Financial Modeling Option

If required, a detailed financial model can be developed including capital structure, financing terms, projected IRR, ROI, PPA structures, and LCOE estimates to support investor or stakeholder presentations.

Capability Statement

FNL INC – Solar Energy Development & Infrastructure

Company Name: FNL INC

Headquarters: 4 Embarcadero Center, STE 1400, San Francisco, CA 94111

Website: www.FNLmarketinginc.com

Primary Contact: Salia Ali, CEO | CEO@fnlmarketinginc.com | (209) 879-2420

Secondary Contact: Justin Martinez, COO | COO@fnlmarketinginc.com | (760) 223-9852

Core Competencies:

- Utility-Scale Solar Project Development
- Joint Venture Structuring and Government Contracting
- Transportation, Logistics, and Site Mobilization
- DOE Grant Navigation and Renewable Energy Compliance
- Public-Private Partnership (P3) Facilitation

Past Performance:

FNL Inc. brings over 30 years of cumulative expertise in transportation, logistics, and federal contracting. Through the strategic acquisition of ALIS ENTERPRISE LLC, we have expanded our operational capabilities and positioned ourselves for growth within the renewable energy sector. Our active portfolio includes government contracting, DOT compliance, and DLA logistics execution. The Barstow 100MW Solar Project marks our official entry into utility-scale solar development, aligning our legacy in infrastructure with a forward-looking clean energy agenda.

Differentiators:

- Minority- and woman-owned firm with strong local and federal contracting insight
- Expertise in site control, grant packaging, and capital acquisition strategies
- Strategic relationships with Government Entities

NAICS Codes: 221114, 541690, 237130 DUNS: 006201026

Merger & Acquisition Summary

FNL Inc. x ALIS ENTERPRISE LLC

Effective Date: Q2 2025

Transaction Overview

In a strategic move to expand operational capacity and diversify sector exposure, FNL Inc. completed the acquisition of ALIS ENTERPRISE LLC, a privately held limited liability company. The transaction was structured as a full equity acquisition, consolidating ALIS ENTERPRISE's assets, contractual agreements, and personnel into FNL Inc.'s broader operating framework.

Strategic Objectives of the Acquisition

- Geographic Expansion: Strengthens FNL's National presence across the United States.
- Service Diversification: Integrates licensed service lines and contract-eligible operations in sectors such as, Inbound/Outbound Freight Transportation , Federal Logistics, and LTL Warehousing.
- Compliance Synergy: Leverages ALIS ENTERPRISE's existing vendor certifications, DBE eligibility, or pre-approved contracts for expedited bid submission under FNL.
- Operational Integration: Streamlines accounting, reporting, and operational workflows for scalable execution of DOT, DOE and PPA-backed clean energy projects.

Value Creation & Post-Merger Positioning

- Increased Project Capacity: Enhanced workforce, assets, and systems allow FNL to lead multi-million-dollar infrastructure and renewable energy initiatives.
- Improved Financial Profile: Consolidated earnings, improved working capital, and a broadened client base elevate FNL's valuation for both public and private funding instruments.
- Competitive Advantage: Strengthens FNL's eligibility and credibility when pursuing large-scale RFPs, government contracts, and EPC partnerships.

Forward Strategy

FNL Inc. will continue to pursue strategic M&A activities to support its roadmap for clean energy leadership, smart infrastructure, and contract-based transportation services. The successful integration of ALIS ENTERPRISE LLC marks a milestone in this trajectory and enhances stakeholder confidence across government and private capital channels.

Request for Proposal (RFP)

Construction Services for 100MW Solar Farm – Barstow, CA

1. Project Overview

FNL INC is requesting proposals from qualified EPC contractors and construction firms for the Construction Phase of a 100MW solar photovoltaic project located in Barstow, California. The project consists of approximately 120,000 solar modules across 500+ acres of land.

2. Scope of Work

Contractor shall be responsible for the full execution of the following work packages:

- Site Preparation: Grading, fencing, access road development.
- Mounting System Installation: Foundations and tracker installation.
- Module Installation: Mounting of 120,000 PV panels.
- Electrical Infrastructure: DC cabling, inverter installation, AC wiring, transformer hookups.
- Substation Construction: Build on-site substation to step-up voltage.
- Grid Interconnection: Tie-in with utility grid per approved interconnection agreement.

3. Proposal Requirements

Respondents must provide the following:

- Company overview and relevant solar project experience (50MW+ preferred)
- Project team qualifications and safety records
- Preliminary construction schedule and milestones
- Breakdown of costs by work package
- Proposed terms of engagement and warranty coverage
- Bonding capacity and insurance certificates

4. Submission Instructions

All proposals must be submitted electronically in PDF format to CEO@fnlmarketinginc.com no later than 06/06/2025

A mandatory pre-bid meeting will be held virtually via Zoom @ 10:00AM (PT) on: 5/28/2025. Attendance is required

for all interested bidders.

5. Evaluation Criteria

Proposals will be evaluated based on:

- Technical qualifications and relevant experience
- Construction timeline and schedule compliance
- Competitive pricing and value engineering
- Safety standards and project execution approach
- Financial strength and bonding capacity

6. Contact Information

Salia Ali, CEO
FNL INC
4 Embarcadero Center, Suite 1400
San Francisco, CA 94111
CEO@fnlmarketinginc.com | (877) 713-4757

This RFP does not constitute a contract. FNL INC reserves the right to reject any or all proposals.

Letter of Interest (LOI) – EPC / Investor Collaboration

To Whom It May Concern,

FNL INC hereby expresses its interest in establishing a strategic partnership with qualified EPC contractors and/or capital partners to support the full-scale development of a 100MW solar photovoltaic project in Barstow, CA.

Our firm seeks to engage with firms that can deliver turnkey EPC services or provide equity investment, tax credit monetization, or bridge financing during the construction and commissioning phases.

Interested partners are encouraged to review our attached RFP and Due Diligence Checklist and submit proposals or expressions of interest by the designated deadline.

We welcome collaboration that fosters innovation, reliability, and long-term energy impact.

Sincerely,

Salia Ali
Chief Executive Officer, FNL INC
CEO@fnlmarketinginc.com | (209) 879-2420

Integrated Clean Energy Campus

Barstow, CA – 100MW Solar + BESS + Carbon Capture Development

Project Summary

The proposed project, situated on a 156-acre site within a 500-acre parcel in Barstow, California (APN 0537-051-04-0000), is designed as a next-generation utility-scale clean energy campus. It combines a 100-megawatt solar photovoltaic (PV) system with a state-of-the-art Battery Energy Storage System (BESS) and Direct Air Carbon Capture (DAC) technology. This integrated approach supports California's long-term renewable energy and carbon neutrality goals.

Key Components

- Solar PV System (100 MW): Primary generation facility delivering clean, utility-scale power.
- Battery Energy Storage System (BESS): Facilitates peak demand management, enhances grid stability, and increases dispatch flexibility.
- Direct Air Capture (DAC): Carbon capture technology designed to extract and sequester atmospheric CO₂, qualifying for Section 45Q tax incentives.

Site & Regulatory Framework

- Zoning & Use: The site is zoned RL-5 (Rural Living – 5-acre minimum). Development of utility-scale solar, BESS, and DAC systems will require a Conditional Use Permit (CUP).
- CEQA Review: A comprehensive environmental review under the California Environmental Quality Act (CEQA) will address air quality, water use, habitat impact, and land compatibility.
- Interconnection & Grid Compliance: Coordination with California Independent System Operator (CAISO) and Southern California Edison (SCE) will ensure proper integration with the statewide grid and interconnection infrastructure.

Strategic Value Proposition

- Grid Optimization: The BESS enables energy time-shifting, frequency regulation, and reliability services critical to grid resilience.

- Carbon Negative Initiative: The DAC component transforms the project from carbon neutral to carbon negative, a strategic differentiator in sustainability metrics.
- Federal Incentives: The project qualifies for multiple federal tax incentives, including the Investment Tax Credit (ITC) and Section 45Q carbon capture credit, enhancing financial viability and ROI.

Planned Development Milestones

1. Regulatory Engagement: Initiate pre-application discussions with San Bernardino County Land Use Services.
2. Environmental Scoping: Launch CEQA evaluation and prepare technical documentation.
3. Engineering & System Design: Conduct technical feasibility studies for BESS and DAC integration.
4. Stakeholder Outreach: Engage local stakeholders, government entities, and community groups.
5. Permit Submission: File CUP applications and associated environmental impact reports.

Jurisdictional Contact

San Bernardino County – Land Use Services Department
Planning Division
Phone: (909) 387-8311
Website: <https://lus.sbcounty.gov/planning/>

Tokenization Whitepaper | FNL Energy – Barstow 100MW Solar Farm

1. Executive Summary

FNL Inc. introduces a pioneering opportunity to invest in the future of clean energy through the tokenization of our 100MW utility-scale solar farm in Barstow, California. This whitepaper outlines the project's scope, tokenization structure, investor benefits, and compliance model. Our goal is to democratize access to renewable infrastructure while delivering long-term ROI via blockchain-powered revenue sharing.

2. Project Overview

The Barstow Solar Farm spans approximately 580 acres and will deploy over 120,000 solar panels, producing an estimated 250,000 MWh of clean electricity annually. The project is strategically positioned in San Bernardino County, a region known for its optimal solar irradiance and existing grid infrastructure. Development includes land use permitting, EPC contracts, interconnection planning, and long-term energy offtake agreements.

3. Tokenization Framework

The solar farm will be tokenized through a compliant security token offering (STO). FNL Inc. will issue 1,000,000 tokens, each priced at \$115. These tokens represent proportional rights to net revenue generated from the Power Purchase Agreement (PPA) over a 25-year period. Token holders receive quarterly distributions via smart contracts deployed on the Ethereum or Polygon blockchain.

4. Token Economics

- Total Token Supply: 1,000,000
- Token Price: \$115
- Minimum Investment: \$1,150 (10 tokens)
- Revenue Rights: Pro-rata share of net revenue
- Lock-Up Period: 12 months
- Secondary Market Listing: Q1 2026 (subject to SEC rules)

5. Investor Returns

Token holders benefit from fixed-income-like quarterly distributions based on the solar farm's net revenue. Returns are derived from long-term PPA revenue, Renewable Energy Credits (RECs), and other incentives. A comprehensive financial model and yield forecast will be made available upon request and NDA execution.

6. Regulatory Compliance

This offering will be structured under SEC Regulation D, Rule 506(c), for accredited investors. Token issuance, custody, and secondary trading will be managed through FINRA-registered platforms. Smart contracts will be independently audited and custody solutions will be provided by a licensed transfer agent.

7. Use of Funds

- EPC and Construction: 65%
- Legal, Tokenization & Compliance: 8%
- Interconnection & Permitting: 10%
- Reserve & Contingency: 17%

8. Conclusion

Tokenizing the Barstow Solar Farm enables fractional investment in renewable energy while ensuring transparency, liquidity, and compliance. FNL Inc. invites early investors to participate in this first-of-its-kind infrastructure-backed digital offering.

Joint Investment Invitation – Solar Farm Construction Partnership

Introduction

My name is Salia Ali, CEO of FNL INC, a prime contractor with deep expertise in renewable energy development and government contracting. We are currently leading the development of a 100MW utility-scale solar farm in Barstow, California, valued at \$115 million and supported by a long-term Power Purchase Agreement (PPA) and eligibility for DOE-related incentives.

Partnership Opportunity

We are seeking a qualified construction firm to join this project as both a contractor and an equity investor. Your firm's scope would include civil and structural work, electrical installation, and full interconnection support through commissioning.

Capital Participation

We invite your organization to invest in up to 15% of the total capital expenditure, equivalent to approximately \$17.25 million, toward project execution. In return, your company will receive a corresponding 15% equity ownership and proportional revenue share throughout the PPA term.

Strategic Value

This partnership offers long-term ROI potential, exposure to federal renewable initiatives, and a critical role in a high-impact clean energy development. All technical documentation, project financials, and risk disclosures will be made available upon execution of a mutual non-disclosure agreement.

Next Steps

Please let us know your interest and availability for a virtual meeting to explore this collaboration further. We look forward to building a long-term partnership and delivering a landmark renewable energy asset together.

Warm regards,

Salia Ali

FNL INC

Chief Executive Officer

Phone: (209) 879-2420

Email: CEO@fnlmarketinginc.com