

NOTES

1. This plat is a subdivision of the following parcels or tracts of land:

Part of that parcel or tract of land described in a Confirmatory Deed from Old Standard, LLC to Old Standard, LLC dated January 13, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 984 at Page 501.

All of that parcel or tract of land described in a deed from the Jefferson County Public Service District to Old Standard, LLC dated August 13, 2007 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 1040 at Page 625.

2. Title information shown hereon is based in part on a Title Insurance Commitment prepared by Stewart Title Guaranty Company, File No. 05C-2293, and dated April 26, 2006. This subdivision record plat is not intended to show every matter affecting ownership or use, nor every matter restricting the ownership or use of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3. Property is subject to the following easements granted to the Potomac Edison Company:

- From American Marietta Company recorded in Liber 386 at Folio 176 as shown hereon.
- From Shenandoah Quarry, Inc. recorded in Liber 546 at Folio 438 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
- From Martin Marietta Corporation recorded in Liber 461 at Folio 568 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.

4. Property is subject to the Deed of Easement from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 653. Granted non-exclusive easements for water, sewer, grading and a temporary construction easement as shown hereon. Said Easements also being shown on a plat entitled "Water, Sewer, Utility, & Temporary Construction Easements on the Property of Old Standard LLC," recorded in Plat Book 24 at Page No. 49.

5. Property is subject to the Deed of Easement for sanitary sewer from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 620. Said easement also being shown on a plat entitled "Sewer Easement on the Property of Old Standard, LLC" recorded in Plat Book 24 at Page No. 48.

6. Property is subject to the Memorandum of Option between Old Standard, LLC and Catocin Power, LLC recorded in Liber 1015 at Folio 675, as amended by the Amendment to Easement Option Agreement recorded in Liber 1058 at Folio 155, the location of which is shown hereon to the extent possible.

7. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 986 at Folio 676.

8. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 995 at Folio 465.

SURVEYOR'S CERTIFICATION

I, W. Joseph Hines, do hereby certify that this plat of subdivision is, to the best of my professional knowledge, information and belief, accurate and that it represents a survey made in the field with a relative error of closure of at least 1 part in 7,500. I further certify that, once engaged, property corner markers and any other required monumentation will be set in accordance with Section 30-13A-26(h) of the West Virginia Code.

W. Joseph Hines
Professional Surveyor
West Virginia Registration No. 2099

SUBDIVISION APPROVAL

By authority vested in the Executive Director of the West Virginia Development Office under Chapter 5B, Article 2, Section 6a of the West Virginia Code (the act) and Emergency Legislative Rule 145-11, this project is approved and shall be recorded in the Land Records of Jefferson County, West Virginia.

Kelly Goos
Executive Director
West Virginia Development Office

OWNER'S CERTIFICATION

We, Old Standard, LLC, owners of the property described hereon, hereby adopt this plan of subdivision under Section 5B-2-6a of the West Virginia Code for Brownfield economic development districts.

Further, we establish temporary slope and grading easements adjacent to and contiguous with the private rights of way shown hereon as necessary for the construction of roadways.

We further certify that a Declaration of Covenants regarding the operation and maintenance of site utilities (including water, sewer and storm drain systems), parcels and private streets will be recorded among the Land Records of Jefferson County, West Virginia.

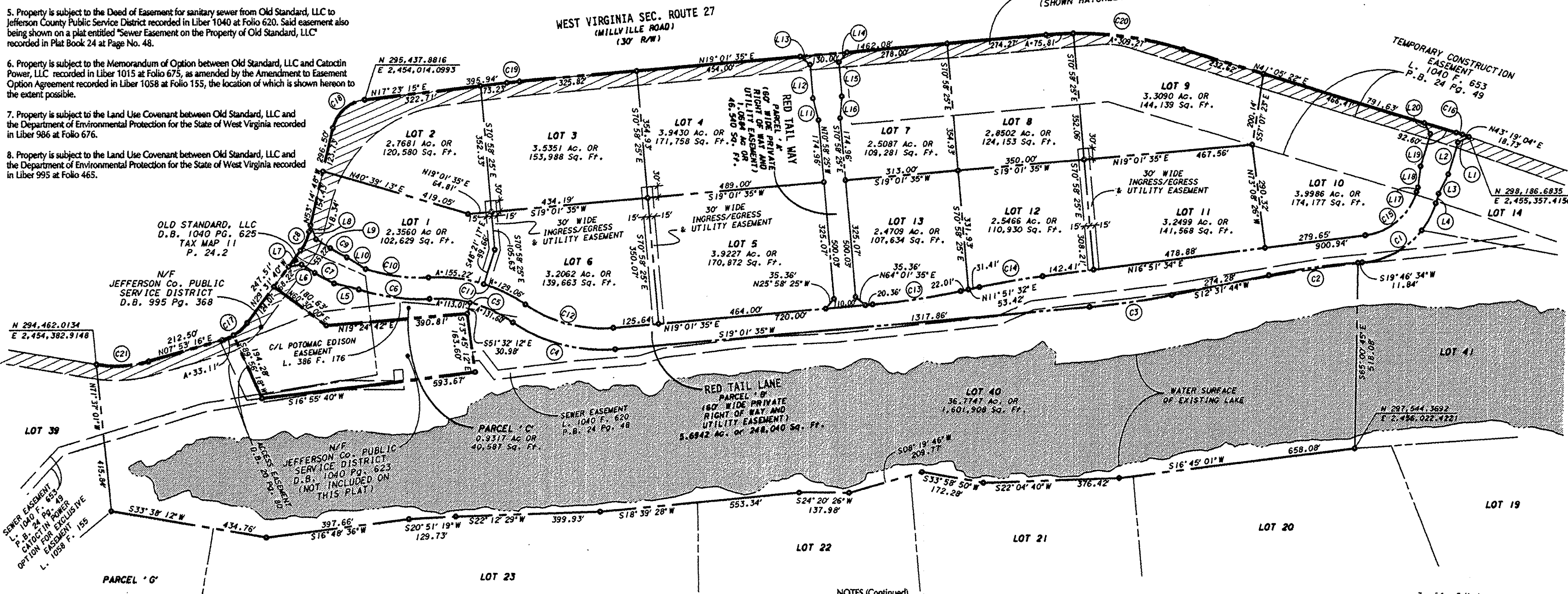
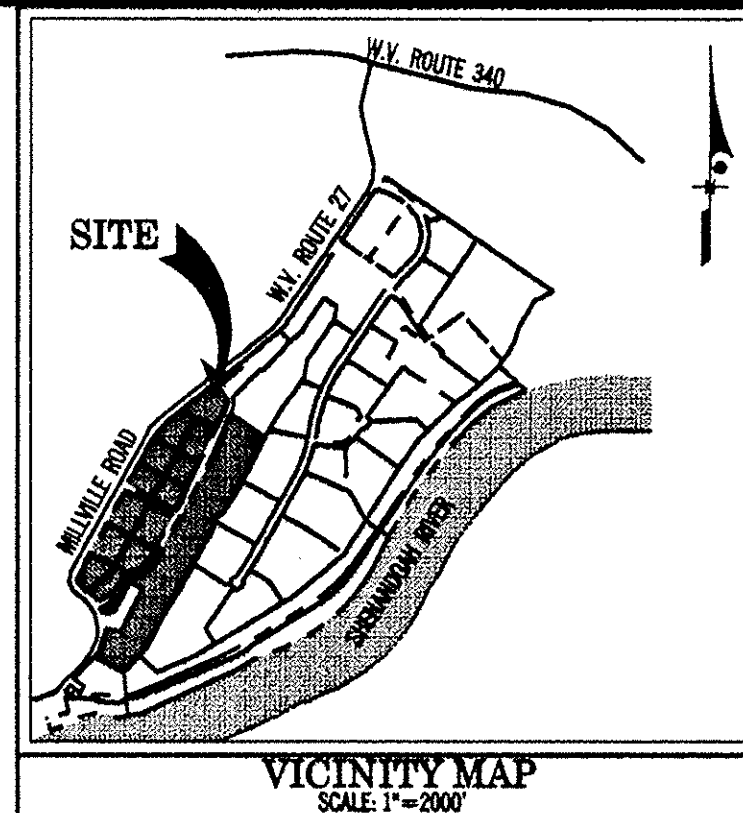
As owners of this subdivision, we, our successors, agents and assigns will cause property corner markers and any other required monumentation to be set by a licensed West Virginia Land Surveyor in accordance with Section 30-13A-26(h) of the West Virginia Code.

There are no recorded suits, actions at law, liens or leases affecting the property.

Old Standard, LLC:

Herbert Jonkers
Manager

Date 6/10/10



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 3°01'53" E	34.51'
L2	S 49°22'50" E	93.00'
L3	S 39°55'05" E	60.83'
L4	S 49°22'50" E	28.04'
L5	S 38°02'38" W	70.44'
L6	S 56°25'46" W	43.01'
L7	S 13°27'03" W	36.58'
L8	S 87°34'41" E	41.39'
L9	N 56°25'46" E	46.38'
L10	N 55°32'13" E	61.43'
L11	N 80°09'53" W	62.61'
L12	N 70°58'25" W	93.17'
L13	S 64°01'35" W	35.36'
L14	S 25°58'25" E	35.36'
L15	S 70°58'25" E	94.97'
L16	S 67°30'41" E	60.83'
L17	N 49°22'50" W	12.96'
L18	N 58°50'34" W	60.83'
L19	N 49°22'50" W	93.78'
L20	S 85°51'16" W	35.50'

CURVE TABLE					
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	69°09'23"	158.54'	277.61'	230.00'	261.08'
C2	7°14'50"	124.76'	249.18'	1970.00'	249.02'
C3	6°29'51"	115.23'	230.21'	2030.00'	230.09'
C4	39°48'57"	155.72'	298.81'	430.00'	292.84'
C5	37°52'45"	126.36'	244.61'	370.00'	240.18'
C6	21°29'16"	100.57'	198.77'	530.00'	197.61'
C7	6°30'19"	30.69'	61.31'	340.00'	61.28'
C8	23°43'08"	29.35'	57.87'	139.78'	57.45'
C9	6°30'19"	26.14'	52.23'	460.00'	52.20'
C10	21°29'16"	89.18'	176.27'	470.00'	175.24'
C11	37°52'45"	147.55'	284.28'	430.00'	279.13'
C12	39°48'57"	134.00'	257.12'	370.00'	251.98'
C13	7°10'03"	123.38'	246.44'	1970.00'	246.28'
C14	5°00'03"	88.64'	177.18'	2030.00'	177.12'
C15	66°14'24"	110.91'	196.54'	170.00'	185.77'
C16	2°13'42"	9.34'	18.67'	480.00'	18.67'
C17	37°24'56"	43.78'	84.42'	129.27'	82.93'
C18	70°32'03"	72.16'	125.56'	101.85'	117.76'
C19	1°38'20"	17.59'	35.18'	1230.00'	35.18'
C20	22°03'47"	194.95'	385.07'	1000.00'	382.70'
C21	25°36'20"	74.54'	146.60'	328.04'	145.38'

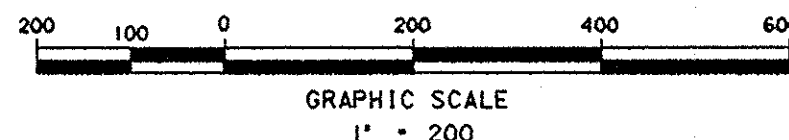
9. A Declaration of Covenants regarding the operation and maintenance of site utilities and Private Street Parcels 'A' and 'B' will be recorded among the Land Records of Jefferson County, West Virginia.

10. Parcel 'C' to be conveyed to the Jefferson County Public Service District.

11. No public right of way dedication by this plat.

12. Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.

AREA TABLE		
LOTS (14)	77.4398 Ac. OR	3,373,280 Sq. Ft.
PARCELS (3)	7.6944 Ac. OR	335,167 Sq. Ft.
TOTAL AREA THIS PLAT	85.1342 Ac. OR	3,708,447 Sq. Ft.

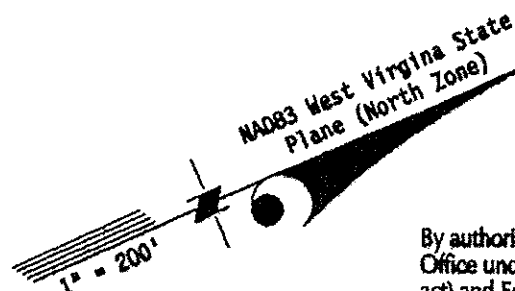


FINAL PLAT
OLD STANDARD, LLC
LOTS 1 THRU 13 & 40 AND PARCELS 'A', 'B' & 'C'
DEED BOOK 1040 PAGE 625, TAX MAP 11 PARCEL 24.2
PART OF DEED BOOK 984 AT PAGE 501, TAX MAP 11, PARCEL 24.1
HARPERS FERRY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE: June, 2010

Recorded	GREENHORNE & O'MARA, INC.	PLAT 1 OF 5
Plat Book	GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES	CSA - CSA
Plat No.	20410 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8282	Comp. - Drafter
		File No.

Jennifer S. Washan
JEFFERSON County 02:06:53 PM
Instrument No 2010012827
Date Recorded 06/18/2010
Document Type PLT
Book-Page 25-235
Recording Fee \$10.00
Additional \$1.00



SUBDIVISION APPROVAL

By authority vested in the Executive Director of the West Virginia Development Office under Chapter 58, Article 2, Section 6a of the West Virginia Code (the act) and Emergency Legislative Rule 145-11, this project is approved and shall be recorded in the Land Records of Jefferson County, West Virginia.

Kelly Goss
Executive Director
West Virginia Development Office

NOTES

1. This plat is a subdivision of the following parcel or tract of land:

Part of that parcel or tract of land described in a Confirmatory Deed from Old Standard, LLC to Old Standard, LLC dated January 13, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 984 at Page 501.

NOTES

2. Title information shown hereon is based in part on a Title Insurance Commitment prepared by Stewart Title Guaranty Company, File No. OSC-2293, and dated April 26, 2006. This subdivision record plat is not intended to show every matter affecting ownership or use, nor every matter restricting the ownership or use of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. Property is subject to the following easements granted to the Potomac Edison Company:
- a) From Martin Marietta Corporation recorded in Liber 406 at Folio 599 as shown hereon.
 - b) From Shenandoah Quarry, Inc. recorded in Liber 546 at Folio 438 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
 - c) From Martin Marietta Corporation recorded in Liber 461 at Folio 568 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
4. Property is subject to the Deed of Right of Way from Martin Marietta Corporation to Mary Nathanson, Trustee recorded in Liber 452 at Folio 712. Granted a twelve foot right of way for ingress and egress as shown hereon.
5. Property is subject to the Deed of Easement from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 620. Said easement also being shown on a plat entitled "Water, Sewer, Utility, & Temporary Construction Easements on the Property of Old Standard, LLC" recorded in Plat Book 24 at Page No. 49.
6. Property is subject to the Deed of Easement for sanitary sewer from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 620. Said easement also being shown on a plat entitled "Sewer Easement on the Property of Old Standard, LLC" recorded in Plat Book 24 at Page No. 48.
7. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 986 at Folio 676.
8. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 995 at Folio 465.

OWNER'S CERTIFICATION

We, Old Standard, LLC, owners of the property described hereon, hereby adopt this plan of subdivision under Section 58-2-6a of the West Virginia Code for Brownfield economic development districts.

Further, we establish temporary slope and grading easements adjacent to and contiguous with the private rights of way shown hereon as necessary for the construction of roadways.

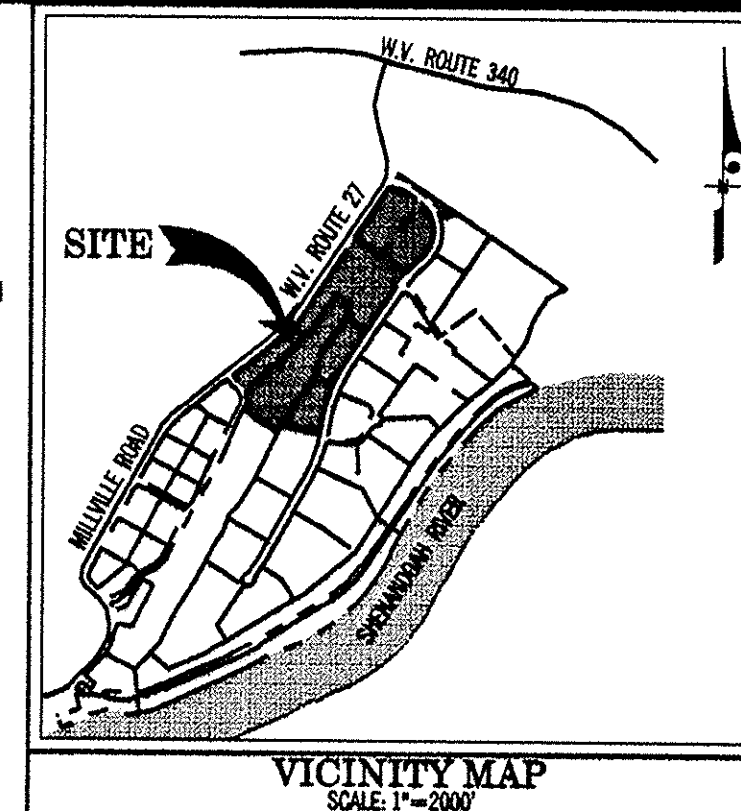
We further certify that a Declaration of Covenants regarding the operation and maintenance of site utilities (including water, sewer and storm drain systems), parcels and private streets will be recorded among the Land Records of Jefferson County, West Virginia.

As owners of this subdivision, we, our successors, agents and assigns will cause property corner markers and any other required monumentation to be set by a licensed West Virginia Land Surveyor in accordance with Section 30-13A-26(h) of the West Virginia Code.

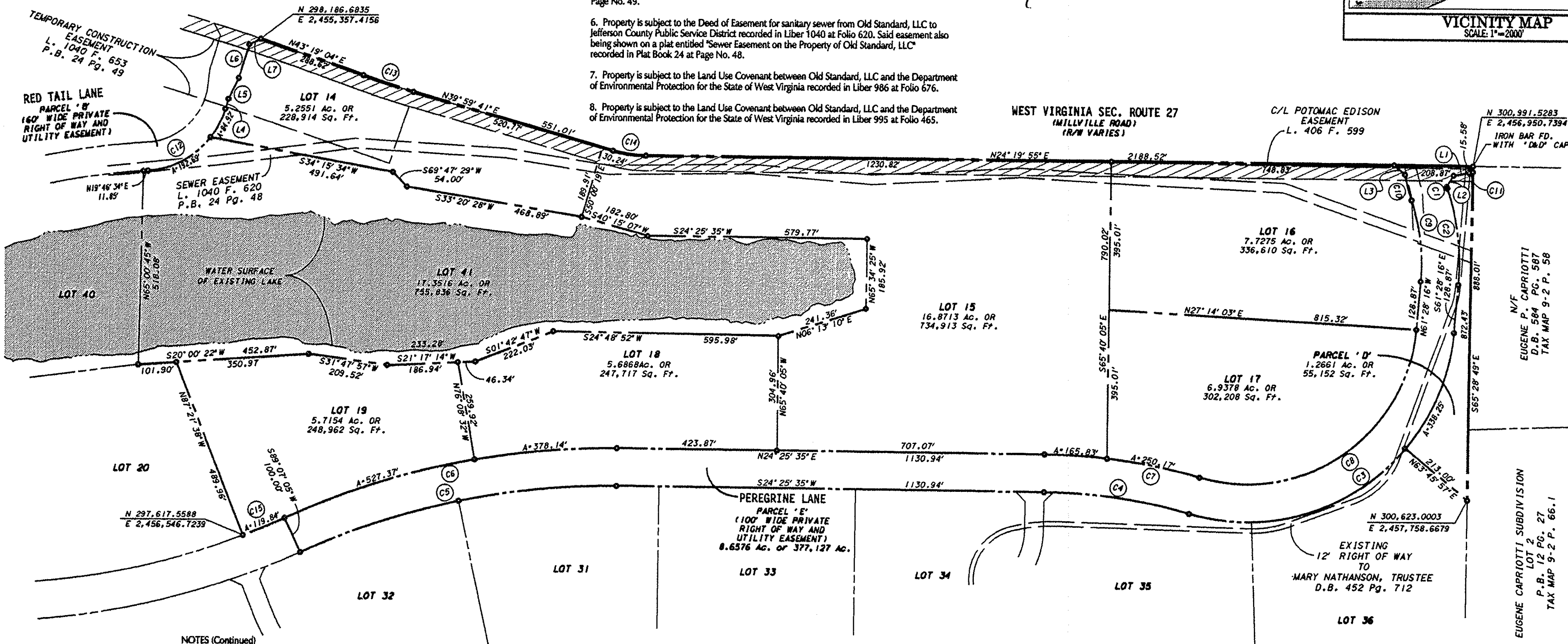
There are no recorded suits, actions at law, liens or leases affecting the property.

Old Standard, LLC

Robert Jenkins
Manager



VICINITY MAP
SCALE: 1" = 200'



NOTES (Continued)

9. A Declaration of Covenants regarding the operation and maintenance of Parcel 'D', site utilities and Private Street Parcel 'E' will be recorded among the Land Records of Jefferson County, West Virginia.

10. No public right of way dedication by this plat.

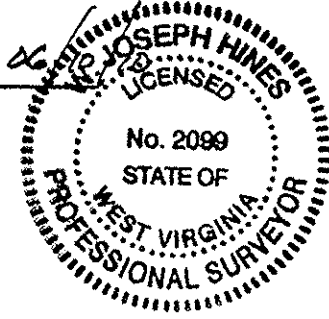
11. Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.

Jennifer S. Nashan
JEFFERSON County 02:06:53 PM
Instrument No 2010012827
Date Recorded 06/18/2010
Document Type PLT
Book-Page 25-235 A
Recording Fee \$10.00
Additional \$1.00

SURVEYOR'S CERTIFICATION

I, W. Joseph Hines, do hereby certify that this plat of subdivision is, to the best of my professional knowledge, information and belief, accurate and that it represents a survey made in the field with a relative error of closure of at least 1 part in 7,500. I further certify that, once engaged, property corner markers and any other required monumentation will be set in accordance with Section 30-13A-26(h) of the West Virginia Code.

W. Joseph Hines
W. Joseph Hines
Professional Surveyor
West Virginia Registration No. 2099



AREA TABLE	
LOTS (7)	65,5454 Ac. OR 2,855,160 Sq. Ft.
PARCELS (2)	9,9238 Ac. OR 432,279 Sq. Ft.
TOTAL AREA OF THIS PLAT	75,4692 Ac. OR 3,287,439 Sq. Ft.

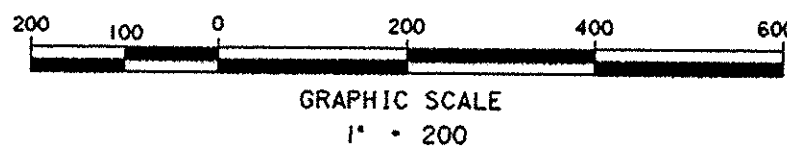
FINAL PLAT OLD STANDARD, LLC

LOTS 14 THRU 19 & 41 AND PARCELS 'D', & 'E'
PART OF DEED BOOK 984 AT PAGE 501, TAX MAP 11, PARCEL 24.1
HARPERS FERRY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

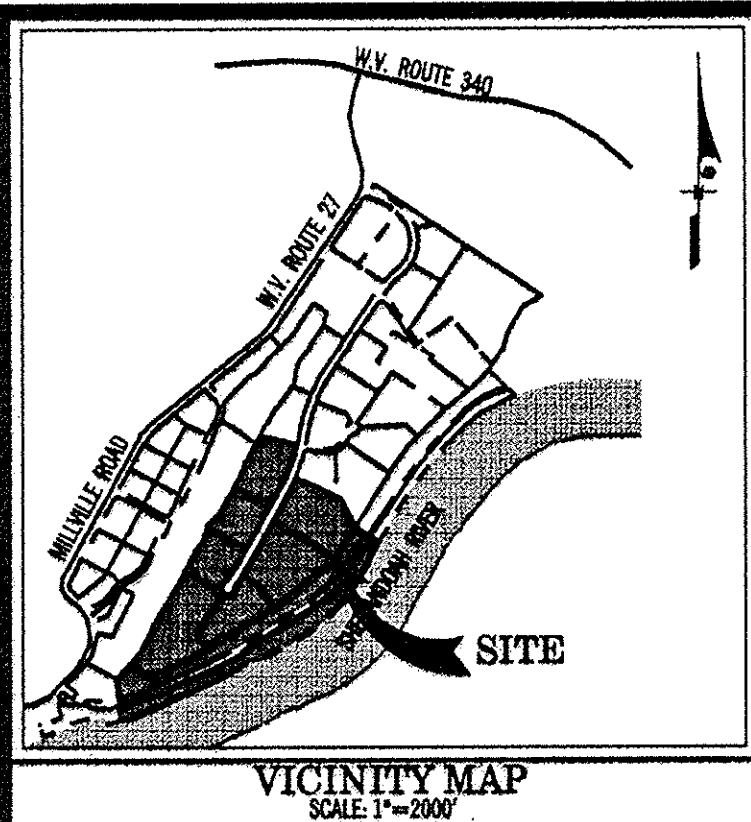
DATE: June, 2010

CURVE TABLE					
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD BEARING
C1	00°44'55"	2.94'	5.88'	450.00'	S 83°57'59" E
C2	22°52'10"	131.47'	259.45'	650.00'	S 72°54'21" E
C3	101°16'29"	670.47'	972.17'	550.00'	S 10°50'01" E
C4	15°22'39"	195.76'	389.16'	1450.00'	S 32°06'54" W
C5	25°18'30"	437.81'	861.34'	1950.00'	S 11°46'20" W
C6	25°18'30"	460.26'	905.51'	2050.00'	N 11°46'20" E
C7	15°22'39"	209.26'	416.00'	1550.00'	N 32°06'54" E
C8	101°16'29"	548.57'	795.41'	450.00'	N 10°50'01" W
C9	22°52'10"	111.25'	219.53'	550.00'	N 72°54'21" W
C10	07°12'46"	34.66'	69.24'	550.00'	N 80°44'03" W
C11	03°28'57"	5.17'	10.33'	170.00'	S 15°09'19" W
C12	69°09'23"	159.54'	277.61'	230.00'	N 14°49'08" W
C13	3°19'23"	69.69'	139.33'	2402.35'	N 41°39'22" E
C14	15°39'46"	44.43'	88.30'	323.00'	N 32°09'48" E
C15	03°31'17"	59.94'	119.84'	1950.00'	S 00°52'43" W

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 13°24'50" W	41.56'
L2	S 34°17'35" E	33.65'
L3	S 64°15'12" W	38.35'
L4	N 49°22'50" W	28.04'
L5	N 39°55'05" W	60.83'
L6	N 49°22'50" W	93.00'
L7	N 3°01'53" W	34.51'



Recorded	GREENHORNE & O'MARA, INC.	
Plat Book	GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES	
Plat No.	20410 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8282	
		PLAT 2 OF 5
		CSA - CSA Comp. - Drafter
		File No.



NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	20° 17' 17"	364.94'	722.31'	2050.00'	718.58'	S 09° 12' 43" W
C2	04° 18' 04"	76.98'	153.89'	2050.00'	153.86'	S 21° 27' 24" W
C3	25° 50' 31"	42.21'	82.99'	184.00'	82.29'	S 10° 41' 11" W
C4	231° 41' 02"	-----	307.32'	76.00'	136.80'	N 66° 23' 34" W
C5	25° 50' 31"	42.21'	82.99'	184.00'	82.29'	N 36° 31' 42" E
C6	04° 18' 04"	73.23'	146.39'	1950.00'	146.35'	N 21° 27' 24" E
C7	20° 17' 17"	347.14'	687.08'	1950.00'	683.53'	N 09° 12' 43" E
C8	24° 11' 00"	312.17'	1457.13'	615.05'	610.49'	S 35° 21' 27" W
C9	08° 28' 00"	185.39'	2504.58'	370.10'	369.77'	S 52° 40' 57" W
C10	12° 59' 55"	125.24'	249.41'	1089.34'	248.87'	S 63° 24' 54" W
C11	12° 46' 37"	117.49'	234.00'	1049.34'	233.52'	N 63° 18' 15" E
C12	08° 28' 00"	179.17'	2420.58'	357.69'	357.37'	N 52° 40' 57" E
C13	12° 56' 16"	157.29'	1387.19'	313.24'	312.57'	N 30° 44' 05" E

OWNER'S CERTIFICATION

We, Old Standard, LLC, owners of the property described herein, hereby adopt this plan of subdivision under Section 5B-2-6a of the West Virginia Code for Brownfield economic development districts.

Further, we establish temporary slope and grading easements adjacent to and contiguous with the private rights of way shown hereon as necessary for the construction of roadways.

We further certify that a Declaration of Covenants regarding the operation and maintenance of site utilities (including water, sewer and storm drain systems), parcels and private streets will be recorded among the Land Records of Jefferson County, West Virginia.

As owners of this subdivision, we, our successors, agents and assigns will cause property corner markers and any other required monumentation to be set by a licensed West Virginia Land Surveyor in accordance with Section 30-13A-26(h) of the West Virginia Code.

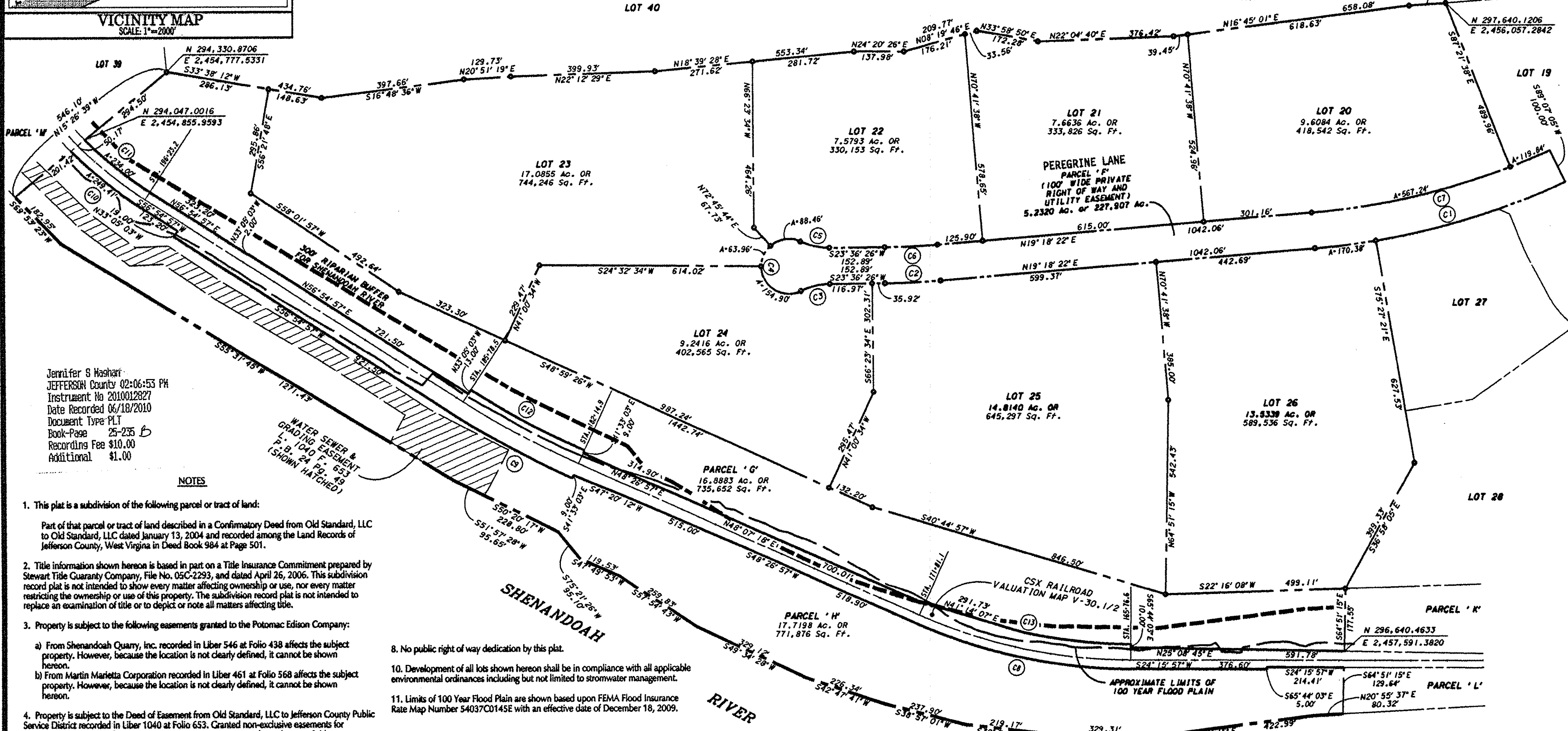
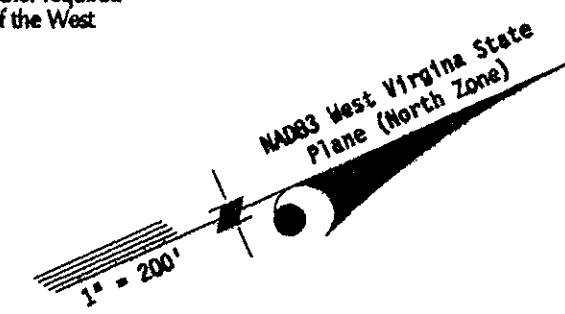
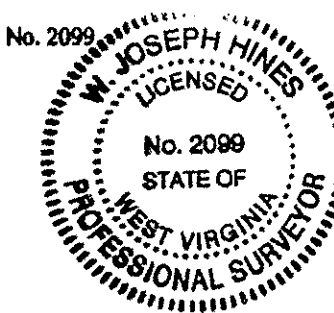
There are no recorded suits, actions at law, liens, leases or mortgages affecting the property

Old Standard, LLC:
Herbert Jonkers
 Manager

SURVEYOR'S CERTIFICATION

I, W. Joseph Hines, do hereby certify that this plat of subdivision is, to the best of my professional knowledge, information and belief, accurate and that it represents a survey made in the field with a relative error of closure of at least 1 part in 7,500. I further certify that, once engaged, property corner markers and any other required monumentation will be set in accordance with Section 30-13A-26(h) of the West Virginia Code.

W. Joseph Hines 06/10/10
 W. Joseph Hines
 Professional Surveyor
 West Virginia Registration No. 2099



Jennifer S. Nashar
 JEFFERSON County 02:06:53 PM
 Instrument No. 2010012827
 Date Recorded 06/18/2010
 Document Type: PLT
 Book-Page: 25-235
 Recording Fee \$10.00
 Additional \$1.00

NOTES

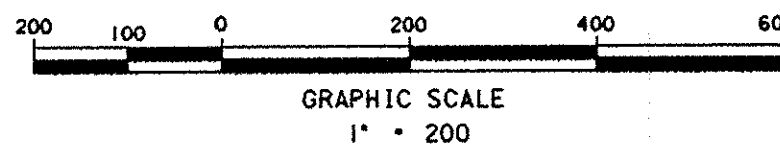
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 Part of that parcel or tract of land described in a Confirmatory Deed from Old Standard, LLC to Old Standard, LLC dated January 13, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 984 at Page 501.
- Title information shown hereon is based in part on a Title Insurance Commitment prepared by Stewart Title Guaranty Company, File No. 05C-2293, and dated April 26, 2006. This subdivision record plat is not intended to show every matter affecting ownership or use, nor every matter restricting the ownership or use of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- Property is subject to the following easements granted to the Potomac Edison Company:
 a) From Shenandoah Quarry, Inc. recorded in Liber 546 at Folio 438 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
 b) From Martin Marietta Corporation recorded in Liber 461 at Folio 568 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
- Property is subject to the Deed of Easement from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 653. Granted non-exclusive easements for water, sewer, grading and a temporary construction easement as shown hereon. Said Easements also being shown on a plat entitled "Water, Sewer, Utility, & Temporary Construction Easements on the Property of Old Standard LLC", recorded in Plat Book 24 at Page No. 49.
- Property is subject to the Memorandum of Option between Old Standard, LLC and Catocin Power, LLC recorded in Liber 1015 at Folio 675, as amended by the Amendment to Easement Option Agreement recorded in Liber 1058 at Folio 155. Said Option Agreement grants to Catocin Power, the location of which is shown hereon to the extent possible.
- Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 986 at Folio 676.
- Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 995 at Folio 465.
- A Declaration of Covenants regarding the operation and maintenance of Parcels 'G' and 'H', site utilities and Private Street Parcel 'F' will be recorded among the Land Records of Jefferson County, West Virginia.
- No public right of way dedication by this plat.
- Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.
- Limits of 100 Year Flood Plain are shown based upon FEMA Flood Insurance Rate Map Number 54037C0145E with an effective date of December 18, 2009.

SUBDIVISION APPROVAL

By authority vested in the Executive Director of the West Virginia Development Office under Chapter 5B, Article 2, Section 6a of the West Virginia Code (the act) and Emergency Legislative Rule 145-11, this project is approved and shall be recorded in the Land Records of Jefferson County, West Virginia.

Kelly Goetz 6/14/10
 Executive Director
 West Virginia Development Office

LOTS (7)	79,5263 Ac.	OR	3,464,165 Sq. Ft.
PARCELS (3)	39,8401 Ac.	OR	1,735,435 Sq. Ft.
TOTAL AREA OF THIS PLAT	119,3664 Ac.	OR	5,199,600 Sq. Ft.

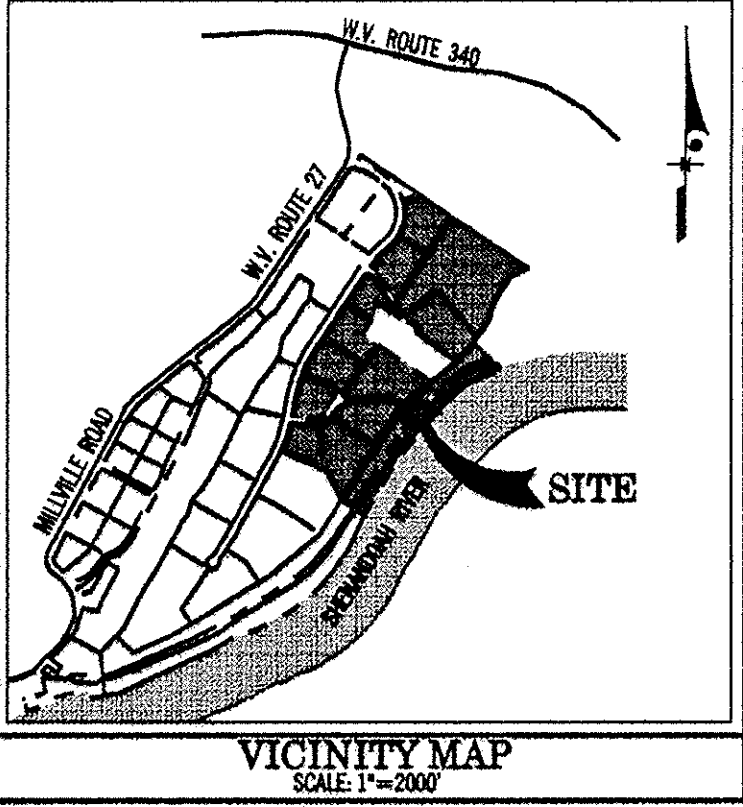


FINAL PLAT
OLD STANDARD, LLC
LOTS 20 THRU 26 AND PARCELS 'F', 'G' & 'H'
PART OF DEED BOOK 984 AT PAGE 501, TAX MAP 11, PARCEL 24.1
HARPERS FERRY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE: May, 2010

Recorded	GREENHORNE & O'MARA, INC. GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES 20410 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8282		PLAT 3 OF 5
Plat Book			CSA - CSA
Plat No.			Comp. - Drafter

File No.



NOTES

1. This plat is a subdivision of the following parcels or tracts of land:

Part of that parcel or tract of land described in a Confirmatory Deed from Old Standard, LLC to Old Standard, LLC dated January 13, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 984 at Page 501.

All of that parcel or tract of land described in a deed from John K. Dorsey to Old Standard, LLC dated November 18, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 998 at Folio 555.

2. Title information shown hereon is based in part on a Title Insurance Commitment prepared by Stewart Title Guaranty Company, File No. 05C-2293, and dated April 26, 2006. This subdivision record plat is not intended to show every matter affecting ownership or use, nor every matter restricting the ownership or use of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3. Property is subject to the following easements granted to the Potomac Edison Company:
a) From Shenandoah Quarry, Inc. recorded in Liber 546 at Folio 438 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
b) From Martin Marietta Corporation recorded in Liber 461 at Folio 568 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.

4. Property is subject to the Deed of Right of Way from Martin Marietta Corporation to Mary Nathanson, Trustee recorded in Liber 452 at Folio 712. Granted a twelve foot right of way for ingress and egress as shown hereon.

5. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 986 at Folio 676.

6. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 995 at Folio 465.

7. A Declaration of Covenants regarding the operation and maintenance of Parcel 'K' and 'L', site utilities and Private Street Parcels 'I' & 'J' will be recorded among the Land Records of Jefferson County, West Virginia.

8. No public right of way dedication by this plat.

9. Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.

10. Limits of 100 Year Flood Plain are shown based upon FEMA Flood Insurance Rate Map Number 54037CD145E with an effective date of December 18, 2009.

11. No public right of way dedication by this plat.

12. Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.

13. Limits of 100 Year Flood Plain are shown based upon FEMA Flood Insurance Rate Map Number 54037CD145E with an effective date of December 18, 2009.

OWNER'S CERTIFICATION

We, Old Standard, LLC, owners of the property described hereon, hereby adopt this plan of subdivision under Section 59-2-6a of the West Virginia Code for Brownfield economic development districts.

Further, we establish temporary slope and grading easements adjacent to and contiguous with the private rights of way shown hereon as necessary for the construction of roadways.

We further certify that a Declaration of Covenants regarding the operation and maintenance of site utilities (including water, sewer and storm drain systems), parcels and private streets will be recorded among the Land Records of Jefferson County, West Virginia.

As owners of this subdivision, we, our successors, agents and assigns will cause property corner markers and any other required monumentation to be set by a licensed West Virginia Land Surveyor in accordance with Section 30-13A-26(h) of the West Virginia Code.

There are no recorded suits, actions at law, liens, leases or mortgages affecting the property

Old Standard, LLC

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

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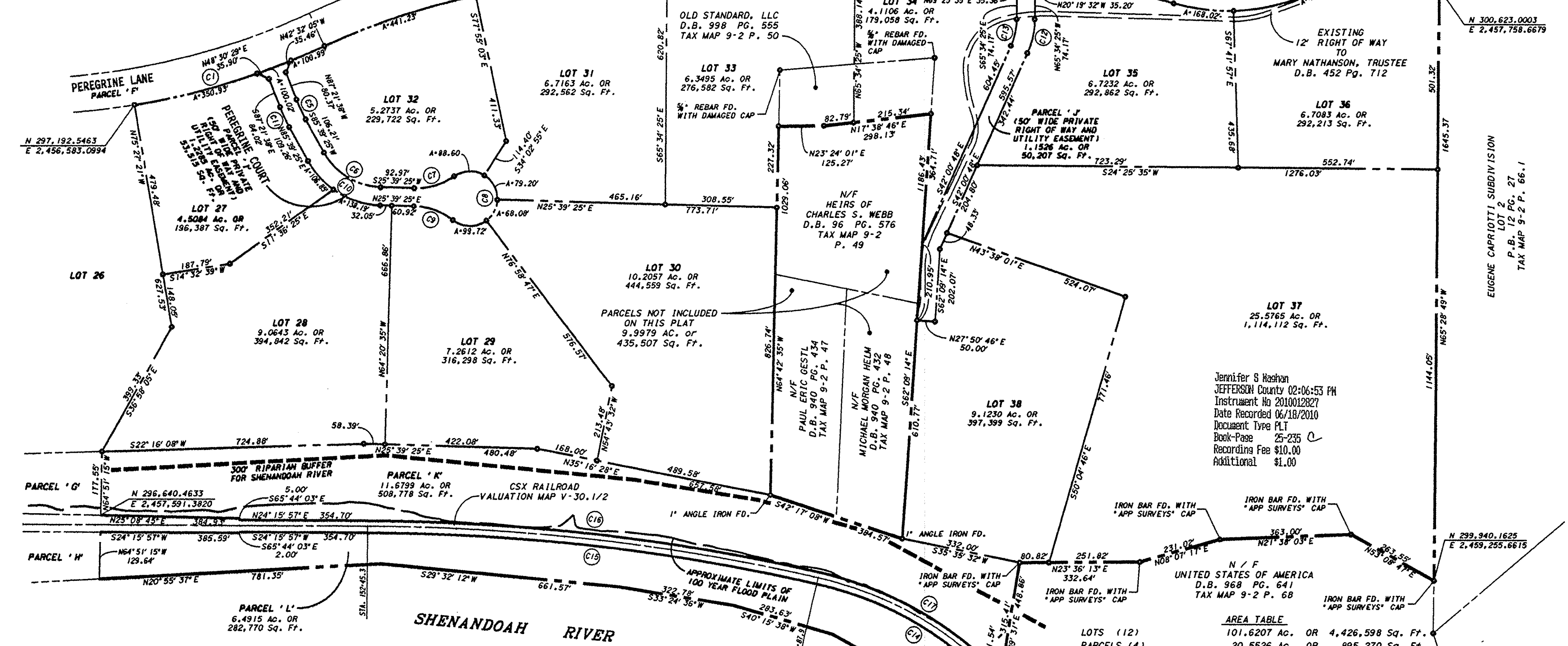
Date

Manager

6/10/10

Date

Manager

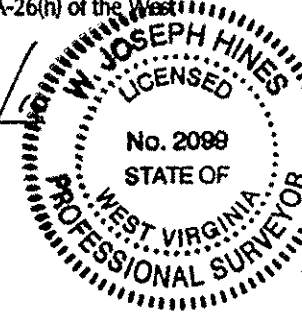


CURVE TABLE						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	15° 28' 34"	277.63'	557.93'	2050.00'	550.27'	N 06° 49' 52" E
C2	25° 18' 30"	431.81'	861.34'	1950.00'	854.35'	N 11° 46' 20" E
C3	15° 22' 39"	196.76'	389.16'	1450.00'	387.39'	N 32° 06' 54" E
C4	66° 02' 16"	357.43'	633.92'	550.00'	599.41'	N 06° 47' 05" E
C5	11° 27' 33"	30.50'	60.90'	500.00'	60.90'	N 89° 08' 53" E
C6	60° 00' 00"	106.23'	192.68'	184.00'	184.00'	N 55° 39' 25" E
C7	36° 30' 04"	60.68'	117.22'	184.00'	115.25'	N 07° 24' 23" E
C8	253° 00' 07"	335.60'	76.00'	122.18'	5° 64' 20' 35" E	
C9	36° 30' 04"	60.68'	117.22'	184.00'	115.25'	S 43° 54' 27" W
C10	60° 00' 00"	135.10'	245.04'	234.00'	234.00'	S 55° 39' 25" W
C11	06° 58' 57"	30.50'	60.93'	500.00'	60.90'	S 89° 08' 53" W
C12	23° 33' 37"	48.60'	96.22'	234.00'	95.55'	S 53° 47' 37" E
C13	23° 33' 37"	38.37'	75.66'	184.00'	75.13'	N 53° 47' 37" W
C14	34° 37' 44"	305.01'	591.33'	978.39'	582.37'	S 54° 09' 14" W
C15	12° 34' 25"	629.25'	1253.45'	5711.76'	1250.94'	S 30° 33' 10" W
C16	12° 34' 25"	632.89'	1260.69'	5744.76'	1258.16'	S 30° 33' 10" W
C17	33° 10' 33"	307.28'	585.62'	1011.39'	577.48'	S 53° 25' 39" W

SURVEYOR'S CERTIFICATION

I, W. Joseph Hines, do hereby certify that this plat of subdivision is, to the best of my professional knowledge, information and belief, accurate and that it represents a survey made in the field with a relative error of closure of at least 1 part in 7,500. I further certify that, once engaged, property corner markers and any other required monumentation will be set in accordance with Section 30-13A-26(h) of the West Virginia Code.

W. Joseph Hines
Professional Surveyor
West Virginia Registration No. 2099



SUBDIVISION APPROVAL

By authority vested in the Executive Director of the West Virginia Development Office under Chapter 5B, Article 2, Section 6a of the West Virginia Code (the act) and Emergency Legislative Rule 145-11, this project is approved and shall be recorded in the Land Records of Jefferson County, West Virginia.

Kelly Goetz
Executive Director
West Virginia Development Office

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

6/10/10

Date

Manager

FINAL PLAT OLD STANDARD, LLC LOTS 27 THRU 38 AND PARCELS 'I', 'J', 'K' & 'L'

PART OF DEED BOOK 984 AT PAGE 501, TAX MAP 11, PARCEL 24.1
DEED BOOK 998 AT PAGE 555, TAX MAP 9-2, PARCEL 50
HARPERS FERRY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

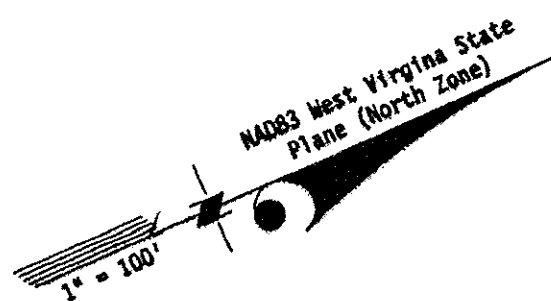
DATE: June, 2010

Recorded
Plat Book
Plat No.

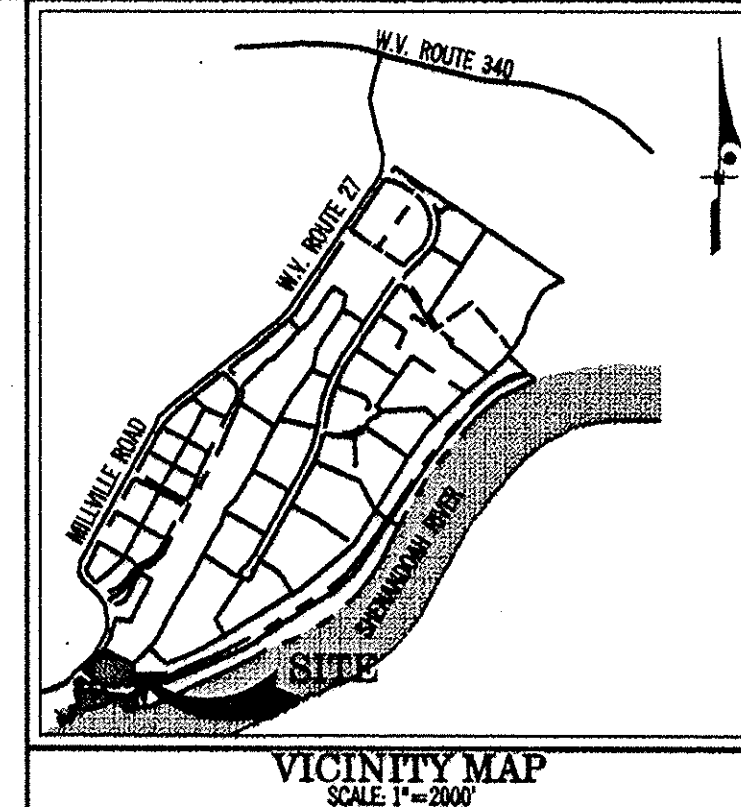
GREENHORNE & O'MARA, INC.
GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES
20410 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
(301) 444-8282



PLAT 4 OF 5
CSA - CSA
Comp. - Drafter
File No.



CURVE TABLE					
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	16° 24' 36"	46.37'	92.10'	321.58'	91.79'
C2	11° 58' 26"	18.51'	36.88'	176.46'	36.81'
C3	01° 45' 43"	16.92'	33.84'	1099.34'	33.83'
C4	08° 13' 28"	90.47'	180.62'	1258.32'	180.47'
C5	01° 50' 19"	16.99'	33.98'	1293.32'	33.98'
C6	06° 01' 30"	69.12'	138.11'	1313.32'	138.04'
C7	07° 19' 06"	67.11'	134.03'	1049.34'	133.94'



NOTES

1. This plat is a subdivision of the following parcel or tract of land:

Part of that parcel or tract of land described in a Confirmatory Deed from Old Standard, LLC to Old Standard, LLC dated January 13, 2004 and recorded among the Land Records of Jefferson County, West Virginia in Deed Book 984 at Page 501.

2. Title information shown hereon is based in part on a Title Insurance Commitment prepared by Stewart Title Guaranty Company, File No. 05C-2293, and dated April 26, 2006. This subdivision record plat is not intended to show every matter affecting ownership or use, nor every matter restricting the ownership or use of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3. Property is subject to the following easements granted to the Potomac Edison Company:

- a) From Shenandoah Quarry, Inc. recorded in Liber 546 at Folio 438 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.
b) From Martin Marietta Corporation recorded in Liber 461 at Folio 568 affects the subject property. However, because the location is not clearly defined, it cannot be shown hereon.

4. Property is subject to the Deed of Easement from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 653. Granted non-exclusive easements for water, sewer, grading and a temporary construction easement as shown hereon. Said Easements also being shown on a plat entitled "Water, Sewer, Utility, & Temporary Construction Easements on the Property of Old Standard LLC", recorded in Plat Book 24 at Page No. 49.

5. Property is subject to the Deed of Easement for sanitary sewer from Old Standard, LLC to Jefferson County Public Service District recorded in Liber 1040 at Folio 620. Said easement also being shown on a plat entitled "Sewer Easement on the Property of Old Standard, LLC" recorded in Plat Book 24 at Page No. 48.

6. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 986 at Folio 676.

7. Property is subject to the Land Use Covenant between Old Standard, LLC and the Department of Environmental Protection for the State of West Virginia recorded in Liber 995 at Folio 465.

8. A Declaration of Covenants regarding the operation and maintenance of Parcel 'M', and site utilities will be recorded among the Land Records of Jefferson County, West Virginia.

9. No public right of way dedication by this plat.

10. Development of all lots shown hereon shall be in compliance with all applicable environmental ordinances including but not limited to stormwater management.

11. Limits of 100 Year Flood Plain are shown based upon FEMA Flood Insurance Rate Map Number 54037C0145E with an effective date of December 18, 2009.

SUBDIVISION APPROVAL

By authority vested in the Executive Director of the West Virginia Development Office under Chapter 58, Article 2, Section 6a of the West Virginia Code (the act) and Emergency Legislative Rule 145-11, this project is approved and shall be recorded in the Land Records of Jefferson County, West Virginia.

Kelly Does
Executive Director
West Virginia Development Office
Date: 6/14/10

OWNER'S CERTIFICATION

We, Old Standard, LLC, owners of the property described hereon, hereby adopt this plan of subdivision under Section 58-2-6a of the West Virginia Code for Brownfield economic development districts.

We further certify that a Declaration of Covenants regarding the operation and maintenance of site utilities (including water, sewer and storm drain systems), parcels and private streets will be recorded among the Land Records of Jefferson County, West Virginia.

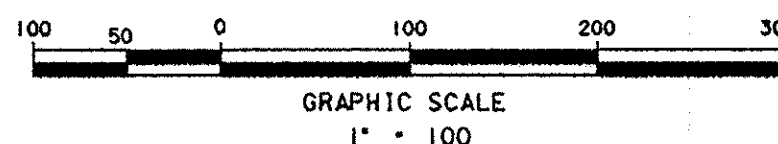
As owners of this subdivision, we, our successors, agents and assigns will cause property corner markers and any other required monumentation to be set by a licensed West Virginia Land Surveyor in accordance with Section 30-13A-26(h) of the West Virginia Code.

There are no recorded suits, actions at law, liens, leases or mortgages affecting the property

Old Standard, LLC

Herbert Jonkers
Manager
Date: 6/10/10

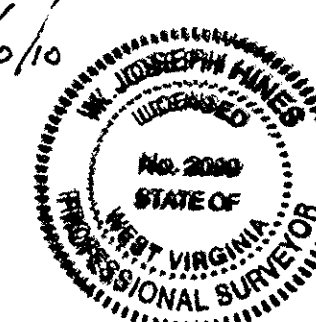
AREA TABLE	
LOTS (1)	5.2757 Ac. OR 229,812 Sq. Ft.
PARCELS (1)	4.3061 Ac. OR 187,572 Sq. Ft.
TOTAL AREA OF THIS PLAT	9.5818 Ac. OR 417,384 Sq. Ft.



SURVEYOR'S CERTIFICATION

I, W. Joseph Hines, do hereby certify that this plat of subdivision is, to the best of my professional knowledge, information and belief, accurate and that it represents a survey made in the field with a relative error of closure of at least 1 part in 7,500. I further certify that, once engaged, property corner markers and any other required monumentation will be set in accordance with Section 30-13A-26(h) of the West Virginia Code.

W. Joseph Hines 06/10/10
W. Joseph Hines
Professional Surveyor
West Virginia Registration No. 2099



FINAL PLAT OLD STANDARD, LLC LOT 39 AND PARCEL 'M'

PART OF DEED BOOK 984 AT PAGE 501, TAX MAP 11, PARCEL 24.1
HARPERS FERRY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE: June, 2010

Recorded	GREENHORNE & O'MARA, INC. GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES 20410 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 (301) 444-8282	PLAT 5 OF 5 CSA - CSA Comp. - Drafter File No.
Plat Book		
Plat No.		

WEST VIRGINIA CODE

§5B-2-6a. Brownfield economic development districts; applications; fees; rules.

(a) Any property owner of a tract of land that is a brownfield or voluntary remediated site pursuant to article twenty-two, chapter twenty-two of this code may, if the site and surrounding area were involved in the extraction and processing of coal, limestone or other natural resources, apply to the development office to become a brownfield economic development district.

(1) Applicants for a brownfield economic development district must demonstrate that the district when designated will create significant economic development activity;

(2) Applicants shall submit a development plan that provides specific details on proposed financial investment, direct and indirect jobs to be created and the viability of the district;

(3) Brownfield economic development districts:

(A) May not contain single-family housing;

(B) Shall provide all the infrastructure within the district without cost to the state, county, public service district or local municipal government;

(4) Applicants shall demonstrate that were it not for this designation, the contemplated development would not be possible and that the development is in the best interest of the state;

(5) The applicant shall own or control the property within the district;

(6) All costs for the application process shall be borne by the applicant;

(7) An applicant shall demonstrate that the applicant has attempted to work in good faith with local officials in regard to land-use issues;

(8) Brownfield economic development districts are not subject to the provisions of chapter eight-a of this code;

(9) Prior to granting a designation of brownfield economic development district, the applicant shall provide documentation that the applicant has met all the requirements set forth in article twenty-two, chapter twenty-two of this code to be designated as a brownfield site or voluntary remediated site and is in compliance with the remediation plan;

(10) Nothing may be construed by this section to exempt brownfield economic districts from environmental regulation that would pertain to the development;

(11) The decision of the development office in regard to an application is final; and

(12) Once designated, the district shall work in conjunction with the regional brownfield assistance centers of Marshall University and West Virginia University as specified in section seven, article eleven, chapter eighteen-b of this code.

(b) The development office shall propose rules for legislative approval in accordance with the provisions of article three, chapter twenty-nine-a of this code to implement this section and the rules shall include, but not be limited to, the application and time line process, notice provisions, additional application consideration criteria and application fees sufficient to cover the costs of the consideration of an application. The development office shall promulgate emergency rules pursuant to the provisions of section fifteen, article three, chapter twenty-nine-a of this code by the first day of October, two thousand eight, to facilitate the initial implementation of this section.

145 CSR 11

H. B. 2816

(By Delegates Brown, D. Poling, Talbott, Miley, Overington and Sobonya)

[Introduced February 25, 2009; referred to the

Committee on Energy, Industry and Labor, Economic Development and Small Business
then the Judiciary.]

A BILL to amend and reenact article 10, chapter 64 of the Code of West Virginia, 1931, as amended, relating to authorizing the Development Office to promulgate a legislative rule relating to brownfield economic development districts.

Be it enacted by the Legislature of West Virginia:

That article 10, chapter 64 of the Code of West Virginia, 1931, as amended, be amended and reenacted to read as follows:

**ARTICLE 10. AUTHORIZATION FOR BUREAU OF COMMERCE TO PROMULGATE
LEGISLATIVE RULES.****§64-10-1. Development Office.**

The legislative rule filed in the state register on the fifteenth day of August, two thousand eight, authorized under the authority of section six-a, article two, chapter five-b, of this code, modified by the Development Office to meet the objections of the legislative rule-making review committee and refiled in the state register on the twentieth day of February, two thousand nine, relating to the Development Office (brownfield economic development districts, 145 CSR 11), is authorized.

NOTE: The purpose of this bill is to authorize the Development Office to promulgate a legislative rule relating to Brownfield Economic Development Districts.

This section is new; therefore, strike-throughs and underscoring have been omitted.



Site Selector

Old Standard Site

County: **Jefferson** 

 [Search Real Estate](#)

 [View Briefcase](#)

 [Add to Briefcase](#)

Contact:

West Virginia Development Office
1900 Kanawha Blvd. E.
Charleston, WV 25305-0311
Toll Free: (800) 982-3386
Office: (304) 558-2234

view: ☒ standard ☐ metric

Specifications:**Property Type:**

Site

Latitude:

39.3051144

Available Purchase or Lease Date:

1/1/2010

Longitude:

-77.7739048

Tax District:

Harpers Ferry (4)

Tax Map Numbers:

11 and 9

Tax Map Parcel Numbers:

24.1 and 50

Zoning Designation:

Remediated Quarry Site

Development Council Region:

9

City:

Harpers Ferry

Located in City Limits:

No

Will Owner Subdivide The Property:

Yes

Range Owner Will

Subdivide the Property (Acres):

10

Total Acres:

407

Attainment Area:

No

Transportation: *(A distance of 0 indicates adjacent.)*

**Distance to Interstate or 4 Lane
Highway (Miles):**

0.3

**Distance to Nearest Commercial
Airport (Miles):**

45.0

**Name of Railroad Located
Adjacent to the Site:**

CSX

Rail Siding Located on the Property:

Yes

**Navigable Waterway Located
Adjacent to the Property:**

Shenandoah River

Barge Facilities Available On-Site:

No

Utilities: *(A proximity of 0' indicates on-site.)*

Electricity Utility:

Allegheny Power

Proximity to Power Line:

0'

Voltage:

480

Phase:

3

Gas Utility:

None

Proximity to Gas Main:

Size of Gas Main:

Gas Pressure (PSI):

Telephone Supplier:

Frontier

Broadband Service Available:

Yes

Water Utility:

Jefferson Utilities

Proximity to Water Main:

0'

Size of Water Main:

1' 4"

Water Pressure (Static) PSI:

110

Water Pressure (Residual) PSI:

75

Excess Capacity of Treatment

Plant Gallons/day:

1,000,000

Sewer Utility:

Jefferson County PSD

Proximity to Sewer Main:

0'

Size of Sewer Main:

1' 0"

Excess Capacity of Treatment

Plant Gallons/day:

200,000

Dimensions:

Remarks:

Intended use: one 60,000 sf office building, multiple R&D/Data Center/Office facilities 2,320,000 sf, one 250 room resort

hotel/convention center, one 200 dedicated hotel (Federal Training Facility). Water is to the site and sanitary sewer runs through the site. Both are controlled by Old Standard LLC, and capacity is available. The Brunswick Line of the Maryland Area Regional Commuter (MARC) commuter rail system stops in Harpers Ferry, WV (about 2 miles from the site).

Environmental Remarks:

Site remediation is nearly complete on 60 acres still needs clean up. All contaminants have been removed. Quarry lake contains about 1.5 billion gallons of water, which can be used for cooling data centers and buildings at great energy savings.



West Virginia Department of Commerce
Capitol Complex, Bldg. 6, Room 525
Charleston, WV 25305-0311
Phone: 800-982-3386 or (304) 558-2234
Fax: (304) 558-1189