

to meet us, we want people to engage with us. The idea that we haven't been present is kind of both sides. You know, it's they've been at all these events and doing all these things, but yet they're not talking to us. And when we've offered our phone numbers and things of that nature. I do not harbor any ill feelings about people expressing concern. I think that's natural. What I hope people recognize is that the people standing in front of you tonight. This isn't an attorney that's hired by the company. I worked for this company for a reason. I believe in this company. This is my job. And I do this job because of the people that I work with and how much they mean, and that know what we do in communities. See if there any other we you know, oh the question about the jobs have migrated upward and that is due to the market changing. So, the market is much more robust, there's a lot of energy and growth. And we see that as an opportunity to hire more individuals. I think that's probably about my 10 minutes. I'm glad to answer any additional questions.

Vice Chairman Smith asked if any of the Commissioners have any additional questions.

Commissioner Howell asked how much water that you use is recycled?

Mr. Thompson stated thank you for asking that. So, the gallons reference is part of a permit. So, as you're developing a site, we will need to pump water. So, which will be used for the equipment. So basically, dust control but upon the first step in developing a site is that you are also going in and building ponds. So, the water that we use within our site is recycled water. So, with stormwater, we manage that ultimately the site acts like a funnel and capture stormwater in the bottom. We pump that to multiple settling ponds. And from there it's incorporated back into our system, both for dust suppression, water trucks for roads, and to make clean stone product also. So, in then, the whole cycle continues. So, we are not pulling water consistently out of the ground. That is in the permit. Truck traffic is a bit of a misnomer about growing it. Reason being is that product is currently making its way into the county today. So, what we would be doing is displacing those trucks that are traveling from other counties and generating revenue for those other counties. But displacing those but doing so with primary road system. York County has two quarries and Lancaster County has two quarries and so this is the way to protect and keep your product local and support local.

County Attorney Joanie Winters stated for the record to Mr. Levister that when Mr. Thompson was finished with his rebuttal, he still had two minutes left. Which with the question and the explanation he did clock off the extra two minutes so that's why he spoke additionally. I just wanted that in the record.

Vice Chairman Smith stated any discussion.

Commissioner Howell stated Let's face it, everybody's houses got rock. Everybody's driveways got rock. The roads we drive on got rock, and it's being brought from somewhere else. The taxes are being paid in another county. The one cent sales tax is being paid in another county. Also, the two-cent sales tax that the county hits when taxes is charged to offset our cost of our taxes for the county for us to operate. So, no matter what we do the floor we're standing on got rock in it. The parking lot and we parked on got rock. The building the concrete columns here have rock. It's part of everyday life. I know some people don't want it. But my question is Craigbrow closer to the plywood plant. Whatever it goes by now, and I had my job allowed me in the plants and some of the wood product plants were the some of the nastiest

places I ever went, Boise Cascade, they use caustic chemicals they use is just a number of chemicals that are used in a plant that's just as close as to Florida and it runs 24/7, 365. So, you have to look at what did they lose when the plywood plant went in and what will they gain with the quarry. Cheaper stone for the county, taxes for the county, the schools. They're not asking for a reduction in taxes. fee in lieu of taxes. They're asking to be a community partner. So, I will support this. I know some people in here are not happy with that, but just the amount of tax money that would be generated by this product in the county will change lives. They should lower our county taxes. I grew up a mile from the quarry in Rock Hill. I bought a house a half a mile from the quarry in Rock Hill. I lived there eight years. I never knew it was there. I never knew it was there when I was growing up. So yes, I do know what it's like to live beside a quarry.

Vice Chairman Smith stated that this is not an open format here, this is a discussion between the Commissioners.

Commissioner Grant stated Mr. Chairman, I got one comment. I could see where that would be beneficial, is when they get really started in making gravel. The 901 parts that comes from Lowry's to Highway 9. Maybe they can go in and finally fix that road. Because there's a lot of gravel truck traffic on that road. That would be one benefit that I could see, cut down traffic from the Hanson quarry. And I understand there's another one going beside Hanson.

Commissioner Howell stated that yes, York County has approved another quarry in that area.

Vice Chairman Smith stated at this point are there any other comments and he will entertain a motion.
Commission Howell motion to approve, second by Commissioner Grant. Vote 5-0 Approved.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 12-20-22 Case # CC MA22-25 Invoice # 5948

The applicant hereby requests that the property described to be rezoned from R-2 to GC

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions"

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: 1207 Lancaster HWY Chester, SC 29706

Tax Map Number: 089-00-00-005-000 (portion) Acres: 7.8 Acres Rezoned to GC out of total 9.62 Acre Parcel

Any structures on the property: yes no _____. If you checked yes, draw locations of structures on plat or blank paper. See attached "Proposed Rezoning and Special Exception Plan" for aerial photo

PLEASE PRINT:

Applicant (s): Luck Companies

Address PO BOX 29682 Richmond, VA 23242

Telephone: _____ cell _____ work _____

E-Mail Address: _____

Owner(s) if other than applicant(s): Harvey & Anne Reed - see attached Designation of Agent letter

Address: 1207 Lancaster HWY Chester, SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: see attached Designation of Agent letter Date: _____

Applicant signature: Date: 11/11/22

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

Designation of Agent for Zoning Map
Amendment and for Special Exception Application

Chester County, South Carolina

We hereby appoint Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as our agent to represent us in connection with applications to Chester County, South Carolina for a Zoning Map Amendment (Rezoning) and for a Special Exception with respect to the property described below:

Property Address Information

Property Address: 1207 Lancaster Highway, Chester, SC 29706
Tax Map Number: 089-00-00-005-000 Acres: 9.38

Applicant:

Luck Stone Corporation d/b/a Luck Companies
515 Stone Mill Drive
Manakin-Sabot, Virginia 23103
Attention: Benjamin A. Thompson
Telephone: Office: [REDACTED] [REDACTED]

Owner:

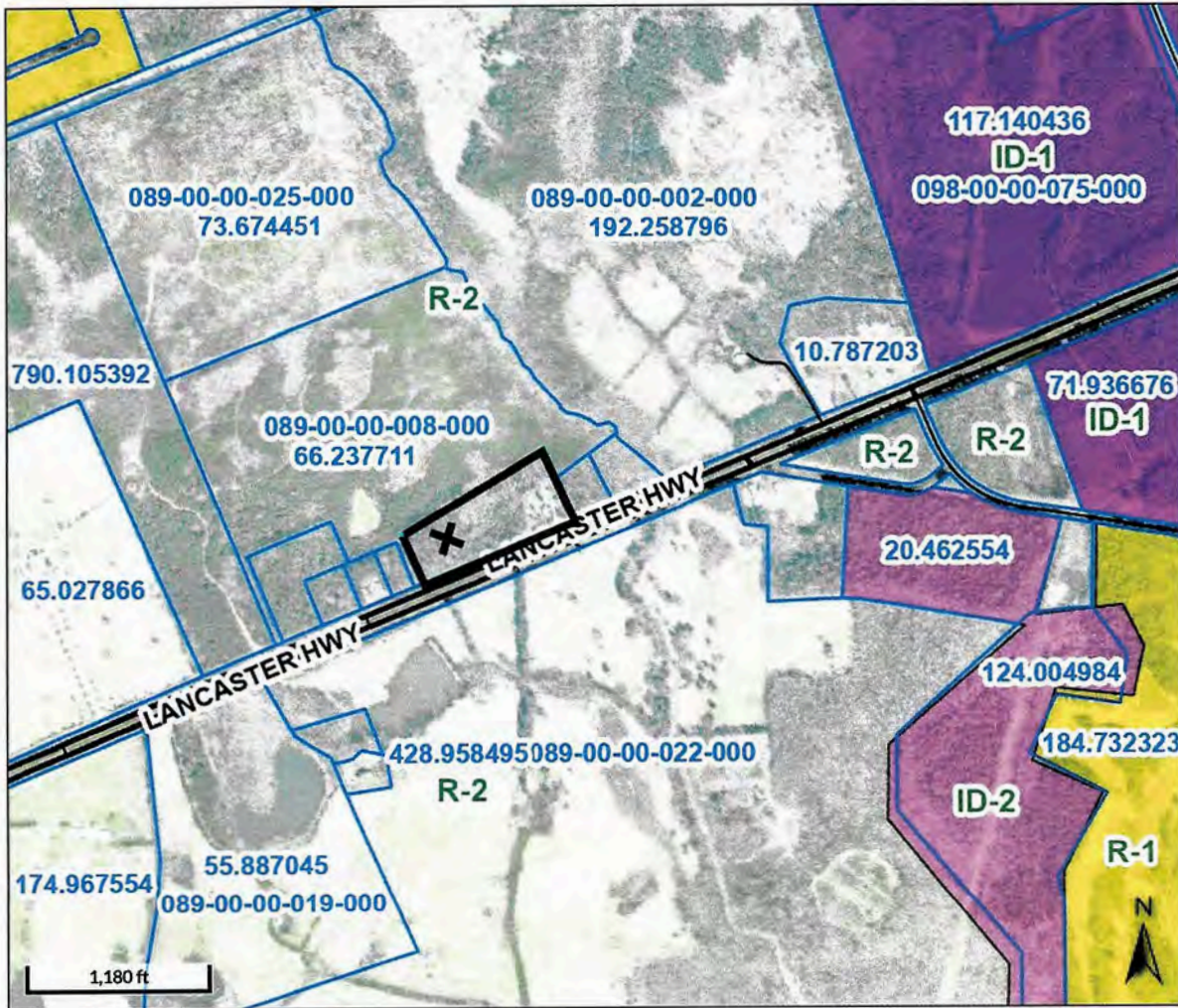
Anne Reed
Harvey Brent Reed
1207 Lancaster Highway
Chester, South Carolina 29706
Telephone: Home/Office: [REDACTED] ; Cell: [REDACTED]

We hereby agree that this information we have presented is correct.

Owner's signature: Anne Reed Date: November 5, 2022
Anne Reed

Owner's signature: Harvey Brent Reed Date: November 5, 2022
Harvey Brent Reed

Doc#133253272



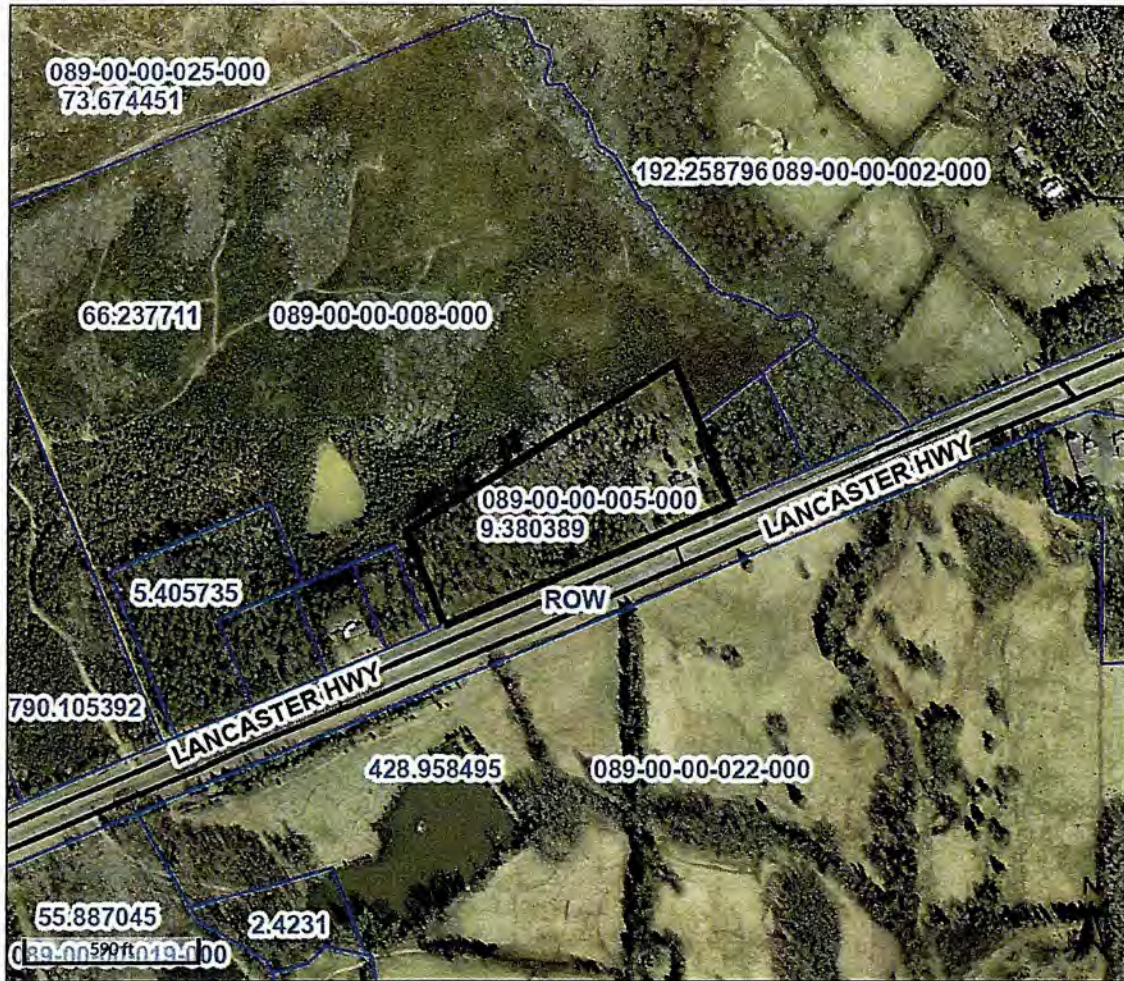
Overview



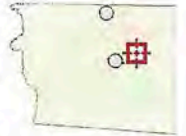
Parcel ID	089-00-00-005-000	Alternate ID	n/a	Owner Address	REED HARVEY BRENT-SURVIVORSHIP
Sec/Twp/Rng	n/a	Class	R		REED ANNE HALL-SURVIVORSHIP
Property Address	1207 LANCASTER HWY	Acreage	9.38		1207 LANCASTER HWY
					CHESTER SC 297066771
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2022
 Last Data Uploaded: 12/15/2022 3:16:50 AM

Developed by  **Schneider**
 GEOSPATIAL



Overview



Parcel ID	089-00-00-005-000	Alternate ID	n/a	Owner Address	REED HARVEY BRENT-SURVIVORSHIP
Sec/Twp/Rng	n/a	Class	R		REED ANNE HALL-SURVIVORSHIP
Property Address	1207 LANCASTER HWY	Acres	9.38		1207 LANCASTER HWY
					CHESTER SC 297066771
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

Date created: 11/17/2022
 Last Data Uploaded: 11/17/2022 3:10:12 AM



Next Year (2023) Changes

Search Options

Map Number Real History Year

Name 1 Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials Reason for Change

Name 2 Activity Date

Address 1 Land Value

Address 2 Building Value

Zip Code Total Market Value

Total Tax Value

Codes

District Fire Code CITY SUB

Town

Subdivision

Neighborhood RURAL 2

Use Class

Description

Legal

Location Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied

Agricultural Use Reappraisal Notice

Rollback

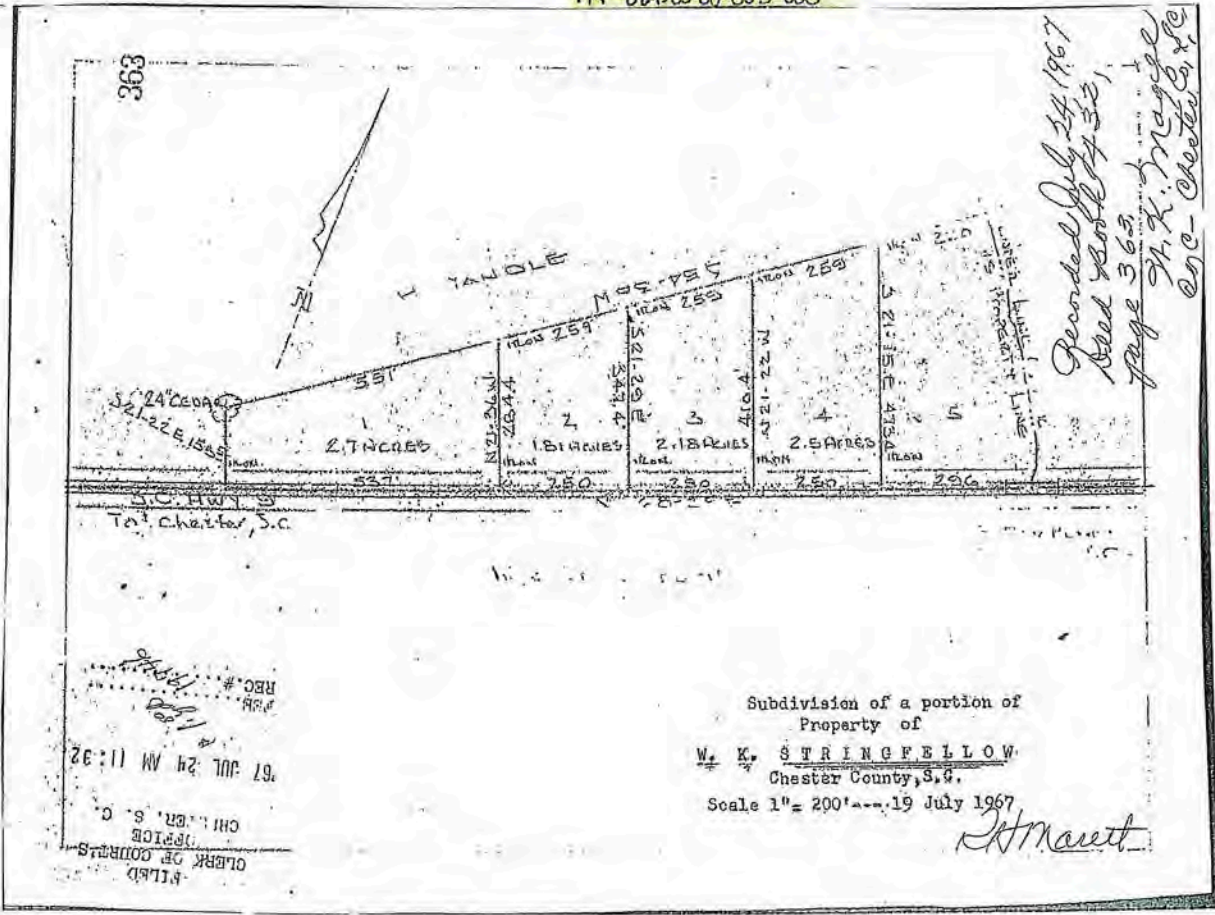
TIF Base

MCIP Industrial Park ID

Exempt

Scroll by: MAP#

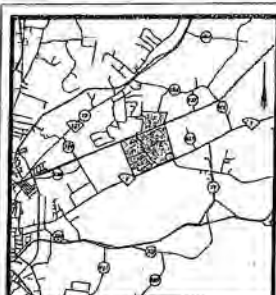
TM# 089-00-00-005-000



432

REC.# 189
1967 JUL 24 AM 11:32
CLERK OF COURTS
CHESTER, S.C.

Recorded: July 24, 1967
Recorder's Office



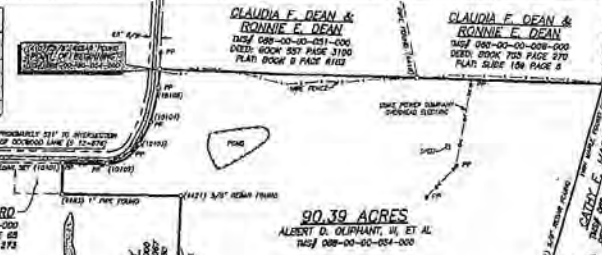
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10000-10000	S 2728'41" E	30.00'
10000-10000	S 2728'41" E	1,062.14'
10000-10000	S 2728'41" E	30.00'

PT-PT	BEARING	DISTANCE
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4034-4033	S 2728'41" E	30.00'
4033-4033	S 67'04" E	23.00'
4033-4033	S 84'31" E	210.44'

PT-PT	BEARING	DISTANCE
4031-4032	N 87'12" E	32.00'
4032-4031	S 87'12" E	32.00'
4031-4031	S 2728'41" E	1,062.14'
4031-4031	S 2728'41" E	30.00'

MILLARD CREEK DRIVE
S. 12-676 - 66 ROW
DEED BOOK 1077 PAGE 62
NO. 12,000 SURVEY 3-8
1/4 SECTION 27 (T40N R10E)

LARRY E. WILLARD
TAXP 088-00-00-008-000
DEED BOOK 1077 PAGE 62
PLAT BOOK 331 PAGE 273



- BENNY WATKINS, JR.
TAXP 088-00-00-008-000
DEED BOOK 854 PAGE 298
PLAT CACKETT 8 BLK 118 PAGE 84
- G & L PROPERTIES OF SOUTH CAROLINA, LLC
TAXP 088-00-00-008-000
DEED BOOK 1077 PAGE 62
- TERRY H. WORTHAM & DIANA Y. WORTHAM
TAXP 088-00-00-008-000
DEED BOOK 1077 PAGE 62
- G & L PROPERTIES OF SOUTH CAROLINA, LLC
TAXP 088-00-00-008-000
DEED BOOK 1077 PAGE 62
- JOHN HELLEN ANDERSON, JR.
TAXP 088-00-00-008-000
DEED BOOK 778 PAGE 304
PLAT BOOK 432 PAGE 348
- LADSON F. STINGFELLOW
TAXP 088-00-00-008-000
DEED BOOK 337 PAGE 707
- ARDEN L. JOHNSON & DALE M. JOHNSON
TAXP 088-00-00-008-000
DEED BOOK 1181 PAGE 14

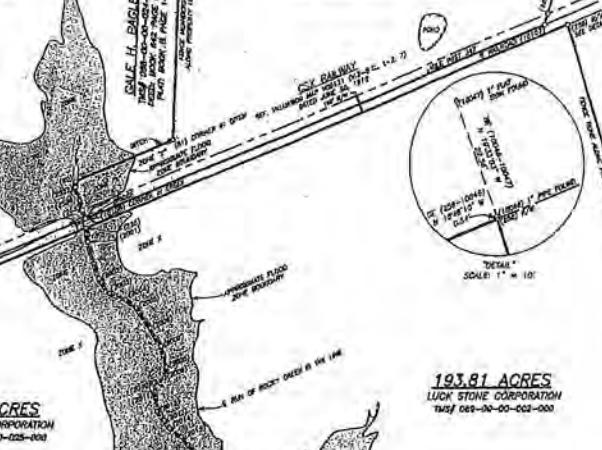
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10000-10000	S 2728'41" E	1,062.14'
10000-10000	S 2728'41" E	30.00'



PT-PT	CHORD	DELTA	RADIUS	L-ARC
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NO.	DATE	DESCRIPTION	CHECKED



NO.	DATE	DESCRIPTION	CHECKED

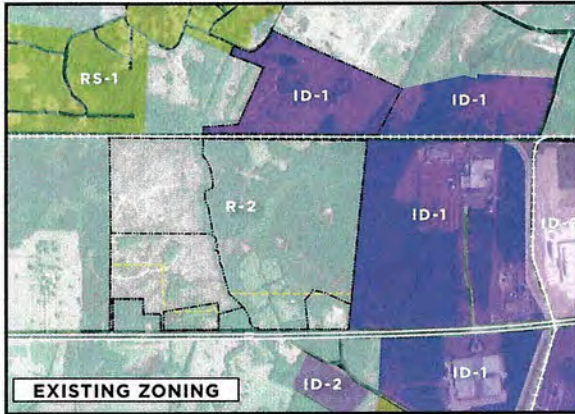


BOUNDARY EXHIBIT PREPARED FOR
LUCK STONE CORPORATION
CHESTER COUNTY, SOUTH CAROLINA
NOVEMBER 8, 2022
SCALE: 1 INCH = 300 FEET

APPROVED BY GELVIN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 VANDENSBURG, S.C. 29686 (803) 345-5297

BRIAN B. DONDOS, S.C.P.L.S. & SURVEYOR

PARCEL #089-00-00-005-000



PROPOSED ZONING

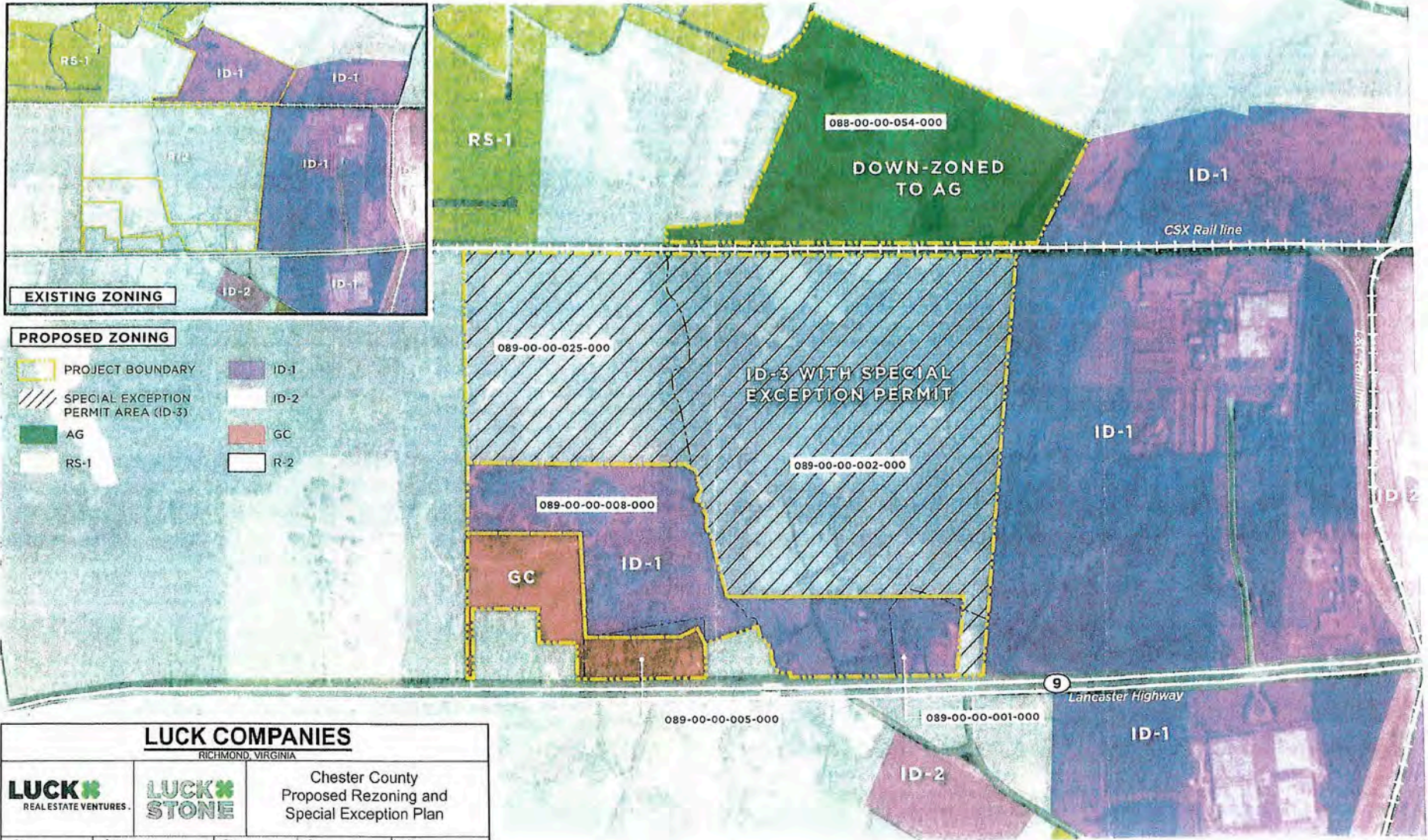


9 Lancaster Highway

7.8 ac., GC



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES RICHMOND, VIRGINIA				
LUCK REAL ESTATE VENTURES		LUCK STONE		
Chester County Proposed Rezoning and Special Exception Plan				
Date 11/11/22	Base Chester County GIS, Google Maps	Scale Approx. 1" = 700'	Page 3 OF 4	Drawn by Patrick Hess
We warrant that we have taken care to ensure the accuracy, completeness and timeliness of our data. However, this data is derived from third party sources, and we do not warrant the accuracy, completeness or timeliness of this data.				



A note from Luck Companies:



Since becoming a member of the South Carolina business community in 2018, our family-owned company has created strong and lasting relationships with business partners and community members. Luck Companies has been welcomed as an active participant in the **Kershaw County, Fairfield County, and Spartanburg County**

communities. Growth through new locations provides Luck Companies the opportunity to expand our mission of igniting human potential and positively impacting the lives of others.

Chester is uniquely positioned for growth, with proximity to natural resources and economic trends in the county's favor. We want to support this growth with locally produced, high-quality materials and development that can serve as the county's foundation. Our excitement for a potential partnership with the Chester County community led us to our previous application effort which began in 2019. However, prioritizing health and safety during the pandemic and feedback from the community led us to withdraw our application in 2020. We have used the past two years to engage with and learn from community residents, schools, business owners and non-profit organizations. This time has provided us the opportunity to finalize the purchase of the land considered in our previous application, introduce additional property in Chester County and solicit input and approval from the state agencies responsible for regulating our three business units.

The community's input and Chester County's updated Comprehensive and Economic Development Plans have informed our revised approach. Luck Companies has prepared a new application which aligns to community goals, passions, and culture.

Our project will create:

- local jobs
- tax revenue for the county
- outdoor recreation areas for the community
- a community impact fund
- business park and retail space

Key amendments to our application include:

- **Down-zoning an adjacent parcel** to provide additional buffer from a northern residential neighborhood and facilitate agricultural education opportunities
- **New development to accommodate a market void** of medium square footage business park space
- **Large dedicated acreage** for governmental use, developed in coordination with the Board of Commissioners, and structured to facilitate citizen tax dollar savings

We are inspired by the opportunity to be longstanding members of the Chester community and look forward to continuing our conversation. We remain committed to collaboratively working towards a sustainable development plan that benefits Chester County now and for generations to come.

Sincerely,

Ben Thompson,
Director, Greenfield Development

Our Ask



APPROVE A REZONING
to support a Quarry



APPROVE A REZONING
to support a Business Park
and Retail Center



APPROVE A DOWNZONING
to eliminate industrial use and
provide additional buffer for
residential neighbors



BLESS THE CREATION
of a Community Fund that
administers 1% of annual net sales
(of the Chester County Quarry)
up to \$35k to Chester County
Non-profits and initiatives



BLESS THE CONDITIONS
of the associated rezonings
to further ensure responsible
actions and enable the donation
of recognized acreage for
Chester County Government use
and growth

Conditions applicable to properties included within the Luck Stone Corporation (the "Applicant") application for rezoning of properties located in Chester County, South Carolina shown on the plan dated November 11, 2022, entitled "Proposed Zoning and Special Exception Plan" as (i) "ID1" containing 79.41 acres (the "ID1 Property"), (ii) "GC" containing 25.72 acres (the "GC Property"), (iii) "ID3" containing 247.87 acres (the "ID3 Property") and (iv) "AG" containing 90.39 acres (the "AG Property").

Condition applicable to all properties:

Prior to issuance of any County permits for development of the parcels included within the application for rezoning, the Applicant shall submit an application for subdivision/boundary line adjustment of all parcels included within the application for rezoning to provide for the adjustment of parcel boundaries by zoning classification so that no parcel shall be split-zoned (include more than one zoning classification) and that all parcels are in compliance with the County subdivision ordinance.

Conditions applicable to the ID1 Property:

1. Prohibited Uses. No portion of the ID1 Property shall be used for any of the following uses:
 - i. Grain Milling
 - ii. Reconstituted wood products
 - iii. Converted Paper Products
 - iv. Mineral and Earth
 - v. Misc. Nonmetallic Mineral
 - vi. Aluminum Production

2. Dedication of Easement for Public Park. Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County an easement over an across the area containing approximately fifteen (15) acres (the "Park and Trail Easement") shown on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP") on commercially reasonable terms and conditions for a public park and trail system along Rocky Creek together with a right of access to and from Highway 9 as shown on the GDP. The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a survey of the Park and Trail Easement and payment of costs to prepare and record the easement agreement.

3. Entrance Landscaping and Beautification. The entrance to the ID1 Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the ID1 Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the GC Property and the ID3 Property to provide a consistent appearance for all such entrances.

Conditions applicable to all areas rezoned to the GC classification (the "GC Property"):

1. **Dedication of Property for Governmental Use.** Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County of one or more parcels containing a total of not less than fifteen (15) acres for governmental uses (the "Governmental Use Property") as generally shown on the plan included in this application entitled "Updated and Compiled General Development Plan". The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a current survey of the Governmental Use Property and payment of costs to prepare and record the deed of dedication. The deed of dedication shall restrict use of the Governmental Use Property to use by the County or other governmental entities unless otherwise approved by the owner of the ID3 Property.
2. **Entrance Landscaping and Beautification.** The entrance to the GC Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the GC Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the ID1 Property and the ID3 Property to provide a consistent appearance for all such entrances.
3. **Cemetery Access.** The cemetery located on the GC Property will remain undisturbed and reasonable access will be provided to relatives and descendants of persons buried in the cemetery for the limited purposes of visiting graves, maintaining the gravesite or cemetery or conducting genealogy research. Such access shall not include the right to operate motor vehicles on the GC Property other than within any driveways and parking areas as may be located on the GC Property from time to time.

Condition applicable to the area rezoned to the AG classification (the "AG Property"):

The Applicant will enter into discussions with representatives of the County schools to explore the use of a portion of the AG Property for an agricultural education program which may include the cultivation of trees or other crops to provide a hands-on learning experience. If the County schools are interested, the Applicant will work with the County schools in good faith to agree upon the terms and conditions of a lease of up to one half (1/2) of the AG Property for \$1.00/year for a term of up to fifteen (15) years or as may otherwise be agreed upon by the County schools and the Applicant.

Conditions applicable to all areas rezoned to the ID3 classification (the "ID3 Property"):

1. No portion of the ID3 Property shall be used for any of the following uses:
 - i. Biological and allied wholesaling
 - ii. Manufacturing of animal, chemical, gas, or arms and munitions
 - iii. Petroleum storage for wholesaling (except to supply uses on the ID3 Property)
 - iv. Fuel dealers, retail (except to supply uses on the ID3 Property)
 - v. Hazardous waste carriers
 - vi. Municipal solid waste landfill
 - vii. Airport

2. Entrance Landscaping and Beautification. The entrance to the ID3 Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the ID3 Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the ID1 Property and the GC Property to provide a consistent appearance for all such entrances.

3. Screening and Visual Line of Sight. Mining activities and related uses on the ID3 Property shall be screened from visibility from Highway 9 using berms and landscaping or other means proposed by the Applicant and approved by the County in connection with the review and approval of a site plan for development of the ID3 Property.

4. Dedication of Easement for Public Park. Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County an easement over an across the area containing approximately fifteen (15) acres (the "Park and Trail Easement") shown on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP") on commercially reasonable terms and conditions for a public park and trail system along Rocky Creek together with a right of access to and from Highway 9 as shown on the GDP. The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a survey of the Park and Trail Easement and payment of costs to prepare and record the easement agreement.

Conditions for a Special Exception to Allow Mining Operations and Associated Uses on the ID3 Property ("Mining Operations")

Development and use of the ID3 Property for Mining Operations pursuant to the requested Special Exception shall be subject to the following conditions:

1. Hours of Operation. Hours of operation shall be limited as follows:
 - (a) Extraction Area, Primary Plant and Equipment: 6:00 a.m. to 9:00 p.m. Monday through Saturday ("Standard Operating Hours") only except as provided below.
 - (b) Shipping, Loading and Limited Processing: Standard Operating Hours except as otherwise required in the event a federal, state or local agency or authority requests or requires that such activities be conducted during other hours.
 - (c) Processing Plant (secondary and/or finishing phases of plant operations): Hours of operation for the processing plant shall be unrestricted when operated without the use of trucks and loaders utilizing audible back-up alarms (when operated with trucks and loaders utilizing audible back-up alarms, Standard Operating Hours shall apply). Any vehicular operations during hours other than Standard Operating Hours shall be for processing activities only and shall not be for extraction activities.
 - (d) Blasting. Blasting shall not occur before 9:30 a.m. or after 5:00 p.m. Monday through Friday, except when a blasting charge has been set before 5:00 p.m. and is delayed due to reasons beyond the reasonable control of Operator or due to safety considerations. In such a case, Operator may then complete the blast after 5:00 p.m. but no later than thirty (30) minutes after sunset. There shall be no blasting on Saturdays or Sundays except to complete a blast where the charge was set and blasting delayed as described above.
2. Buffers. Buffers shall be provided in the locations and of the widths shown on the on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP"). Buffers shall consist of undisturbed natural vegetation supplemented by berms, additional vegetation or otherwise as necessary to comply with the requirements of the mining permit (the "State Mining Permit") issued to Operator for Mining Operations by the South Carolina Department of Health and Environmental Control ("DHEC"). Encroachments into buffers shall be allowed for utility lines, roads, access points and such other encroachments or breaks as necessary to conduct Mining Operations in accordance with the State Mining Permit.
3. No Trespassing Signs. "No Trespassing" signs shall be posted and perpetually maintained around the perimeter of the processing and extraction areas. Signs shall not be more than 300 feet apart.
4. Wetlands. All necessary permits to allow disturbance of jurisdictional wetlands on the ID3 Property shall be obtained from the applicable governmental authority (e.g., U.S. Army Corps. of Engineers, Chester County Government, or DHEC).

5. DHEC Mining, Water Discharge and Air Permits.

(a) Prior to commencement of any land disturbance associated with Mining Operations, Operator shall obtain the State Mining Permit from DHEC. The State Mining Permit shall address all relevant issues including soil erosion, stormwater management, air quality and reclamation. Completion of the reclamation plan shall be secured by a bond posted with DHEC in accordance with its regulations.

(b) Prior to commencement of Mining Operations, Operator shall obtain an NPDES General Permit for Discharges Associated with Nonmetal Mineral Mining Facilities from the DHEC Bureau of Water pursuant to the Pollution Control Act of South Carolina and the Federal Clean Water Act which is administered by DHEC in South Carolina.

(c) Prior to commencement of Mining Operations, Operator shall obtain an Air Quality Permit from the DHEC Bureau of Air Quality to ensure compliance with the Federal Clean Air Act which is administered by DHEC in South Carolina. In connection with the issuance of the Air Quality Permit, Operator shall develop and implement a facility-wide plan for controlling fugitive dust and emissions from Mining Operations including process operations, truck traffic, storage piles, and any other areas within the ID3 Property where fugitive dust emissions can be generated. Fugitive dust generated from direct Mining Operations shall be controlled by wet suppression and/or dry dust collection systems. Fugitive dust generated by vehicular traffic within Mining Operations shall be controlled by the application of water or equivalent wetting agent to roadways and other traveled surfaces on the ID3 Property.

(d) Operator shall maintain copies of all federal and state records pertaining to permits and approvals on-site and, upon reasonable prior notice from County zoning officials, Operator shall make copies of permits and approvals to County zoning officials for review.

6. Entrance Road.

(a) Operator shall pave and maintain in good condition the entrance road providing access to Mining Operations from Highway 9 for a distance of approximately 1000 feet as generally shown on the on the GDP.

(b) Permanent access to Mining Operations shall be limited to a single point on Highway 9 as generally shown on the GDP and approved by SC Department of Transportation. The portion of such access located between Highway 9 and the area used for active mining may be shared by other uses as authorized by Operator.

(c) Operator shall inspect the intersection of the Mining Operations entrance road and Highway 9 daily for loose stone. Operator shall remove any loose stone material at or around the entrance road outside of the right of way of Highway 9 if removal can be completed safely and without interruption of traffic on Highway 9. Operator shall solicit the assistance of the appropriate agency (SCDOT, County Sheriff, etc.) with respect to removal of stone within the right of way of Highway 9 or as otherwise required for safe removal without interruption of traffic on Highway 9.

7. Monitoring Wells. Operator shall construct five (5) monitoring wells at locations determined by an independent qualified professional (i.e., certified hydrologist or

geologist) and approved by DHEC. A plan describing the procedures and timing of observance for the monitoring wells shall be developed by an independent qualified professional and approved by DHEC and to be followed by Operator.

8. Water Well Impacts. Upon submission of a formal complaint by an adjacent property owner or as requested by the County, pursuant to the State Mine Permit DHEC shall determine if any activity associated with Mining Operations has caused a well or wells on the adjacent property owner's land to become dry. If DHEC determines that Mining Operations has caused the drying of the property owner's well, Operator shall be responsible for providing an alternative water source (e.g., drill well deeper, new well, or connect to public water source at the discretion of Operator) for the aggrieved party at Operator's expense.

9. Blasting.

- (a) Blasting Data shall be monitored and recorded for all blasts, shall be maintained on-site at the scale house for a period of three (3) years and shall be made available to County zoning officials for review at the scale house. Blasting Data shall include the time and date of blast, pounds of blasting material per delay, total pounds of blasting materials per blast, seismograph readings of ground vibration levels and air over-pressure levels in decibels.

- (b) Operator shall provide notice prior to the first blast associated with Mining Operations (not site development/construction) either by (i) written notice via direct mail to all property owners and/or occupants of existing dwellings within one-half (1/2) mile of the areas where blasting will occur or (ii) advertisement two (2) times in a local newspaper of general circulation at least ninety (90) days prior to the first blast associated with Mining Operations blast. Upon receipt, pursuant to the above described notice, by DHEC and Operator of a written request from the owner of any existing structures within one-half (1/2) mile of the areas where blasting will occur, a third party consultant selected and engaged by Operator shall conduct an inspection of the applicable structures to determine the structural condition of the structures prior to the first blast associated with Mining Operations. The property owner shall have the right to supervise the inspection by the third-party consultant and shall be provided with a copy of the consultant's report.

- (c) Ground vibration caused by blasting activity shall not exceed the maximum peak particle velocity allowed pursuant to South Carolina Code of Regulations Section 89-150(E) as measured at the immediate location of any dwelling, public building, school, church, or commercial or institutional building existing as of the date of approval of the Special Exception to allow Mining Operations. The maximum peak particle velocity requirement does not apply to structures within the permitted area, or any area that is owned or leased by Operator or any structures on which Operator has acquired waiver to damage rights.

- (d) If a formal claim is made by any private or public landowner that the landowner or the property (real or personal) of the landowner has been damaged by blasting activities associated with Mining Operations, whether by ground vibration, air over-pressure or otherwise, an independent, qualified professional with experience in the effects of blasting shall be engaged to determine if any damage was caused by blasting activities associated with Mining Operations. If it is determined that damage was caused by blasting activities

associated with Mining Operations, Operator shall correct the damage or reimburse the landowner for such damage. The amount of any reimbursement shall be determined by an independent, competent professional with expertise in estimating the damage (for example, a licensed builder or building contractor where the damage is to a residence). The independent professionals performing assessments pursuant to this paragraph shall be agreed upon by both Operator and the property owner and retained at the expense of Operator.

10. Lighting. Exterior light fixtures associated with Mining Operations shall be of a type and installed in a manner to reasonably minimize light spillage from Mining Operations onto adjoining parcels.
11. Noise. Airborne noise produced from Mining Operations other than blasting shall not exceed 80dba of continuous noise for greater than five (5) minutes at any one time as measured along the northern and western boundaries of the ID3 Property (the "Noise Limit"). The Noise Limit shall not apply to individual events lasting less than five (5) minutes. Operator shall install monitoring devices on the northern and western property lines of the ID3 Property to monitor decibel levels to assure that noise from Mining Operations does not exceed the Noise Limit.
12. Reclamation Plan. As a condition of the Special Exception, the reclamation plan approved by DHEC as part of the State Mining Permit shall be complied with by Operator, including, but not limited to, the following tasks which shall be completed upon completion of Mining Operations:
 - (i) all debris, scrap metal, concrete foundations, sidewalks and structures will be removed and
 - (ii) the stockpile, office and plant areas will be graded, sloped back to as natural a contour as reasonably possible (but no steeper than a 3h:1v slope) and seeded. Perimeter berms and buffers may be left in place and the pit area may be allowed to fill up with water.
13. Community Interest Engagement Group. Operator shall work with interested parties in the community to establish a Community Interest Engagement Group (the "CIEG") comprised of representatives of homeowner associations or similar residential groups and interested individual property owners located within a two (2) mile radius of Mining Operations. Operator shall facilitate meetings with the CIEG on a quarterly basis or as otherwise mutually determined by Operator and the CIEG to allow for information exchanges with respect to historical Mining Operations, future plans for Mining Operations and other community issues or opportunities of concern or interest of the CIEG and Operator. This condition is intended to provide a forum for communications among the CIEG and Operator and does not grant any approval rights to the CIEG with respect to Mining Operations.
14. Community Fund. Annually, Operator shall contribute the lesser of (i) one percent (1%) of the adjusted net sales of construction aggregate materials excavated from the ID3 Property and sold to third parties during the year or (ii) Thirty Five Thousand Dollars (\$35,000.00) to one or more organizations within Chester County in support of local Chester County non-profit initiatives, workforce development programming or general community improvement opportunities. This funding will be managed by Operator and distributed to organizations selected by Operator after consultation with the CIEG. For purposes of this condition, "adjusted net sales" shall mean total sales dollars of construction aggregate materials mined or extracted from the ID3 Property excluding any transportation (whether by truck, rail or other method), hauling, loading or unloading charges and less deductions for cash discounts, price

adjustments, additive materials, allowances, volume discounts and sales, use and other similar taxes or governmental charges. Annually, a report of contributions made by Operator pursuant to this condition shall be provided to the CIEG and to the County.

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-26 Luck Companies request a portion (1.82 acres) of Tax Map # 089-00-00-005-000 at 1207 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5-0 Approved.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 12-20-22 Case # CCMA22-26 Invoice # 5948

The applicant hereby requests that the property described to be rezoned from R-2 to ID-1

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions".

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: 1207 Lancaster HWY Chester, SC 29706
 Tax Map Number: 089-00-00-005-000 (portion) Acres: 1.82 Acres Rezoned to ID-1 out of total 9.62 Acre Parcel

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper. See attached "Proposed Rezoning and Special Exception Plan" for aerial photo

PLEASE PRINT:

Applicant (s): Luck Companies
 Address PO BOX 29682 Richmond, VA 23242
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): Harvey & Anne Reed - see attached Designation of Agent letter
 Address: 1207 Lancaster HWY Chester, SC 29706
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: see attached Designation of Agent letter Date: _____

Applicant signature: Date: 11/11/22

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

Designation of Agent for Zoning Map
Amendment and for Special Exception Application

Chester County, South Carolina

We hereby appoint Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as our agent to represent us in connection with applications to Chester County, South Carolina for a Zoning Map Amendment (Rezoning) and for a Special Exception with respect to the property described below:

Property Address Information

Property Address: 1207 Lancaster Highway, Chester, SC 29706
Tax Map Number: 089-00-00-005-000 Acres: 9.38

Applicant:

Luck Stone Corporation d/b/a Luck Companies
515 Stone Mill Drive
Manakin-Sabot, Virginia 23103
Attention: Benjamin A. Thompson
Telephone: Office: ([REDACTED]) ([REDACTED])

Owner:

Anne Reed
Harvey Brent Reed
1207 Lancaster Highway
Chester, South Carolina 29706
Telephone: Home/Office: ([REDACTED]) ; Cell: ([REDACTED])

We hereby agree that this information we have presented is correct.

Owner's signature: Anne Reed Date: November 5 , 2022
Anne Reed

Owner's signature: Harvey Brent Reed Date: November 5 , 2022
Harvey Brent Reed

Doc#133253272



Chester County, South Carolina
Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-26

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located on 1207 Lancaster Hwy., Chester, SC 29706.

This property is identified as Tax Map # 089-00-00-005-000. The property is currently zoned R2 (Rural Two District) and the request is to change a portion (1.82 acres) of the zoning to ID-1 (Restricted Industrial District).

This application will be presented to the Planning Commission at the December 20, 2022, meeting. The meeting is scheduled to begin at 6:30 PM at the R. Carlisle Roddey Complex in the Council Chambers. Adjoining landowners are invited to attend.

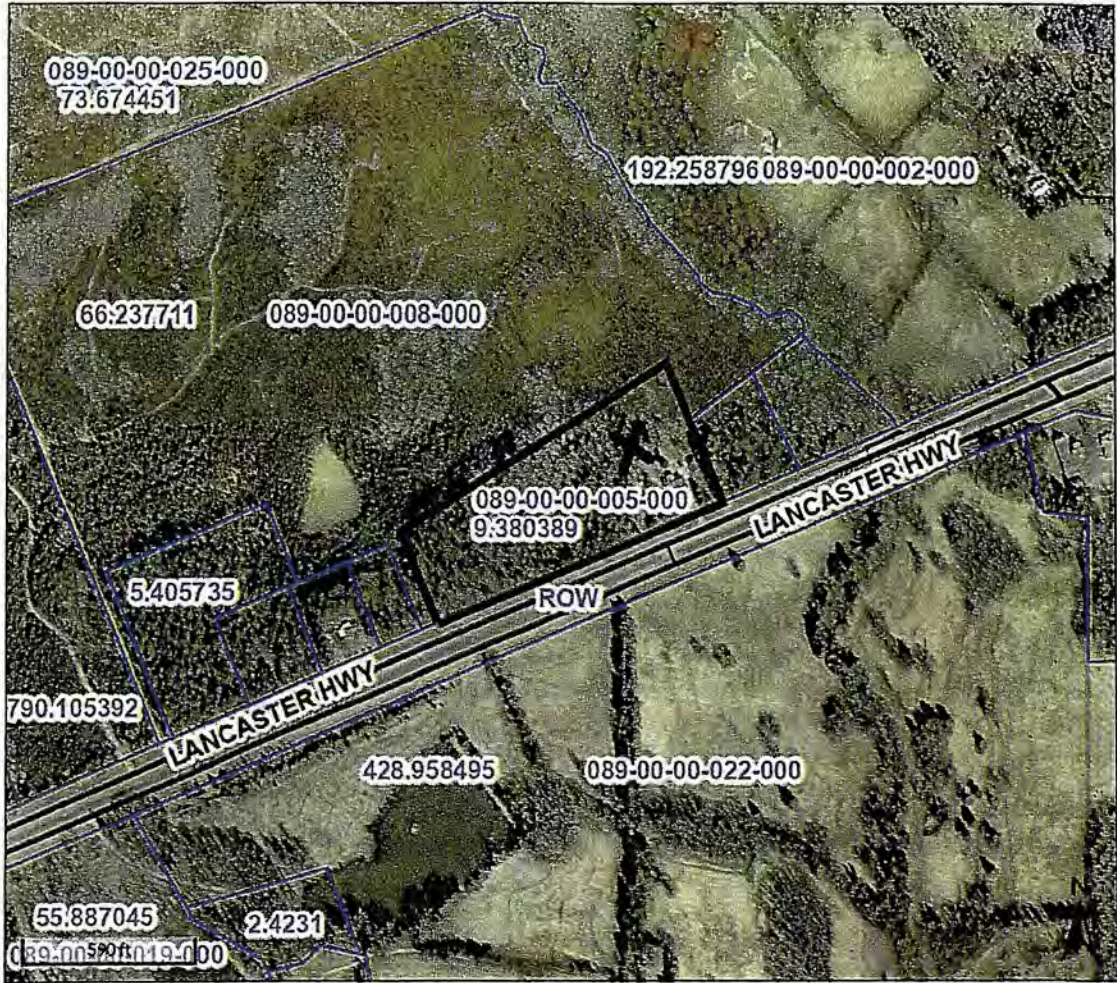
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



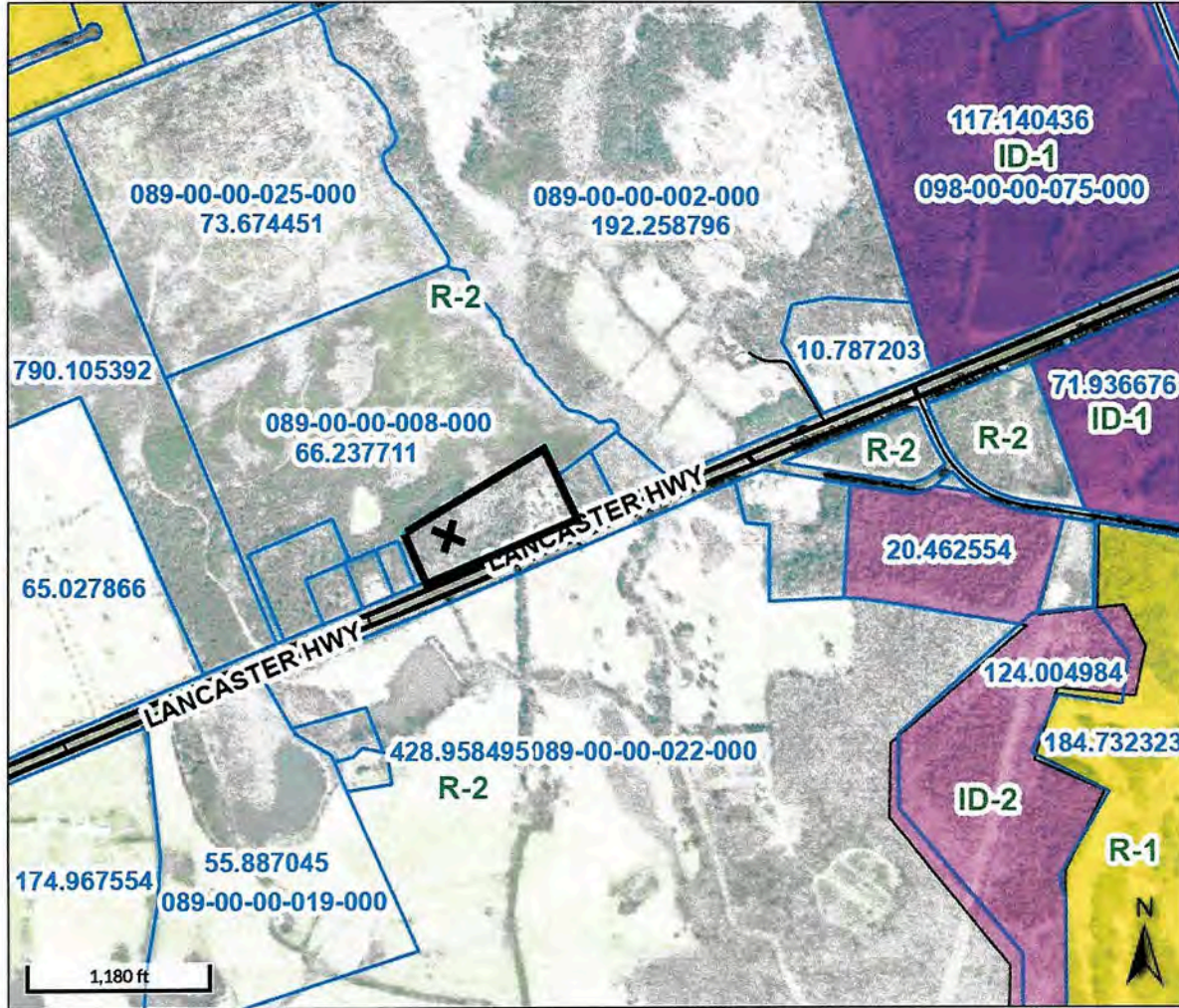
Overview



Parcel ID	089-00-00-005-000	Alternate ID	n/a	Owner Address	REED HARVEY BRENT-SURVIVORSHIP
Sec/Twp/Rng	n/a	Class	R		REED ANNE HALL-SURVIVORSHIP
Property Address	1207 LANCASTER HWY	Acreage	9.38		1207 LANCASTER HWY
					CHESTER SC 297066771
District	02				
Brief Tax Description	LANCASTER RD (Note: Not to be used on legal documents)				

Date created: 11/17/2022
 Last Data Uploaded: 11/17/2022 3:10:12 AM

Developed by  Schneider
 GEOSPATIAL



Overview



Parcel ID	089-00-00-005-000	Alternate ID	n/a	Owner Address	REED HARVEY BRENT-SURVIVORSHIP
Sec/Twp/Rng	n/a	Class	R		REED ANNE HALL-SURVIVORSHIP
Property Address	1207 LANCASTER HWY	Acreeage	9.38		1207 LANCASTER HWY
					CHESTER SC 297066771
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2022
 Last Data Uploaded: 12/15/2022 3:16:50 AM

Developed by  **Schneider**
 GEOSPATIAL

Owner and Location

Next Year (2023) Changes

Search Options

Map Number **089-00-00-005-000** Real 00641493 History Year
 Name 1 REED HARVEY BRENT-SURVIVORSHIP Other Map Number

Alerts

Has Additional Comments

Owner Information

Post Initials CW Reason for Change Activity Date 06/04/2021
 Name 2 REED ANNE HALL-SURVIVORSHIP Land Value 50,300
 Address 1 1207 LANCASTER HWY Building Value 111,200
 Address 2 CHESTER SC Total Market Value 161,500
 Zip Code 29706 6771 Total Tax Value 122,050

Codes

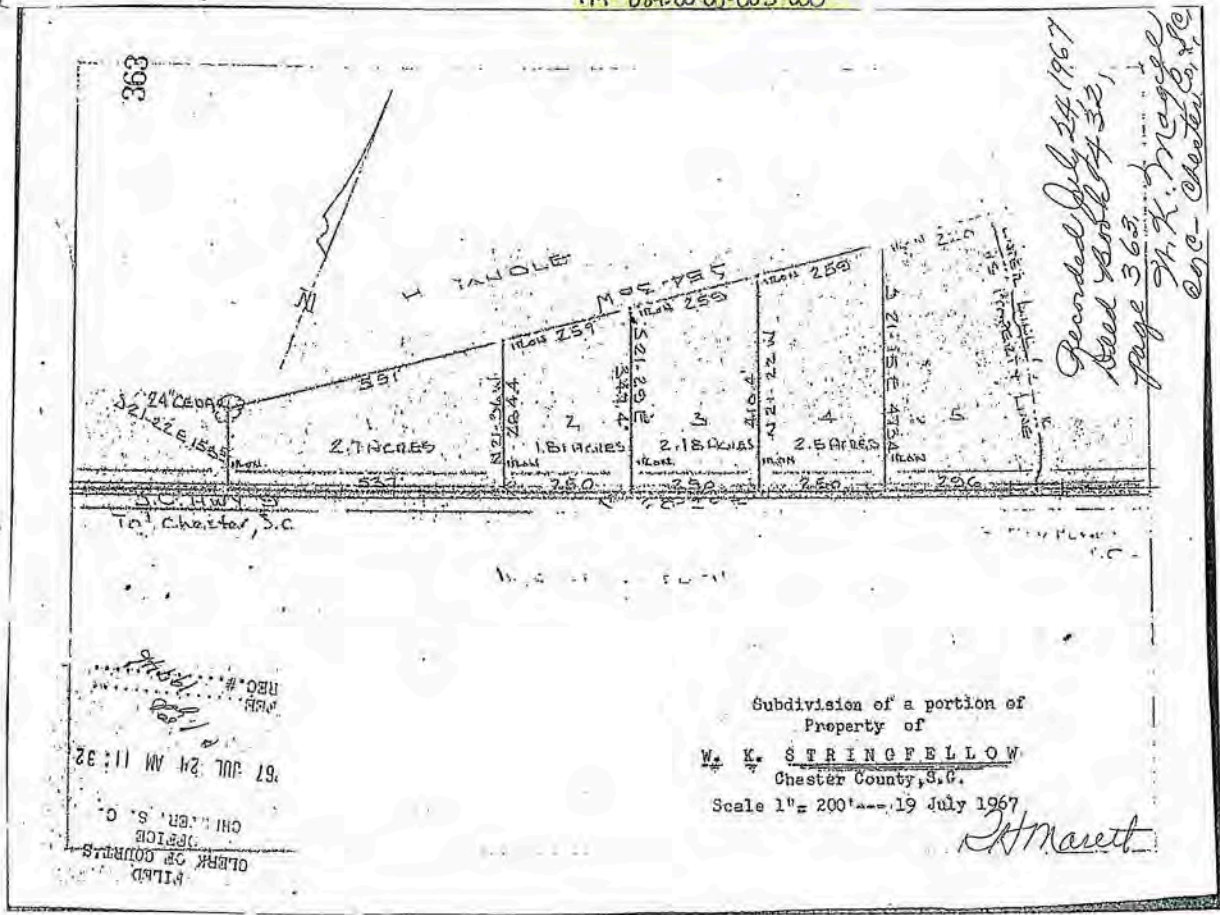
District 02 Fire Code CS CITY SUB
 Town Neighborhood R2 RURAL 2
 Subdivision Use Class
 Description LANCASTER RD
 Legal
 Location Street Number 1207 Street Name LANCASTER HIGHWAY Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied TIF Base
 Agricultural Use Reappraisal Notice MCIP Industrial Park ID
 Rollback Exempt

Scroll by: MAP#

TM# 689-00-00-005-000



Recorded July 24 1967
 Book 363 p 363
 Page 363
 W. K. Stringfellow
 C.C. - Chester Co., S.C.

432

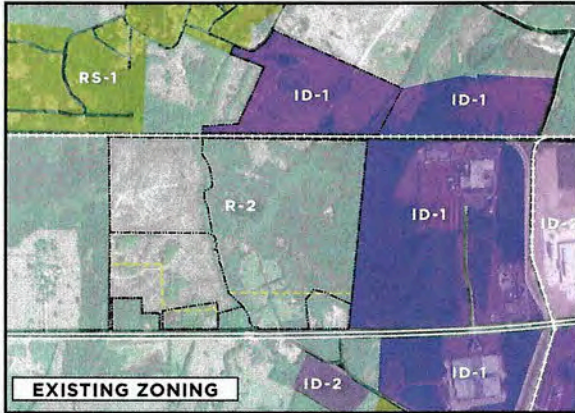
FILED
 CLERK OF COURTS
 CHESTER COUNTY, S. C.
 1967 JUL 24 AM 11:32
 REC. # 1967

Subdivision of a portion of
 Property of
 W. K. STRINGFELLOW
 Chester County, S.C.
 Scale 1" = 200' - 19 July 1967

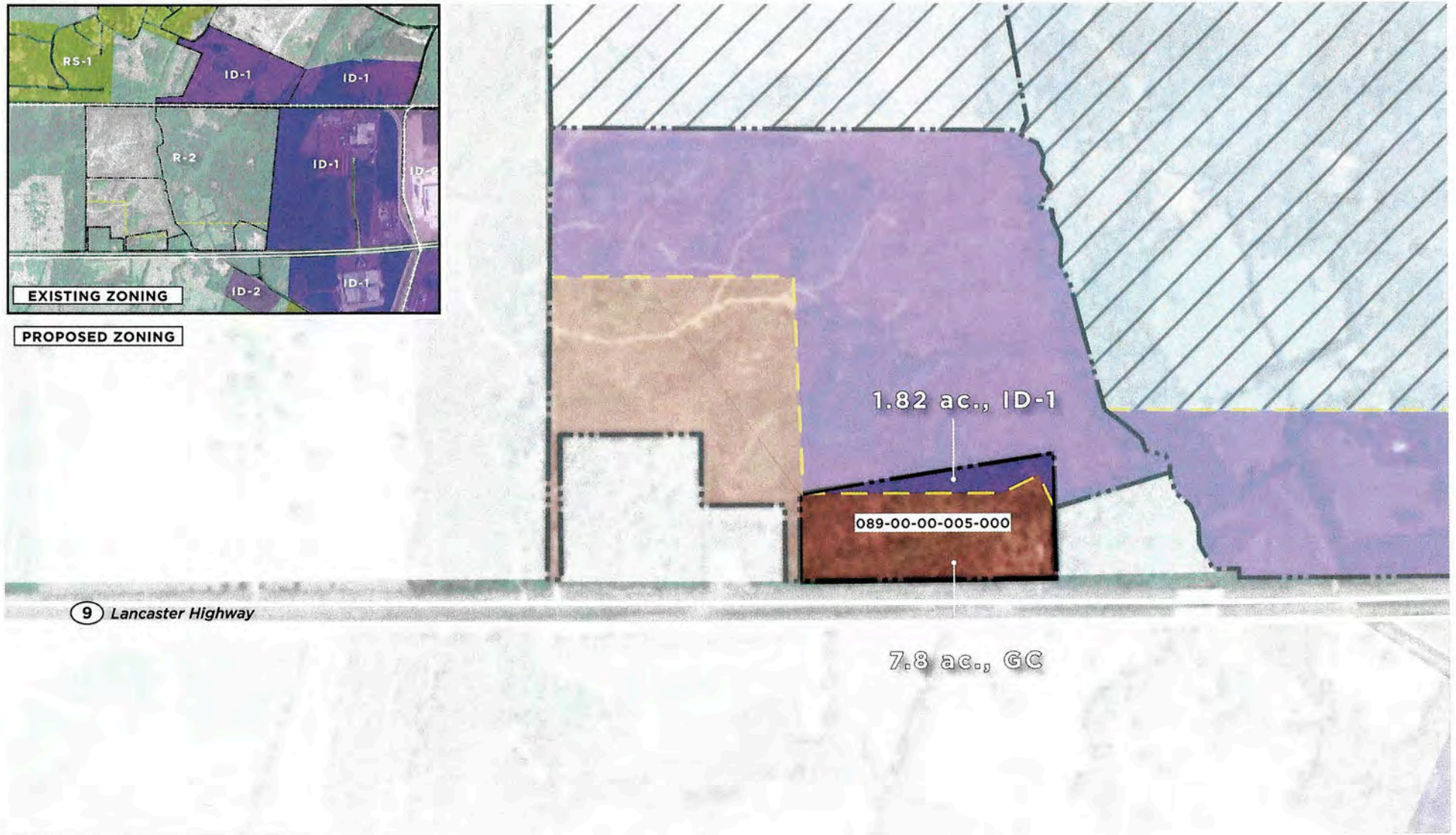
H. M. ...

Recorded: July 24 1967
 REC'D - CHESTER CO., S.C.

PARCEL #089-00-00-005-000



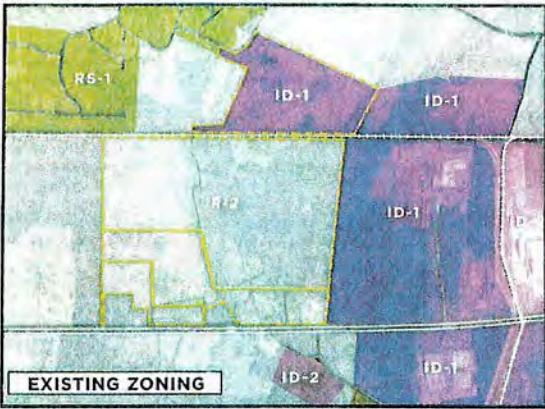
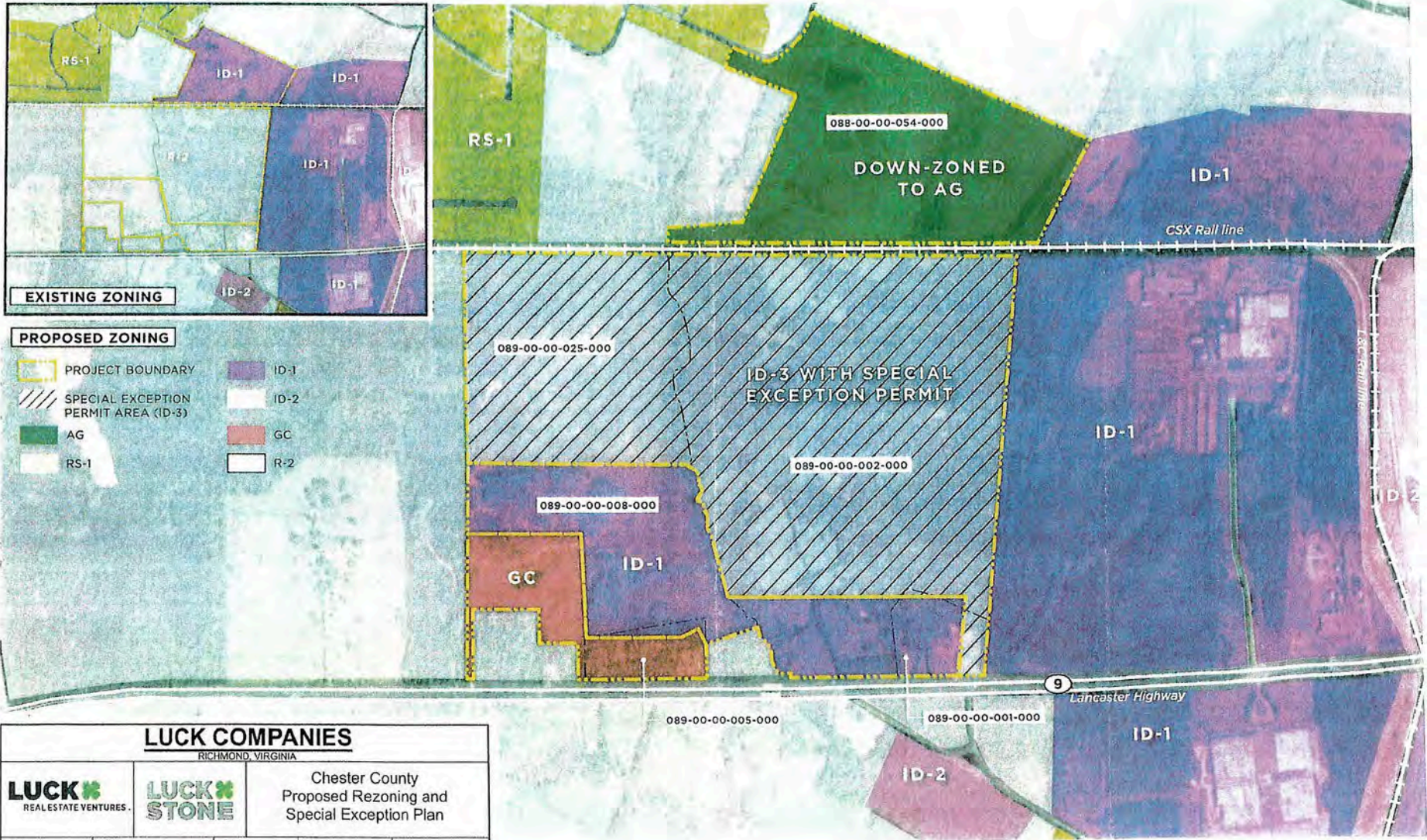
PROPOSED ZONING



9 Lancaster Highway



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



- PROPOSED ZONING**
- PROJECT BOUNDARY
 - AG
 - ID-1
 - GC
 - ID-2
 - ID-3
 - RS-1
 - R-2

LUCK COMPANIES RICHMOND, VIRGINIA			
LUCK REAL ESTATE VENTURES	LUCK STONE	Chester County Proposed Rezoning and Special Exception Plan	
Date: 11/11/22	Data: Chester County GIS, Google Maps	Scale: Approx. 1" = 200'	Page: 3 OF 4 Drawn by: Patrick Hess
WIT: every effort has been made to ensure the accuracy, completeness and timeliness of this map. However, the user is responsible for the use of this map, and the user agrees to hold the provider harmless for any errors or omissions.			



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

Parcel ID	Owner	Address	Survey Acreage	Current Zoning	Desired Zoning	Desired Zoning Acreage (Per GIS)	Special Exception Application	Summary of Use
089-00-00-005-000	Harvey and Anne Reed	1207 Lancaster HWY Chester, SC 29706	9.62	R-2	GC	7.8	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	1.82	n/a	Business Park
089-00-00-008-000	Pinnacle Partners INC	1113 Lancaster HWY Chester, SC 29706	66.81	R-2	GC	17.92	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	48.89	n/a	Business Park
088-00-00-054-000	Albert D Oliphant III	n/a	90.39	I-1	AG	90.39	n/a	Agricultural Education
089-00-00-002-000	Luck Stone Corporation	1421 Collie Lane Chester, SC 29706	193.81	R-2	ID-3 w/ Special Exception	174.46	✓	Quarry and Ancillary Uses
					ID-1	19.35	n/a	Business Park
089-00-00-025-000	Luck Stone Corporation	n/a	72.4	R-2	ID-3 w/ Special Exception	72.4	✓	Quarry and Ancillary Uses
089-00-00-001-000	Luck Stone Corporation	1257 Lancaster HWY Chester, SC 29706	10.36	R-2	ID-3 w/ Special Exception	1.01	✓	Quarry and Ancillary Uses
					ID-1	9.35	n/a	Business Park

Total GC Rezoning Area	25.72
Total ID1 Rezoning Area	79.41
Total ID3 w/ Special Exception Rezoning Area	247.87
Total AG Rezoning Area	90.39

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-27 Luck Companies request a portion (48.89 acres) of Tax Map # 089-00-00-008-000 at 1113 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Vice Chairman motioned to approve, second by Commissioner Howell. Vote 5-0
Approved.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 12.20.22 Case # CCMA22-27 Invoice # 5948

The applicant hereby requests that the property described to be rezoned from R-2 to ID-1

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions"

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: 1113 Lancaster HWY Chester, SC 29706
 Tax Map Number: 089-00-00-008-000 (portion) Acres: 48.89 Acres Rezoned to ID-1 out of total 66.81 Acre Parcel

Any structures on the property: yes _____ no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): Luck Companies
 Address PO BOX 29682 Richmond, VA 23242
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): Pinnacle Partners INC - see attached Designation of Agent letter
 Address: PO Box 3167 Rock Hill, SC 29732
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: see attached Designation of Agent letter Date: _____

Applicant signature: [Signature] Date: 11/11/22

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

Designation of Agent for Zoning Map
Amendment and for Special Exception Application

Chester County, South Carolina

Pinnacle Partners, Inc. hereby appoints Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as its agent to represent it in connection with applications to Chester County, South Carolina for a Zoning Map Amendment (Rezoning) and for a Special Exception with respect to the property described below:

Property Address Information

Property Address: 1113 Lancaster Highway, Chester, SC 29706
Tax Map Number: 089-00-00-008-000 Acres: 66.24

Applicant:

Luck Stone Corporation d/b/a Luck Companies
515 Stone Mill Drive
Manakin-Sabot, Virginia 23103
Attention: Benjamin A. Thompson
Telephone: Office: [REDACTED] Cell: [REDACTED]

Owner:

Pinnacle Partners, Inc.
541 Windward Pt. Ct.
Columbia, South Carolina 29212
Telephone: Home/Office: () _____; Cell: [REDACTED]

I hereby agree that this information I have presented is correct.

Owner's signature:

PINNACLE PARTNERS, INC.

By: Harold Williams
Harold Williams
Its PRESIDENT

Date: November 3rd, 2022

Doc#133266766