J-2 CONTRACTING COMPANY

105 Coronado Ct. Unit A-101, Fort Collins, CO 80525 | 970-392-0694 | www.j2contracting.com

Heavy Civil Construction | Public Utilities | Parks | Streetscapes | Drainage Improvements | Aggregate Sales | Contract Crushing

Sunset Industrial, LLC
105 Coronado Ct, Unit A-101
Fort Collins, CO 80525

January 30, 2023

Re: Agreement for Compensation for Damage to Structures within 200 feet of mining activities

To Whom it May Concern,

J-2 Contracting Co. Inc. has a State of Colorado Division of Reclamation, Mining, and Safety (DRMS) Reclamation Permit application under review (M-2023-001) to allow sand and gravel mining on property within 200 feet of structures owned by you. The Colorado Mined Land Reclamation Act provides protection for your property, and specific protection for your structures located within 200 feet of the mining activities.

DRMS Permit approval requires a notarized agreement between the applicant and owners of structures within 200 feet of the mining activities, providing compensation for any damage to the structure; or preparation of an engineering evaluation acceptable to the DRMS, demonstrating that such structure(s) shall not be damaged by the mining activities if an agreement cannot be reached.

J-2 Contracting Co. has had an engineering evaluation performed to determine acceptable setbacks from their proposed mining permit boundary and mining limit to structures adjacent to the mining. The proposed mining slopes and setbacks were analyzed using the Galena 7.2 computer program. Galena 7.2 was designed to analyze the slope stability of earth embankments subjected to several critical situations that may occur during the life of the embankment. The procedure searches for circular shear failures and automatically searches for the lowest safety factor. The required minimum safety factors are based on the current standards used by the DRMS and industry accepted standards for the evaluation of embankments during construction. The safety factors attained using the setbacks shown on the Mining Plan are greater than the required safety factors specified by the DRMS for an earth embankment during construction, and an earth embankment subjected to earthquake loading, based on the United States Geological Survey earthquake peak acceleration factors for the area. This evaluation indicated that damage to structures adjacent to the mining should not occur, even during earthquake conditions.

With this letter, J-2 Contracting Co., requests your authorization to conduct mining and

reclamation activities within 200 feet of your structure(s). Please see the attached vicinity map showing the location of the proposed mine. The structures on your property are listed below:

1. Buildings
2. Shed
3. Fence
4. Irrigation Ditch
5. Proposed Detention Pond (Proposed RV Storage on North Side of Property)
6. Pump House

In return for this authorization, J-2 Contracting Co. agrees to provide fair compensation for any damage to your structure(s) resulting from its mining and reclamation activities. Your notarized signature below grants permission for J-2 Contracting Co. to conduct mining and reclamation activities within 200 feet of your structure(s), and acknowledges J-2 Contracting Co.'s commitment to provide fair compensation for any damages to said structure(s) caused by J-2 Contracting Co.'s mining and reclamation activities.

Sincerely,

Chris Leone, Manager
J-2 Contracting Co.

1/30/2023
Date

The foregoing instrument was acknowledged before me this 30th day of January, 2023 by,
Chris Leone as President of J-2 Contracting Co. Inc

CAROL L SHIMA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094008717
MY COMMISSION EXPIRES MARCH 12, 2025

Notary Public

My Commission Expires: March 12, 2025

Sunset Industrial, LLC

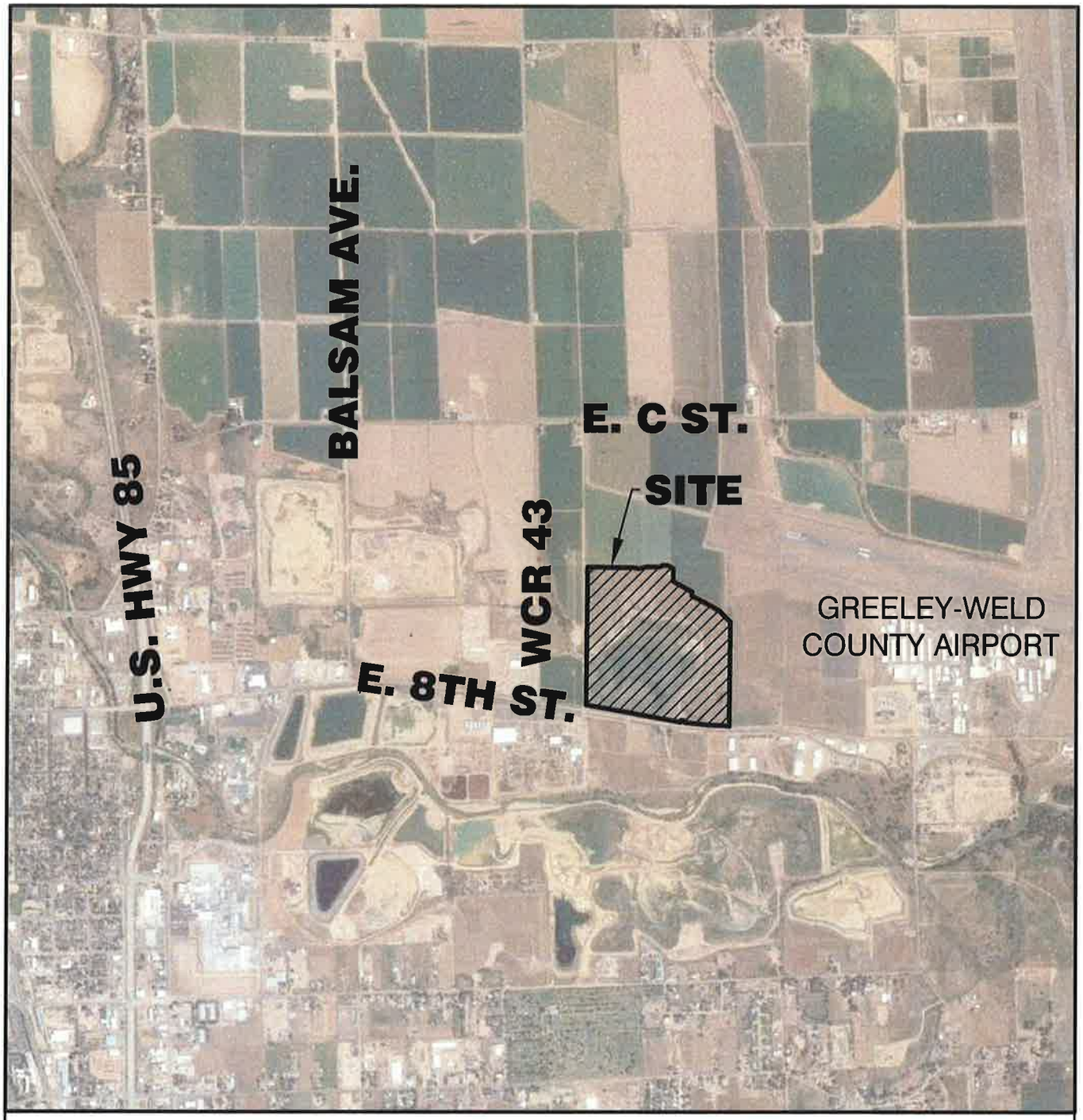
1/30/2023
Date

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by,

_____, as _____

Notary Public

My Commission Expires: _____



2000 1000 0 2000

SCALE IN FEET

VICINITY MAP

SCALE 1" = 2000'

N

J&T Consulting, Inc.
305 Denver Avenue - Suite D
Fort Lupton, CO 80621
303-857-6222

J-2 Contracting Co
Sunset Industrial Pit
Exhibit B

Date:	1.5.23
Job No:	22020
Drawn:	TPY
Scale:	1"=2000'
Sheet: 1	Of: 1

P:\22020 J-2 1507 8th Street\Drawings\Plan Sheets\JT-FM Vicinity Map.dwg, Vicinity, 1/5/2023 9:44:58 AM