

Key Deal Terms & Benefits	Option A Status Quo "Possibly Indefinite"	Option B CEMEX Proposal "15 Years More Mining"	Option C Town of Lyons Proposal "5 Years More Mining"
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**CEMEX Gets:**

- Dowe Flats Mining Extension
- Continued Plant Operation
- Estimated Net Present Value for CEMEX (e.g. Value for Shareholders)
- Profitable & Sustainable Ongoing Operation
- **NEW:** Graceful Exit and Wind Down from Boulder County

0 Years	15 Years	5 Years
Permitted Indefinitely	15 Years	5 Years
-\$9,693,447	\$48,257,787	\$29,890,976
No	Yes	Yes
No	No	Yes

**CEMEX Gives:**

- Purchase Options @ \$17,000/acre on Land Surrounding Plant (830 Acres)
- **NEW:** Purchase Options @ \$17,000/acre on remaining CEMEX Area incl Plant (~100 Acres)
- **NEW:** Updated IGA for Land Use (Covenant / Conservation Easement) on CEMEX Area (930 Acres)
- **NEW:** Commitment to Close Plant
- **NEW:** Demolish Plant and Perform Cleanup/Reclamation
- Reclaim Dowe Flats
- Reclaim Land surrounding Plant
- Provide Trail Easement for St Vrain Greenway
- **NEW:** Commitment best attempts to sequester CO2 Emissions
- **NEW:** Commitment best attempts to mitigate ongoing Noise, Light & Dust pollution
- **NEW:** Lyons and/or Boulder County Right of First Refusal on Any Water Rights Sales

No	Yes - to Boulder County	Yes - to Boulder (~60%), Lyons (~40%)
No	No	Yes - to Lyons
No	No	Yes - w/ Boulder County & Lyons
No	Yes - by 2037	Yes - by 2027
Indeterminate	Indeterminate	by 2030
by 2025	by 2041	by 2030
Indeterminate	by 2041	by 2030
No	Yes	Yes
No	No	Yes
No	No	Yes
No	No	Yes

**Boulder County Gets:**

- **NEW:** Climate Goals: Annual Reduction of CO2 by 2030
- Addtl Acres of Protected Open Space and/or Conserved Land
  - Addtl Acres of Open Space
  - **NEW:** Addtl Acres governed by Covenant / Conservation Easement (75% minimum CE)
- Total Amount Spent
- **NEW:** Updated IGA for Land Use (Covenant / Conservation Easement) on entire CEMEX Area (930 Acres)
- Purchase Options to acquire ~510 Acres Open Space @ \$17,000 / acre
- **NEW:** Purchase Options to acquire ~420 Acres CEMEX Area after 2035 if not Exercised/Annexed by Lyons
- Cement Plant Closes (\*)
- **NEW:** Cessation of General Industrial Activity at CEMEX Plant Site
- **NEW:** Plant Demolished and Plant Site Cleaned Up
- **NEW:** Improved Beauty of St. Vrain Valley / "Gateway to the Rockies"
- Trail Easement for St Vrain Greenway
- Access Easement to Boulder County property

0	0	357,000 Tons/Yr (12.5% of 2030 Goal)
766	1804	1904
766	1804	1484
0	0	420
\$7,150,000	\$8,000,000	\$3,840,400
No	No - 830 Acres	Yes - 930 Acres
No	Yes - 830 Acres	Yes - 510 Acres
No	No	Yes
No	Yes (2037)	Yes (2027)
No	No	Yes (2030)
No	No	Yes (2030)
No	No	Yes
No	Yes	Yes
No	Yes	Yes

**Town of Lyons Gets**

- **NEW:** Updated IGA for Land Use (Covenant / Conservation Easement) on entire CEMEX Area (930 Acres)
- Options to Develop portion of CEMEX Area for Low-Density Sustainable Mixed-Use (spirit of 2012 IGA)
- Options to Develop Municipal Facility for 100% Renewable Energy (spirit of 2012 IGA)
- **NEW:** Purchase Options & 5yr window to Annex/Solicit Plans for ~420 Acres CEMEX Area (2030 to 2035) @ \$17,000 per acre
- **NEW:** Ability to engage/solicit Sustainable Investment Community for Bids/Proposals
- Boulder County assistance/cooperation with Sustainable Development Proposals for CEMEX Area (from 2012 IGA)
- **NEW:** Potential Increase in Town Tax Revenue Base
- **NEW:** Viable & Sustainable Eastern Corridor
- **NEW:** Cessation of General Industrial Activity at CEMEX Plant Site
- Ongoing \$40K/year donations/gifts from CEMEX

No	No - 830 Acres	Yes - 930 Acres
No	No	Yes
No	No	Yes
No	No	Yes
No	No	Yes
Yes	Yes	Yes
No	No	Yes
No	No	Yes
No	No	Yes
Yes	Yes	No

**For Community:**

- **NEW:** Plant Goes Away, Forever.
- **NEW:** Climate Goals: Annual Reduction of CO2 by 2030
- **NEW:** Reduced Noise, Light & Dust Pollution
- Beautiful Walking/Biking Trails through the St. Vrain Greenway
- Dowe Flats 1600 Acres as Open Space
- **NEW:** Entirety of CEMEX Plant Land (930 Acres) becomes Protected/Conserved
- **NEW:** Pedestrian Bridge connecting Dowe Flats to CEMEX Plant Land

No	No	Yes
0	0	357,000 Tons/Yr (12.5% of 2030 Goal)
No	No	Yes
No	Yes	Yes
Yes - 2025	Yes - 2040	Yes - 2030
No	No	Yes
No	No	Yes