



123 South Broad Street, Suite 238
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February 10, 2026

Mrs. Pamela Gregorski
J5 LLC
4250 Lancaster Pike, Suite 302
Wilmington, DE 19805

RE: Project Klondike Site Wetland and Stream Mitigation
ACCT: NOR-31 and NORST-02

Dear Mrs. Gregorski:

As per the terms and conditions of the attached agreement, the Stream + Wetlands Foundation (S+W) has reserved for your exclusive use 0.2 acres of forested wetland mitigation credit and 334 linear feet of stream mitigation credit from our Norton Run Stream and Wetland Mitigation Bank. The stream and wetland mitigation credits are to be used for compensatory mitigation for impacts to various aquatic resources at the Project Klondike Site which is located at 4985 Washington Road in the City of Piqua, Miami County, Ohio.

The cost of the mitigation credits is \$139,920 and full payment must be completed within thirty (30) days of the permit issuance date. Please retain a copy of this letter for your records. Upon completion of payment, S+W will provide a letter to you verifying completion of payment. You may submit a copy of the payment verification letter to the appropriate regulatory agencies to confirm compliance with the terms and conditions of the permit(s) for the project.

Thank you very much for allowing Stream + Wetlands Foundation to assist you with the mitigation needs of this important project. Please feel free to contact me anytime if you need further assistance with this matter.

Sincerely,

Vincent E. Messerly, P.E.
President

Cc: Kim Catano, Stantec Consulting Services Inc., via Email (Kim.catano@stantec.com)