

MINING RECLAMATION & CLOSURE PLAN

-FOR-

TURNER WAY NORTH

AGGREGATE MINE

BUCKEYE, AZ

STATE MINE INSPECTOR

MAY 24 2023

Located at:

TARTESSO EAST – VILLAGE 7, BUCKEYE, AZ

N. LIBERTY PARKER POWER ROAD AND W. MCDOWELL ROAD

(PORTION OF APN: 504-06-010D)

Prepared For:

Custom Landscape Materials, LLC

25376 W. Tonopah/Salome Hwy.

Buckeye, AZ 85326

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ATTN: Sam Schippers

Prepared by:



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May 16th, 2023

Vespro Project No. 21015

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1. Administrative Information

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Property Owner (Lessor):

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2. Introduction

2.1 Purpose of Report

Vespro prepared this Reclamation and Closure Plan on behalf of Custom Landscape Materials, LLC, referred to as the "Operator." The Operator has entered into an agreement with Buckeye Tartesso, LLC, referred to as the "Owner," to conduct temporary aggregate mining by excavating four rock outcroppings. The mining operation, known as the "Turner Way North Aggregate Mine" (T-2), is situated on approximately 127 acres of undeveloped desert land in a rural area west of the White Tank Mountain range. The T-2 mine site operates within a portion of parcel APN 504-06-010D, which is part of the "Tartesso East" Master Planned Community and the City of Buckeye's Community Master Plan (CMP), covering 4,343 acres.

The purpose of the T-2 mine site is to extract hard rock as a local source of aggregate material for land development until the removal of the rock outcroppings to a post-mining condition. Operations are expected to commence in October 2023 and continue for 7 to 10 years, depending on market demand. This report primarily focuses on describing the reclamation procedures for the site after the mining operation ceases. The Operator assumes responsibility for this Reclamation Plan, as indicated in the signed Statement of Responsibility included in Appendix A.

This report adheres to local and state guidelines and regulations governing land use for aggregate mining operations. It complies with applicable sections of the Arizona Revised Statutes [A.R.S.] § 27-1271 et seq. (Articles 6 & 7) and the Arizona Administrative Code [AAC] Title 11, Chapters 1 & 2.

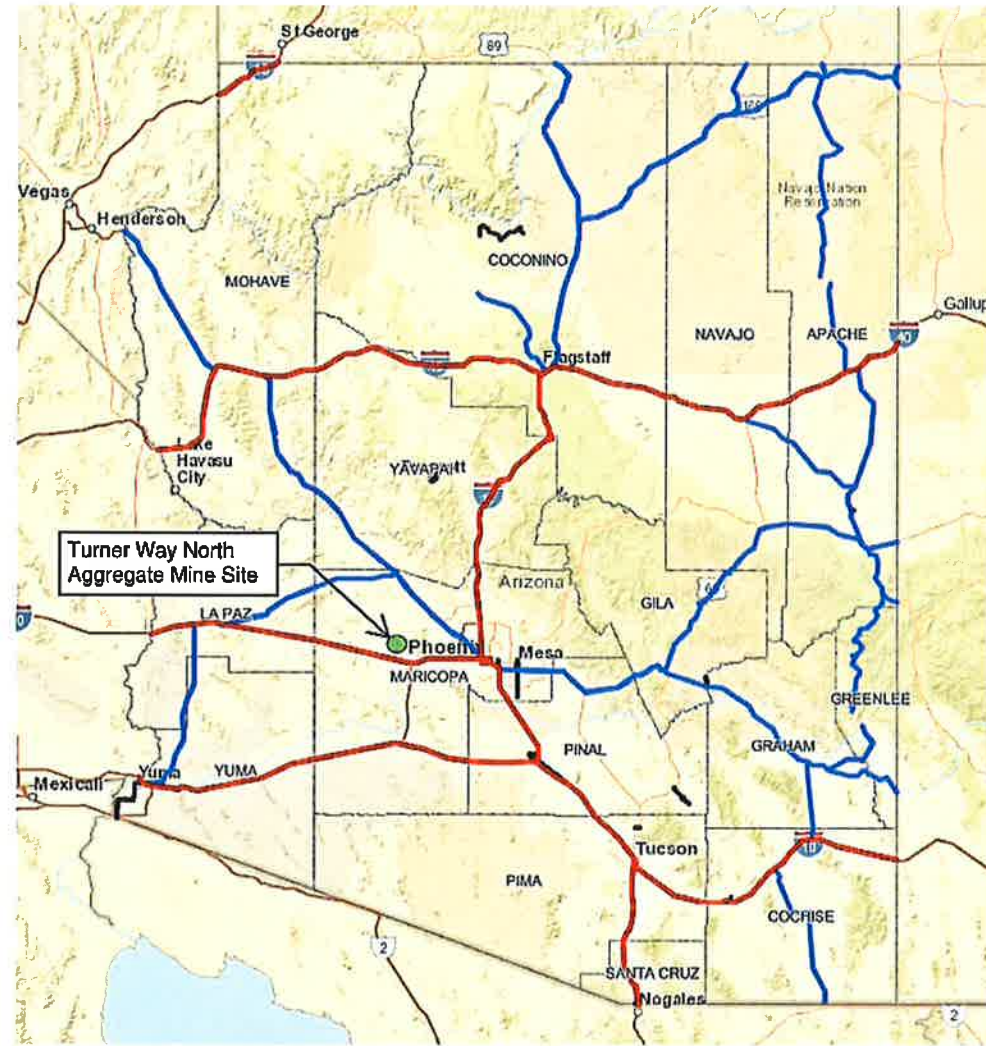


Figure 1 State Location Map

2.2 Site Location & Description

Figure 2 shows the vicinity of the mine site on a USGS map. This mine site area is approximately 127 acres of undeveloped desert land in Sections 35 & 26, T2N, R4W of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The area is within a Master Planned Community on the City of Buckeye General Plan with a zoning designation of Planned Community (PC), and a Community Master Plan (CMP) overlay of Tartesso, as shown on City of Buckeye's General Plan., per a separate private contract agreement with Buckeye Tartesso, LLC, the owner of parcel APN 504-06-010D. This parcel is part of Tartesso's Eastern development, currently consisting of undeveloped desert land.

2.3 Existing Site Conditions and Topography

The mine site is located within a Community Master Planned (CMP) component of Village 7 of the Tartesso development, within the City of Buckeye, in Maricopa County, Arizona. This parcel of land is currently located in an undeveloped desert area; bound by the White Tank Mountains, to the east; by State Trust Land, west of Turner Road and south of McDowell Road, with private land to the north. Exhibit 1 Existing Conditions Map shows a topographic map of the site and the mine site boundary, in the back of the report.

2.4 Wildlife Habitat and Vegetation Character

A biological survey was completed by Himes Consulting for this site to review the wildlife habitat and vegetation characteristic of this site. Species that may occupy this area are described with mitigating any potential disruption of endangered species due to the proposed mining operations. The following wildlife habitat species reported for this area by the Arizona Game and Fish department IPAC website are as follows:

Vegetation & Habitat: The project site is located in an area within the Lower Colorado River Subdivision of the Sonoran Desertscrub vegetation community (Brown 1994). Ms. Jill Himes conducted a site visit of the project area on August 31, 2022. Vegetation within the project site is characterized by creosotebush (*Larrea tridentata*), with paloverde (*Cercidium microphyllum*), ironwood (*Olneya tesota*), brittlebush (*Encelia farinosa*), triangle-leaf bursage (*Ambrosia deltoidea*), white ratany (*Krameria bicolor*), Mormon tea (*Ephedra* sp.), and big galleta grass (*Pleuraphis rigida*). Cacti and succulents observed include barrel cactus (*Ferocactus wislenzii*), saguaro (*Carnegiea gigantea*),

hedgehog cactus (*Echinocereus* sp.), teddy bear cholla (*Cylindropuntia bigelovii*), buckhorn cholla (*Cylindropuntia acanthocarpa*) and ocotillo (*Fouquieria splendens*)¹

The site is located with Arizona Game and Fish Department (AGFD)'s Game Management Unit 42. Species in this unit include javelina, mule deer, dove, quail, waterfowl, and mountain lion. Wildlife and/or wildlife sign observed in the project vicinity include mourning dove (*Zenaida macroura*), black-throated sparrows (*Amphispiza bilineata*), black-tailed gnatcatcher (*Polioptila melanura*), lesser goldfinch (*Spinus psaltria*), lesser nighthawk (*Chordeiles acutipennis*), red-tailed hawk (*Buteo jamaicensis*), desert cottontail (*Sylvilagus auduboni*), desert woodrat (*Neotoma albigula*), coyote (*Canis latrans*), common side-blotched lizard (*Uta stansburiana*), and western whiptail (*Aspidoscelis tigris*).²

¹ 2022 T-2 Material Source Biological Evaluation, by Jill Himes Consulting, LLC

² 2022 T-2 Material Source Biological Evaluation, by Jill Himes Consulting, LLC

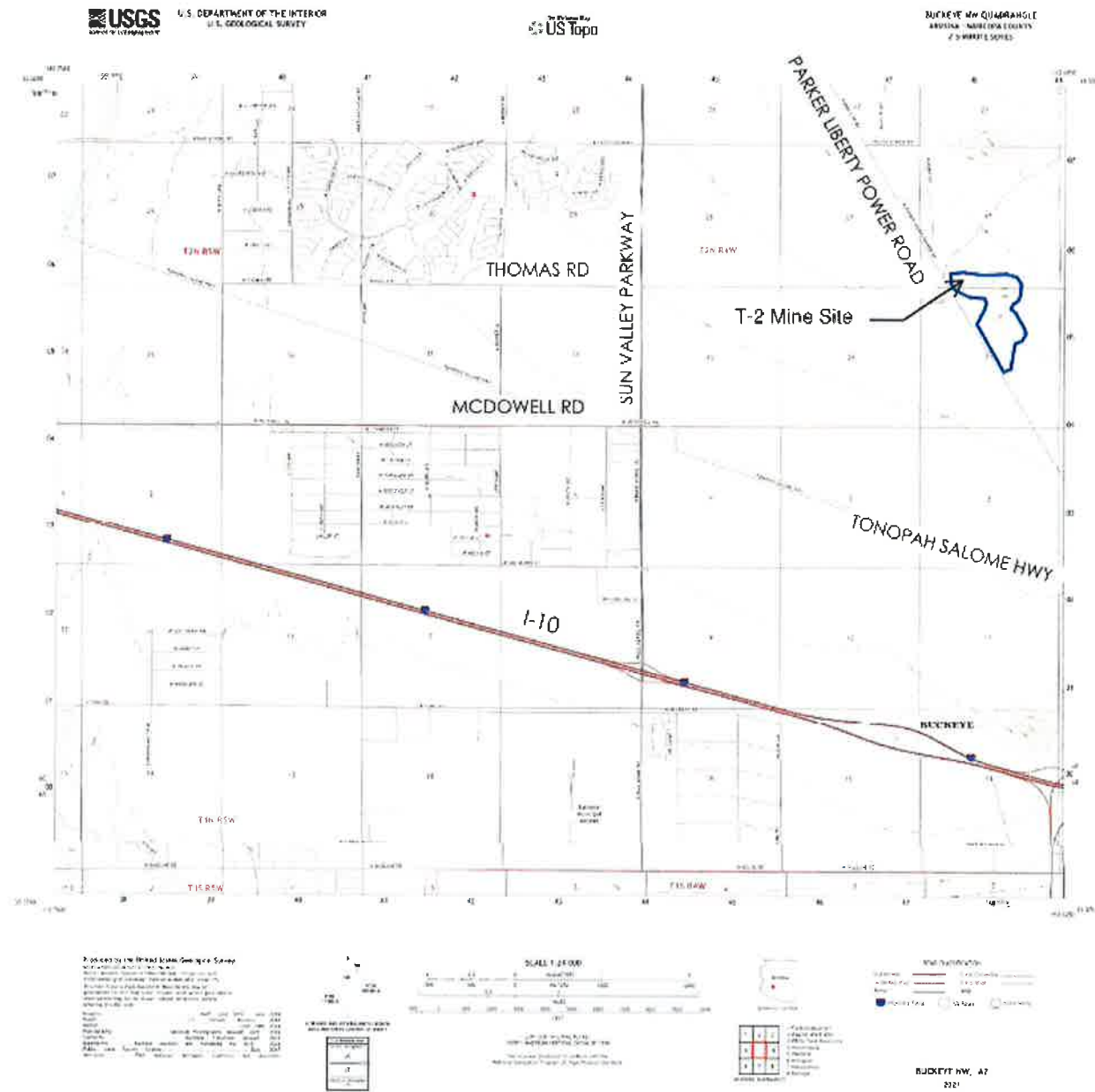


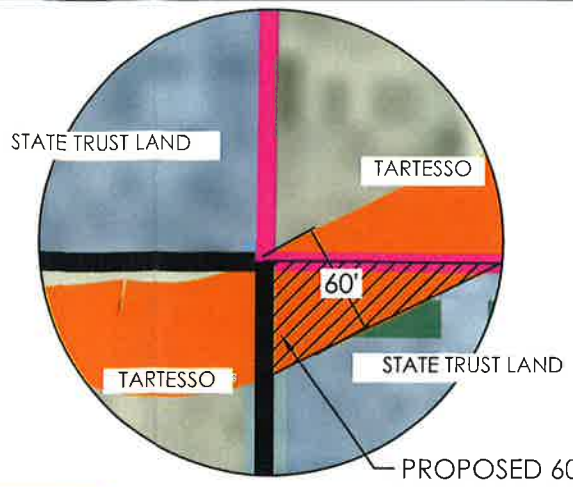
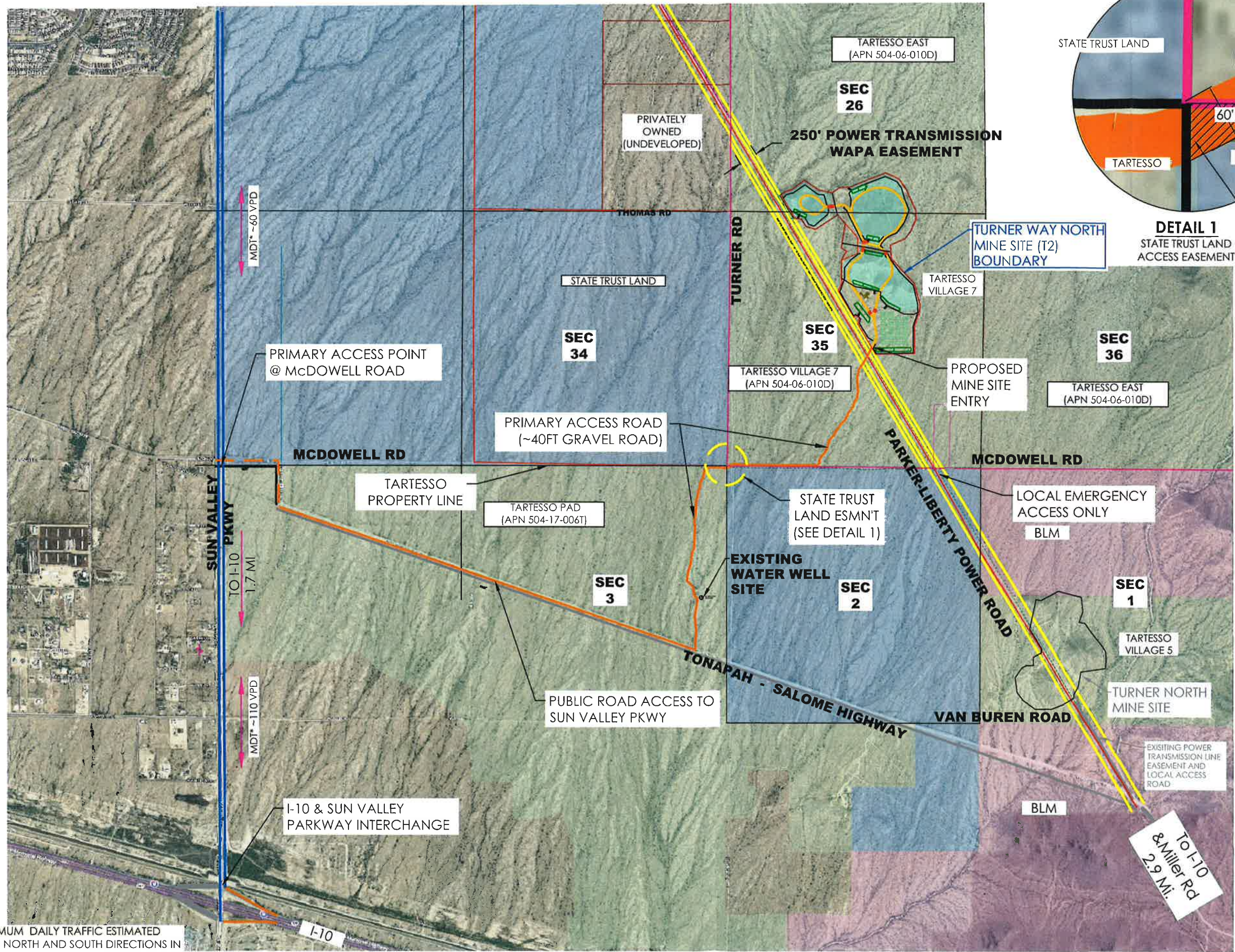
Figure 2 Vicinity Map

Details of this site's current condition are described in Table-1.

Table-1: Current Site Conditions

Description	Condition
Current use of Property	The Property currently consists of vacant desert land with high power transmission lines running along the southwest boundary of the site, along Liberty Parker Power Road trending southeast to northwest, along the west border of the site.
Evidence of past use of Property	No past uses were observed onsite.
General description of Property Structures	No structures are present on the site.
Physical setting of Property	Four rock outcroppings that extend from 50 feet to 100 feet above an alluvial fan basin flood plain that slopes to the southwest direction away from the base of the White Tank Mountain range to the east of the site.
Current use of adjoining properties	The adjoining properties consist of undeveloped vacant private land.
Evidence of past use of adjoining properties	No past use was evident except for offroad vehicular traffic and a high-power transmission line easement west of the site.
Current land uses in surrounding area	Private undeveloped desert land.
Adjoining Roads (See Figure 3)	The adjoining roads consist of Liberty Parker Power Road within a WAPA easement located along the west boundary of the site, north of McDowell Road and east of Turner Road, with access provided from Tonopah Salome Highway to the south-southeast of the as the closest public access road.
Potable water source	Well site recorded with ADWR, located on Tartesso's property to the southwest of the mine site area. This will primarily be used for onsite dust control.
Solid waste disposal	Currently, there is no Waste Management by the City of Buckeye in the area.
Sewage disposal source	Currently, there is no wastewater disposal system in the area.

Proposed access to the mine site location is shown in Figure 3.



DETAIL 1
STATE TRUST LAND
ACCESS EASEMENT

- LEGEND**
- PROPOSED ACCESS ROUTE
 - PROPERTY LINE
 - - - SECTION LINE
 - - - - EXISTING DIRT ROAD
 - MINE SITE BOUNDARY
 - LOCAL EMERGENCY ACCESS ONLY
 - TARTESSO CMP
 - STATE TRUST LAND
 - BUREAU OF LAND MANAGEMENT (BLM)



TURNER WAY NORTH
TARTESSO VILLAGE 7, BUCKEYE, AZ
MINE SITE ACCESS AND LOCATION MAP

CUSTOM LANDSCAPE MATERIALS, LLC
 DATE: 12/30/22 | PROJ. NO.: 21015 | SCALE: NTS | CAD FILE: NTS | DRAWN: BF

Based on the findings of a Phase I ESA, there were no Controlled Recognized Environmental Conditions (CREC) identified onsite. Additionally, ADOT is performing a concurrent review of this site to be used as a Certified Material Source.

2.5 Site Access

Figure 3, titled "T-2 Access Route & Site Location," provides the proposed general layout of the site plan. The primary access route to the mine site is indicated, starting from the nearest paved roadway at the intersection of Sun Valley Parkway and McDowell Road, approximately 3.4 miles west of the site. The site is accessed via McDowell Rd. using Tonopah-Salome Hwy, through 289th Ave.

The depicted route crosses a small portion of State Trust Land at the northwest corner of Section 2, as depicted in Figure 3. To enable commercial and emergency vehicle access to the site, a Right of Entry agreement is being acquired from the State Land Department. In compliance with Maricopa County Air Quality Control requirements, a dust control permit will be obtained prior to commencing operations to manage emissions from haul road traffic. The maximum expected number of haul trucks per hour is 9, and these trucks will follow the primary access route from the west, utilizing Sun Valley Parkway and I-10.

For local emergency access, a secondary road is available from the southeast via Parker Liberty Power Rd, which is situated within a utility corridor easement designated for power transmission mains. This road is restricted to local traffic only and will not be used for commercial access to the mine site. It also serves as an access route for privately owned land, requiring crossings over BLM and State Trust Land territory. Parker Liberty Power Rd connects to W. Tonopah/Salome Hwy approximately 1.76 miles south of the site and continues southeast for about 1.75 miles on BLM land, ultimately reaching the I-10 access ramps at Miller Rd.

2.6 Proposed Mining Operation Description

All mining work will be performed with portable equipment that is brought to the site, as needed, to facilitate the demand for the aggregate products. Equipment needs are currently estimated to include the following:

Stationary equipment used onsite:

- 30/42 Jaw Crusher
- 200 HP Cone Crusher
- 15 Generator/Tier 4
- 6x20 Screen
- 7 Conveyors
- Grizzly Feeder (Vibrating)
- Rip Rap plant (part time operation)

Mobile equipment used for open strip excavation:

- D-8 Bulldozer
- 4000-gal Water Truck
- Excavator
- Front Loader
- Dump Truck

Drilling equipment may be utilized onsite but supplied and operated by an independent contractor, as required. Assorted shop facilities may include a portable container, mobile mounted generators, and portable sanitary facilities.

2.7 Mine Site Safety

Primary resources to be mined at this facility include aggregate of various sizes and uses, boulders and crushed rock. For site security and safety, a 4-foot berm will be created as the site is cleared and grubbed with boulders, placed on top for stabilization. This berm will serve as a perimeter screen and will safely deter off-road vehicles from entering the site. Wire mesh fencing will be placed about one foot above dry wash channel inflow and outflow locations across the perimeter, between the terminal ends of the berms. These locations will be shown on the final grading and drainage plans approved by the City of Buckeye. This fence will be anchored to boulders in a way that allows the wire fence section to break away after enough force is applied in the case of debris build-up during a storm runoff event. This creates a closed and secure system that will encompass the entire site. Security guards will be posted onsite with possible security cameras for monitoring during after-hours. These systems will be implemented and maintained for the duration of all mine activity.

As the mining operation expands, usually limited to five-acre areas that are temporarily maintained against erosion within a movable berm boulder barrier (which may include large boulders closely positioned ranging about 2-3 feet in diameter,) will be placed throughout the operation to restrict access to this site, and a secured access gate with a heavy lock at the points of ingress/egress to the operation. Safety signage will be posted, as required by local authority, at points of public access and within a spacing of 50 feet in areas of hazardous conditions (i.e., along cut slopes or vertical drops and ingress/egress locations). These will identify the site as a mining operation and that trespassing is strictly prohibited.

3. Reclamation Measures for Post Mine Land Use

The general overview of this approach, regarding the intent of A.R.S 27-1271 (11) is as follows:

Mining operations can vary widely, with statutes and rules being interpreted relative to proposed mining activity, based on a mine's location and environmental situation. This proposed private mine site is located within an uninhabited desert area, that has a currently designated land usage within areas defined for Village 7 of the Tartesso CMP, in the City of Buckeye. The property owner intends to develop the four main areas of excavation, labelled as Areas A, B, C, & D, as open space and the lower staging and storage yard area, labelled as Area Y, as Medium Density Residential land uses in the overlay exhibit included in Exhibit 5. Tartesso's fourth amendment to the CMP will go before the City of Buckeye Town Council and is subject to a public hearing that will be conducted and voted on by members of the City Council to allow the mine to operate for 7 to 10 years as a temporary development until the four rock outcrops are excavated to the post-mining land use elevation. The reclamation of this mine will be a permanent condition and interim condition prior to development of this property by the owner that is leasing the property. The Owner is responsible for maintaining this reclamation plan after termination of the lease agreement.

Any restrictions to public access to preserve permanent or interim features of this site will remain in place until the Tartesso development occurs and will be maintained by the Owner of the property. The site will be safely secured from public access as deemed appropriate by the Owner of the property and any other jurisdictional restrictions placed on this site.

Overburden stockpiles will be removed by blending the remaining material with the surrounding landscape to prevent erosion and promote revegetation using hydroseeding. This method, along with other techniques like scarifying fill slopes and creating rounded transition areas, will follow Best Management Practices (BMP). Hydroseeding will temporarily control erosion and retain fine materials on the aggregate surface until native plant species are re-established. A variety of local plant species will be selected depending on the season. The hydroseeding will be evenly distributed over the open space disturbed areas, shown in Exhibit to sustain the post-mining condition until the final land development begins, although the Owner may choose to improve the reclamation at their own cost. The Owner is responsible for maintaining all reclamation efforts, including erosion control, sediment basin maintenance, vegetation stability, and protection of downstream areas.

Rock cuts may be filled with terraced bench landings at a 4:1 slope ratio and 5% reverse slope benches every 10 feet vertically to prevent erosion and direct rainfall runoff into sedimentation basins. The Operator must submit and maintain an Erosion Control Plan or Stormwater Pollution Prevention Plan (SWPPP) to ADEQ when disturbing more than one acre of land. Haul road areas will be scarified and covered to promote natural grass growth, unless they serve as temporary access roads.

Mining operations will progress in small phases with separate safe zones for excavation, processing, and stockpiling, away from haul road areas. The final reclaimed surface will consist of crushed rock aggregates, providing erosion protection and dust control.

A contract exists between the Owner (Buckeye Tartesso, LLC) and the Operator (Custom Landscape Materials, LLC) for completing the aggregate mining operation and reclamation suitable for the post-mining land use. The purpose of the mining is not to create a pit but to remove existing hills and create a 4:1 slope transition to the existing terrain.

If the Lessee fails to complete the mining activity due to economic conditions or failure to fulfill their obligations, the modified Reclamation Plan specifies the necessary requirements for site closure.

3.1 Earthwork

Worksheets are provided in Appendix B which identifies the earthwork reclamation cost of this unlikely abandonment condition. As the mining operation progresses the mine face may be exposed and some piles of aggregate may exist (however it is significant to note that the aggregate which is mined has significant value and if not sold by the Lessee, due to abandonment, the Owner would have the right to sell the aggregate or use it for the post land use proposed residential development. Estimates for costs to operate and rent earthmoving equipment, needed for finished grading of this site to a reclaimed condition, assumed an average operator of a D9R Dozer for grading slopes from the longest anticipated 3:1 rock face for an average height of 10 feet as a working front, within a work zone, to a 4:1 slope. Costs calculated for this activity are estimated in Appendix B.

3.2 Removal of Equipment / Facilities and Value of Equipment

Appendix B also provides the estimated cost of removal of equipment from the site. However, as stated in the reclamation plan, the Lessee's mining equipment has a significant value. The estimated value of the equipment is also provided in Appendix B – Value of Aggregate Mining Equipment.

It is extremely unlikely that the Lessee would abandon its mining equipment considering its value, and if the equipment was abandoned by the Lessee the Lessor/Owner would seize the equipment. The value of the equipment far exceeds all reclamation costs. Therefore, it is not reasonable to provide for a reclamation cost associated with the removal of the equipment.

3.3 Stabilization & Erosion Control

The Lessee, as stated in the Reclamation Plan, will implement an Erosion Control Plan or Storm Water Pollution Prevention Plan (SWPPP) to manage sediment and reduce the potential for erosion. This plan will be in place before and during mining activity, following established Best Management Practices (BMPs) throughout the mining operation. The Operator is responsible for establishing and maintaining these controls during the lifespan of the mine site, contributing to a faster stabilization of the surface for post-mining reclamation.

To reduce erosion risks, runoff generated during operations will be directed into first flush basins designed with 50% greater volume than required to retain sediment. The Erosion Control Plan is a dynamic document that will be updated as site conditions change and mining progresses. Most SWPPP

measures will be implemented and are required to be monitored with annual reporting requirements to ADEQ. These methods will help to establish a stabilized surface before the mine site closure. The cost estimate for completing these reclamation measures in the immediate active mining area is provided in Appendix B.

Analysis of existing site drainage identified concentrated flow channels and their runoff patterns, as depicted in Exhibit 2, Mining Unit & Disturbance Plan. The proposed plan accounts for these current runoff conditions and aims to mitigate them, by temporarily storing a portion of stormwater runoff using a combination of first flush and sediment basins, as a permanent feature associated with the finished grade topography.

3.4 Finished Topography

(The post mining topography is shown in Exhibits 3 & 4)

The post mining land use is anticipated to be single family, medium density, residential homes in the lower area situated between the three hills being reduced. The property owner completed a concept land use plan for the proposed development but does not provide finished topography. However, the finished grades are shown on the Mining Reclamation Plan included in Exhibit 3 and appropriate cross sections shown in Exhibit 4 through each of the mine areas of disturbance. All retention basins are designed to capture the first flush runoff, with additional 50% volume to allow for maintenance of sedimentation buildup, captured from all disturbed areas for the entire site. These basins discharge at rates less than historic runoff flow conditions via an overflow weir at natural discharge locations. The overall runoff coefficient for post mining conditions will be reduced through proposed basins that provide attenuation of peak runoff flows generated from this site. Diminishing the slope of these mountains helps improve conditions of runoff by reducing the velocity of flow with the moderation of local grades below 5%. Permanent basins remain in place until the site is stabilized without further need for these improvements, as the area is developed by the Owner per the master development plan for Tartesso East.

3.5 Timeline / Schedule for Operation and Reclamation

The scheduled start of the Turner Way North Aggregate Mining operation is October 2023, with a projected duration of 7 to 10 years. However, the actual timeline for completing the contractual agreement with the owner depends on product demand, resulting in a range of time due to market variability.

As mentioned earlier, the unique nature of this mining operation involves reclaiming the site progressively as mining activity continues in five-acre increments. The final reclaimed cover consists of various sizes of aggregate rock, which make up the mining surfaces. Temporary and permanent BMP methods will be applied in each smaller phase area to implement SWPPP controls and reclaim the area before moving on to the next expansion area. This phased approach will continue for each excavation area, and by the time equipment is removed, the surface will be shortly stabilized, with natural desert vegetation taking hold within six months to a year after the mine site ceases operations. The remaining rock mulch will be left in a scarified state, allowing natural vegetation to grow in the finer material that fills the gaps between larger aggregate pieces. Previous mine sites have successfully used this suggested gradation scheme in a variety of arid desert climates. Once all mining-related equipment is removed, final stabilization and reclamation will be in place, complying with multiple post-mining requirements in a timely manner.

The reclamation requirements described in the attached plan will be followed as a minimum standard. Demobilization to remove any remaining equipment will occur after all work is completed, and no additional site work or reclamation procedures are anticipated following final demobilization. The mining operation will be considered complete once all mine equipment is removed from the site, leaving a finished graded surface that satisfies the Owner's post-mining land use requirement and meets all jurisdictional agency requirements. Revegetation for final surface stabilization processes will already be underway in previously completed areas.

To ensure effective site closure, all applicable permanent BMPs will be implemented once final soil stabilization is established, typically within 4 to 6 months of the mining activity's termination, which is expected to be near the end of December 2028. Reclamation activity will cease by January 2029.

3.6 Post-Mining Land Use

Exhibit 5 Post-mining land use that falls within the mine site area is based in the 4th Amendment of the CMP for Tartesso East Village 7, currently under review by the City of Buckeye. Current planning for multiple post-mine land use areas are shown as being zoned for medium density residential homes, parks, and open space areas. Areas labelled as open space areas are the areas designated for hard rock extraction of each elevated hill, in Areas A, B, C, & D. Area Y is located at a lower elevation and is within a flood plain designated by

FEMA as Shaded and Unshaded Flood Zone X. No offsite flows enter the site and all areas of onsite runoff are treated for first flush prior to discharge into the natural stream system. This Yard area will be primarily used and maintained for equipment staging, portable sales office, waste service containers, portable sanitary waste facilities, and temporary stockpiles of processed rock materials. This area requires a flood plain use permit from Flood Control District of Maricopa County (FCDMC) for the duration of Operations. This Yard area will be reclaimed by re-grading the rock aggregate finished cover material to near historic drainage conditions. The post mining land conditions will meet the contractual obligations, stated in the agreement the Mine site operator has with the Owner of the land, during the interim prior to planned development per the established Community Master Plan Amendment #4 and any other jurisdictional agency requirements necessary for closure of this mine site.

3.7 Reclamation Summary

The proposed mining activity is unique with respect to its setting and conditions, and it is reasonable that the intent of ARS 27-1271(11) be interpreted and applied in view of its unique setting and conditions. In particular, the land is private, the Lessee and Owner (Lessor) have an agreement in place to complete the project. Exhibit 5 shows the Post-Mining Land Use Plan, as the finished grade surface. This plan is consistent with the final reclamation cover, per a binding contract agreement with the Owner. This plan is consistent with the post-mine land use within the mine site area. This land use is based on the Tartesso CMP 4th Amendment, that is subject to approval by the City of Buckeye. The value of the mining equipment, facilities, and appurtenances represents over \$3.2 million dollars, exceeding the estimated cost of all reclamation costs, as shown in Appendix B.

However, in the unlikely event that the Lessee does not finish the mining activity and reclamation and closure for any reason, the Lessee has identified the associated reclamation costs, herein. In such an event a bond will be provided as identified in this Reclamation Plan. The Lessee has identified the reclamation cost for such an event, as provided in Appendix C Reclamation Bonds Summary Worksheet. The grand total bond amount is **\$295,000**.

*(The Statement of Responsibility is provided in **Appendix A**)*

4. References

1. Arizona State Mine Inspector, Aggregate Mining Unit Reclamation Plan Guidelines, Division of Mined Land Reclamation, August 2007.
2. Bureau of Land Management, Arizona State Office, *Arizona Mining Permitting Guide, 1st Edition*, May 2011
3. Caterpillar Performance Handbook, June 2018
4. Tartesso Master Planned Community, 2nd Amendment CMP, 2007
5. Arizona Revised Statutes, 2003

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Appendix A
Reclamation Statement of Responsibility

Reclamation Statement of Responsibility

Custom Landscape Materials, LLC assumes responsibility for the reclamation of surface disturbances that for the Turner Way North Aggregate Mine are attributable to the aggregate mining operation consistent with this Reclamation & Closure Plan, pursuant to Arizona Revised Statutes (A.R.S. Chapter 6) A.R.S. § 27-120 I et seq., and any promulgated rules, in A.C.C. Title 11, Chapter 3.

All areas that have been disturbed at the Turner Way North Aggregate Mine site will be reclaimed to a safe and stable condition, before and directly after mine operations conclude, and Custom Landscape Materials, LLC will maintain financial assurance as needed per A.R.S. § 27-1291 and A.R.S. § 27-1292, to carry out the required reclamation as hereby stated per A.R.S. § 27-1271 (B)(2).

In witness whereof, Custom Landscape Materials, LLC, as Lessee of the Turner Way North aggregate mining operation, has hereunder caused its name signed and the same attested by the signature of, Sam Schippers, President of Custom Landscape Materials, LLC, thereunto authorized this 4 day of May, 2023.

Custom Landscapes Materials, LLC.

its President
By: [Signature]
Signature

Name: Sam Schippers

Title: President

ACKNOWLEDGMENT

State of Arizona)
) S.S.

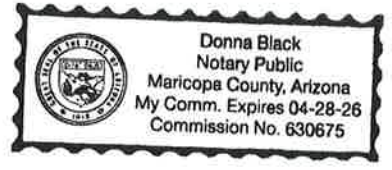
County of Maricopa)

On this 4 day of May, 2023, before me, the undersigned notary public, personally appeared Sam Schippers, who acknowledged self to be the President of Custom Landscapes Materials, LLC, that being duly authorized to do so, executed the foregoing, Statement of Responsibility for the purposes therein contained by signing his name and executed the foregoing the Statement of Responsibility.

The purposes therein contained.

In witness whereof, I have hereinto set my hand and official seal.

Donna Black
Notary Public
Date May 4, 2023
My commission expires: April 28, 2026



Appendix B
Reclamation Cost Estimates and References

B.1 Site Characterization T-2 TURNER WAY NORTH AGGREGATE MINE SITE
Aggregate Mine Reclamation Data Worksheet

Parcel Area:	189,200,375 SF	4,343 AC
Mine Site Area:	5,530,894 SF	126.97 AC
Total Disturbed Area	4,007,520 SF	92 AC
Total Undisturbed Area	1,523,374 SF	34.97 AC

Mine Operations (1):	Qty	Units	Reference to a Verified Source
1) Production rates calculated independently by Client			
Hours of operation: (M-F) (2)			
Summer (5am to 3pm)		10 hr/d	8 hr working
Winter (6am - 4pm)			Operator Statement
Disturbed Area for Mine Operations			
Total Disturbed Area	4,007,520 SF	92.00 AC	Measured
Mining Stock Pile Area	757,944 SF	17.40 AC	Measured
Sediment/first flush basin areas	256,133 sf	5.88 AC	Measured
Cut Slope Areas (>10%)	1,084,208 sf	24.89 AC	Measured
Total Disturbed Area for hydroseed/stabilization	2,265,120 sf	52.00 AC	Calculated (OPEN SPACE POST MINE USE)
Processing and yard areas	136,265 SF	3.13 AC	Measured
Permanent Onsite Haul Road)	277,913 SF	6.38 AC	Additional scarification and reseeded

Estimated Annual Rate of Production (ARP):			
Adjusted Total Volume produced (87% usable)	1,999,607	CY (CUT)	2,325,124
Total Weight of Excavation	3,999,213	Tons	~2 TON/CY
Average mining rate	2320	Ton/d	290 tons per hr
& Sales Rate (Wholesale)	30	KTon/mon	18 tons per truck load
Transport from site	8	trucks/hour	144 tons / hr
Daily production out	1,152	ton/day	146 tons/hr of excess material stockpiled
Full productionj	605,520	Ton/yr	1,983,744 TOTAL (MAX OUT)
Estimated Duration	6.60	Yr	50,460 ton/month
			start finish work days
			10/15/2023 5/21/2030 1722
Yeilds=>	3,995,040	tons processed	100% complete

Facility and Structural Removal	Qty	Units	Cost/unit	Total Cost	Reference Verified Source
Remove Accessory units	6	Units	Ref App B.2		ADOT Bid Tab Review
Earth Moving	Qty	Units	Cost/unit	Total Cost	Reference Verified Source
See App B2- B3					
Revegetation					
Seeding (class 2)	52.00	AC	\$3,500.00	\$ 182,000	ADOT Bid Tab Review

Appendix B.1
Equipment Removal Costs and Value of Equipment Summary

Mining Equipment Cost Worksheet

Estimated Used Valuation of Present Worth

Equip ID	<u>Stationary Equipment</u>	<u>Used Value (1)</u>	<u>Mob/ demob</u>
1	• 30/42 Jaw Crusher	\$393,250	\$11,751.03
2	• 200 HP Cone Crusher	\$211,750	\$6,327.48
3	• C15 Generator	\$90,750	\$2,711.78
4	• 8x20 Screen	\$181,500	\$5,423.55
5	• 7 Conveyors	\$101,640	\$3,037.19
6	• Grizzly Feeder (Vibrating)	\$71,390	\$2,133.26
7	• Rip Rap plant (part time operation)	\$121,000	\$3,615.70
8	• Portable Office/Scale House	\$42,350	\$1,265.50
9	• Portable Scale	\$42,350	\$1,265.50
		\$1,171,280	\$35,000.00
	<u>Grading Equipment</u>	<u>Used Value</u>	<u>Mob/ demob</u>
A	• D-8 Bulldozer	\$211,750	\$800
B	• 4000 gal Water Truck	\$42,350	\$95
C	• Front Loader X 3 (Cat 980H)	\$1,694,000	\$1,200
D	• Dump Truck 45 ton	\$78,650	\$250
		\$2,026,750	\$2,345
Total Used Equipment Value		\$3,198,030	\$37,345

1) Source: Mine Operator Verbal Estimate Taken

Grading Equipment Rental Cost Estimate

<u>Grading Equipment</u>	<u>DAILY RENTAL COST(2)</u>	<u>Hourly Cost</u>
• D-8 Bulldozer	\$793	\$99.17
• 4000 gal Water Truck	\$247	\$30.83
• Excavator 390	\$1,007	\$125.83
• Front Loader X 3 (Cat 966H)	\$427	\$53.33
• Dump Truck 45 ton	\$630	\$78.75

Calculated Hourly Reclamation Cost for Equipment & Operator

<u>Equip ID</u>	<u>Grading Equipment</u>	<u>Daily Labor Cost/hr</u>	<u>Hourly Equip Cost</u>
A	• D-8 Bulldozer	\$36.00	\$99.17
B	• 4000 gal Water Truck	\$36.00	\$30.83
C	• Front Loader x3 (Cat 980H)	\$50.31	\$53.33
D	• Dump Truck 45 ton	\$32.25	\$78.75

B.5 Reclamation Activity

Hydro seeding Open Space Areas (3)	Disturbed Area 52.00 ac
------------------------------------	----------------------------

References:

- (1) Inflation (May 2018 to May 2023 Per the Bureau of Labor Statistics web site)
- (2) based on daily rental rates from Empire Equipment (may vary)
- (3) ADOT bid tab items

4.90 %

Appendix C
Reclamation Bond Summary Worksheet

**C-1 ENGINEER'S ESTIMATE OF
PROBABLE CONSTRUCTION COSTS**

Turner Way North Aggregate Mine - Reclamation Estimate | Cost Index 1.208 | DATE: 5/15/2023

WORKACTIVITY	QUANTITY	UNIT	UNIT PRICE		TOTAL
EQUIPMENT REMOVAL					
Removal of Debris and/or Waste	1	LS	\$660.00	S/LS	\$660
Removal of Stationary Mining Equipment (5 units)	1	LS	\$2,170.00	S/EA	\$2,170
Removal of Grading Equipment (5 units)	1	LS	\$2,170.00	S/EA	\$2,170
Removal of Accessory Equipment	3	EA	\$325.00	S/EA	\$975
				SUBTOTAL=	\$5,975
EARTHMOVING					
Cut / Fill (grading of in-place material)	0	CY	\$3.60	S/CY	\$0
Rock Excavation	0	CY	\$24.00	S/CY	\$0
Fill and Sloping of Rock Faces to 4H:1V	1,256	CY	\$3.60	S/CY	\$4,520
				SUBTOTAL=	\$4,520
LANDSCAPING					
Landscape (including irrigation)	0	SF	\$3.00	S/SF	\$0.00
Landscape (including irrigation)	0	SF	\$1.80	S/SF	\$0.00
				SUBTOTAL=	\$0.00
SEDIMENT / EROSION CONTROL					
Diversion Berms / Channels	0	LF	\$105.00	S/LF	\$0
Rip-Rap Stone	0	Ton	\$70.00	S/Ton	\$0
Temporary Cover (seed, mulch, d.g., etc.) adjusted for slope and channel areas. (Open Space post mine land use areas only)	52	Acres	\$3,500.00	S/Acre	\$182,000
				SUBTOTAL=	\$182,000
				PROJECT TOTAL=	\$192,495

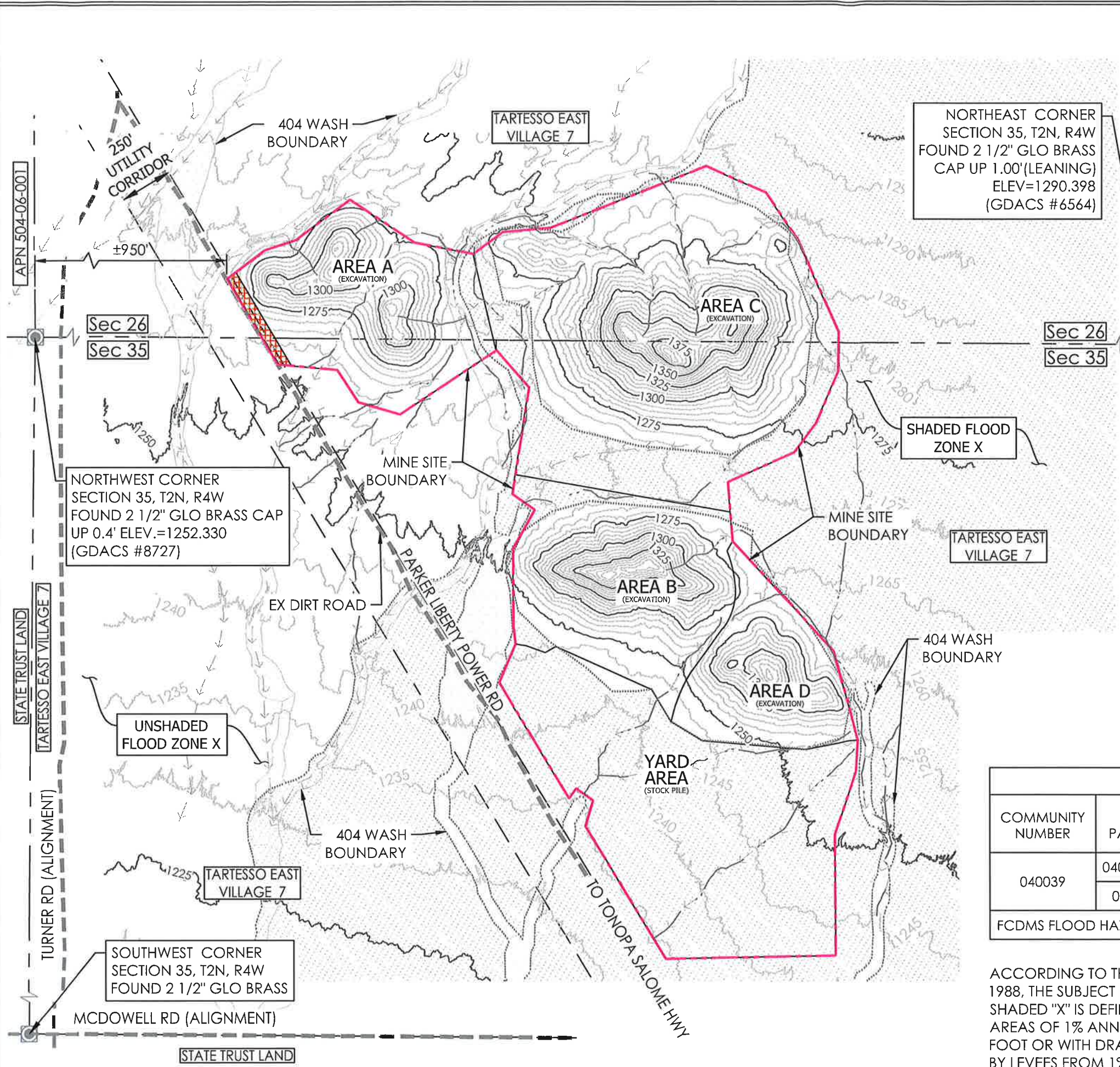
Previous 5-year equivalent price... \$159,350.00 (yr 2018) | Cost Index 1.21 | Adjusted total cost **\$232,534**

Cost Worksheet A-2 Summary:

Mob/demob	1%	\$2,325
Contingencies	3%	\$6,978
Engineering redesign fees	3%	\$5,813
Contractor Profit	10%	\$23,253
Project Management	10%	\$23,253
Sub Total		\$61,624
Round Off		\$842
Overall Total		\$295,000



Exhibit 1
Existing Conditions Map



NORTHEAST CORNER SECTION 35, T2N, R4W FOUND 2 1/2" GLO BRASS CAP UP 1.00'(LEANING) ELEV.=1290.398 (GDACS #6564)

APN
APN 504-06-010D

ZONING
EXISTING: PC

PROJECT DATA

TOTAL MINE SITE AREA: 126.97 AC

ESTIMATED DISTURBED AREA: +/- 92 ACRES

CONTOUR INTERVAL =5'

— EXIST. MAJOR CONTOURS

— EXIST. MINOR CONTOURS

LEGEND	
	- MINE SITE BOUNDARY
	- EXCAVATION BOUNDARY
	- OFFSITE RUNOFF ROUTING
	- SECTION CORNER
	FLOOD ZONE X
	404 WASH AREA
	NO MINING ACTIVITY AREA



FEMA FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040039	04013C2625M 04/15/1988	L	11/04/2015	X	-NA-

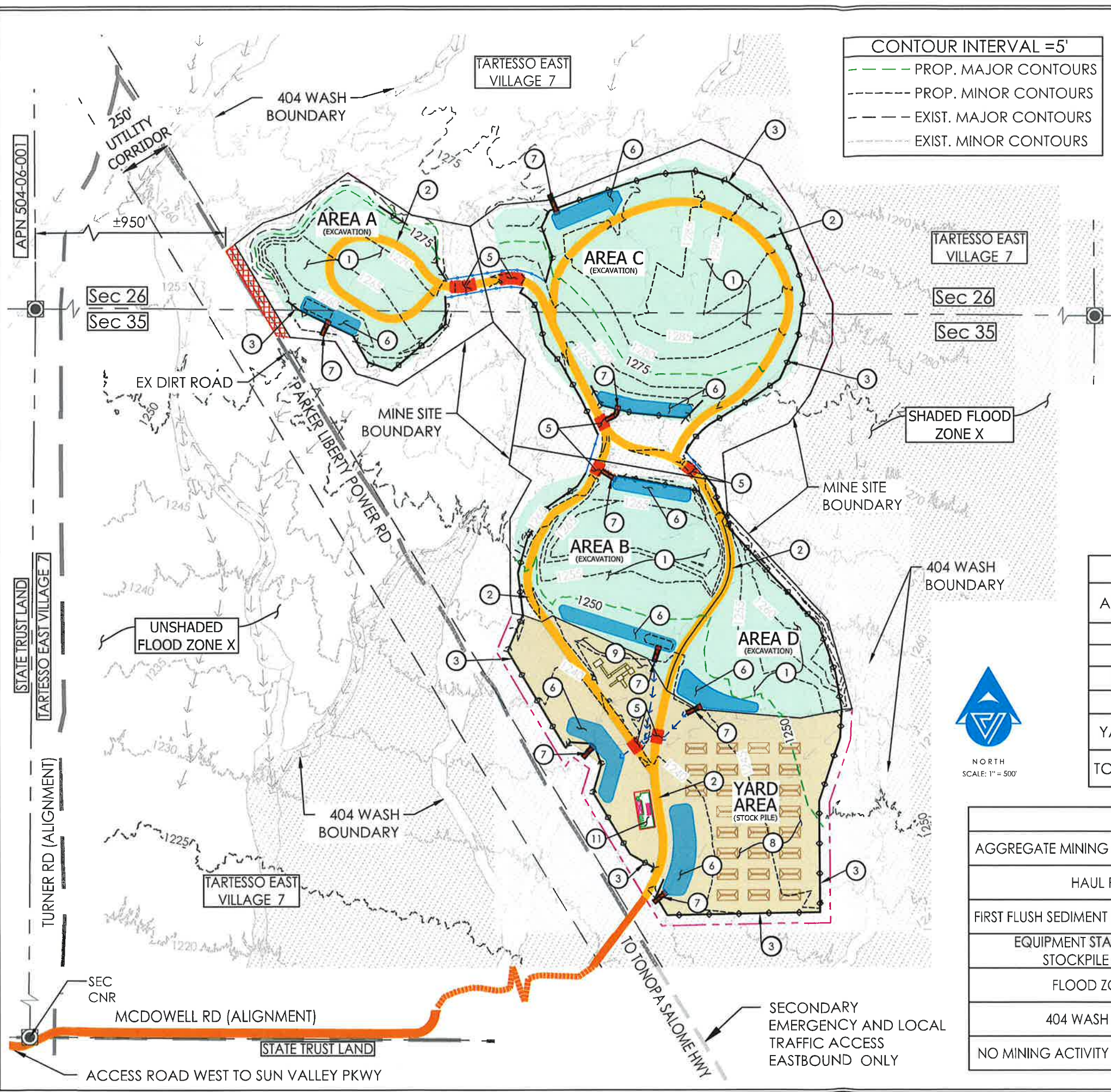
FCDMS FLOOD HAZARD ZONES ARE LISTED UNDER THE SUN VALLEY ADMP

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2625M, DATED APRIL 15, 1988, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE SHADED "X". ZONE SHADED "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD OR GREATER; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD".

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Exhibit 2
Mining Unit Disturbed Area Plan

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CONTOUR INTERVAL =5'

- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS

PROJECT DATA
 TOTAL MINE SITE AREA: 126.97 AC
 ESTIMATED DISTURBED AREA: +/- 92 ACRES

MINE UNIT FEATURE AREAS

#	DESCRIPTION	TOTAL UNIT QTY
①	GRADE EXCAVATED AREAS <5%	66.3 AC
②	40' WIDE HAUL ROAD	9.2 AC
③	BERM & BOULDER BARRIER (3' MINIMUM HEIGHT AND 4:1 SS) PER DTL A THIS SHEET	6.50 AC
⑤	MINING EQUIPMENT CROSSING (20' WIDE BOTTOM, 20:1 SIDE SLOPE) W/ PEAK RUNOFF DEPTH <12"	7200 SF
⑥	FIRST FLUSH / SEDIMENT BASIN	5.88 AC
⑦	OVERFLOW WEIR OUTFALL AND RIP RAP CHECK DAM PER BMP	8 EA
⑧	STOCKPILE STORAGE AREA	17.40 AC
⑨	EQUIPMENT STAGING AND STORAGE PROCESSING AREA	3.08 AC
⑩	ONSITE HAUL ROAD WITH DUST PALLIATIVE OR ROCK BASE COVER	6.38 AC
⑪	PORTABLE YARD OFFICE, TRUCK SCALE, PARKING AND REFUSE AREA	2100 SF
⑫	GRADE EXCAVATED AREAS >5%	24.89 AC

AREA QUANTITIES & ESTIMATED EARTHWORK

AREA	AREA SIZE (AC)	DISTURBED AREA (AC)	CUT CY	FILL CY	NET CY
A	17.96	11.21	356,260	1,826	354,434<CUT>
B	19.15	15.02	531,930	5,266	526,664<CUT>
C	46.14	27.17	1,177,942	1,584	1,176,358<CUT>
D	10.91	11.88	256,670	3,871	252,799<CUT>
YARD	32.81	26.72	34,375	19,506	14,869<CUT>
TOTALS	126.97	92	2,357,177	32,053	2,325,124<CUT>



LEGEND

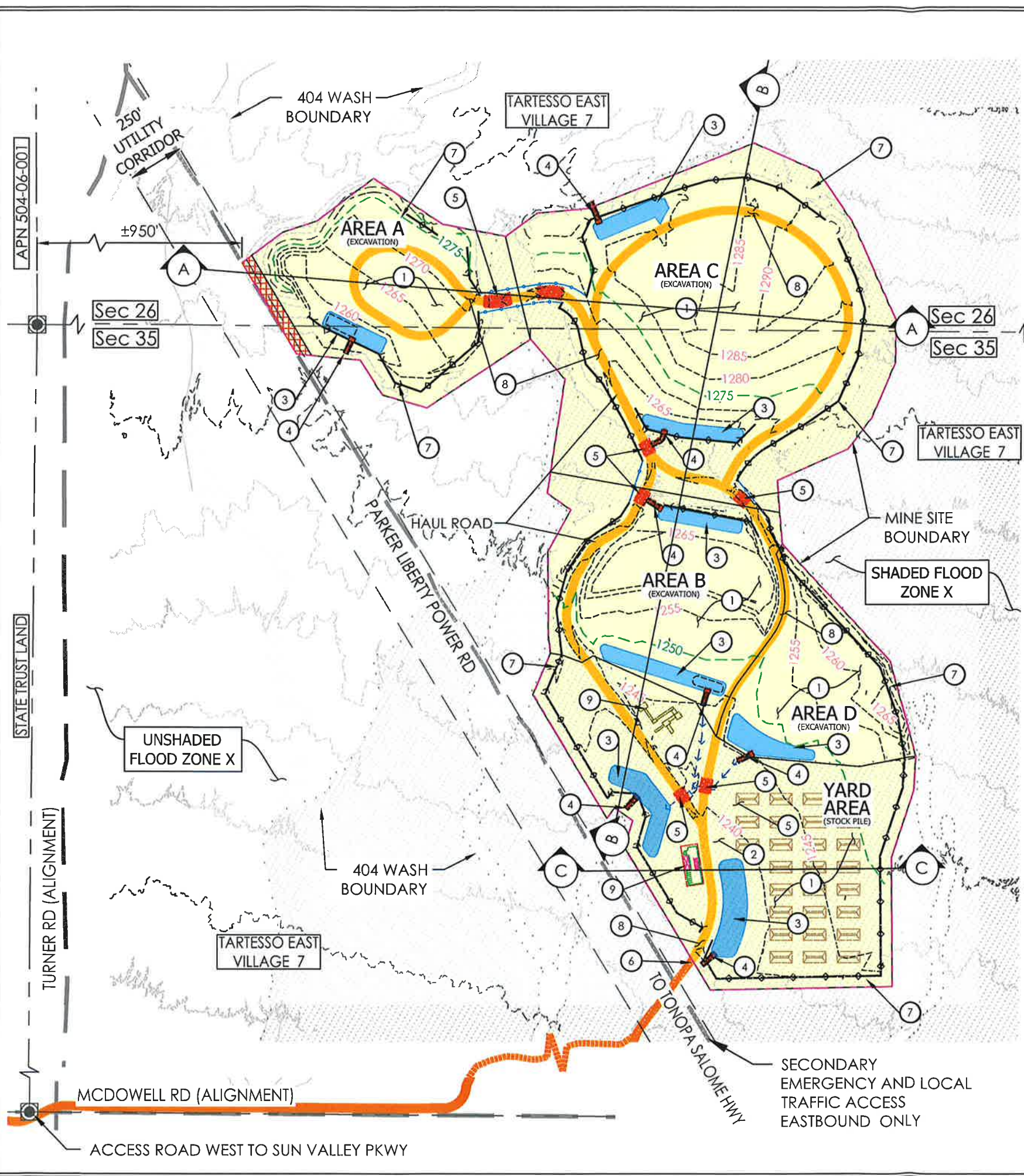
AGGREGATE MINING AREA	[Light Green Box]	MINE SITE BOUNDARY	[Dashed Pink Line]
HAUL ROAD	[Yellow Box]	EXCAVATION BOUNDARY	[Dashed Black Line]
FIRST FLUSH SEDIMENT BASIN	[Blue Box]	BOULDER BARRIER SEE DETAIL 1	[Line with Diamonds]
EQUIPMENT STAGING STOCKPILE AREA	[Light Yellow Box]	OFFSITE RUNOFF ROUTING	[Line with Arrows]
FLOOD ZONE X	[Dotted Box]	PROPOSED CHANNEL FLOW	[Blue Line with Arrows]
404 WASH AREA	[Light Blue Box]	BREAKAWAY FENCE	[Blue Line with Dashes]
NO MINING ACTIVITY AREA	[Red Cross-hatch Box]	SECTION CORNER	[Circle with Crosshair]
		CROSS SECTION LOCATION SEE EXHIBIT 5 FOR SECTIONS	[Circle with 'B']

TARTESSO WAY NORTH AGGREGATE MINE
 1/2 MILE NORTH OF MCDOWELL RD & TURNER ROAD
 MINING UNIT DISTURBED AREA PLAN



Exhibit 3
Mining Reclamation Plan

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RECLAMATION NOTES

①	RECLAIM AREA PER POST MINE LAND USE REQUIREMENTS. SEE GENERAL NOTE 1 FOR FURTHER DETAILS.
②	MAINTAIN RIPRAP LINED CHANNEL AGAINST EROSION USING A MIN D50=9" AT 18" THICK ALL EMBANKMENTS SHALL INCLUDE EROSION PROTECTION USING BEST MANAGEMENT PRACTICES (BMP)
③	STABILIZE AND MAINTAIN FIRST FLUSH DETENTION BASIN WITH ROCK CHECK DAM PER PLAN UNTIL WATERSHED IS STABILIZED.
④	PRESERVE OUTLET WEIR IN PLACE FOR PERMANENT BASINS.
⑤	REMOVE RIP RAP ARMORED CROSSING PER PLAN AND RE-GRADE TO BLEND WITH SURROUNDING AREA. STABILIZE LOOSE MATERIAL FROM ERODING.
⑥	REMOVE ACCESS GATE AND PROPERLY RECYCLE.
⑦	VERIFY INTEGRITY OF BERM & BOULDER BARRIER PER PLAN ALONG TOP OF CUT SLOPES. REMOVE TEMPORARY BARRIER WHERE NOT NEEDED FOR PUBLIC SAFETY AND EVENLY SPREAD OVER AREAS TO PROMOTE REVEGETATION GROWTH AND MINIMIZE EROSION USING ROCK CHECK DAMS WITH GRAVEL FILTERS. SEE DETAIL A THIS SHEET
⑧	RECLAIM NON-PERMANENT HAUL ROADS AND PARKING BY SCARIFICATION AND APPLYING ROCK MULCH TO BLEND WITH ADJACENT TOP SOIL COVER PROMOTE GROWTH WHILE HYDRO-SEEDING TO REESTABLISH NATIVE GROWTH DURING GROWING SEASON AND STABILIZE SURFACE.
⑨	REMOVE OFFICE & SCALE HOUSE BUILDINGS, REFUSE CONTAINERS, AND ALL OTHER STATIONARY EQUIPMENT ONSITE.

LEGEND	
AGGREGATE MINING AREA	--- MINE SITE BOUNDARY
HAUL ROAD	--- EXCAVATION BOUNDARY
FIRST FLUSH SEDIMENT BASIN	--- BOULDER BARRIER SEE DETAIL 1
EQUIPMENT STAGING STOCKPILE AREA	--- OFFSITE RUNOFF ROUTING
FLOOD ZONE X	--- PROPOSED CHANNEL FLOW
404 WASH AREA	--- BREAKAWAY FENCE
NO MINING ACTIVITY AREA	● SECTION CORNER
<p>CONTOUR INTERVAL = 5'</p> <p>--- MAJOR CONTOURS</p> <p>--- MINOR CONTOURS</p> <p>--- EXIST. MAJOR CONTOURS</p> <p>--- EXIST. MINOR CONTOURS</p>	

- GENERAL NOTES:**
- 1) ALL DISTURBED AREAS SHALL BE STABILIZED AGAINST EROSION AND SLOPE FAILURE BY THE RESPONSIBLE PARTY AT ALL TIMES.
 - 2) ACTIVE MINING AREAS SHALL BE PROTECTED BY 3' BERM WITH BOULDERS PLACED ALONG OUTER FACE AND WARNING SIGNS NEAR ALL POINTS OF POTENTIAL ACCESS TO THE SITE. PUBLIC SAFETY PRECAUTIONS SHALL BE APPLIED ONSITE AT ALL TIMES.
 - 3) PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT EROSION CONTROL MEASURES, SHOWN HEREIN, DURING POST MINING LAND USE.
 - 4) STABILIZED CHANNEL AND BASIN SIDE SLOPES SHALL BE CONSTRUCTED AT 4:1 MAX (< 3 FEET DEEP)
 - 5) ROCK FACE CUTS < 10FT, USE MAX 2:1 SLOPES; IF USING 1:1 SIDE SLOPES THEN PLACE FENCING ALONG UPPER EDGE OF FACE. IF CUT WALLS ARE GREATER THAN 10 FEET HIGH, THEN CONSTRUCT A 4FT WIDE BENCH WITH 5% REVERSE SLOPE (GRADE TO DRAIN <2% DOWN ALONG FACE < 200FT).
 - 6) ANY MODIFICATIONS TO THIS PLAN WILL REQUIRE A NEW PLAN TO BE RESUBMITTED TO AMSI.
 - 7) OFFSITE HAUL ROADS (MIN 24' WIDE, <5% GRADE) ARE FOR ACCESS TO THE SITE AND SHALL BE MAINTAINED FOR EMERGENCY ACCESS VEHICLES WITH SAFETY PULLOUTS (12'X120') EVERY 500 FT+/-.

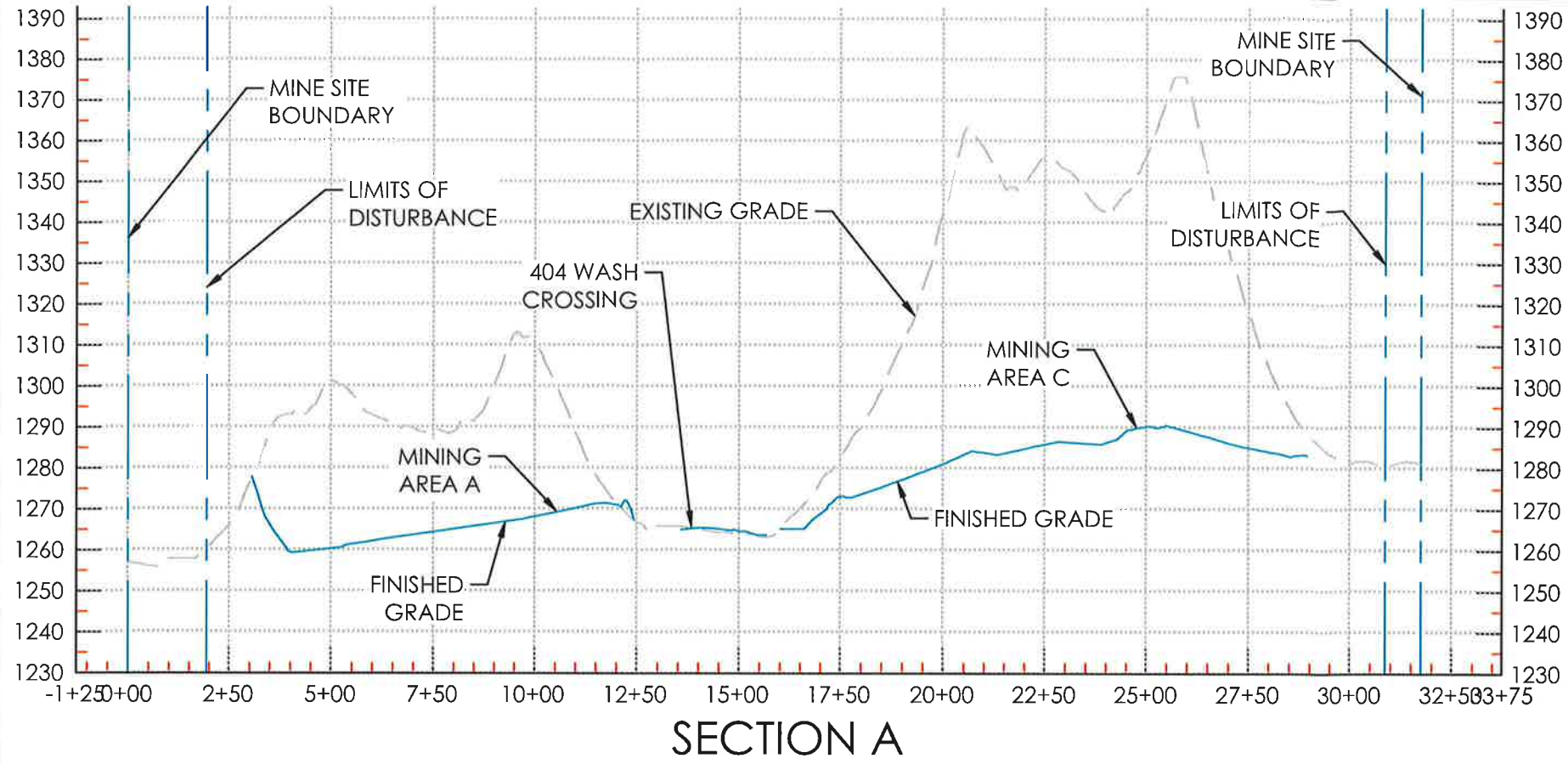
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 8502 E. Via De Ventura, Suite 101
 Scottsdale, AZ 85258
 Ph: (480) 393-3640 Fx: (480) 393-3639

TARTESSO WAY NORTH AGGREGATE MINE
 1/2 MILE NORTH OF MCDOWELL RD & TURNER ROAD
MINING RECLAMATION PLAN

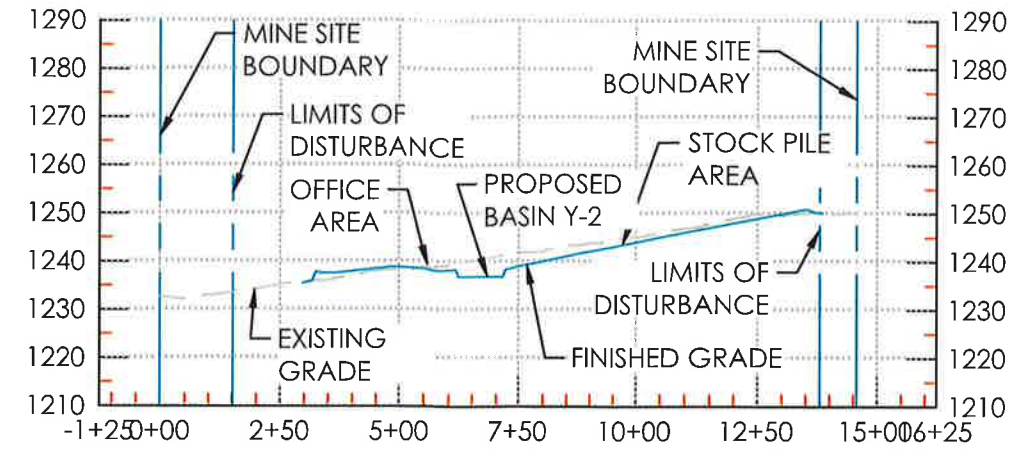
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EXHIBIT
3

Exhibit4
Mining Reclamation Plan Cross Sections

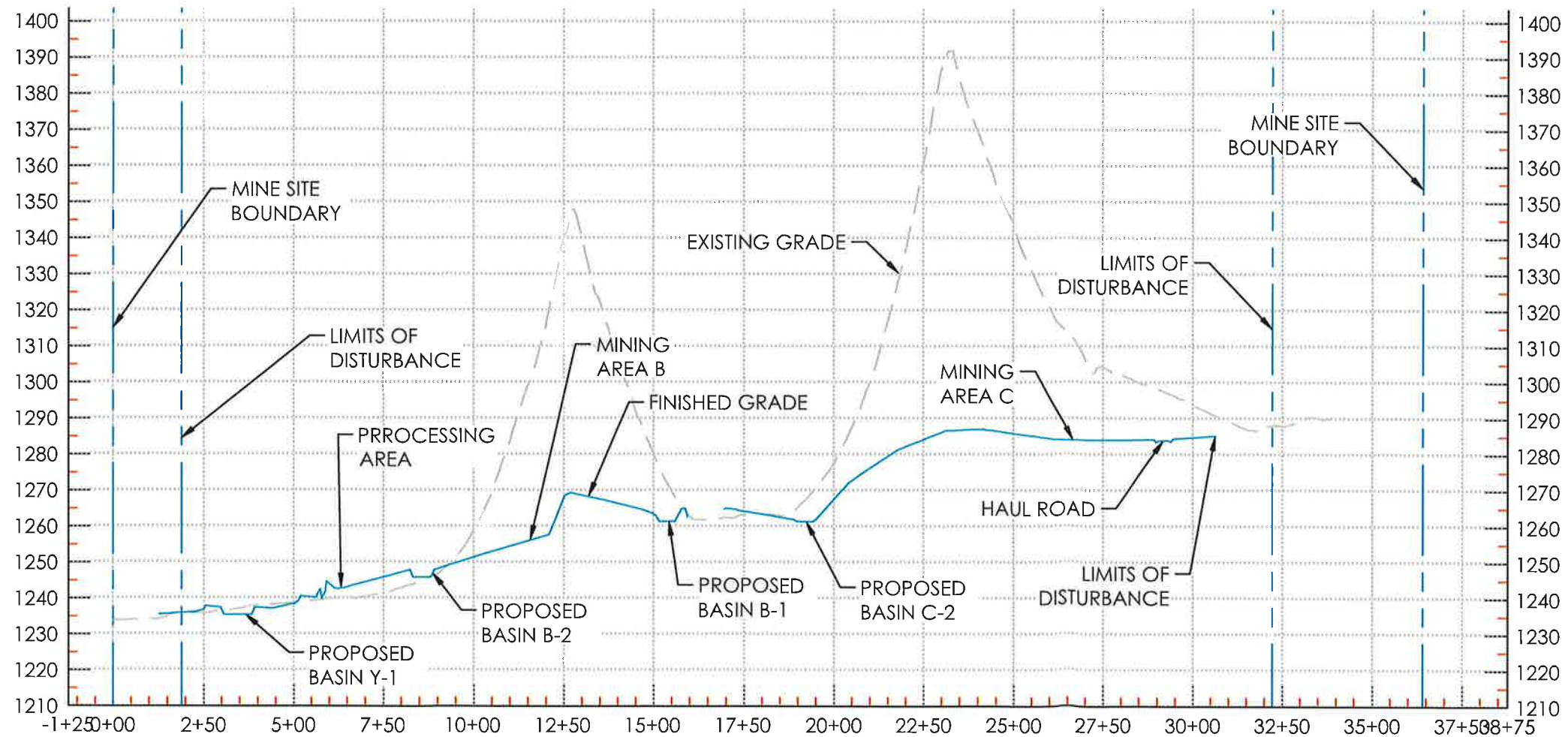


SECTION A



SECTION C

NOTE: FINISHED SLOPES NOT TO EXCEED 4:1



SECTION B



NOTE: SEE SECTION LOCATIONS SHOWN ON EXHIBIT 3 - MINING RECLAMATION PLAN

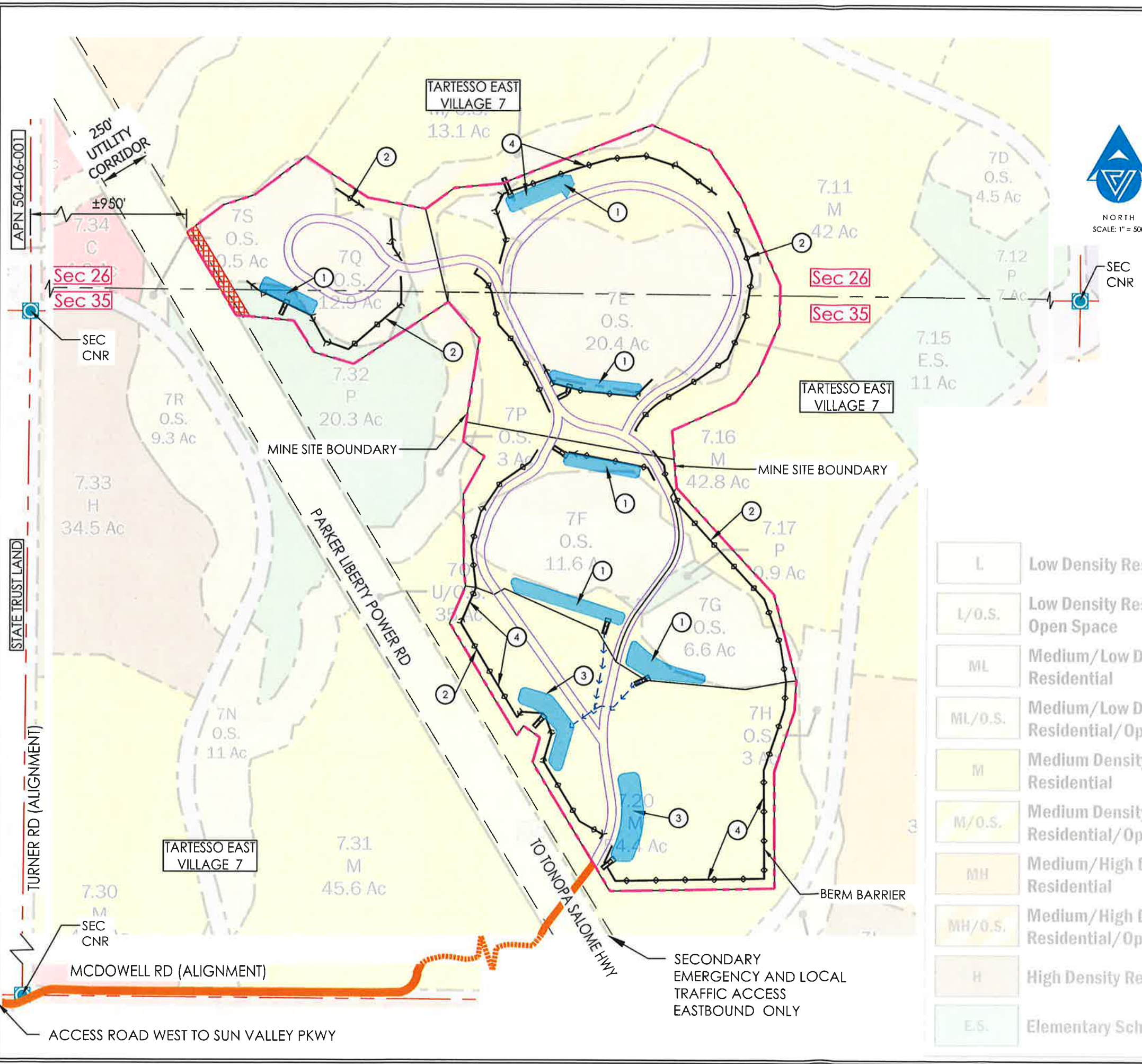


TARTESSO WAY NORTH AGGREGATE MINE
 1/2 MILE NORTH OF MCDOWELL RD & TURNER ROAD
 MINING RECLAMATION PLAN CROSS SECTIONS
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Exhibit 5
Post-Mine Land Use Plan
(Per 4th Amendment of Tartesso's CMP)

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POST MINE ACTIVITY NOTES

#	DESCRIPTION
①	SEDIMENT BERM AND BASIN TO REMAIN UNTIL SITE IS STABILIZED. PLACE CHECK DAMS AND ROCK MULCH COVER IN AREAS PRONE TO EROSION PER SWPPP DETAILS USING BMP METHODS. HYDROSEED PER SPEC.
②	BERM AND BOULDER BARRIER TO REMAIN IN AREAS AS NEEDED FOR PUBLIC SAFETY
③	BASIN TO BE REMOVED AND AREA REGRADED TO HISTORICAL CONDITIONS AND OUTFALL.
④	AS BERMS OR BASINS ARE REMOVED

LEGEND

	MINE SITE BOUNDARY
	EXCAVATION BOUNDARY
	BOULDER BARRIER SEE DETAIL 1
	SECTION CORNER
	NO MINING ACTIVITY AREA
	SEDIMENT BASIN

Legend

	Low Density Residential		High School
	Low Density Residential/ Open Space		Park
	Medium/Low Density Residential		Open Space
	Medium/Low Density Residential/Open Space		Utility/Open Space
	Medium Density Residential		Waste Water Treatment Facility
	Medium Density Residential/Open Space		Commercial
	Medium/High Density Residential		Commercial/Open Space
	Medium/High Density Residential/Open Space		Mixed Use
	High Density Residential		Public Facility
	Elementary Schools		Mixed Use/Waste Water Treatment Facility

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TARTESSO WAY NORTH AGGREGATE MINE
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POST MINE LAND USE PLAN
DATE: 05/03/2023 | PROJ. NO.: 21015 | SCALE: SHOWN | CAD FILE: (LEFT MARGIN) | DRAWN: AES