

Robert Smith

ITC/SS/2419657-GBDA

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: _____, 2024

Grantor: GREGORY JAMES MUELLER

Grantee: MARGARET LOUISE MUELLER

Grantee's Mailing Address:

MARGARET LOUISE MUELLER

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 31, Block 9, REPLAT OF THE SECOND INCREMENT OF THE GLEN EDEN ADDITION, an addition to the City of Plano, Collin County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 119, Plat Records, Collin County, Texas. MORE COMMONLY REFERRED TO AS: 1808 FORMAN COURT, PLANO, TEXAS 75074.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water

interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

GREGORY JAMES MUELLER

STATE OF TEXAS)

COUNTY OF COLLIN)

This instrument was acknowledged before me on _____, 2024, by
GREGORY JAMES MUELLER.

Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
For Independence Title Company
2050 President George Bush Hwy, Suite 100
Richardson, Texas 75082

AFTER RECORDING RETURN TO:

MARGARET MUELLER

Dear Karen Peters, ADEQ Executive Deputy Director,

I urge you to reject the proposed air-pollution permit for the Copper World mine. As it's currently drafted, the proposed permit does little to ensure the mine protects our air or environment. Instead, it gives the mine a free pass to pollute.

The draft permit would allow for the construction of a massive open-pit mining operation in the Santa Rita Mountains south of Tucson. Daily operations will include blasting, ore crushing, processing, and the construction of a sulfuric acid plant. These activities have the potential to release thousands of tons of toxic air pollution every year, threatening public health and the environment.

I'm especially concerned that the permit contains the following deficiencies:

- It exempts the mine from compliance during malfunctions, startups, and shutdowns. If the mine can't comply at all times, it shouldn't get a permit to pollute.
- It fails to require actual monitoring of emissions from all sources to ensure compliance with all limits. Monitoring must be required to ensure compliance.
- It lacks specific terms and conditions to ensure the enforceability of all emissions limits.
- It inappropriately classifies certain emissions sources as "fugitive," allowing the mine to avoid more stringent permitting and pollution-control requirements.
- In short, it doesn't make sure the Copper World mine will fully protect the air we breathe.

For these reasons and more, I call on you to deny the permit application.

At a minimum you must require the Copper World mine to obtain a Class I permit. Under the Clean Air Act, a Class I permit imposes more stringent requirements to control emissions, ensure monitoring, and ensure more extensive public involvement. A Class I permit is necessary so that the mine is **always** accountable for limiting its air pollution and protecting the environment — no exceptions.

For too long the Arizona mining industry has been allowed to pollute with impunity. I urge you to hold Hudbay Minerals and the Copper World mine accountable instead of giving them a free pass to pollute.

Copper World Air Permit Questions:

- Why is ADEQ including loopholes that allow for excess emissions during emergencies, malfunctions, startups, and shutdowns?
- Why did ADEQ categorize ore processing as fugitive emissions sources?
- Assumed control efficiencies for many of the pollution control systems, including scrubbers and filters, are as high as 99%. With such a messy and variable process, how is it possible that Hudbay will assure compliance with these high control efficiencies at all times?
- How will emissions from blasting be monitored?
- Why was Hudbay allowed to exclude PM10 monitoring data when assessing ambient air quality impacts?

These comments are derived from technical analysis conducted by the Center for Biological Diversity.

*Robert R. Smith
Anne M. Smith
Quail Creek & Green Valley AZ*