

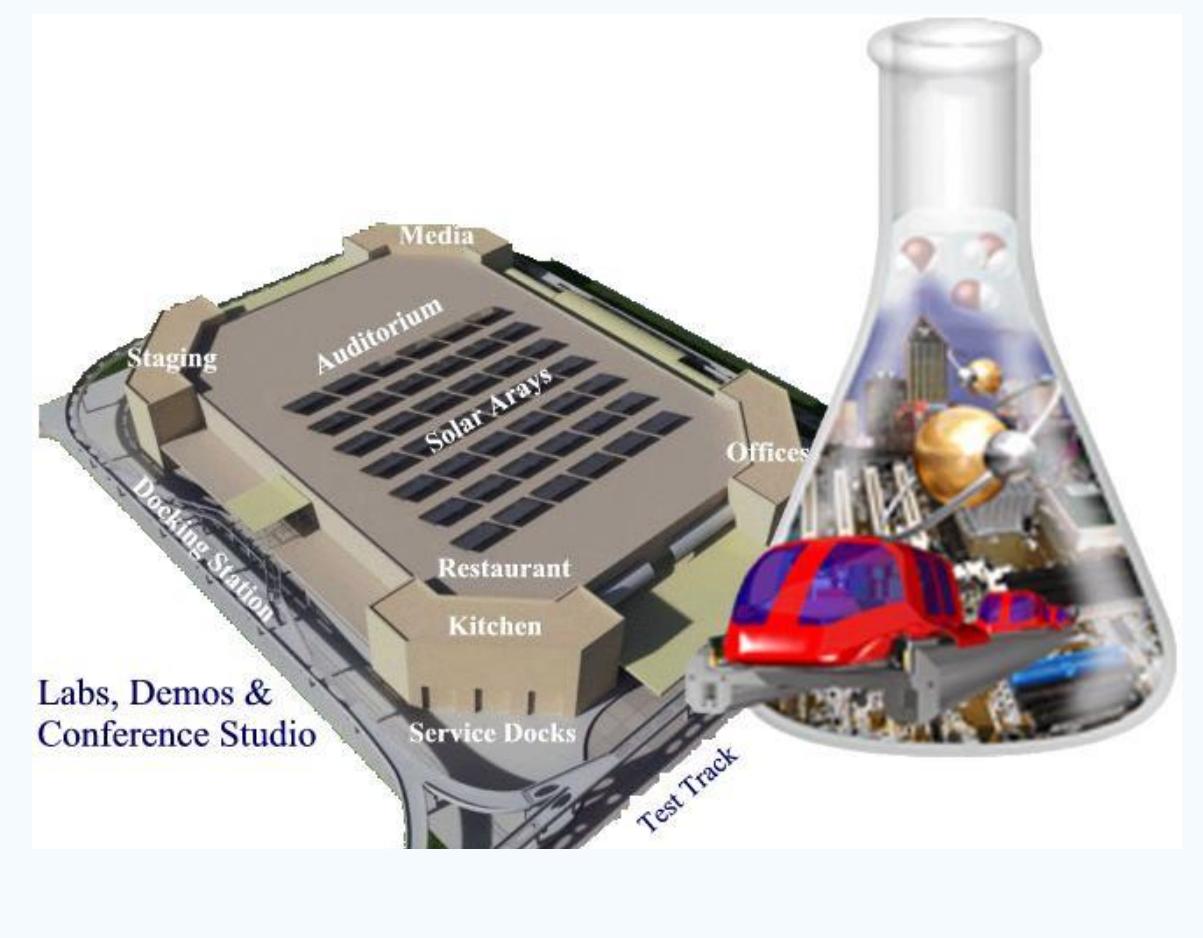
AMERICAN INNOVATION BRAIN TRUST

\$50 Million Joint Venture
with \$1 Million to Mobilize
An Economic Generator
With a \$200 Million Return over Six Years

“People must realize the only way the U.S. economy grew was by using up the world's oil supply when the price was low”

Mission:

To unleash American ingenuity
via an “Innovation Brain Trust” of one million desktops
linked to the hub facility as explained in this investment summary





By

SYNOPSIS

A \$1 Billion per year R&D program for green innovation funded by Green Bonds, managed by a consortium and housed in a \$50 million new interactive conference center with one million interactive subscribers.

RECIPIENT NAME:

Lloyd Goff, Managing Member of "to be formed" American Innovation Development Corporation. (303) 598-2379 lloydgoff@hotmail.com to mobilize an economic generator.

PROPERTY TYPE:

Any Infill or Tech Park with R&D campus theme

PROPERTY ADDRESS:

To be determined

LAND AREA:

Five acres of mixed commercial

SEQUENCE:

AMOUNT OF FUNDS:

SOURCES:

**\$1 Mil Mobilization
To Start JV**

\$1.0 Mil Mobilization

Crowd funding

\$50 Mil Phase I-Build Institute

(Decide within 12 months)

\$ 6.0 Mil Infrastructure
\$ 8.0 Mil Construct Labs
\$20 Mil Conference Center
\$ 6.0 Mil Test Track
\$ 2.5 Mil Fees and Start Costs
\$5.0 Mil F.F.& Equipment
\$2.0 Mil Unallocated

Private Placement Memo
Private Placement Memo

\$150 Million Phase II (Optional)

Build Trade Show Facility
Package other Projects
Build Business Condos
Build Hotel

Attendance, floor rentals
Land sales
Sales Revenues
Operations

PHASE I RETURNS:

This submittal is a brief overview of American Innovation Development Corp. to build and operate an R&D economic generator with ROI from 10% per year in the beginning and growing to 50% per year within six years. The goal is a subscriber base of one million desktops at \$100 per month to share energy innovation information. Additional information may be obtained by request.

A Forward Vision

We are seeking a \$50 Million capital partner to initiate a \$1 Billion R&D development project called American Innovation Development Corp. It will begin with an “Economic Engine” called the Energy Tech Institute for Renewable Energy R&D Commerce. The mission of the Joint Venture is to build this

“economic engine” in order to create multiple ventures in real estate, renewable energy and media. The transition away from our oil based economy into new forms of energy will require trillions of investment dollars in a wide variety of technologies and applications over the coming decades. The “economic engine” purpose is to stimulate R&D in the renewable energy industry by building an event center (hub).



energy to a national audience of one million energy professionals, politicians, engineers, legal, media, venture capital and academics via subscriptions to their desktops. We envision one million national subscribers paying \$100 per month to interact with the Energy Tech Institute events and services. We also envision additional revenue streams from advertising, TV documentaries, DVD, data downloads, merchandizing and printed materials. We expect to attract our audience by offering networking, training, conferencing, team building and competition for start up funding of R&D ventures. In the early years, up to \$100 million per year for the best ideas and prototypes not yet in commercial production may be funded from many sources including venture capital, membership fees, government and our own Green Bonds. These will be managed by a consortium of well established companies that want to participate in the eventual commercialization.

The tenant base of supporting services that would want to be located adjacent to such a facility will grow a five million s.f. mixed use development campus about one mile long on 66 city blocks assembled by the developer Airpark Village LLC. The developer is seeking \$60 million in capital over three years to build the American Innovation Development Corp. This project includes a 1/4-mile Skyways transport model (shown above) and other prototype technology. There is the possibility of building five innovation labs in the first year. During that same time the design and engineering of the Conference Center (shown below) is expected to be completed, approved and will be ready for the construction phase in the second year. This facility will be built over the labs.



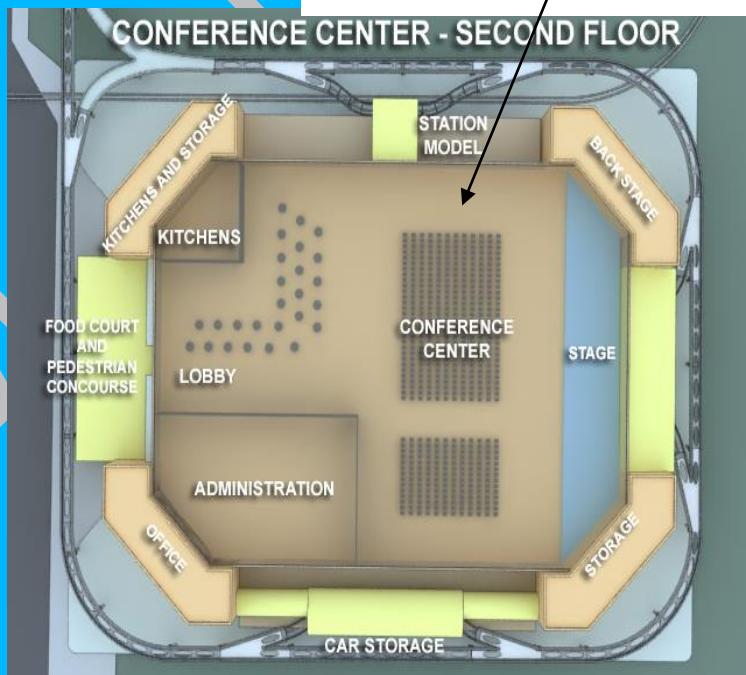
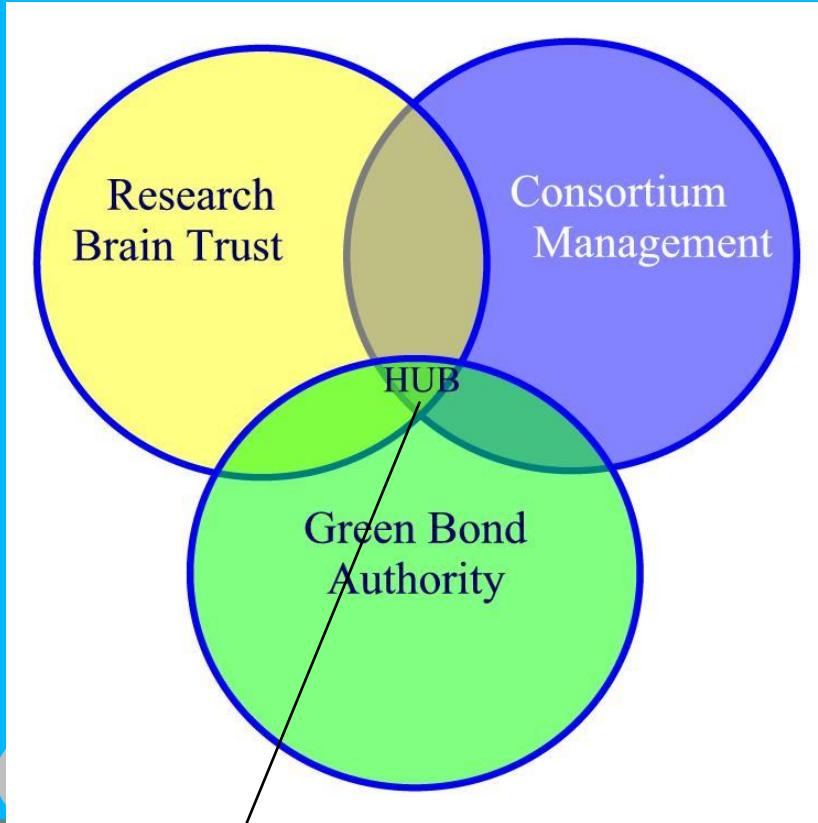
The HUB

This is the real estate facility of 160,000 s.f. which will house and operate the basic three functions shown below.

The Innovation Brain Trust uses the conference center and labs shown below to create and capture new R&D knowledge and distribute it to the membership.

The Green Bond Authority markets five year bonds that have rights to convert at payoff.

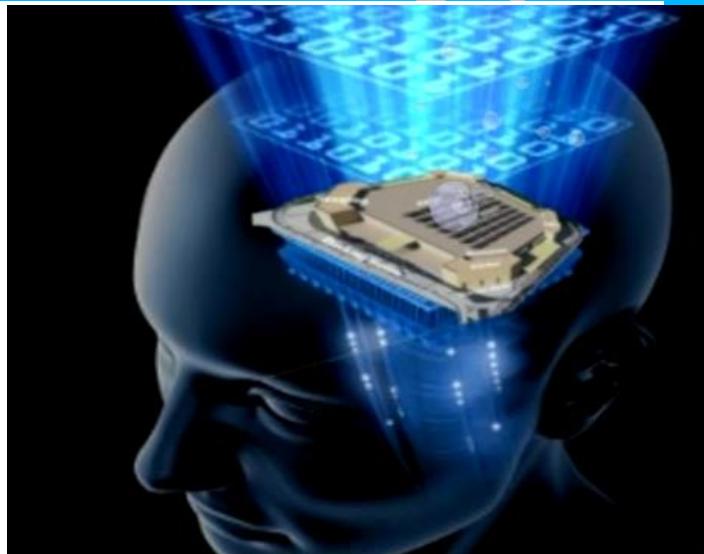
Bond holders will have tax credits available to them. The Consortium will manage all areas for the benefit of American Innovation Development Corp Inc. shareholders.



A Venture - Unleashing American Ingenuity

The “expansion is a 570,000 square foot development that will provide a “National Stage” for Innovation R&D Commerce. Currently, it is only in the initial development stages. Over time this economic engine could attract billions of dollars per year in renewable energy R&D ventures funded by carbon trading, venture capital and many other financial sources. American Innovation Development Corp is a planned \$1 million, s.f., mixed use development project (location to be determined). This project will seek alliances with partners in technology, media, financial, engineering, construction and others to form an R&D Consortium to operate this Energy Tech Institute. The events held here can be distributed as *pay per view* to TV and desktops. The developer is envisioning \$200 million in capital over three years to build this as a Joint Venture. This project may be linked to Smartskyways with a one-mile transit model and other prototype technology.

This Proving Grounds Complex will get its technology and capital from a national audience. The Complex will distribute media products from tradeshows and conferences about renewable energy to a national audience on their TVs and desktops. A consortium of approximately one dozen companies will provide products and services to manage this facility and operate a stage for marketing R&D investments to a national “Brain Trust” at \$100 million per month. This matures a tenant base at American Innovation Development Corp for financial and technology sales.



Competitions

An usual feature is this project is to give back 50% or more of the revenues generated each month in the forms of competitions. (See bottom line of page 10) The paying members have the opportunity to collaborate with the innovator and form R&D Teams to compete for each months funding. If voting is by members only it would encourage individuals to join. Congress created the \$45 Competitions Act in 2012 in expectation of a flood of competitions as the US tries to spur public inventions. There are many other sources of money that could provide additional funding.

Phase I

An “Innovation Brain Trust” of One Million Desktop (customers). This is the economic engine that aims to capture ideas, knowledge generated by events and subscriber input and collaborate with a national audience through the interactive Conference Center shown above. A consortium is envisioned to package the best of these ideas each year and market investments to a national audience of banks, government agencies, venture capital, Wall Street and industry. As each venture grows, the R&D Consortium will mine the *Brain Trust* for engineering, media, legal, financial and supporting services to be added until a prototype is ready for demonstration in the tradeshow hall. The Brain Trust will be an accessible place where all the parties can look for promising technology and ideas that will accelerate America’s innovation and the economy

This Complex will distribute subscription media products from tradeshows and conferences concerning renewable energy to a national audience on their desktops and cell phones. We see the potential market within five to seven years as one million customers paying \$100 per month and as the oil crisis grows, the market could expand to many millions of desktops internationally. The \$100 per month would purchase services such as Conference and Tradeshow highlights, databases, a who's who directory, engineering, chat, polling services and maps. In addition there are "pay per view" opportunities for interactive services such as corporate training, seminars and live conferences. Within a few years, \$100 million per month could be generated for a National Subscription Network to share a variety of activities in which viewing audiences could learn, make contacts, generate revenues, participate in teams and make investments.

Mission – Attract one million desktops as subscribers to a Professional Innovation Network.

The network is dedicated to renewable energy R&D and is staged from American Innovation Development Corp as the event center. Our ten year goal is to grow Brain Trust subscribers with 10,000 registered ideas and thousands of teams to compete for funds. We envision 1,500 winners funded for prototype development. The subscriber funding will be allocated to 50% for the services as shown below and to 50% for shared innovation teams. This could amount to \$50 million for innovation which will attract matching funds from Green Bonds.

PROOF OF REVENUE MODEL FOR “INNOVATION BRAIN TRUST”

Idea Bank - To build an internet presence of registered entrepreneurs with monthly fees that will provide templates searchable and organized by categories:

Engines- magnetic, linear, air, hydrogen

Power Generation- solar, wind, magnetic, geothermal, hydro, storage

Fuels- algae, cellular, water, hydrogen

Transport- Electric vehicles, trolley, elevated guideway, train, surface automated

Smart Infrastructure- electric grid, security, automated travel

Information Systems- security, space platforms, travel reservations

Water- recycling, growing, landscaping, exploding

Architectural- building systems, rooftops, conservation, heliostats, HVAC

Financial-Districts-Green Bonds, Public/Private partnerships, franchises

Who's Who Directory of profiles- Each subscriber provides a profile and is organized into categories as financial, legal, innovationer, engineers, CPA, inventors, management and political

Engineering Tools – We will combine applications in CAD, images, animation and GIS, all integrated with data centers and served from to multiple users

Education / Training - Programs, curriculums, and specific courseware.

Interactive Conferences - Establish speakers and panelists bureau for weekly programs of large meetings and small seminars/webinars with interactive audiences

Media Library- TV documentaries, DVD, books, news, journals and blogs. www.futureschannel.com and www.hulu.com are examples of this kind of media.

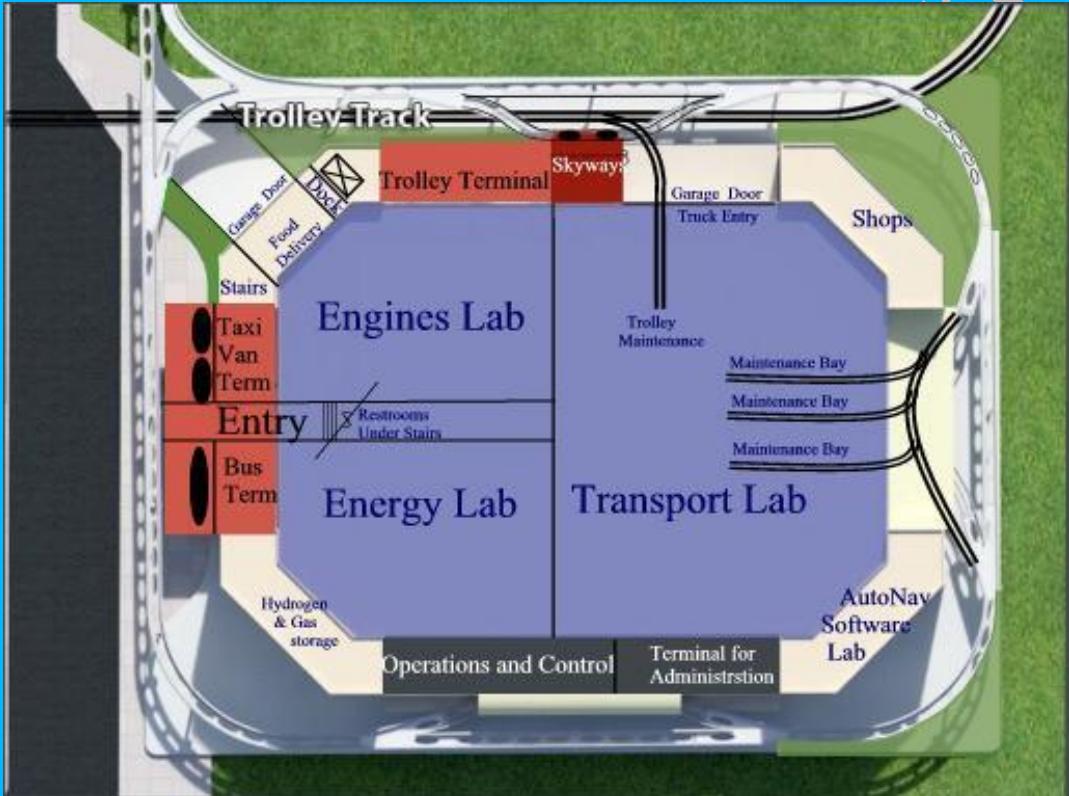
Company Financials- Setting up templates for tracking detailed information on all companies created from the Brain Trust

Telecom platform and content architecture for Brain Trust servers

Phase I – The labs

The initial effort of this project is to build a series of labs around an all electric highway (guideway), with a driverless and elevated test track as shown below. The “Mission” is to grow a place where capital, utilities, labs, legal, management, engineering and other supporting services could look for promising transport and energy technology with ideas and supporting services gleaned from a national audience.

These will be labs designed to attract the Smart Grid Consortiums as future tenants and or operators. This will also include engines, clean energy generation and distribution, software for AutoNav and components parts as with the rail/tire combination. Up to \$5 million will be allocated for a ¼ mile automated guideway transit test track (Skyways) to be built around the perimeter of the lab's 80,000 building. The track will validate construction costs and demonstrate the automated operations for future commercialization. This initial test track will mature into an activity center for all transportation components serving the future project. If the test track proves that costs can be held under \$15 million per mile, a huge \$100 billion market will emerge, as oil becomes more expensive. The best components of all the subsequent technologies studied in these labs can be built later along the Parkway as a one-mile operating demonstration. In addition to Skyways, we envision an at grade track around the outside of the property for trolleys, buses, cars and vehicles using AutoNav systems and hydrogen fuel cells.



The Initial Markets will be Smart Grids and Smart Skyways.

This includes operating models. The initial market for customers will be the 160 transportation vendors shown in our idea bank under the Homepage hyperlink- Brian Trust. Needed is computer modeling, navigation software, testing facilities, components, comparisons, exposure. Additionally, we expect cities, transit agencies, State Departments of Transportation, universities, developers, investors, suppliers and politicians to participate through the conference hall and Internet. Some will want consulting for experiments in the labs; others sponsor lab innovation and to build computer models. For smart grid model see the CSU Joint Study proposal.

America Needs a Green Economy Model (GEM)

The mission of the DEVELOPMENT Consortium and “*Brain Trust*” is to build a vision of a **Green Economy Model** to attract trillions of dollars for investment in new transportation, clean energy generation and environmental technologies throughout America. Business needs to find more opportunities for how it can make money in the green economy. With increasing dependency on foreign oil and rising costs that will cripple our existing economy, our national security and economic growth require more DEVELOPMENT for the transition away from oil. This project will attract this collaboration and here is how we use it to make money.

Phase I Economic Illustration for \$50 Million Investment

NET OPERATING INCOME POTENTIAL is \$70,000,000 per year within 5 to 6 years

(assumes first 2 yrs for construction)	Year 3 Operations	Year 4 Operations	Year 5 Operations	Year 6 Operations	Year 7 Operations
REVENUES					
Number of Subscribers	100,000	250,000	500,000	750,000	1,000,000
Subscription fees per month	\$100	\$100	\$100	\$100	\$100
Subscription revenues	120,000,000	300,000,000	600,000,000	900,000,000	1,200,000,000
Labs and Demo Booths	240,000	375,000	540,000	540,000	540,000
Solar Roof Pads 5 to 10	63,000	90,000	120,000	120,000	120,000
Conference Attendance	1,800,000	4,800,000	9,000,000	12,000,000	15,000,000
Advertising	?				
Food and Beverage	5,000,000	5,250,000	5,512,500	5,788,125	6,077,531
GROSS INCOME	127,103,000	310,515,000	615,172,500	918,448,125	1,221,737,531
EXPENSES					
Utilities, Maintenance/ cleaning	746,500	783,830	823,020	864,170	907,380
Food/beverage at 70% of D-10	3,640,000	3,675,000	3,858,750	4,051,688	4,254,272
Confer-Events at 12% Gross	15,252,360	37,261,800	73,820,700	110,213,775	146,608,504
Telecom at 4%	4,884,124	12,210,604	24,386,404	36,506,404	48,624,404
Software at 2%	2,442,062	6,105,302	12,193,202	18,253,202	24,313,202
Marketing at 3% of gross	3,813,090	9,315,450	18,455,175	27,553,444	36,652,126
Operators at 7% (1 per 500 users)	8,547,217	12,210,604	42,676,207	63,886,200	85,096,207
Admin & Reporters at 12% gross	14,652,375	36,631,812	73,159,212	109,519,212	145,879,212
Travel at 1% gross	1,271,030	3,105,150	6,151,725	9,184,481	12,217,375
Legal/CPA at .005% gross	610,516	1,526,326	3,048,301	4,563,301	6,078,301
RE & FFE taxes at 1.5%	1,831,547	4,578,977	9,144,902	13,689,902	18,234,902
Insurance	157,000	164,850	173,090	181,750	190,830
Total Expenses	57,847,821	127,569,705	267,890,688	398,467,529	529,056,715
Net Operating Income	69,255,179	182,945,295	347,281,812	519,980,597	692,680,816
Preferred return at 6% on \$50M	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Investors /Consortium at 10% NOI	\$6,925,518	\$18,294,530	\$34,728,181	\$51,998,060	\$69,268,082
Available for R&D Teams	\$59,329,661	\$161,650,766	\$309,553,631	\$464,982,537	\$620,412,735

We have built a business case showing that the amount of activity it takes to return 50% per year to investors is possible within five years. Our assumptions and calculations are shown in the earnings chapter of the business plan but can be summarized within six years as:

R&D Ventures	\$??
Innovation Brain Trust @ 10%	\$180 Mil over 5 years
Automated Transport	\$187 Mil over 6 years

The Brain Trust has the potential to generate \$100 Million per month over 6 years. However, the impact of rising oil prices could cause higher revenues than shown here. The amount of business such a *National Subscription Network* could as the Oil Crisis hits are in the billions each year. There are millions of potential users that make money from renewable energy development. This content media and advertising is an additional large market that could potentially grow into a billion of dollars of revenue per year and have not been studied yet.

From a Brain Trust into a Global Consciousness - Our expectation of the innovation campus is that it will interact globally with scientists, academics, investors and politicians through today's modern telecom networks. The economic generator described above will nurture 30 to 50 R&D ventures per year over the next 15 years and is expected to create approximately 4,000 primary, high paying jobs on-site. These jobs will require another 3,000 supporting services jobs on-site and up to 10,000 jobs in the host City. These jobs include retail, equipment, banking, suppliers, medical etc. Another 2500 staff, students, retirees, speakers, scientists and other could live on-site and approximately 3,000 visitors per day are expected.

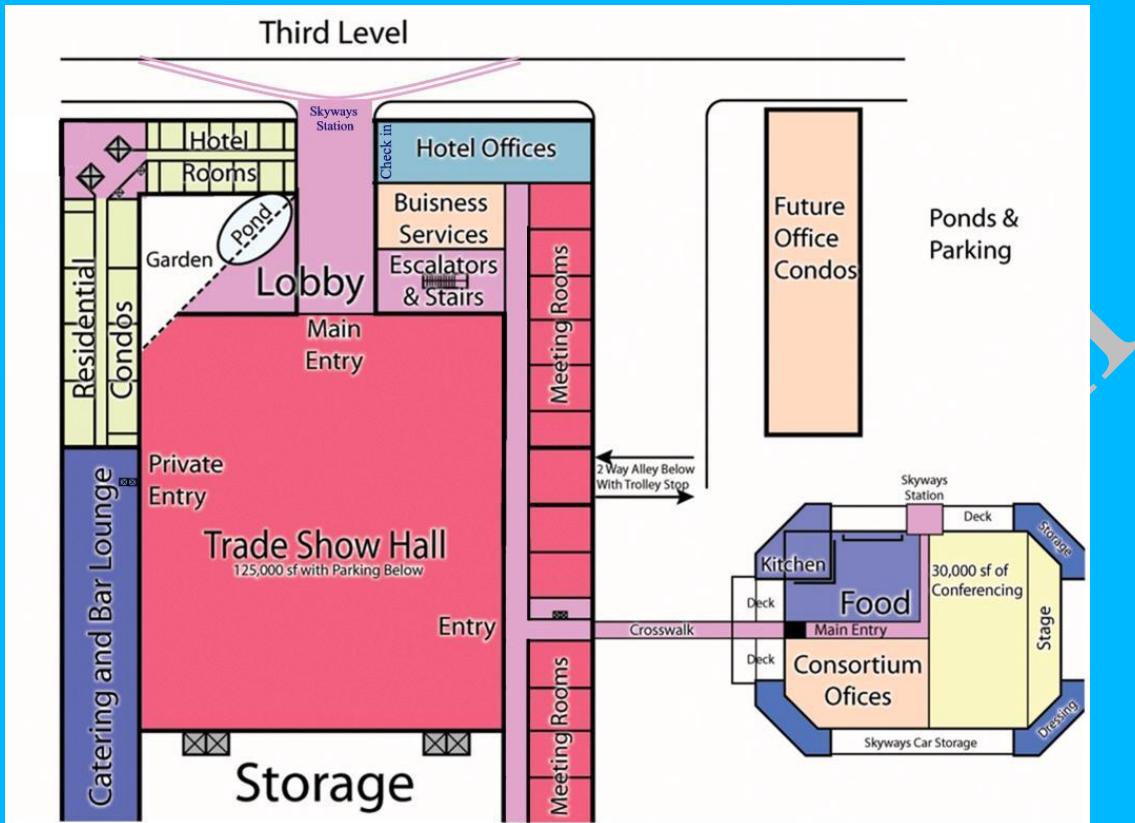
Automated Transport

All of these projects have a common interest and will use Skyways to incubate and accelerate real estate development. We look for unique conditions where this is possible today as in the examples shown above. The tourist markets are the most profitable. America will soon be facing \$5 to 8 per gallon of gas and this small amount of business will turn into a flood as Cities everywhere will need economical transportation to keep their economies afloat. To see 140 new ideas in transport See web site:

Optional Phase II - Facilities for the Development Consortium

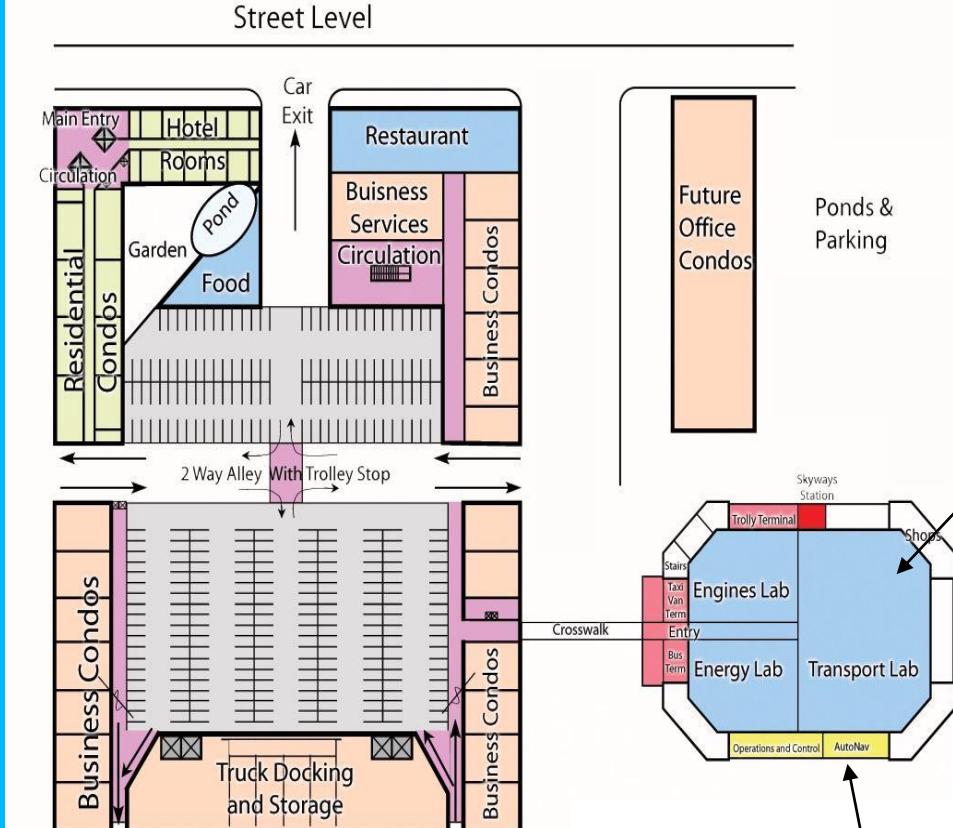
Here is a place where venture capital, utilities, politicians, legal, management, engineering, media, academia, and other services could open an office to look for promising technology and ideas that would accelerate America's transition away from oil via renewable energy R&D ventures.

The mission of the Development Consortium is to grow the innovation from the Brain Trust into viable companies with prototypes. This consortium will have several levels including, a dozen anchor



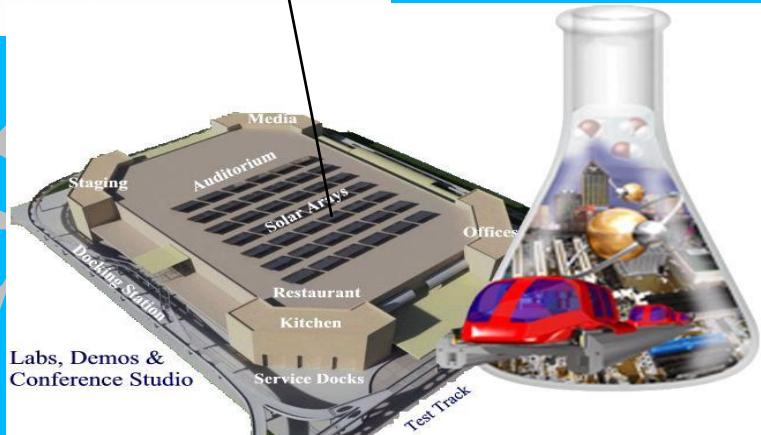
companies that manage the project and the funding process. These companies will provide their products and services in exchange for a small percentage of the profits of each venture. They will also manage the conferences, labs, studios, tradeshow halls and media content for national distribution. A national "Innovation Brain Trust" of one million desktops will be offered for \$100 per month offering data centers, video conferences, event highlights, training, chat. This will be subscribers wanting to participate in the new knowledge base and networking the ventures for participation. This monthly revenue stream will fund many innovation ventures and attract participating funds from government, venture capital, carbon trading, corporation and others into Green Bonds for innovation.

Conference Stage is shown above in yellow is to be built above the five Innovation Labs and surrounded by the Skyways $\frac{1}{4}$ mile track. The food service is shown in the upper left and the administration for Green Bonds is the lower left. Between them is the main entry. This will seat from 3,000 to 4,000 people and feed them. The schematics above show facilities for the R&D Consortium to perform their tasks in a variety of stages, meeting rooms, studios, storage/transfer, parking, business condos, restaurant, hotel, labs and transportation terminals. The third level is shown above and the two lower levels on the next page.



The Initial Building for \$40 million will house a Development Consortium and will operate from these facilities which we call the Labs, shown in this drawing here. The Labs begin with 275 foot by 255-foot buildings to be built 20 feet high to enclose and secure the various equipment and its working spaces.

This will become the maintenance room for the test track. The existing maintenance hangar will serve as the temporary home of the energy labs and be incorporated into



this building. The airport terminal building in the lower right will serve as the administrative and marketing offices. Eventually this building will become the software lab. A Skyways test track will be built around this building with a station development site on the north side and testing docking ramps. The drawing below also shows two future terminals for the trolley and for buses, vans and taxis. These will be built with the conference Studio adjacent. Up to five labs will be established in the spaces of the building. They will be interconnected and support each other lab's needs.

For example, the transport labs will use all the other labs in its production of a prototype. The initial innovation labs will be like a large warehouse roughly the size of two football fields side by side. An early market for customers will be the 160 transportation vendors shown in our idea bank under the Homepage hyperlink- Brian Trust. Needed are computer modeling, navigation software, testing facilities, components, comparisons, exposure. Additionally, we expect cities, transit agencies, State Departments of Transportation, suppliers' universities, developers, investors, and politicians to participate through the conference hall.