

APPENDIX D | ANALYSIS I INFORMATION

*COST PROJECTION SPREADSHEETS FOR THE CRITICAL INDUSTRY
ANALYSIS CAN BE FOUND ON THE FOLLOWING PAGES.*

DFT INCOME PER MONTH

Building	Power (MW)	Lease Rate (\$/mo/KW)	% Leased	Total (\$/mo)
Complete				
VA3	10	\$ 126.00	100%	\$ 1,260,000
VA4	12	\$ 126.00	100%	\$ 1,512,000
MADC2	10	\$ 126.00	100%	\$ 1,260,000
MADC3	13	\$ 126.00	100%	\$ 1,638,000
MADC4	36.4	\$ 126.00	100%	\$ 4,586,400
CH1	18.2	\$ 126.00	20%	\$ 458,640
SUBTOTAL				\$ 10,715,040
Construction				
MADC5	36.4	\$ 126.00	100%	\$ 4,586,400
NEDC	36.4	\$ 126.00	100%	\$ 4,586,400
NWDC	36.4	\$ 126.00	100%	\$ 4,586,400
SUBTOTAL				\$ 13,759,200

ORIGINAL PROJECT - COST PROJECTION

Total: Dec 07 - Apr 10	2007	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008
Const: Feb 08 - Sept 09	December	January	February	March	April	May	June	July	August	September	October	November	December	2008	2008	2008
MADCS	\$ (3,123,000)	\$ (8,804,000)	\$ (8,583,000)	\$ (7,107,000)	\$ (11,144,000)	\$ (11,144,000)	\$ (13,520,000)	\$ (16,719,000)	\$ (17,197,000)	\$ (17,035,000)	\$ (15,272,000)	\$ (11,949,000)	\$ (10,530,000)	\$ (17,035,000)	\$ (17,197,000)	\$ (17,035,000)
NI 1	\$ -	\$ -	\$ -	\$ (3,123,000)	\$ (8,804,000)	\$ (8,583,000)	\$ (7,107,000)	\$ (11,144,000)	\$ (11,144,000)	\$ (13,520,000)	\$ (16,719,000)	\$ (11,949,000)	\$ (10,530,000)	\$ (17,035,000)	\$ (17,197,000)	\$ (17,035,000)
NWDC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,959,000)	\$ (8,075,000)	\$ (7,231,000)	\$ (6,176,000)	\$ (10,534,000)	\$ (13,796,000)	\$ (14,602,000)	\$ (18,238,000)	\$ (13,796,000)	\$ (14,602,000)	\$ (18,238,000)
Income	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040
DFT Cash Flow	\$ 7,592,040	\$ 9,503,080	\$ 11,635,120	\$ 12,120,160	\$ 2,887,200	\$ (8,083,760)	\$ (26,070,720)	\$ (50,449,680)	\$ (74,251,640)	\$ (104,625,600)	\$ (139,697,560)	\$ (172,730,520)	\$ (207,818,480)	\$ (139,697,560)	\$ (172,730,520)	\$ (207,818,480)
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADCS Start/End
 NI 1 Start/End
 NWDC Start/End

Stop NWDC
 Stop NEDC
 Stop MADCS

Total: Dec 07 - Apr 10	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2010
Const: Feb 08 - Sept 09	January	February	March	April	May	June	July	August	September	October	November	December	January	2009	2009	2009	2010
MADCS	\$ (8,355,000)	\$ (6,133,000)	\$ (2,738,000)	\$ (1,563,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NI 1	\$ (15,272,000)	\$ (11,949,000)	\$ (10,530,000)	\$ (8,355,000)	\$ (6,133,000)	\$ (2,738,000)	\$ (1,563,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NWDC	\$ (18,633,000)	\$ (18,629,000)	\$ (16,123,000)	\$ (12,490,000)	\$ (11,150,000)	\$ (8,829,000)	\$ (6,528,000)	\$ (3,109,000)	\$ (1,795,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income	\$ 10,715,040	\$ 10,715,040	\$ 11,288,340	\$ 11,861,640	\$ 12,434,940	\$ 13,581,540	\$ 14,728,140	\$ 16,448,040	\$ 17,594,640	\$ 19,314,540	\$ 21,034,440	\$ 22,181,040	\$ 22,754,340	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040
DFT Cash Flow	\$ (239,363,440)	\$ (265,359,400)	\$ (283,462,060)	\$ (294,008,420)	\$ (298,856,480)	\$ (296,841,940)	\$ (290,204,800)	\$ (276,865,760)	\$ (261,066,120)	\$ (241,751,580)	\$ (220,717,140)	\$ (198,536,100)	\$ (175,781,760)	\$ (239,363,440)	\$ (265,359,400)	\$ (283,462,060)	\$ (294,008,420)
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADCS Start/End
 NI 1 Start/End
 NWDC Start/End

MADCS Leases
 NEDC Leases
 NWDC Leases

MAINTAIN DURATIONS WITH SEQUENTIAL PROJECTS - COST PROJECTION

Total: Dec-07 - Dec 11	2007	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008
Const: Feb 08 - May 11	December	January	February	March	April	May	June	July	August	September	October	November	December	2009	2009
MADCS	\$(3,123,000)	\$(8,804,000)	\$(6,583,000)	\$(7,107,000)	\$(1,144,000)	\$(11,144,000)	\$(13,520,000)	\$(16,719,000)	\$(17,197,000)	\$(17,035,000)	\$(15,272,000)	\$(11,949,000)	\$(10,530,000)		
NJ.1															
NWDC															
Income	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040	\$10,715,040		
DFT Cash Flow	\$7,592,040	\$9,505,080	\$11,635,120	\$15,243,160	\$14,814,200	\$14,385,240	\$11,580,280	\$5,576,320	\$(905,640)	\$(7,225,600)	\$(11,782,560)	\$(13,016,520)	\$(12,831,480)		
Suspension Point	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)		

MADCS Start/End	Stop NWDC	Stop NEDC	Stop MADCS
NJ.1 Start/End			
NWDC Start/End			

Total: Dec-07 - Dec 11	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2009	2010	2010
Const: Feb 08 - May 11	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June
MADCS	\$(8,355,000)	\$(6,135,000)	\$(2,738,000)	\$(1,563,000)	\$(8,583,000)	\$(7,107,000)	\$(11,144,000)	\$(11,144,000)	\$(13,520,000)	\$(16,719,000)	\$(17,197,000)	\$(17,035,000)	\$(15,272,000)					
NJ.1																		
NWDC																		
Income	\$10,715,040	\$10,715,040	\$11,288,340	\$11,288,340	\$11,861,640	\$12,434,940	\$13,008,240	\$13,581,540	\$14,154,840	\$14,728,140	\$15,301,440	\$15,301,440	\$15,301,440					
DFT Cash Flow	\$(10,471,440)	\$(5,889,400)	\$(462,060)	459,280	3,737,920	9,065,860	10,930,100	13,367,640	14,002,480	12,011,620	10,116,060	8,382,500	8,411,940					
Suspension Point	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)					

MADCS Start/End	NWDC Start/End	MADCS Leases
NJ.1 Start/End		
NWDC Start/End		

Total: Dec-07 - Dec 11	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010
Const: Feb 08 - May 11	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
MADCS	\$(11,949,000)	\$(10,530,000)	\$(8,355,000)	\$(6,133,000)	\$(2,738,000)	\$(1,563,000)	\$(10,534,000)	\$(13,796,000)	\$(14,602,000)	\$(18,238,000)	\$(18,633,000)	\$(18,629,000)	\$(16,123,000)						
NJ.1																			
NWDC																			
Income	\$15,301,440	\$15,301,440	\$15,874,740	\$15,874,740	\$16,448,040	\$17,021,340	\$17,594,640	\$18,167,940	\$18,741,240	\$19,314,540	\$19,887,840	\$19,887,840	\$19,887,840						
DFT Cash Flow	\$11,764,380	\$16,535,820	\$22,096,560	\$23,763,300	\$30,242,340	\$39,524,680	\$46,585,320	\$50,957,260	\$55,096,500	\$56,473,040	\$57,427,880	\$58,686,720	\$62,451,560						
Suspension Point	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)						

MADCS Start/End	NWDC Start/End
NJ.1 Start/End	
NWDC Start/End	

MADCS Leases	NWDC Leases

Total: Dec-07 - Dec 11	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011	2011
Const: Feb 08 - May 11	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September
MADCS	\$(12,490,000)	\$(11,150,000)	\$(8,829,000)	\$(6,528,000)	\$(3,109,000)	\$(1,795,000)	\$(20,461,140)	\$(21,607,740)	\$(22,181,040)	\$(22,754,340)	\$(23,327,640)	\$(23,900,940)	\$(24,474,240)						
NJ.1																			
NWDC																			
Income	\$19,887,840	\$19,887,840	\$19,887,840	\$19,887,840	\$20,461,140	\$21,034,440	\$21,607,740	\$22,181,040	\$22,754,340	\$23,327,640	\$23,900,940	\$24,474,240							
DFT Cash Flow	\$69,849,400	\$75,582,240	\$89,645,680	\$103,005,920	\$120,358,060	\$139,024,200	\$160,059,640	\$181,656,380	\$203,847,420	\$226,601,760	\$249,929,400	\$273,830,340	\$298,304,580						
Suspension Point	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)	\$(92,472,560)						

MADCS Start/End	NWDC Start/End
NJ.1 Start/End	
NWDC Start/End	

MAINTAIN DURATIONS WITH LESS OVERLAP - COST PROJECTION

	2007		2008		2008		2008		2008		2008		2008		2009		2009	
	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May
MADCS	\$ (3,123,000)	\$ (8,804,000)	\$ (8,583,000)	\$ (7,107,000)	\$ (11,144,000)	\$ (11,144,000)	\$ (13,520,000)	\$ (16,719,000)	\$ (17,197,000)	\$ (17,035,000)	\$ (15,272,000)	\$ (10,530,000)	\$ (10,530,000)	\$ (8,355,000)	\$ (8,355,000)	\$ (10,530,000)	\$ (8,355,000)	\$ (6,133,000)
NI 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NWDC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040	\$ 10,715,040
DFT Cash Flow	\$ 7,592,040	\$ 9,503,080	\$ 11,635,120	\$ 15,243,160	\$ 14,814,200	\$ 14,385,240	\$ 11,580,280	\$ 5,576,320	\$ (905,640)	\$ (10,348,600)	\$ (23,709,560)	\$ (33,526,520)	\$ (40,448,480)	\$ (49,232,440)	\$ (55,794,400)	\$ (49,232,440)	\$ (49,232,440)	\$ (55,794,400)
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADCS Start/End
 NI 1 Start/End
 NWDC Start/End

Stop NWDC

Stop NEDC

Stop MADCS

	2009		2009		2009		2009		2009		2009		2010		2010		2010	
	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
MADCS	\$ (2,738,000)	\$ (1,563,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NI 1	\$ (13,520,000)	\$ (16,719,000)	\$ (17,197,000)	\$ (17,035,000)	\$ (15,272,000)	\$ (11,949,000)	\$ (10,530,000)	\$ (8,355,000)	\$ (6,133,000)	\$ (2,738,000)	\$ (1,563,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NWDC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income	\$ 11,288,340	\$ 11,288,340	\$ 11,861,640	\$ 12,434,940	\$ 13,008,240	\$ 13,581,540	\$ 14,154,840	\$ 15,301,440	\$ 15,874,740	\$ 16,448,040	\$ 17,021,340	\$ 17,594,640	\$ 18,167,940	\$ 18,741,240	\$ 19,314,540	\$ 19,887,840	\$ 20,461,140	\$ 21,034,440
DFT Cash Flow	\$ (60,764,060)	\$ (67,757,720)	\$ (73,093,080)	\$ (77,693,140)	\$ (81,915,900)	\$ (88,358,360)	\$ (91,964,520)	\$ (91,194,080)	\$ (91,986,340)	\$ (92,072,300)	\$ (92,115,960)	\$ (92,185,920)	\$ (92,324,380)	\$ (92,212,140)	\$ (92,212,140)	\$ (92,212,140)	\$ (92,212,140)	\$ (92,212,140)
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADCS Start/End
 NI 1 Start/End
 NWDC Start/End

MADCS Leases
 NI 1 Leases
 NWDC Leases

	2010		2010		2010		2010		2010		2010		2010		2010		2010	
	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November
MADCS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NI 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NWDC	\$ (12,490,000)	\$ (11,150,000)	\$ (8,829,000)	\$ (6,528,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)	\$ (3,109,000)
Income	\$ 19,887,840	\$ 19,887,840	\$ 19,887,840	\$ 19,887,840	\$ 20,461,140	\$ 20,461,140	\$ 21,034,440	\$ 21,607,740	\$ 22,181,040	\$ 22,754,340	\$ 23,327,640	\$ 23,900,940	\$ 24,474,240	\$ 25,047,540	\$ 25,620,840	\$ 26,194,140	\$ 26,767,440	\$ 27,340,740
DFT Cash Flow	\$ (81,622,760)	\$ (72,884,920)	\$ (61,826,080)	\$ (48,466,240)	\$ (31,114,100)	\$ (12,447,960)	\$ 8,586,480	\$ 30,194,220	\$ 52,375,260	\$ 75,129,600	\$ 98,457,240	\$ 122,358,180	\$ 146,832,420	\$ 171,206,760	\$ 195,581,100	\$ 219,955,440	\$ 244,329,780	\$ 268,704,120
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADCS Start/End
 NI 1 Start/End
 NWDC Start/End

MADCS Leases
 NI 1 Leases
 NWDC Leases

Total: Dec 07 - Dec 11
 Const: Feb 08 - May 11

ADDITIONAL PROJECT - COST PROJECTION CONTINUED...

Total: Dec 07 - Oct 11	2011	2011	2011	2011	2011
Const: Feb 08 - Oct 11	June	July	August	September	October
MADC5	\$ -	\$ -	\$ -	\$ -	\$ -
NJ 1	\$ -	\$ -	\$ -	\$ -	\$ -
NWDC	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Additional Project</i>	\$ (10,530,000)	\$ (8,355,000)	\$ (6,133,000)	\$ (2,738,000)	\$ (1,563,000)
Income	\$ 24,474,240	\$ 24,474,240	\$ 24,474,240	\$ 24,474,240	\$ 24,474,240
DFT Cash Flow	\$ (5,294,580)	\$ 10,824,660	\$ 29,165,900	\$ 50,902,140	\$ 73,813,380
Suspension Point	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)	\$ (92,472,560)

MADC5 Start/End					
NJ 1 Start/End					
NWDC Start/End	1.00	1.00	1.00	1.00	1.00
Add'l Project Start/End					
	1.00	1.00	1.00	1.00	1.00
	16:16				
	1.00	1.00	1.00	1.00	1.00