Charlie Luck IV and son, Richard, 4th generation Luck family member to join the company.
OUR VALUES

LEADERSHIP
Ignites human potential and performance
- Value diversity and difference
- Develop self and others
- Inspire confidence and optimism
- Confront issues

COMMITMENT
Takes personal responsibility for the success of self, others and the organization
- Model safety, health, and environmental stewardship
- Do what it takes
- Pursue excellence
- Celebrate success

INTEGRITY
Earns the trust and respect of others
- Be honest
- Do what you say
- Hold self and others accountable
- Give and receive feedback

CREATIVITY
Delivers ideas and innovation that add value
- Be curious
- Learn new skills
- Be open to change
- Explore and experiment

VALUES-BASED LEADERSHIP
Values-Based Leadership (VBL) is a distinctive leadership philosophy that has guided Luck Companies for more than 15 years. VBL embodies living, working and leading in alignment with deeply discovered core values in order to ignite human potential in yourself and others. At its core, VBL is about becoming the best version of yourself so you can make a positive impact on those around you. In a professional setting, VBL can help connect organizational goals to associates’ personal values. By fostering a values-based culture, we are creating and experiencing connections that have a significant, positive impact on our business.

MISSION
 Luck Companies will ignite human potential through values based leadership and positively impact the lives of others around the world.

VISION
 Luck Companies will ignite potential and actualize performance while growing a thriving family business with exceptional leaders prepared for the future.
Through three generations of family leadership, Luck Companies has been building strong communities for nearly 100 years. Our three business units make the products that serve as the foundation for the bridges, roads and buildings that keep our economy moving and protect our environment. Driven by our values of Integrity, Commitment, Leadership and Creativity, we believe in providing our associates with the tools and support to perform and lead at their best so they can ignite the potential in themselves and others. Our company is a community of people, utilizing the power of values and customer inspired relationships to redefine what’s possible for an industry and make a positive and enduring impact. With 28 operating locations and nearly 800 associates, Luck Companies is headquartered in Richmond, VA, where it was founded by Charles Luck Jr. in 1923. Charlie Luck IV leads the company today.
Luck Stone is the largest family-owned and -operated producer of crushed stone, sand and gravel in the U.S. We make the products that serve as the foundation for the bridges, roads and buildings that keep our economy moving and protect our environment. Our vision is that we will positively impact the Luck Stone community by building value inspired by our customers.
 Luck Ecosystems transforms raw materials into environmental performance products to optimize sports playing field surfaces, support plant growth, filter storm water, and protect the land and shore.
Luck Real Estate Ventures specializes in the development of industrial and commercial real estate to impact economic growth. We care deeply about our communities, and work closely with partners to realize the full economic and social potential of our properties.
Luck Companies Foundation matches associate giving and grants, and partners with non-profits to lead work that results in long-term positive impact in our local communities. We focus in two main areas — Values-Based Leadership and Environmental Stewardship.

LUCKCOMPANIES.COM/OUR-IMPACT
The InnerWill Leadership Institute is a national 501 c3 nonprofit organization committed to transforming individuals and organizations through Values-Based Leadership. InnerWill works with organizations, including Luck Companies, to develop leadership in every person, at every level.
As a thriving multi-generation family-owned and operated business, we are exploring opportunities to expand our footprint and positively impact new customers and communities.

We take a long-term, thoughtful approach to this work and hold ourselves to the highest standards by planning for the evolution of current and prospective sites, the welfare of the environment, and the safety and prosperity of our associates, customers, and communities.

At Luck Companies, we integrate environmental, economic, and social responsibility best practices into our business strategies to ensure the long-term health of our company, our people, our communities, and our environment.

We are committed to creating a positive outcome for natural, built, and work environments.

We are making a long-term investment in our economy to ensure the sustainability of our company, our communities, and our planet.

We will develop generations of leaders committed to positively impacting the lives of others.
WHY CHESTER?

Our development strategy is to invest in communities where we can create long-term and beneficial outcomes for localities and associates. The Chester site is well-positioned to continue Luck Companies’ expansion across the Southeast in growing and expanding markets.

OUR DEVELOPMENT STRATEGY:
POSITIVE IMPACT ON NEW CUSTOMERS & COMMUNITIES

Our development strategy is to invest in communities where we can create long-term and beneficial outcomes for localities and associates. The Chester site is well-positioned to continue Luck Companies’ expansion across the Southeast in growing and expanding markets.

- **Natural Resources** (Stone) available on site
- **Proximity to Major Transportation Infrastructure**
- Aligns with Chester County future land use growth area
- We have the energy, desire, and resources for growth
PROJECT PLAN

- **Open Space**: 40% of acres of economic development
- **Miles of Preserved Stream**: 0.96 miles
- **Miles of Restored Stream**: 0.29 miles

**Supporting Industry & Conservation**

- **15 Acres of Economic Development**
- **40% Open Space**
- **.96 Miles of Preserved Stream**
- **.29 Miles of Restored Stream**

Examples:
- Rockville site
- Boscobel site
- Prince Edward site
- Luck Real Estate Ventures site
EXISTING CONDITIONS: SITE

- Lancaster Highway
- Railroad
- Stream
- ID-1 (Restricted Industrial)
- Existing structures (non-historic, not significant)
- Water line
- Power line
- Sanitary sewer
- Natural gas
- Previously timbered land
- Existing access points
- Existing streambed
- Existing pasture/farmland

City of Chester: 276.6 acres, 3.5 miles to Chester
EXISTING CONDITIONS: CONTEXT

LOCATED IN A HWY 9 DEVELOPMENT CORRIDOR

79 INDUSTRIAL PROPERTIES WITHIN 5 MILES OF SITE
124 INDUSTRIAL PROPERTIES WITHIN 7 MILES OF SITE

ID-1 (Restricted Industrial District)  ID-2 (Limited Industrial District)  ID-3 (General Industrial District)  Commercial/Industrial (general area from County Future Land Use)  Industrial (general area from County Future Land Use)
COMMUNITY & ENVIRONMENTAL IMPACT

**River trail**
Associates from our Charlottesville Plant partnered with the Rivanna Trail Association to build a river trail.

**Stream adopted**
Associates from our Leesburg Plant participated in the Virginia Department of Conservation and Recreation’s Adopt-A-Stream program by caring for Goose Creek.

**River habitat**
Luck Companies partnered with the James River Association to donate and build two reefs for endangered fish species in the James River.

**Rebuilding roads**
Associates from our Burkeville Plant donated materials and rebuilt a section of rural road that had been damaged by heavy rains.

**Stewardship award**
Our Caroline Plant was recognized by state agencies for exemplary safety and outstanding reclamation of mined land in 2017.

**Recycling material**
Working to recycle materials, in 2018 Luck Companies sold 240,866,000 pounds of recycled concrete for use in new roads, parks, and bridges.

**Food program**
Associates from our Boscobel Plant participated in Backpacks of Love, a program to eliminate hunger in school-age boys and girls in central Virginia by providing food for their weekends.

**Education lesson**
Associates from our Boscobel Plant hosted the first graders of Goochland Elementary School for a recycling lesson, a trip to our rock testing lab, and a tour of our quarry pit.

**Driving lesson**
Associates from our Spotsylvania Plant hosted driver’s education students from Massaponax High School to learn defensive driving and vehicle maintenance.

**Robotics club**
Associates from our Engineering and Operational Services (EOS) team at our corporate offices provided support for the Goochland High School Robotics Club.

**Teacher appreciation**
Associates from our Charlottesville Plant hosted a cookout for Stone Robinson Elementary Teacher Appreciation Day and provided tours to student groups throughout the year.

**Firefighter training**
Associates from our Fairfax Plant hosted trainings for firefighters and EMS.

**Natural history**
More than 1,000 members of the community visited our Culpeper Plant for the annual Culpeper Natural History Day to see the dinosaur tracks preserved in the quarry.

**Reading tutoring**
Associates from our Bealeton Plant partnered with Cedar Middle School for their reading program.

**River cleanup**
Associates from our Caroline Plant partnered with Stream Sweepers to participate in a clean-up project for the Mattaponi River.

**Pet supplies**
Associates from our Oyster Point Yard donated aggregates to be used by a local pet rescue.

**Shelter support**
Associates from our Bealeton Plant donated funds to Fauquier Family Shelter Services, which helps alleviate homelessness in the county. The funds will be used to maintain shelter facilities, build a community garden, and purchase new playground equipment.

**Family Day**
The Corporate Office hosted a Family Fun Day. Associates from across the company traveled with their families to be part of a day with quarry tours, games, food, and fun!

**Rebuilding roads**
Our Caroline Plant was recognized by state agencies for exemplary safety and outstanding reclamation of mined land in 2017.

**Schools**

**Environment**

**Community**

92% of all associates engaged in continuing education training in 2018
PROJECT PROCESS

- Identify Land
- Establish Geology
- Due Diligence
- In-Person Visit
- Acquire Permits
- County Zoning
- Plan For Operations

Community Input

We Are Here
Please join us at the stations around the room for more information
DO QUARRIES GENERATE A LOT OF DUST?

Dust generation is absolutely a natural part of crushing stone, and fortunately is easily mitigated with proper attention and processes. We use advanced dust suppression systems throughout our plant to reduce dust emissions. We also operate a water truck full-time to reduce ambient dust that can be kicked up by equipment and tires. In addition, we use wet-down racks and wheel washes at our outbound scales to ensure that no dust is tracked onto public roadways or blown from the beds of trucks leaving our facility.

GENERAL PRACTICES:

- Fugitive dust generated by traffic is controlled by water to the roadways and other traveled surfaces
- Fugitive dust generated on site is controlled by high-pressure wet suppression and/or dry dust collection systems
- Protective berms
- Water trucks spray high-traffic areas regularly
- Emissions are constantly monitored and kept at or below regulated levels
- Truck wash-down system
- Paved entrance 300’
FREQUENTLY ASKED QUESTIONS

WILL THERE BE INCREASED TRUCK TRAFFIC IN OUR COMMUNITY?

We do use dump trucks as a primary source of delivery from most of our operations. We also work hard to find alternate transportation methods, such as rail and barge to service our customers. In each new location we permit, we conduct a Traffic Impact Analysis to ensure that the roadways and infrastructure are capable of supporting any increased volume with minimal impact.

GENERAL PRACTICES:

• Traffic Impact Analysis (TIA) approved by SCDOT
• Luck Stone drivers are governed by strict safety regulations, as are Luck’s contract haulers
• We partner with high school drivers education programs to offer classes in safe driving
• High safe driving standards are expected from our network of contract haulers
• Routine trucker safety awareness meetings
• Trucks are properly and legally loaded
DO YOU HAVE SAFETY POLICIES AND PROCEDURES IN PLACE FOR YOUR ASSOCIATES AND SITE VISITORS?

Our primary consideration is for the health, safety and well-being of our associates, customers and communities. Above all else, we pride ourselves on our Value Safety culture and the emphasis our associates place on keeping each other and those who visit our sites safe. We consistently outperform Federal and State regulations for safety standards and in 2018, had a record safety year with a company incident rate of 0.46. We continually push ourselves to find better and safer ways to perform work related tasks and, in many cases, lead our industry.

GENERAL PRACTICES:

• Luck Stone consistently outperforms Federal and State laws that regulate the crushed stone industry
• Luck Stone has received regional and national awards for safety (James Christie Safety Professional, NSSGA Safety Award in 2012, Governor’s Gold Sustainability Award for Environmental)
• Value Safety program advocates safety on all levels and empowers associates to make the right safety choices
• Regular on-site/off-site safety training for associates
• Ongoing safety recognition awards and incentive programs practiced company-wide
• All Virginia quarries have E3 (Exemplary Environmental Enterprise) status administered by the Department of Environmental Quality
DO YOU PERFORM BLASTS IN YOUR PROCESSES?

Blasting is a critical component of the rock crushing process and happens at the first stage of extraction. We use advanced blasting techniques to ensure that we are conducting this task in the safest, most predictable way possible. We take a very conservative approach to our blasting program to have the lowest reasonable impact. Blasting is a highly regulated activity and we operate in strict accordance with, and often well under, state mandated limits. We monitor and benchmark our blasts with off-site seismographs in an effort to continually reduce ground vibration and air-overpressure. We install and monitor on-site test wells to ensure no impact to surrounding water sources.

GENERAL PRACTICES:

- Highly-controlled environment conducted by in-house professionals and certified technicians, and regulated by Federal and States agencies (results well below thresholds set)
- Neighbors and area businesses can request to be notified prior to blasting activities
- Blasting will not occur before 9:30 a.m. or after 5:00 p.m. M-F (Except when charge has been set delayed by electrical storm)
- All blasts are monitored by seismograph and results are certified by independent consultant
- Ground vibration will not exceed maximum allowable as determined by SC-DHEC at nearest off-site occupied residence
WILL THE QUARRY GENERATE A LOT OF NOISE?

We are committed to being a responsible neighbor and are proud of the role we play in helping to build our communities. As part of our commitment to the surrounding community, we adhere to county noise ordinances by ensuring that our operating noise does not exceed the stipulated maximum sound decibels (dBA). We administer routine sound surveys to monitor quarry noise. In addition, we design our sites with perimeter berms and vegetation that reduce noise.

GENERAL PRACTICES:

- Buffer area parallel the boundary of the subject property as shown on the GDP
- Smart Broadband Back-up Alarms will be used on Luck-operated quarry equipment
- Strict Federal and State laws regulate noise levels
- Noise suppression policies at Luck Stone exceed industry standards and go well beyond compliance mandates
FREQUENTLY ASKED QUESTIONS

WHAT EFFECT WILL A QUARRY HAVE ON WELLS AND WATER SOURCES?

We understand and value the importance of operating our sites sustainably. Before permitting any location, we conduct subsurface testing and ground water modeling to fully understand and eliminate any effect a site may have on water sources. We install monitoring wells at our locations to continually ensure that our operations do not have any adverse effects on natural water supplies. We consistently monitor water discharge points (outfalls) around our sites for water quality parameters such as pH and sediment, maintaining discharge levels well below regulatory limits.

GENERAL PRACTICES:

• Luck Stone constructs monitoring wells at locations to monitor water levels and integrity
• State and federal laws regulate water safety levels for the mining industry
• Aggressive stormwater collection procedures
• Holding time in sumps increased to improve sediment removal
• High commitment to water quality technologies
• Regular water management audits
Thank You

For inquiries, please contact:
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