STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES DIVISION OF ENVIRONMENTAL PROTECTION BUREAU OF MINING REGULATION AND RECLAMATION RECLAMATION PERMIT

PERMITTEE:	Comstock Mining Inc. 1200 American Flat Road P.O. Box 1118 Virginia City, Nevada 8944	0
PROJECT NAME:	Dayton Consolidated Explo	ration Project
PROJECT LOCATION:	Sections 8, 9, 16, and 17 of Township 16 North, Range 21East; M.D.B. & M., Lyon County, Nevada	
PERMIT NUMBER:	0315	BLM CASE NUMBER: N/A
PROJECT TYPE:	Gold/Silver Exploration	AMENDMENTS: None

Pursuant to Nevada Revised Statutes (NRS) 519A.010 to 519A.280, inclusive, and regulations promulgated thereunder by the State Environmental Commission as Nevada Administrative Code (NAC) 519A.010 to 519A.415, inclusive, and implemented by the Division of Environmental Protection (hereinafter the Division), this permit authorizes **Comstock Mining Inc.** to reclaim the **Dayton Consolidated Exploration Project** consistent with the conditions of this permit and the reclamation plans dated September 22nd, 2011, entitled, *The Dayton Consolidated Exploration Project*.

This permit issued this 20th day of December, 2011, is valid for the life of the project unless it is modified, suspended or revoked by the Division. The permit will not now or in the future serve as a determination of ownership or the validity of any mining claim to which it might relate.

This permit becomes effective upon receipt, by the Division, of an acceptable surety or verification from the federal land management agency that an acceptable surety has been posted. A surety is required by NAC 519A.350 prior to engaging in the activities authorized by this permit.

Bruce Holmgren, P.E., Chief Bureau of Mining Regulation and Reclamation

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1. Permitted Disturbances

A. Acreage Table represents disturbances on private lands.

Exploration Category	Private Acres
Access Roads <30% slope	2.72
Access Roads >30% slope	0.75
Drill Pads w/sumps <30% slope	5.96
Drill Pads w/sumps >30% slope	3.70
Pre-existing Roads*	3.73
Super Sumps	1.20
Block Concept Exploration **	1.69
Total Disturbance Acreage	19.75

* Pre-existing 1981 road acreage disturbance is considered "historic", or pre-regulation of NAC519A, and therefore do not meet the requirements for reclamation surety bonding.

** Block concept exploration disturbances require conditions described and located within this permit under Section 10; Schedule of Compliance, Part A.

B. Drill holes will be plugged in accordance with the provisions specified in Chapter 534 of the Nevada Administrative Code. Financial surety is posted for the closure of (5) five exploration drill holes. Operator shall not have more than **5** drill holes that remain unplugged at any one time to maintain compliance with this permit.

2. Departure from Approved Plan for Reclamation

A. Except in the case of an emergency, the operator may not depart from the approved plan for reclamation without a modification approved by the Division.

B. When an operator submits an amended plan of operation to the federal agency, a copy shall also be filed with the Division.

3. Fees

A. On or before April 15 of each year submit the fees as required by NAC 519A.235.

B. On or before April 15 of each year submit the fees as required by NRS 519A.260.

4. Reports

A. On or before April 15 of each year, the operator shall submit a report (NRS 519A.260), in a format specified by the Division, relating to the status and production of the operation and identifying each acre of land affected and land reclaimed by the operation.

5. Project Completion, Abandonment or Suspension of Work

A. The Division shall be notified in writing within 90 days after an operation is complete or abandoned. The notice must state the date on which the activities for reclamation will begin as specified in NAC 519A.320.

B. The Division shall be notified in writing within 90 days after work is suspended at the operation for more than 120 days. The notice must state the nature and reason for the suspension; the anticipated duration of the suspension; and any event which would reasonably be expected to result in either the resumption of activities or the abandonment of the operation. The Operator is not required to notify the Division of a temporary closure caused by weather conditions.

6. Surety

A. The operator shall file and maintain an acceptable surety as specified in NAC 519A.350 to ensure that reclamation will be completed.

B. Within 3 years after the effective date of this permit and at least every 3 years thereafter, the operator shall review the surety amount to determine whether it is still adequate to execute the approved reclamation plan. Inflation must be considered.

C. The operator shall notify the Division and the appropriate Federal Land Management Agency(s) of the results of the surety review, and within 120 days of its completion, verify that the current surety is adequate, increase the surety, or request a decrease in the surety.

D. The operator must provide documentation on reclamation work completed, before any portion of the surety may be released. (See Attachment A).

7. Inspection of Exploration Project and/or Mining Operation

A. The operator shall allow authorized representatives of the Division, and the appropriate federal land management agency(s) to inspect the operation, during normal business hours, to determine compliance with the terms and conditions of this permit and the status of reclamation activities.

8. General Requirements

A. The operator shall maintain a copy of this permit and all modifications at the permitted project or operation at all times.

B. The provisions of this permit are severable. If any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances and the remainder of this permit, shall not be affected.

C. Any noncompliance with this permit shall be reported orally to the Division within 48 hours of the time the operator has knowledge of the circumstances. A written summary shall be provided within 10 days after the oral report is made.

D. Any changes in the Operator's name or address shall be reported within 10 days to the Division in writing, and must indicate the permit number and appropriate changes.

E. Any changes in Corporation/Partnership/Proprietorship name, officers, or address shall be reported within 10 days to the Division in writing, and must indicate the permit number and appropriate changes.

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F. The operator shall meet the revegetation standards as set forth in Attachment B.

9. Specific Requirements

A. The permittee shall submit to the Division – Bureau of Corrective Actions, Superfund Branch, for review and approval, a Sampling and Analysis plan (SAP) which includes a standard operating procedure in the Long Term Sampling and Response Plan (LTSRP) guidance document for exploration activities that may disturb mine wastes and/or mill tailings within the Carson River Mercury Superfund Site (CRMS). The Division approved SAP shall be implemented prior to any mineral exploration activities within the CRMS.

10. Schedule of Compliance

The permittee shall achieve compliance in accordance with the following schedule:

A. On or before April 15^{th} of every calendar year, the Permittee shall provide a map which accurately depicts the exploration disturbance status of the project to include all constructed exploration access roads, drill pads, sumps and super sumps that have been developed as of December 31^{st} of the prior year. Permittee shall provide an acreage disturbance summary report with the corresponding map to include any concurrent reclamation completed.

B. On or before July 31st, 2012, the Permittee will provide a site-specific baseline vegetation report using transects located on undisturbed land that will provide for the re-vegetation release criteria in accordance with the Attachment B Guideline document included with this permit.

ATTACHMENT A

Documentation of Reclamation Activities for Surety Release

An operator may request surety release in accordance with applicable State and Federal regulations. The following documentation must be submitted simultaneously to the Nevada Division of Environmental Protection (NDEP) and the Federal land management agency prior to the agencies conducting a site inspection:

MINING OPERATIONS

- 1. Map(s) clearly identifying the area, noting specific treatments and sampling locations (as applicable).
- 2. Description of the following activities:

Α.

Earthwork:

- 1) The number of acres regraded and/or ripped.
- 2) Final slope angles left after regrading.
- 3) Methodology used to check final slope angles (e.g., clinometer, transit, etc.).
- 4) The number of acres that received topsoil/growth medium.
- 5) Depth and source of topsoil/growth medium and application method.
- 6) Dates of initiation and completion of activities.

B. Revegetation Activities:

- 1) The number of acres that were seeded and/or planted.
- 2) Seed bed preparation methods utilized.
- 3) Seeding/planting methods used (e.g., broadcast seeding, etc.).
- 4) Provide information on how seed was covered.
- 5) Seed mix and seeding rate; document by maintaining seed tags and any testing results (PLS, germination, noxious weeds, etc.).
- 6) The number of acres that received fertilization, mulch or amendments.
- 7) Fertilizer (N-P-K, type, application rate, application method).
- 8) Mulches and soil amendments (type, application rate, and application method).
- 9) Date of initiation and completion of activities (such as seeding, seed bed prep, irrigation).
- C. Final Revegetation Sampling:
 - 1) Adjacent representative vegetation type or range site description (baseline data).
 - 2) Sampling method (e.g., line intercept).
 - 3) Number of samples taken (disturbed and adjacent representative sites).
 - 4) Statement of methodology demonstrating sample size, adequacy and how the location of sampling sites were determined.
 - 5) Results of sampling (copy of sampling worksheet) for disturbed and representative areas. Indicate all perennial species located.
 - 6) Dates of sampling.
- D. **Other reclamation activities** such as; structure and debris removal, safety feature installation, erosion control treatment, equipment removal or other permit requirements.
- 3. Detailed calculation of the surety amount proposed for release if applicable.
- 4. Prior to release, a field inspection is required to verify that reclamation has been performed in accordance with the approved reclamation plan and permit.

ATTACHMENT A

Documentation of Reclamation Activities for Surety Release

An operator may request surety release in accordance with applicable State and Federal regulations. The following documentation must be submitted simultaneously to Nevada Division of Environmental Protection (NDEP) and the Federal land management agency prior to the agencies conducting a site inspection:

EXPLORATION PROJECTS

- 1. Map(s) clearly identifying the area, noting specific treatments and sampling locations (as applicable).
- 2. Description of the following activities:
 - A. Earthwork:
 - 1) The number of acres regraded.
 - 2) Dates of initiation and completion of activities.
 - B. Revegetation Activities:
 - 1) The number of acres that were seeded and/or planted.
 - 2) Seed bed preparation methods utilized.
 - 3) Seeding/planting methods used (e.g., broadcast seeding, etc.).
 - 4) Provide information on how seed was covered.
 - 5) Seed mix and seeding rate; document by maintaining seed tags and any testing results (PLS, germination, noxious weeds, etc.).
 - 6) The number of acres that received fertilization, mulch or amendments.
 - 7) Fertilizer (N-P-K, type, application rate, application method).
 - 8) Mulches and soil amendments (type, application rate, and application method).
 - 9) Date of initiation and completion of activities.
 - C. Other reclamation activities such as; drillhole plugging, structure and debris removal, safety feature installation, erosion control treatment, equipment removal or other permit requirements.
- 3. Detailed calculation of the surety amount proposed for release if applicable.
- 4. Prior to release, a field inspection is required to verify that reclamation has been performed in accordance with the approved reclamation plan and permit.

ATTACHMENT B

NEVADA

GUIDELINES FOR SUCCESSFUL REVEGETATION FOR THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, THE BUREAU OF LAND MANAGEMENT AND THE U.S.D.A. FOREST SERVICE

I. MINING PLANS-OF-OPERATIONS

A. Reclaimed Desired Plant Communities for Mining Operation Disturbances

Reclamation goals for mining disturbances are 1) stabilize the site, and 2) establish a productive community based on the applicable land use plan and designated post-mining land uses. To meet these goals, a Reclaimed Desired Plant Community (RDPC) should be selected for use on the disturbed mine sites. A RDPC is defined as:

A perennial plant community established on a disturbed site which <u>contributes to</u> stability through management and land treatment, and which produces that type and amount of vegetation necessary to meet or exceed both the land use and activity plan objective established for the site.

Several RDPCs may be selected based on site-specific revegetation goals and variable site characteristics for the mining disturbances. When selecting RDPCs, major alterations in reconstructed soils and the subsequent effect of this on the site's capability to establish and sustain the desired vegetation must be considered. A RDPC must have a reasonable chance for success when making the selection.

The plant community for the RDPC should be diverse, and when appropriate for the site should include grasses, forbs, shrubs and/or trees. The RDPC shall be comprised of species native to the area, or introduced species where the need is documented for inclusion to achieve the approved post-mining land use. The RDPC must meet the requirements of applicable State and Federal seed, poisonous and noxious plants, and introduced species laws or regulations. All RDPCs must be approved by the agencies. Plants for RDPCs may be selected using one or more of the following methods:

1. Select existing vegetation types around the mine site to represent the varied RDPCs.

2. Use test plots, demonstration areas, or areas concurrently reclaimed within the mine site or within similar representative areas from adjacent mines to serve as the RDPCs as long as they meet the reclamation goal.

3. For areas where existing vegetative types adjacent to the mine area are severely disturbed or where test plots or demonstration areas are not reasonable alternatives, RDPCs may be selected using appropriate ecological or range site descriptions or other technical sources.

B. Guidelines for Successful Revegetation

The revegetation release criteria for reclaimed mine sites will be to achieve as close to 100 percent of the perennial plant cover of selected comparison areas as possible. The <u>comparison</u> or reference areas will be selected from representative plant communities adjacent to the mine site, test plots or demonstration areas or, as appropriate, representative ecological or range site descriptions. As approved by the agencies, the selected plant communities or reference areas must have a reasonable chance for success on the mine site. Each plan-of-operations shall identify the site-specific release criteria in the reclamation plan or permit. The agencies may also require specific release standards for individual plant species or vegetative types (grasses, forbs, shrubs, trees). Cover would be estimated using a method as described in Sampling Vegetation Attributes, Interagency Technical Reference, 1996, BLM/RS/ST-96/002+1730 or other acceptable technical methods.

The determination of successful revegetation of mining disturbances will require an evaluation of the data by the agencies on a site-specific basis. These data must include all of the information requested in Attachment A of the Reclamation Permit, "Documentation of Reclamation Activities for Surety Release and Annual Fee Responding". When making this evaluation, the following information shall also be considered:

1. Have the desirable species been successfully established, and do they provide sufficient aerial cover to adequately protect the site from soil erosion?

2. Is there evidence that a self-sustaining community has been established? Are vegetative reproduction (e.g. rhizomes) and seedling establishment of the desirable seeded species occurring?

3. Is there evidence of site stability, including the lack of surface soil erosion, gully formation and slumping?

4. Has the revegetation goal in the reclamation plan been met?

5. Has the operator taken reasonable measures to establish the RDPC?

C. Time frames

The success of the vegetative growth on a reclaimed site may be evaluated for release no sooner than during the third growing season after earthwork, planting and irrigation (if used) has been completed. Final bond release may be considered at that time. Interim progress of reclamation will be monitored as appropriate by the agency and operator. Where it has been determined that revegetation success has not been met, the agencies and the operator will meet to decide on the best course of actions necessary to meet the reclamation goal.

II. EXPLORATION PLANS-OF-OPERATIONS

The same guidelines as described above should be used to evaluate the success of the RDPCs for plan-level exploration disturbances. The agencies may also decide, depending on the size and scope of the project, to evaluate revegetation and reclamation success based on general ground reconnaissance and professional judgement. Extenuating circumstances may be considered when evaluating the success of the revegetation effort. If regulatory agencies determine that remediation is required on the site, the operator and agencies will meet to determine the procedures.

III. BLM NOTICES

On notice-level activities on the public lands, the BLM will evaluate revegetation and reclamation success based on general ground reconnaissance and professional judgement. Notice-level disturbance may be considered reclaimed if in the professional judgement of the regulatory agency effective action has been taken to stabilize and revegetate the site to a condition designed to result in the establishment of a productive post-mining land use. Extenuating circumstances may be considered when evaluating the success of the revegetation effort. If the BLM determines that further stabilization or revegetation efforts are needed, the operator and BLM will meet to determine what further steps are necessary.

Revised April 2011

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