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Who We Are

An independent energy management and procurement company. URS Energy is not affiliated with any utility company or retail energy provider. URS Energy has developed a model that promotes competition among the leading energy suppliers across the country, thereby providing you with the best pricing and contract terms to meet your electric and gas needs.

URS Energy is *A Utility Revenue Services Company*. Utility Revenue Services is the industry leader in utility revenue optimization for institutional multifamily owners and operators, servicing 500,000+ units nationally. URS Energy provides energy management and procurement services to real estate owners and operators nationwide for all asset classes.

What We Do

URS Energy conducts a formal Request for Pricing to multiple suppliers and creates a transparent process, so that you can evaluate the competitive bids. We give you the competitive advantage by advising on market timing, comparing the attributes of each retail energy provider, normalizing pricing, analyzing load and risk tolerance, advising on energy products, structuring contract language and terms, and evaluating hedging strategies. As example, you typically save up to 30% on your electric bill and gain the confidence that you've received the best pricing as a result of the competitive process to select your supplier of choice.

Financial Expertise

We assist with the negotiation of the contract with suppliers to prevent penalties on assets being sold, changes in usage patterns and other legal issues.

Technical Expertise

We assist by sharing their understanding of the price of natural gas, balance the divergence of natural gas and electricity contracts and compare futures of natural gas and electricity contracts.

Data Analysis Pre- and Post-Contract Execution

Load/Demand Aggregation, Price-to-Compare Metering, Congestion Charges using geographical metering, usage aggregation, fuel charge – T&D separation, Market-Based Over-Allotment, Under Allotment Pricing, Futures; Natural gas metric: Carrying Cost vs. reward Curve, Contract term in Light of Curve, Opportunity Cost vs. Action.

The sophisticated and objective approach by URS Energy differentiates us from all other energy management and procurement firms.

We utilize current market intelligence to ensure the most competitive contracts.

Example Market Intelligence

- We monitor energy markets around the U.S. and the rest of the world on 15 minute intervals daily.
- We continuously study weather patterns, geopolitical changes, fuel storage, rig counts and other factors that can affect your cost of energy.

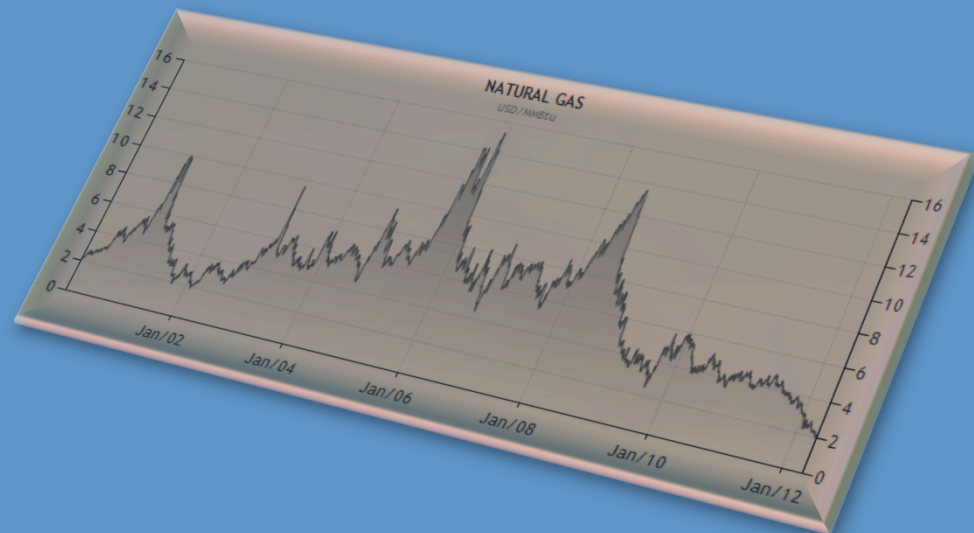
Our Approach

- *Negotiate Contracts* – saving money on outside legal fees.
- *Monitor Daily Electric & Gas Prices* – helping you sign new, and extend current contracts at advantageous prices.
- *Develop Strategies to Capture Utility Margins* – including spreads, intra-day moves, and bid-ask differentials.
- *Create Tactics to Improve Post-Contract Switch* – hastening savings.
- *Bill Dispute* – including sales tax exemption advice.



Handling Energy Purchases Efficiently, We Can Lower Energy Costs by 10% - 30% on Average

NYMEX HISTORY
NYMEX HISTORY



Commodity	
Wholesale price for energy (Commodity)	✓
Capacity/Demand charge	✓
Fuel costs	✓
Transmission Distribution Service Provider (TDSP) line losses	✓
Unaccounted for energy (UFE)	✓
Independent System Operator (ISO) Ancillary Services	
Regulation Service (Regulation Up and Regulation Down)	✓
Responsive reserve service	✓
Balancing energy service	✓
Replacement reserve service	✓
Non-spinning reserve service	✓
Black start service	✓
Electric Reliability Council of Texas (ERCOT) ISO fee	✓
Congestion Management	
All Inter-zonal (nodal) congestion charges	✓
Uplifts	✓
Qualified Scheduling Entity (QSE) Fees	
Consultant/Aggregator/Broker Fees	✓
Regulated Stranded Costs	
Competitive transition charge (CTC)	Pass through
Excess mitigation credit (EMC)	Pass through
Transition charge (TC)	Pass through
Regulated Delivery Charges	
Transmission charge	Pass through
Distribution charge	Pass through
System benefit fund	Pass through
Nuclear decommissioning charge	Pass through
Customer charge	Pass through
Franchise fees	Pass through
Metering charge	Pass through
Transmission Cost Recovery Factor charge	Pass through
Taxes and Fees	
Sales tax	Pass through
Gross Receipts Tax reimbursement charge	Pass through
Public Utility Commission Assessment (PUCA) reimbursement charge	Pass through

ELECTRICITY
30+ pieces of data are negotiated to accomplish client objectives

reimbursement charge	Pass through
Public Utility Commission Assessment (PUCA)	Pass through
Gross Receipts Tax reimbursement charge	Pass through
Sales tax	Pass through
Taxes and Fees	Pass through
Transmission Cost Recovery Factor charge	Pass through
Franchise fees	Pass through
Metering charge	Pass through
Customer charge	Pass through
Nuclear decommissioning charge	Pass through
System benefit fund	Pass through
Distribution charge	Pass through
Transmission charge	Pass through

Example Competitive Pricing and Expected Savings

Retail Energy Provider	Swing	Current Energy Rate	Current Yearly \$	Proposed Energy Rate	Proposed Yearly \$	% Change	\$ Change	Credit Approval	Nodal
36 months Fixed									
Gexa	100%	0.07369	\$818,223	\$0.057930	\$643,231	-21%	-\$174,993	Pending	Yes
Green Mountain	20%	0.07369	\$818,223	\$0.059130	\$656,555	-20%	-\$161,668	Approved *10% Green	Yes
TXU	100%	0.07369	\$818,223	\$0.057720	\$640,899	-22%	-\$177,324	Approved	Yes
First Choice	20%	0.07369	\$818,223	\$0.055491	\$616,149	-25%	-\$202,074	Approved	Yes
Suez	100%	0.07369	\$818,223	\$0.061184	\$679,362	-17%	-\$138,861	Approved	Yes
TriEagle	100%	0.07369	\$818,223	\$0.058540	\$650,004	-21%	-\$168,219	Pending	Yes
Direct	100%	0.07369	\$818,223	\$0.057549	\$638,995	-22%	-\$179,228	Approved	Yes
Constellation	20%	0.07369	\$818,223	\$0.059126	\$656,506	-20%	-\$161,717	Pending	Yes
Champion	100%	0.07369	\$818,223	\$0.057678	\$640,433	-22%	-\$177,791	Approved	Yes

NOTES: Total Current and Proposed kwh costs do not include Sales Taxes or estimated TDSP. TDSP is estimated at \$.0114/kWh.

Annual dollar impact based on estimated annual usage of:

11,103,586 kWh.

There are no additional monthly charges.

Green Mountain's Swing is 20% annually. They are 10% Green. All other REPs are 3%

Lowest **Next Lowest** NG 12 mo. Strip= \$4.65

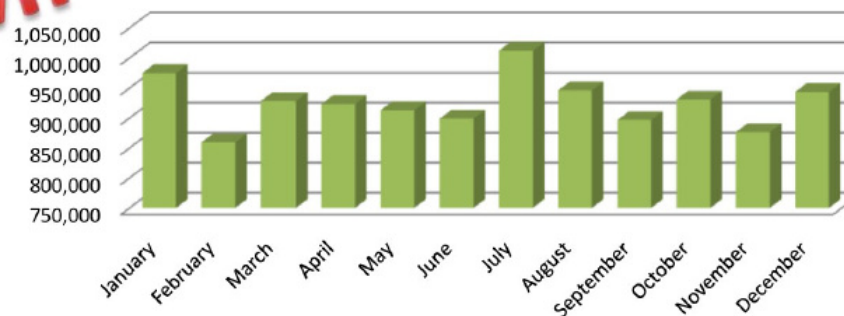
Estimated Load kWh

January	974,762
February	859,452
March	928,177
April	923,139
May	912,917
June	899,062
July	1,011,993
August	946,056
September	896,556
October	930,733
November	876,318
December	943,421
TOTAL kWh	11,102,586

Peak kW 1,896

SAMPLE

Estimated Load kWh



Why URS Energy ...

- Negotiated over 1,000 contracts in Texas alone.
- Our principals have testified before the Public Utility Commission and helped establish the rules that guide deregulation today.
- Our knowledge and background is greater than you will find anywhere else in the nation.
- Direct program management by senior staff with 25+ years in the business and experience working with Retail Energy Suppliers on behalf of clients.

How We Do It

- Even if our clients are already negotiating energy contracts, we often find they have outgrown their current approach.
- Our process is simple – we gather data, provide you a comparison of energy suppliers and expected savings from each, sharing the pros and cons of each proposal.
- Our ability to negotiate the right contracts to meet your needs is second to none.
- And, the beauty of our program is that our fees are covered by the energy suppliers.

... Our Proven Results Outperform the Competition