

Life Resources Institute & Five Star Energy Corporation

An Overview

Life Resources Institute (an environmental nonprofit organization) and Five Star Energy Corporation actively promote an exclusive and unique approach to real estate ownership, energy performance management and capital investment strategies. The management teams of Life Resources and Five Star Energy have developed a solution to today's real estate investment challenges impacted by climate change, rising energy costs, government regulations and inflationary costs of daily living. Together Life Resources Institute and Five Star Energy advocate and consult with building owners, developers, lenders and investors about:

- High Performance energy retrofits for existing buildings.
- Zero-energy design and construction strategies for residential and commercial buildings.
- Wise deployment of personal social-dollars into productive and effective social investments, income growth, retirement and legacy accounts.

A Shared Vision

The vision passionately shared by Life Resources Institute and Five Star Energy Corporation is to make common place ***the design and building of homes and commercial buildings that are energy producing, financial assets – power generators versus power consumers – living and work environments that are more comfortable and healthy with no utility bills.***

Five Star Energy Corporation, a privately held Nevada Corporation, and Life-Resources Institute, a 501(c)(3) nonprofit, are making a conscious effort to change the way building structures are built and financed.

Traditionally, buildings are designed and built by architects, engineers, and contractors working independently resulting in a fragmented collection of technologies, components, mechanical

systems, and appliances rather than an integrated whole.

Reducing a building's energy requirements is the most cost-effective way to minimize the energy required for a home or commercial building. *Every watt not used is a watt that doesn't have to be produced, processed, or stored.* Five Star's "whole-building" approach integrates an energy-efficient building structure with renewable-energy systems that are cost-competitive with traditional building, cuts utility costs, is healthier, reduces environmental impact and has higher resale value!

By combining energy-efficient design and building methods for residential and commercial construction with HVAC/ electrical systems powered by renewable energy systems, real estate professionals, building owners, lenders and investors

are able to experience the benefits of a “High Performance” rated residential or commercial building that is up to be 100% energy-efficient.

To preserve the nonprofit status of Life Resources Institute, Five Star Energy Corporation was organized to facilitate the commercialization of the Institute’s research in renewable energies and energy-efficient strategies for residential and commercial buildings.

While the words ‘nonprofit’ might connote ‘humanitarian’ goals and objectives, the linkage between Five Star and Life Resources Institute is very deliberate for economic reasons. This

working relationship enables Life Resources to leverage its ownership in Five Star to proactively drive “energy performance” solutions for residential and commercial real estate. Additionally, Five Star is able to access donor/ contributions/grants/loans in the world of charities.

While most people are familiar with certain government programs that provide capital under specific conditions, other examples are the many capital sources, like the Kresge Foundation, that fund ‘green projects’ (undertakings that demonstrate energy-efficient and environment friendly designs and construction).

Five Star’s Mission

Five Star Energy Corporation is an energy performance design-consulting and development firm. We provide whole-building solutions designed to reduce energy consumption in residential and commercial buildings.

Five Star’s driving design-focus is a cost-competitive home or commercial building that

produces more energy than it consumes with zero emissions. Employing integrated design, proven building science and technologies in a plug-and-play approach offers the firm’s clients a variety of options to economically achieve their “predetermined” energy-performance targets.

Five Star’s goal is to be a wise steward of our natural resources and provide an exceptional energy-management experience in terms of price and performance.

As a design-build and technology integrator, Five Star Energy Corporation brings together the energy-performance team that takes a holistic approach to the high performance planning, design and construction of each project.

It is the blending together of different design-techniques, systems and technologies, that synergistically achieve a “net-zero” energy home or building at competitive prices.





7-Secrets to Putting More “Green” In Your Pocket

To deliver a “Net-Zero” experience, Five Star has developed 7 guidelines:

1. Know your building occupant
2. Discover & connect with your natural (free) resources
3. Establish your energy performance target & budget
4. Design to your target & budget
5. Integrate building science, practices and systems
6. Contract for energy performance versus services based on cost
7. Apply performance metrics to determine professional fees & evaluate ROI

The integration of the different energy packages begins at the earliest conceptual design phase of building development. As the Energy Performance Manager, Five Star and the building owner or developer determine the appropriate Energy Performance Target given the site, resources available, building occupancy, and financial variables. The Energy

Target is given to the architect, engineer, and contractor for the design and construction.

This team incorporates into the residential home or commercial building well thought-out energy solutions that will perform in harmony with one another to provide seamless, comfortable, and economical energy. Verification of performance is conducted through the construction process and upon building completion by a third-party who commissions and rates the building and equipment performance.

Five Star may assist with the building and energy systems financing along with any opportunity for incentives, grants, tax credits, discounts, energy efficiency mortgages, or the sale of surplus energy back to the local utility. These all combine to enhance the economics of energy efficient construction and optimize the life cycle costs of energy and equipment expense.



Our Parent, Inspired Life Centers, Inc.

Inspired Life Centers, Inc. is a 30-year old, 501 (c)(3) faith-based public charity. Since 1976 Inspired Life Centers has sponsored charitable projects throughout the world.

Through its sponsored auxiliaries and private charitable trusts, Inspired Life works with wealthy individuals utilizing the tools of private charities for estate planning, asset protection, tax planning strategies and tax-exempt capital investing. Truly, an ‘inspired life’ seeks to move individuals and organizations towards an enlightened planetary civilization that

is compassionate, charitable and passionately engaged in good causes.

Life Resources Institute, as defined by the Internal Revenue Service, is an ‘Auxiliary’ or sub-charity of Inspired Life Centers, Inc. The Institute believes that man’s highest potential is achieved through the wise stewardship of life-resources: energy, water, air, food and health. Endowments, corporate sponsorships and private donations help the Institute support the mission of ‘high performance’ building with renewable energy systems.

The Wise Deployment of Your Social Dollars Into Social Investments



Inspired Life Centers, the parent charity of Life Resources Institute, believes in the wisdom of endowment investing. The most successful public charities look to the earnings from endowment investing rather than day-to-day donations to assure their effectiveness and future. It is the earnings from an endowment investment portfolio that actually accomplishes a charity's mission. Even day-to-day donations go into the endowment fund rather than being directly applied to mission-accomplishment.

For qualifying real estate developers, owners and projects, Life Resources Institute is able to facilitate an endowment-investment agreement. Donors making a charitable contribution have the opportunity of choosing a particular charity to be supported. Any charity selected by a donor which is not in conflict with the basic charitable mandate of Inspired Life Centers is qualified. A donor's options are:

- **A Single Charity.** The donor has the option of pre-selecting any charity to receive the Social Investment payouts. This could be a private or public charity of the donor's choice.
- **Several Charities.** Through a donor-directed fund provided by Inspired Life Centers, donors can select different charities to receive payouts from the endowment fund.
- **A Charitable Investment Trust.** The donor might establish a charitable investment trust to receive and manage the payouts. The trust-fund could grow with additional endowment investing. This option gives the donor direct-management of the fund, much like a private foundation. This is a perfect opportunity for a donor to set up his own charity.

- **Inspired Life Centers-Managed Payout.**

The donor might simply advise Inspired Life Centers to manage the payouts on his behalf. This is often the easiest and most effective approach for donors not wanting to get involved beyond their cash contribution.

Any one of the above strategies is an excellent way for a donor to not only contribute to the charity of his choice, but to manage his own private charity fund for retirement or legacy purposes.

The annual receipt of tax-exempt income into a 'self-determined' charitable entity is the primary intent and focus of Life Resources' Social Investment strategy. We always recommend our clients conduct a more detailed due diligence on how these ownership and financing strategies entitle a charity/foundation/charitable investment trust to receive annual, tax free, endowment or project -payout payments for tax-free income growth, funding retirement or legacy accounts.

The combined management of both Life Resources Institute and Five Star Energy Corporation and their strategic alliances with legal, financial and real estate professionals represent years of experience and operational history in the areas of tax-exempt investing, energy systems, construction and financial services. This management group is available to assist Five Star clients to capitalize on the opportunities represented by these combined building, energy technologies and financial services coming into high demand over the next decade.

We hope this 'overview' gives you a more detailed and complete picture of the energy performance and financial strategies of Five Star Energy Corporation and Life Resources Institute.

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