

Exhibit B -Operational Plan

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Operational Plan/Statement of Request

Gemini Industries, Inc.

On behalf of Gemini Industries, Masterplan requests approval of a 30-year Specific Use Permit for chemical manufacturing at 2350 114 Street. Gemini Industries is a national manufacturer and distributor of primarily wood coating products, headquartered in El Reno, Oklahoma. Although Gemini produces lacquer based products deemed as hazardous materials, their facility is of low impact of the range of industrial development.

Since July of 2015, Gemini has used the facility for distribution purposes only; however, the long-term intentions for the property is to have both distribution manufacturing operations. Valspar previously utilized the facility for paint manufacturing and distribution. As such, the facility is particularly attractive given the existing facilities and operational capabilities to accommodate such manufacturing. Gemini's operational hours are 7:30AM to 4:30PM. There are currently six employees as part of the distribution activities. Gemini anticipates a total of 16 employees if manufacturing operations is approved and operating. Gemini envisions employing no more than 20 employees in total over the next few years.

There are no substantive improvements proposed at this time. There is a tank farm that will have 10 above ground tanks in the rear yard. The current tanks are being evaluated for re-use or replacement as tanks are necessary for Gemini's operations. These tanks are designed to hold various resins and solvents. In the event of a leak, the property contains two secondary containment systems to ensure no materials/solutions absorb into the ground or are conveyed to adjacent properties or waterways. Upon evaluation, if upgrades are necessary they will be made and inspected for compliance with federal regulations prior to use.

Besides city regulation, Gemini is subject to a number of state and federal regulations to ensure the protection of the environment. Gemini has plans to add a thermal oxidizer to destruct volatile organic compounds (VOC) as part of their abatement program. A New Source Review Permit will also be required by the Environmental Protection Agency. Gemini has applied for a wastewater discharge permit and will update the information filed with the city before manufacturing operations although no discharge is produced from the manufacturing process. The permit will be simply updated to reflect the current operations and the creation, processing and handling of materials and solutions.

The property is well landscaped with a typical street landscape buffer along with a row of street canopy trees. Moreover, there are a number of ornamental trees and shrubs along the front of the building. The exterior materials of the building elevations is a combination of painted tilt wall and an exposed aggregate. Gemini proposes no exterior modifications to the exterior materials of the building elevations.