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October 5, 2012

Neal Starkebaum
Community Development Department
221 N. Wisconsin St. Ste. D
Gunnison, CO 81230

RE: Tomichi Pit Sketch Plan - Processing Site Location Alternative

Based on feedback from the Gunnison, CO planning commission, Gunnison Valley Properties has developed an alternative processing site and mining plan to address concerns expressed by the planning commission during the September 7, 2012 work session.

Alternative Mining Plan and Processing Location

Considering the planning commissions comments regarding the location of the processing equipment, an alternative mining plan with a different processing location has been developed. This plan can be seen on *Map 4.2 – Alternate Development Layout*.

In this new plan, the processing equipment and stockpiles spends most of the mine life on the surface in the southeast corner. Once mining of the rest of Phase 1 and all of Phase 2 is complete, the operator can move the processing equipment to the floor of the mined out Phase 1 and mine the processing area. During the time that the processing area is on the surface, a 30 foot tall berm will be in place along the north side of the processing area. This berm will be built with overburden and topsoil stripped during initial mining, and the vegetated. The berm will obscure most of the processing activities, with taller portions of the asphalt plant and the top of maximum sized stockpiles being partially visible.

The visual impact mitigation berm will still be built ahead of the mining pit to obscure the pit as in the current mining plan. A cross section showing the line of sights for the original plan can be seen on Figure 1, with the alternative mining plan's visual cross section on Figure 2. The combination of berms will minimize the amount of the processing facility at the southeast corner of the site will maximize the distance between US-50 and the processing activity throughout the mine life.

An additional benefit of locating the processing equipment in the southeast corner is a reduction in the dewatering requirements of the operation. By having the processing equipment above the water line during most of the mine life, dewatering will only have to be conducted when excavation is taking place. The operator would be able to cease pumping, for example, during winter months when production is unlikely to occur.

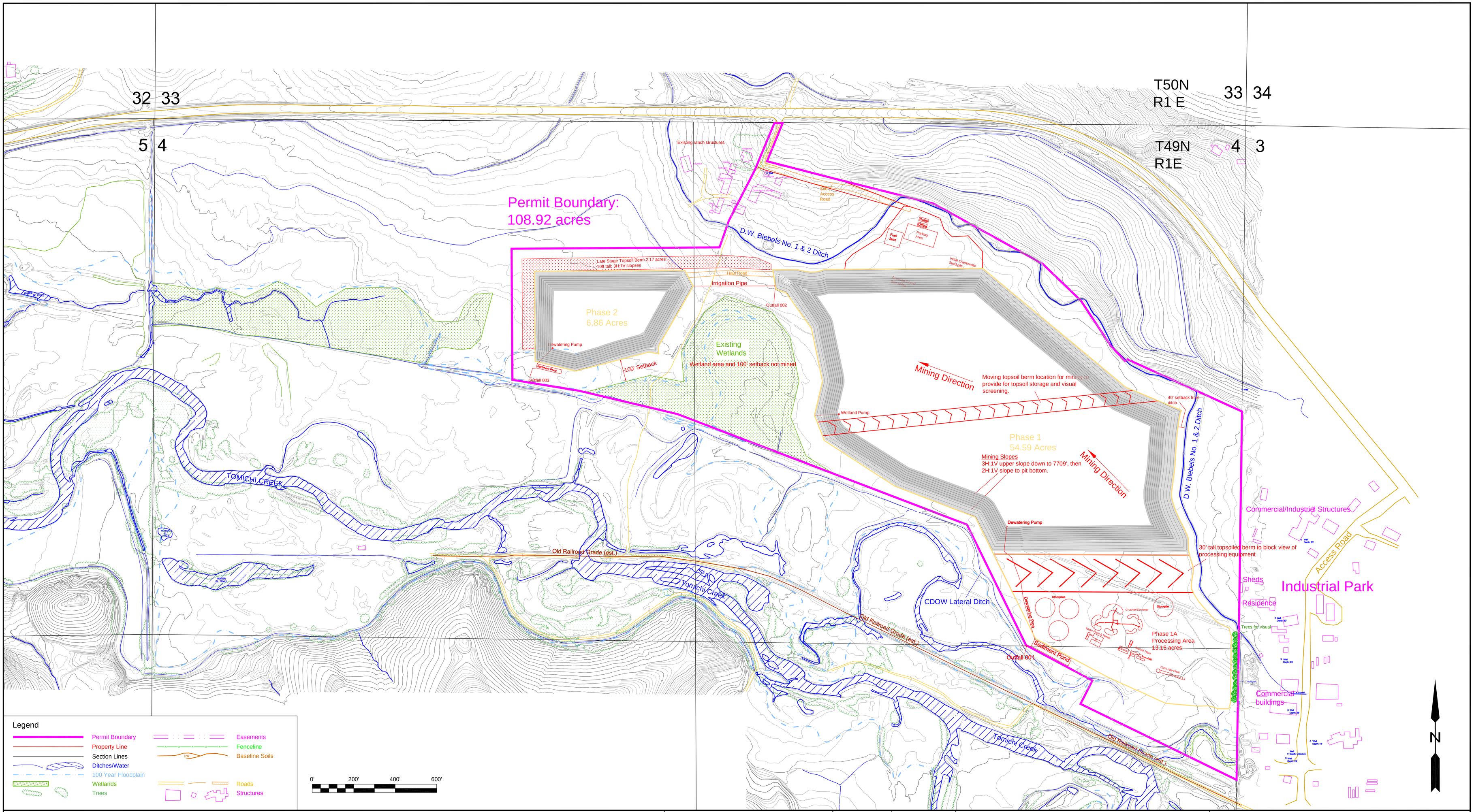
Please let me know if either the planning staff or any of commissioners have any comments or questions regarding this alternative plan.

Sincerely,

Ben Langenfeld, Project Engineer
Greg Lewicki and Associates

CC: Dick Bratton, GVP
Byron Chrisman, GVP

Attached: Figures 1, 2, and Map 4.2



Notes:

Revisions	BY	DATE

DES: BL
DRN: BL
CHK
APPD

DATE
02/07/12

SCALE
1" = 200'

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Map 4.2 - Alternate Development Layout
Tomichi Pit
Gunnison Valley Properties

Figure 1

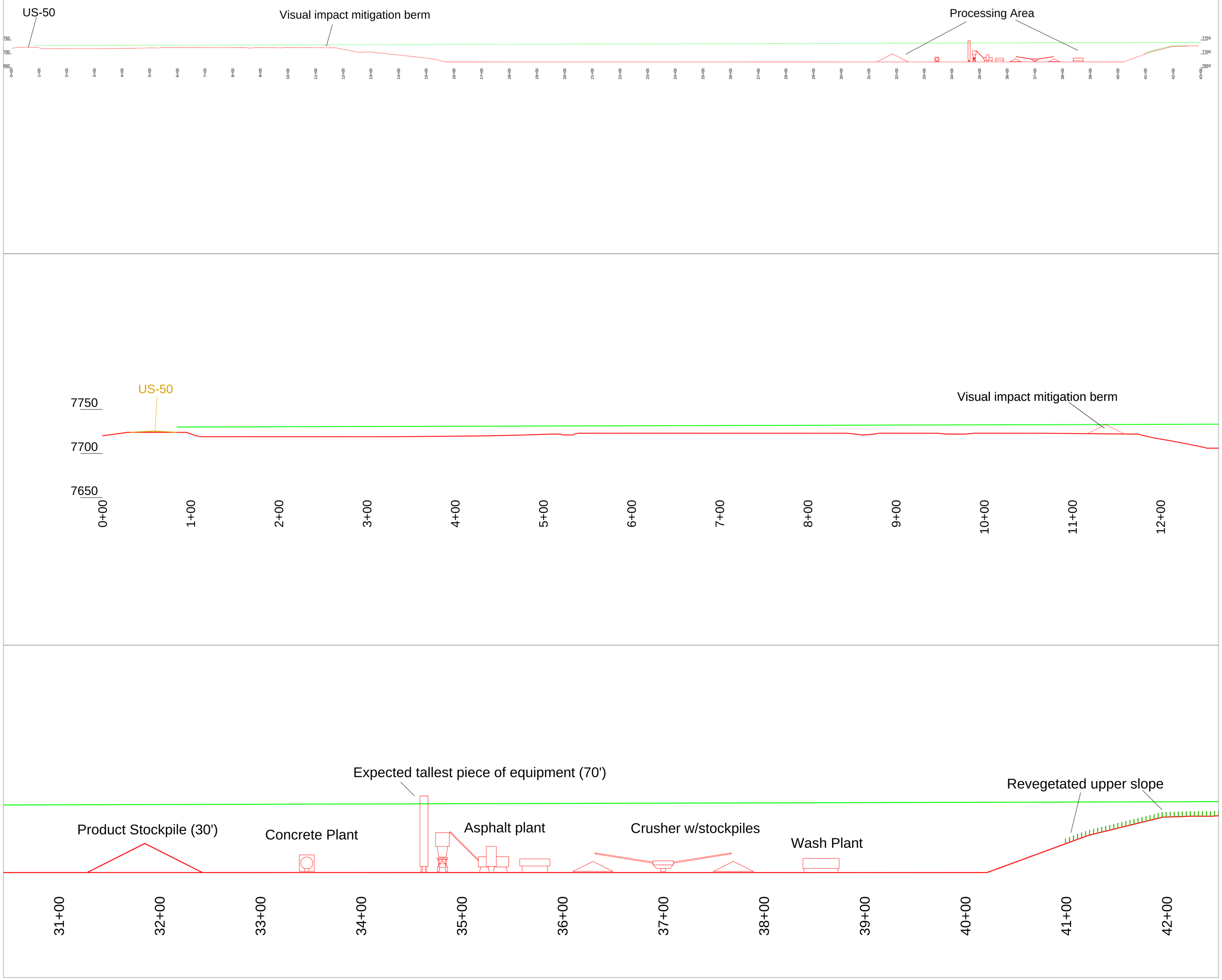
US-50
Visual impact mitigation berm
Processing Area
7750
7700
7650
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
Visual impact mitigation berm
Expected tallest piece of equipment (70')
Revegetated upper slope
Product Stockpile (30')
Concrete Plant
Asphalt plant
Crusher w/stockpiles
Wash Plant
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00
41+00
42+00

Figure 2

US-50
Visual impact mitigation berm
Processing Area
7750
7700
7650
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
Visual impact mitigation berm
Expected tallest piece of equipment (70')
Berm (30')
Product Stockpile (30')
Concrete Plant
Asphalt plant
Crusher w/stockpiles
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35+00
36+00
37+00
38+00
39+00
40+00
41+00
42+00