

Site Qualification Guide
SynSel
Bemidji, MN



A letter from the CEO:

SynSel's mission is driven by socially responsible investing to produce Renewable Second-Generation Biofuels. We've assembled a leading team to bring this best-in-breed technology to market. Our goal is deploying our repeatable platform to 100 sites across the US and Canada in the next eight years.

Many rural communities are struggling from the closing of paper mills. Our Biorefineries complement existing forest-related industries within these communities by providing a profitable and eco-friendly outlet for waste wood. We use this wood to produce American-made, drop-in fuels. The production process is also good for the environment and provides a reduction in greenhouse gas emissions compared to fossil fuel-based equivalents.

Government incentives to create jobs and reduce carbon footprints are shepherding the petroleum industry to support America's burgeoning synthetic fuel sector. The SynSel fuel platform garners the highest priority and rewards from mandates designed to avoid the shortcomings of ethanol and biodiesel fuel.

Not only does your socially responsible and impact investor achieve an attractive return that is good for the environment, it also creates nearly 250 direct and indirect jobs at each site. The end result is resilient communities that can continue to succeed in forest-related industries. One SynSel Biorefinery at a time, we will do our part to increase national energy security, combat global warming, and increase resiliency in rural America. Are you ready to join the SynSel Synthetic Fuels Revolution?

Respectfully yours,



Tim Tawoda



Sustainable Forestry

Although renewable waste wood feedstock is readily available across the US, SynSel works with and supports organizations that use best practices in sustainable forestry. We promote Environmental Stewardship for landowners within our procurement zones.

SynSel's biomass will be procured in accordance of multiple third-party certification programs including:

- The Forest Stewardship Council
- The Sustainable Forestry Initiative (SFI)
- The Program for the Endorsement of Forest Certification (PEFC)
- The American Tree Farm System

We will continue to promote certifications across the supply chain with an emphasis on sustainable forestry – one SynSel Biorefinery at a time.

Enviro Industrial Parks

SynSel is throwing away the “Take, Make, Waste” model of production where waste is landfilled. Instead, we are further creating a Post-Carbon Economy that is designed to use the byproducts from the production of biofuel to provide material streams that are efficiently reused. The benefits of this approach are clear: less waste, improved environmental impact, and lower costs. We will also provide opportunities to further mitigate waste from the community.

The clustering of these manufacturing and service organizations near SynSel plants allows for the sharing of resources – infrastructure, inputs, and information – for better economic, environmental, and social performance.



Community Resiliency

Rural America needs help. Plant closures and job loss have stressed local communities. What remains is high unemployment, underutilized manufacturing zones, and excess wood feedstock.

The locations highlighted in this Site Qualification Guide are an ideal fit for a SynSel Biorefinery. These projects have the necessary support by local and state officials. There is a qualified and available workforce. Plus, there is an abundance of wood feedstock required for SynSel Plants to produce drop-in fuels.

One Biorefinery at a time, SynSel does its part to rebuild rural America and strengthen community resiliency.

Responsible Investing

Today's Socially Responsible Investor has a lot to consider when making investment decisions. What is the technology and its environmental impact? What's the source of feedstock? What's the carbon footprint of production and transportation? Where is the product produced and by whom? Not to mention, what is the return?

SynSel Biorefineries use a breakthrough catalytic process to produce drop-in fuels that reduces greenhouse gas emissions by over 65% compared to fossil fuel-based equivalents. Locally grown wood is used for the "Americanmade" fuel. The drop-in fuel price is market-driven, while wind and solar sell electricity back to the grid at a price set by the utility company.



SynSel Bemidji

Site Specifications

Industrial Site Information

City Bemidji, MN
 County Beltrami
 Elevation 1365'
 Site Acreage 180 Acres
 Zoning Classification No limitations, historically heavy industrial

Transportation

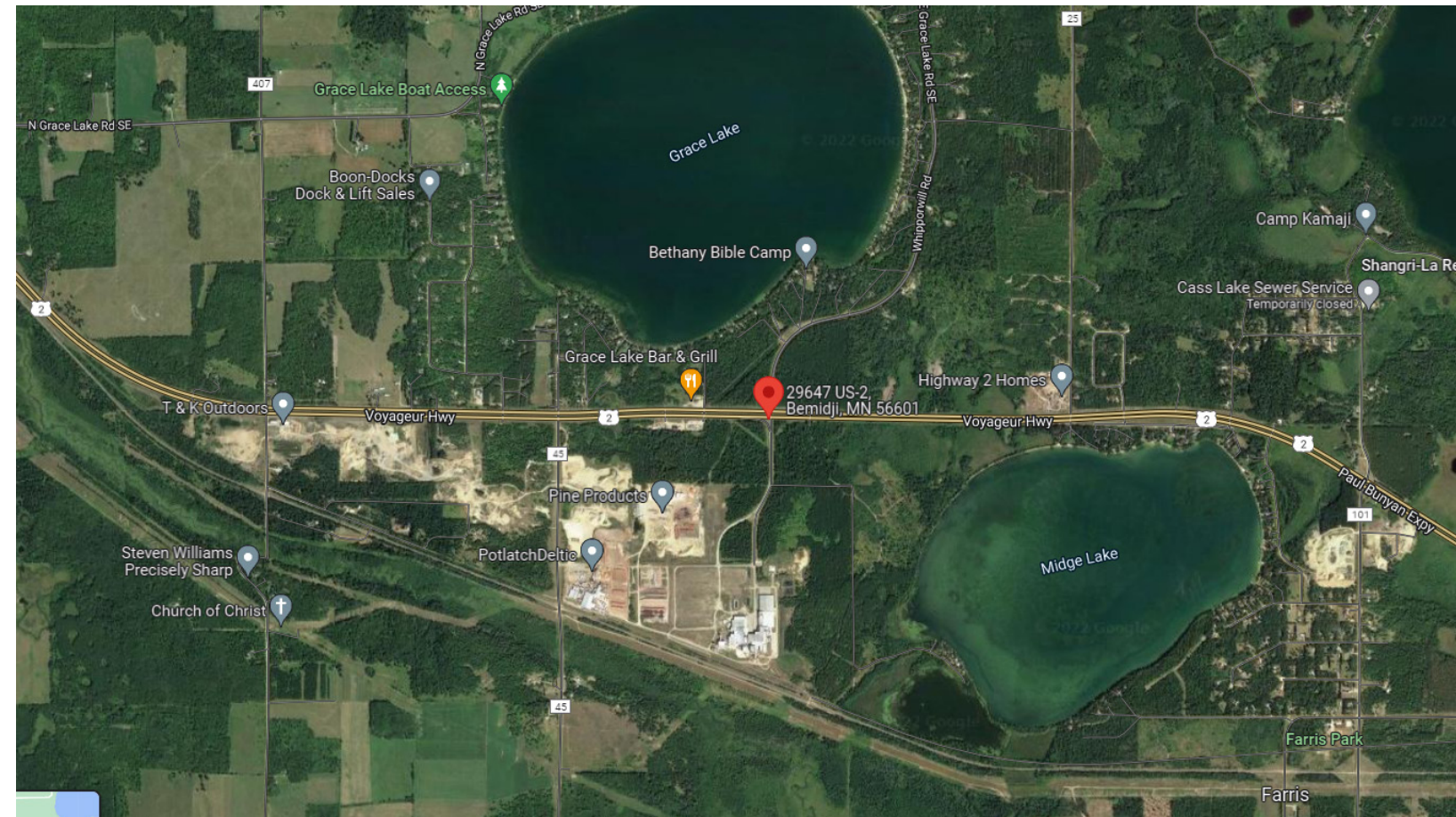
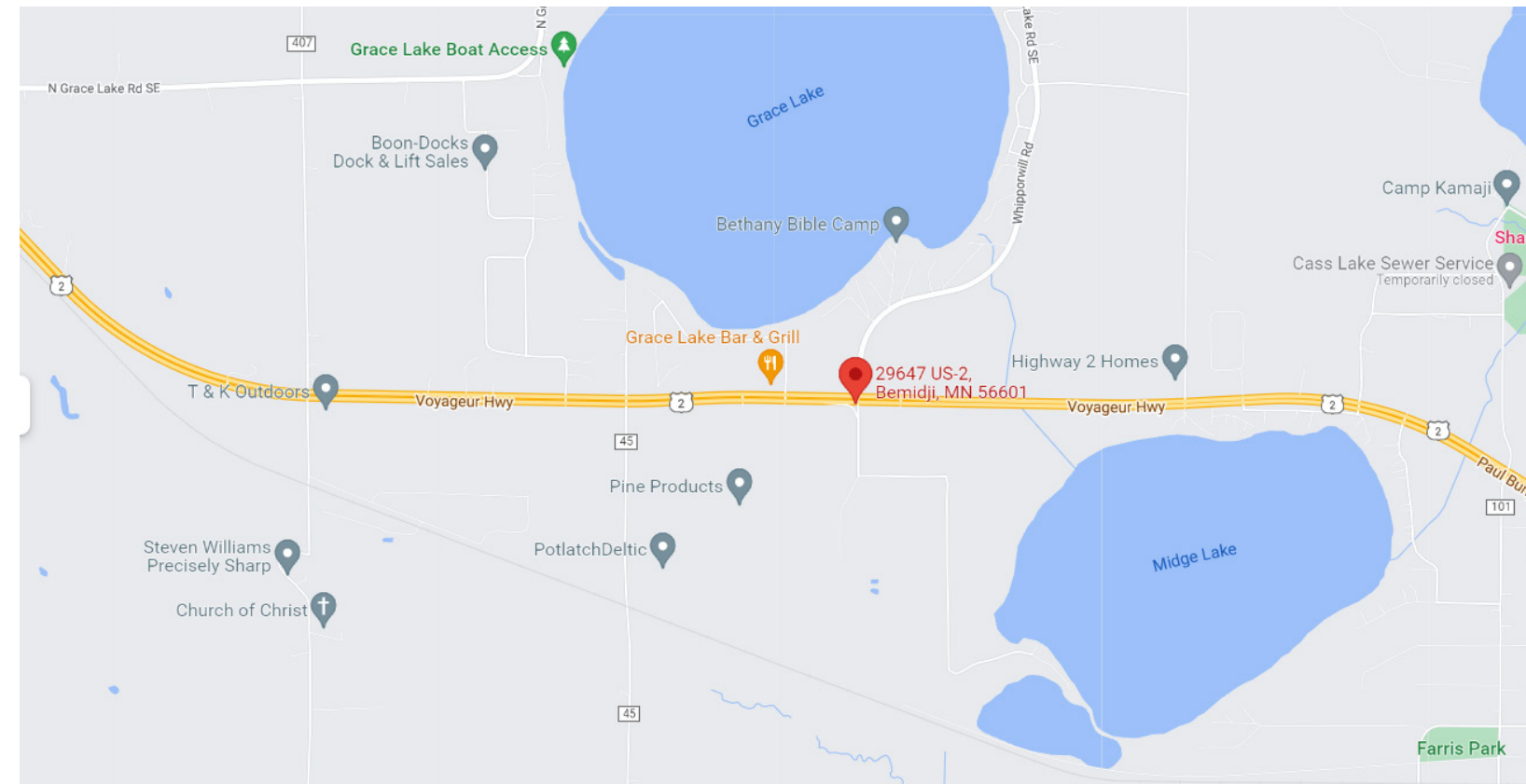
Adjacent Roadway Full rail access with 4 rail spurs
 Nearest Airport Bemidji (BJI) Airport
 Distance 14 miles
 Nearest Water Way Lake Superior
 Distance 145 miles
 Nearest Railroad BNSF
 Distance On premise

Utilities

Natural Gas Company Great Lakes Gas Company
 Electric Power Company 69 kV substation located on premise
 Water Supplier Onsite wells & Bemidji City Utility
 Sewer Supplier Onsite treatment center & Bemidji City Utility

Economy (County)

Current Unemployment (2022) 2.4%
 Population estimates 15,279



Rail Fast Facts For 2019

Freight railroads	19
Freight railroad mileage	4,233
Freight rail employees	4,281
Average wages & benefits per employee	\$122,140
Railroad retirement beneficiaries	12,900
Railroad retirement benefits paid	\$331 million

U.S. Economy:

According to a Towson University study, in 2017, America's Class I railroads supported:

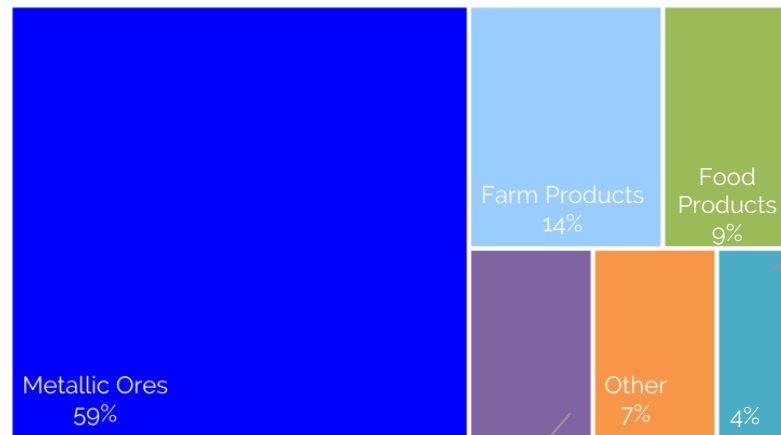


Sustainability:

Railroads are the most fuel efficient way to move freight over land. It would have taken approximately 8.8 million additional trucks to handle the 158.3 million tons of freight that moved by rail in Minnesota in 2019.



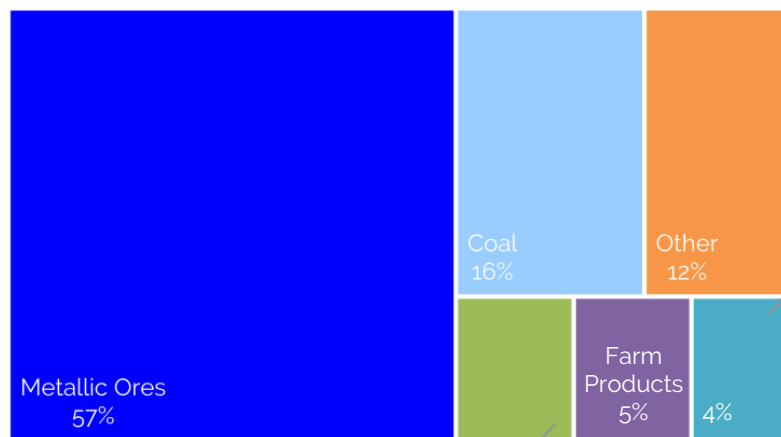
Rail Traffic Originated in 2019 Total Tons: 88.6 million Total Carloads: 1,111,200



Commodity	Tons (mil)	Carloads
Metallic Ores	52.4	636,600
Farm Products	12.2	118,400
Food Products	7.9	82,400
Nonmetallic Minerals	6.0	57,900
Chemicals	3.5	36,200
Other	6.5	179,700

Source: AAR analysis of industry data

Rail Traffic Terminated in 2019 Total Tons: 69.7 million Total Carloads: 966,700



Commodity	Tons (mil)	Carloads
Metallic Ores	39.6	516,900
Coal	11.4	97,300
Chemicals	3.6	38,000
Farm Products	3.5	34,000
Nonmetallic Minerals	3.0	29,200
Other	8.6	251,300

Source: AAR analysis of industry data

Miles Operated In Minnesota in 2019

Class I Railroads	Miles Operated
BNSF Railway Company	1,713
Canadian National	378
Canadian Pacific Railway	1,670
Union Pacific Railroad Co.	645
Total	4,406

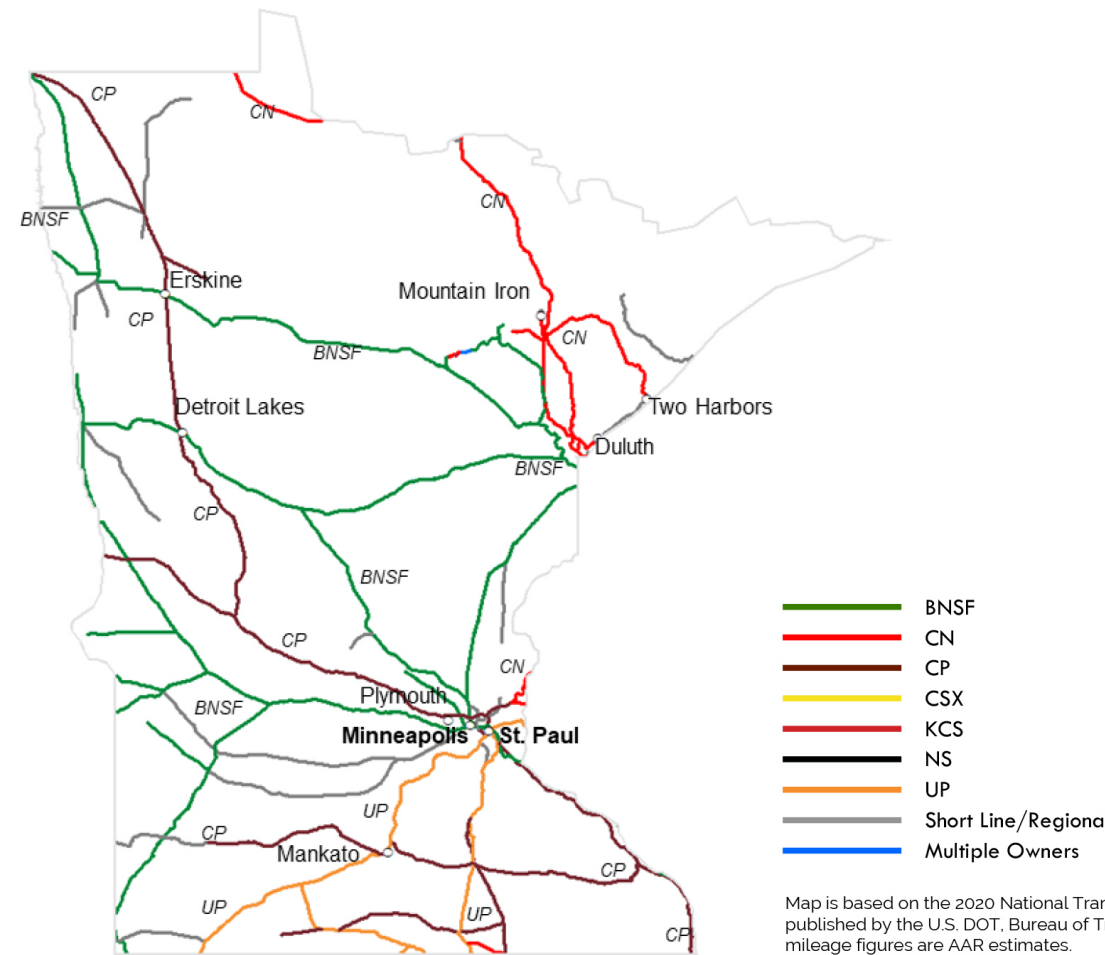
Regional Railroads	Miles Operated
Rapid City Pierre & Eastern Railroad	140
Red River Valley & Western Railroad	32
Total	172

Short Line Railroads	Miles Operated
Cannon Valley Railroad	17
Cloquet Terminal Railroad	4
Ellis & Eastern Railroad	42
Minnesota Commercial Railway	137
Minnesota Northern Railroad	192
Minnesota Prairie Line	94
Minnesota, Dakota & Western Railway	4

Minnesota 2019 Totals	Number of Freight Railroads	Miles Operated	
		Excluding Trackage Rights	Including Trackage Rights
Class I	4	3,411	4,406
Regional	2	46	172
Short Line	13	776	924
Total	19	4,233	5,502

Short Line Railroads, cont.

Northern Lines Railway	19
Northern Plains Railroad	43
Otter Tail Valley Railroad	81
Progressive Rail	97
St. Croix Valley Railroad	35
Twin Cities & Western Railroad	159
Total	924



Map is based on the 2020 National Transportation Atlas Database published by the U.S. DOT, Bureau of Transportation Statistics. Some mileage figures are AAR estimates.

Class I Railroad: A railroad with 2019 operating revenues of at least \$504.8 million. **Regional Railroad:** A non-Class I line-haul railroad that has annual revenues of at least \$40 million, or that operates at least 350 miles of road and revenues of at least \$20 million. **Short Line Railroad:** A railroad which is neither a Class I nor a Regional Railroad.



750 Lee Street
Elk Grove Village, IL 60007
630-516-1287
www.SynSel.com