



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION SPEX & CMPT <input type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	Application number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																																	
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP) None																																		
Total Number of Cross-Sections (FPAL Type II & FPST) None																																		
Project Name: Hybrid Energy Park	Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:																																	
Description of Proposed Project: Special Exception and Commission Permit approval for the development of a utility generating plant and transmission facility on approximately 87 acres in the PD-GI portion of the proposed Stonewall Secure Business Park (ZMAP 2008-0017).																																		
Number and Types of Proposed Lots: Residential _____ Non-Residential _____ Conservancy _____ Open Space _____ Other (specify type) _____	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications): <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>None</td> <td></td> <td></td> </tr> </tbody> </table>		Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-Detached				Townhouse				Multi-family				Other (specify)				Total	None							
	Total Units	Quantity Affordable	Quantity Elderly																															
Detached																																		
Semi-Detached																																		
Townhouse																																		
Multi-family																																		
Other (specify)																																		
Total	None																																	
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category and the total applications square footage for the category): <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Category</th> <th>Description of Use</th> <th>Square Footage</th> </tr> </thead> <tbody> <tr> <td>Ag-Residential</td> <td></td> <td>None</td> </tr> <tr> <td>Sales & Service</td> <td></td> <td>None</td> </tr> <tr> <td>Office</td> <td></td> <td>None</td> </tr> <tr> <td>Industrial</td> <td></td> <td>None</td> </tr> <tr> <td>Gov't., Utilities & Public Service</td> <td>Utility generating plant & transmission facility</td> <td>38,700</td> </tr> <tr> <td>Recreation & Special Interests</td> <td></td> <td>None</td> </tr> <tr> <td>Transportation & Communications</td> <td></td> <td>None</td> </tr> <tr> <td>Education & Training</td> <td></td> <td>None</td> </tr> <tr> <td>Other (specify)</td> <td></td> <td>None</td> </tr> <tr> <td>Total Square Footage</td> <td></td> <td>38,700</td> </tr> </tbody> </table>		Category	Description of Use	Square Footage	Ag-Residential		None	Sales & Service		None	Office		None	Industrial		None	Gov't., Utilities & Public Service	Utility generating plant & transmission facility	38,700	Recreation & Special Interests		None	Transportation & Communications		None	Education & Training		None	Other (specify)		None	Total Square Footage		38,700
Category	Description of Use	Square Footage																																
Ag-Residential		None																																
Sales & Service		None																																
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Gov't., Utilities & Public Service	Utility generating plant & transmission facility	38,700																																
Recreation & Special Interests		None																																
Transportation & Communications		None																																
Education & Training		None																																
Other (specify)		None																																
Total Square Footage		38,700																																
PROJECT LOCATION																																		
Property Address: None	Property Location: North of Route 267, east of Sycolin Road (Rt. 643), south of Sycolin Creek and west of Gant Lane (Rt. 652).	Adjacent Roads Sycolin Road; Rt. 287, Cochran Mill Road																																
ELECTION DISTRICT(s): Catoctin																																		
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION																																		
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status Existing Proposed																															
60-38A; 193-49-0539	TR-10	0.32	X																															
	PD-GI	0.32	X																															
60-38; 193-38-4362	TR-10	42.47	X																															
	PD-IP	42.47	X																															

See attached list for additional property.

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE		ZONING
NORTH	Residential, Vacant	JLMA20
SOUTH	Vacant	TR10
EAST	Residential, Vacant	TR10
WEST	Residential, Vacant	TR10

APPLICANT(S)

Company Name	Stonewall LLC	Company Name	Green Energy Partners
Name of Person & Title	Jordan Dimoff	Name of Person & Title	Jordan Dimoff
Mailing Address	PO Box 660	Mailing Address	PO Box 660
City, State, Zip Code	Hamilton, VA 20159	City, State, Zip Code	Hamilton, VA 20159
Daytime Telephone	(540) 338-9040	Daytime Telephone	(540) 338-9040
E-mail Address	jordandim@aol.com	E-mail Address	jordandim@aol.com
Correspondent?	Yes X No	Correspondent?	Yes No X

PROPERTY OWNER(S)

Company Name	John A. Andrews, II, Trustee	Company Name	Sycolin Corner, LLC
Name of Person & Title	John A. Andrews, II	Name of Person & Title	William C. Mims, Managing Member
Mailing Address	P.O. Box 660	Mailing Address	P.O. Box 33
City, State, Zip Code	Hamilton, VA 20159	City, State, Zip Code	Richmond, VA 23218
Daytime Telephone	(540) 338-9040	Daytime Telephone	(804) 385-6694
E-mail Address	andcominv@aol.com	E-mail Address	billmims@yahoo.com
Correspondent?	Yes No X	Correspondent?	Yes No X

See attached list for additional Property Owners

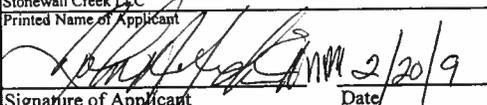
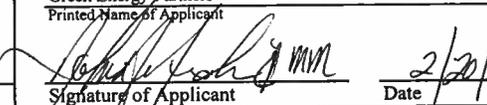
REPRESENTATIVE(S)

Company Name	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	Company Name	
Name of Person & Title	Kimberlee Welsh Cummings, Land Use Planner	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(703)737-3633	Daytime Telephone	
E-mail Address	kcummings@ldn.thelandlawyers.com	E-mail Address	
Correspondent?	Yes X No	Correspondent?	Yes No

CERTIFICATIONS

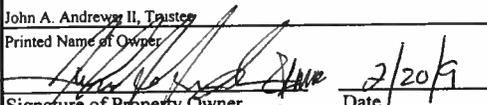
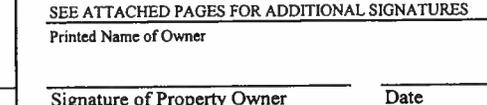
APPLICANT(S):

The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Stonewall Creek LLC Printed Name of Applicant	Green Energy Partners Printed Name of Applicant
 Signature of Applicant	 Signature of Applicant
2/20/9 Date	2/20/9 Date

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary. See attached for additional Property Owner signatures.

John A. Andrews II, Trustee Printed Name of Owner	SEE ATTACHED PAGES FOR ADDITIONAL SIGNATURES Printed Name of Owner
 Signature of Property Owner	 Signature of Property Owner
2/20/9 Date	 Date

**LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION
ATTACHMENT
SPEX & CMPT
HYBRID ENERGY PARK**

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or PIN Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
			Existing	Proposed
60-39; 194-48-6020	TR-10	59.94	X	
	PD-IP	59.91		X
	PD-GI	00.03		X
60-41; 193-27-9018	TR-10	95.18	X	
	PD-IP	95.18		X
61-12; 193-39-3665	TR-10	30.89	X	
	PD-GI	30.89		X
61-13; 194-49-8227	TR-10	53.54	X	
	PD-IP	31.78		X
	PD-GI	21.76		X
61-14; 193-29-6778	TR-10	11.96	X	
	PD-IP	2.44		X
	PD-GI	9.52		X

**LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION
ATTACHMENT
SPEX
HYBRID ENERGY PARK
STONEWALL SECURE BUSINESS PARK**

PROPERTY OWNERS

Company Name	LTI Limited Partnership	Company Name	Evergreen Loudoun-One Limited Partnership
Name of Person & Title	Stephen J. Garchik, President, Capitol Properties, Inc., General Partner	Name of Person & Title	Mary Grace Day Managing Member
Mailing Address	P.O. Box 740	Mailing Address	8511 Rapley Preserve Circle
City, State, Zip Code	Warrenton, VA 20188	City, State, Zip Code	Potomac, MD 20854
Daytime Telephone	(301) 299-8616	Daytime Telephone	(202) 822-8838
E-mail Address	Sgarchik@sjmpartners.com	E-mail Address	robbins@quagseeg.com
Correspondent?	No	Correspondent?	No

CERTIFICATIONS

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

LTI LIMITED PARTNERSHIP

By: Capitol Properties, Inc, Its General Partner



Stephen J. Garchik
President

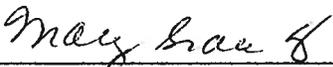
2/25/09
Date

CERTIFICATIONS

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

EVERGREEN LOUDOUN-ONE PARTNERSHIP



Mary Grace Day
Managing Member

2/12/09
Date

Hybrid Energy Park
Stonewall Secure Business Park
Land Development Application Form
Property Owners Attachment
Page 4 of 4

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

SYCOLIN CORNER, LLC



William C. Mims
Managing Member

2/4/09
Date



Kimberlee Welsh Cummings, AICP
Land Use Planner
(571) 209-5773
kcummings@ldn.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

April 3, 2009

Via Hand Delivery

Ginni S. Van Horn, Land Use Review Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20177



Re: Hybrid Energy Park at Stonewall Secure Business Park SPEX 2009-0009 &
CMPT 2009-0001

Dear Ginni:

As requested by your letter of March 24, 2009, please find enclosed the following documents for the above referenced applications:

1. 30 copies of the revised Statement of Justification and Attachment;
2. One (1) original executed revised Disclosure of Real Parties in Interest document and one (1) original executed Reaffirmation of Affidavit document. The Disclosure was revised to delete Black and Veach Corporation and R.W. Beck Inc. Black and Veach and R.W. Beck provided some initial site analysis for the Hybrid Energy Park and it is not anticipated that they will provide additional work during the processing of these applications. However, if either of these companies provides services in the processing of these applications, they will be added at that time.
3. In addition to your request, we are providing 30 copies of the Draft Conditions of Approval.

The 30 copies of the revised SPEX/CMPT plans were submitted under separate cover by William H. Gordon. Additionally, I will be emailing the Statement of Justification and plans to you soon.

If you have any questions, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

cc: John A. Andrews II, President, Andrews Community Investment Corporation
Jack Andrews
Jordan Dimoff, Vice President, Andrews Community Investment Corporation,
Robert W. Woodruff P.E., Chief Operating Officer, William H. Gordon Associates,
Inc.,
Linda R. Erbs, Director of Leesburg Office, William H. Gordon Associates, Inc.
John F. Callow, Vice President, Transportation Discipline Leader, Patton Harris
Rust & Associates, Inc.
Charles Jackson, T. Dean Reed Company
J. Randall Minchew, Managing Shareholder, Leesburg Office, Walsh, Colucci,
Lubeley, Emrich & Walsh, P.C.



William H. Gordon Associates, Inc.

44084 Riverside Parkway
Suite 100
Leesburg, Virginia 20176
703-729-9009
(fax) 703-478-8517

Letter of Transmittal

To Ms. Ginni Van Horn
Project Manager
Loudoun County, Department of Planning

Date April 2, 2009
Shipped Via Hand Delivery
Plan Name Stonewall Hybrid Energy Park
Project No. 2720-0102/Task No.
Subject SPEX
From Chris Stephenson

County No./ Town No.

We are sending you Print(s) Correspondence(s) Electronic Media Originals
 Submission 1st 2nd 3rd Other

Copies	Date	Description
30	3-30-09	Stonewall Secure Business Hybrid Energy Park SPEX 2009-0009 / CMPT 2009-0001

These are transmitted For your use As requested For approval For review and comment
 Other _____

Comments



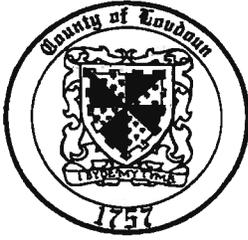
INTERNAL PLAN PROCESSING USE ONLY	
Project Name	Description
Notes:	

Signature of Receipt _____ Date _____

cc:

G:\project\admin\2720\0102\Transmittals\04-02-09 SPEX to County.doc

Engineers • Surveyors • Land Planners • Landscape Architects



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

March 24, 2009

Ms. Kimberlee Welsh Cummings, AICP
Walsh Colucci Lubeley Emrich & Walsh PC
One East Market Street, 3rd Floor
Leesburg, VA 20176

**RE: SPEX 2009-0009 & CMPT 2009-0001
Hybrid Energy Park at Stonewall Secure Business Park**

Dear Kim:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please revise the Statement of Justification to include PIN # 194-48-6020, Tax Map 60-39, as a portion of the subject property.
2. In accord with BLAD 2007-0020, the Toll Road consolidated all PIN numbers into 1 parcel PIN number. The new PIN # for the Toll Road is 234-37-8457. No Tax Map number is assigned. Please revise the Adjacent Owner Information Table on Sheet 1 of the plat package accordingly changing the PIN number for # 22 and deleting rows 23 through 26.
3. Please revise the Disclosure of Real Parties in Interest sheet 19 and 20 to identify the correct "Description of Corporation".

After this information is revised, please submit 30 copies of the revised plat and revised statement of justification. Also, please include on disk (or email) the statement of justification and SPEX plat in electronic format. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703.777.0647 or by email at ginni.vanhorn@loudoun.gov.

Sincerely,

Ginni Van Horn
Project Manager

cc: John Merrithew, Assistant Director, Department of Planning



Kimberlee Welsh Cummings, AICP
Land Use Planner
(571) 209-5773
kcummings@ldn.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

February 27, 2009

Via Hand Delivery

Loudoun County Department of Building and Development
Land Development Application Counter
1 Harrison Street, S.E.
Second Floor
Leesburg, Virginia 20177



Re: Hybrid Energy Park SPEX and CMPT applications

Enclosed please find the following for the Special Exception (SPEX) and Commission Permit (CMPT) applications for the Hybrid Energy Park:

1. SPEX and CMPT checklists;
2. Executed Land Development Application form;
3. Tax Certificates with evidence of payment of taxes;
4. Land Use Certificates;
5. Executed Disclosure of Real Parties In Interest form;
6. Application Fee Check for \$4,830;
7. Record of Pre-Application Conference;
8. 15 copies of the Statement of Justification and Attachment;
9. 3 sets of plans, including: Vicinity Map, Zoning Tabulation and Requirements Sheet, Existing Conditions Plat, and Special Exception and Commission Permit Plat;
10. 6 copies of the Traffic Statement memorandum dated February 25, 2009, prepared by Patton, Harris, Rust & Associates;
11. List of Community Meetings; and

12. 2 sets of Mailing Labels.

If you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Kimberlee Welsh Cummings, AICP
Land Use Planner

Enclosures

- cc: John A. Andrews, II, President, Andrews Community Investment Corporation,
with enclosures
Jordan Dimoff, Vice President, Andrews Community Investment Corporation
Robert W. Woodruff, P.E., Chief Operating Officer, William H. Gordon
Associates, Inc., with enclosures, except plans
Linda R. Erbs, P.E., Director of Leesburg Office, William H. Gordon
Associates, Inc.
J. Randall Minchew, Managing Partner, Leesburg Office, Walsh, Colucci,
Lubeley, Emrich & Walsh, P.C.

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177

Metro 478-8416
Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION

Application No. SPEX 2009- _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Hybrid Energy Park

Proposed Use: Requesting a special exception for the development of a utility generating plant and transmission facility on approximately 87 acres within the PD-GI portion of the proposed Stonewall Secure Business Park (ZMAP 2008-0017).

Project Location: North of Route 267, east of Sycolin Road (Rt. 643), south of Sycolin Creek and west of Gant Lane (Rt. 652).

Tax Map #(s): 60; 61 Parcel #(s): 38A, 38, 39, 41; 12, 13, 14

Parcel Owner(s): See attached list Telephone No.: See attached list

Applicant/Authorized Agent: Green Energy Partners/Stonewall LLC Telephone No.: (540) 338-9040
John A. Andrews, II / Jordan Dimoff

Engineer/Surveyor: William H. Gordon Associates/ Telephone No.: (703) 729-4800
Robert W. Woodruff & Linda Erbs

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C./ Telephone No.: (703) 737-3633
Kimberlee Welsh Cummings, AICP, Land Use Planner

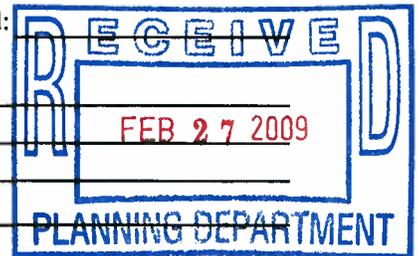
Signature of Person Completing Checklist: *Kimberlee Welsh Cummings* Date: 2/27/2009

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



MCPI Number(s): 193-27-9018; 193-29-6778; 194-48-6020; 194-49-8227; 193-38-4362; 193-49-0539; 193-39-3665

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant

All required forms are available in the Department of Planning.

Approved Deviations:

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s) ² .	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (<i>A certificate of payment of taxes is available from the Treasurer's Office.</i>)	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (<i>A Land Use certificate is available from the Department of Financ</i>)	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	X		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in S	X		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map ¹ . Include the following information on the	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area ¹ .	X		
3. For adjacent property within 200 feet, including property across the road from project, include the following:	X		
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² .	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

K. **SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'.

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places.			
a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished.	X		
b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	X		
6. a. Show location and area footprint, height or proposed use and identify use. Dimensions must be drawn to scale.	X		
b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.			
7. The proposed location, lighting and type of sign.	Site Plan		
8. Adjacent property information including property across the road from project:	X		
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Existing and proposed abutting roads and their right-of-way widths. ¹	X		
d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹	X		
e. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹			
a. Existing and proposed access points to existing state road system including roadway entrance widths.	X		
b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.			
11. Include parking/loading areas.			
12. The location and general description of vegetation and existing tree cover including:			
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;	X		
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and	X		
c. Endangered species habitat ⁵ .	X		
d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	X		
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia.			
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	X		
18. If requested by the Planning Director the applicant shall provide:			
a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buil			N/A
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed developm			N/A
<i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the Subject Property	X		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	Submitted w/ ZMAP 2008-0017		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety locations.	X		
12. Traffic mitigation measures.	X		

M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

O. **CERTIFICATION OF APPLICATION SUBMISSION.** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffe

APPLICANT SIGNATURE 
 Kimberlee Welsh Cummings, on behalf of the Applicant

DATE 2/27/2009

Application: Accepted Rejected

Checklist Reviewer

Date

ATTACHMENT

HYBRID ENERGY PARK
STONEWALL SECURE BUSINESS PARK
MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION
APPLICATION

PARCEL OWNERS:

Property Owner & Telephone Number	PIN	Tax Map and Parcel
Sycolin Corner, LLC (804) 385-6694	193-27-9018	60-41
LTI Limited Partnership (301) 299-8616	193-29-6778; 194-48-6020; 194-49-8227	60-39; 61-13 & 14
Evergreen Loudoun-One Limited Partnership (202) 822-8838	193-49-0539; 193-38-4362;	60-38A & 38;
John A. Andrews, Trustee (540) 338-9040	193-39-3665	61-12

MINIMUM SUBMISSION REQUIREMENTS FOR A COMMISSION PERMIT APPLICATION

Application No CMPT 2009-

TO BE COMPLETED BY THE APPLICANT

Project Name: Hybrid Energy Park

Proposed Use: Requesting a special exception for the development of a utility generating plant and transmission facility on approximately 87 acres within the PD-GI portion of the proposed Stonewall Secure Business Park (ZMAP 2008-0017)

Location: North of Route 267, east of Sycolin Road (Rt 643), south of Sycolin Creen and west of Gant Lane (Rt 622). Tax Map(s) / Parcel #(s): See attached

Owner(s): See attached Telephone No.: _____

Applicant/Authorized Agen Green Energy Partners Telephone No.: (540) 338-9040
John A. Andrews, II

Engineer/Surveyor William H. Gordon Associates/ Robert W. Woodruff & Linda Erbs Telephone No.: (703) 729-4800

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. / Kimberlee Welsh Cummings, AICP, Land Use Planner Telephone No.: (703) 737-3633

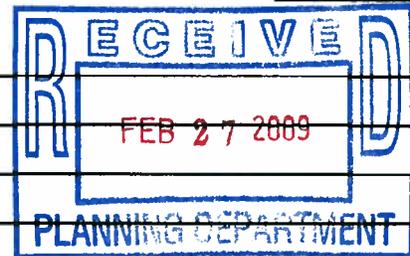
Signature of Person Completing Checklist: Kimberlee Welsh Cummings Date: 2/27/2009

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



PIN Number: 193-49-0539 & 193-38-4362 & 193-39-3665 & 193-27-9018 & 193-29-6778 & 194-48-6020 & 194-49-8227

APPLICANT RESPONSIBILITIES. The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8 1/2" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing until the deficiencies are resolved.

All required forms are available in the Department of Planning

A. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant(s) name and address and ownership interest in the subject property.	✓		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	✓		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	✓		
4. The tax map identification number; MCPI number.	✓		
5. Signature of Property Owner.	✓		
B. <u>STATEMENT OF JUSTIFICATION.</u> One copy of a Statement of Justification detailing the proposed use.	Submitted with SPEX		
C. <u>SITE PLAN.</u> Provide 15 copies of a site plan at a scale of 1"=200', or request a deviation for a more meaningful scale. At least three (3) plans must be provided at 1"=2'. Four copies are required when floodplain exists on the site. Include the following information on the plan:	Submitted with SPEX		
1. Where applicable, the limits of floodplain boundaries are to be delineated. The plat shall utilize and identify the source as the Floodplain Map of Loudoun County.	✓		
2. The scale, north point, and date.	✓		
3. The boundary of the property showing bearings and distances.	✓		
4. The owners' names and zoning of adjacent property.	✓		
5. The location and dimensions of all structures, parking/loading areas, and signs, existing and proposed.	✓		
6. The location of any structures within 500' of the proposed	✓		
7. The property owner's signature.	✓		
8. An insert vicinity map showing the location within the general area.	✓		

ATTACHMENT

HYBRID ENERGY PARK
MINIMUM SUBMISSION REQUIREMENTS FOR A COMMISSION PERMIT
APPLICATION

PARCEL OWNERS:

Property Owner & Telephone Number	PIN	Tax Map and Parcel
Sycolin Corner, LLC (804) 385-6694	193-27-9018	60-41
LTI Limited Partnership (301) 299-8616	193-29-6778; 194-48-6020; 194-49-8227	60-39; 61-13 & 14
Evergreen Loudoun-One Limited Partnership (202) 822-8838	193-49-0539; 193-38-4362;	60-38A & 38;
John A. Andrews, Trustee (540) 338-9040	193-39-3665	61-12

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Real Estate Tax - 2008
Owner and Legal

PIN: 193-49-0539-000	Tax Map: /60////////38A
Current Owner Name& Address: EVERGREEN LOUDOUN-ONE LTD PARTNSHP WAYNE T DAY 8511 RAPLEY PRESERVE CIR POTOMAC MD 20854-5475	Jan 1 Owner Name& Address:: EVERGREEN LOUDOUN-ONE LTD PARTNSHP WAYNE T DAY 8511 RAPLEY PRESERVE CIR POTOMAC MD 20854-5475
Legal Description: SYCOLIN 1114-342	Acreage: 0.32 Land Use: NO
Annual Taxable Assessment: \$ 3,200	



District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
1st Half	Original Due Date: 2008-06-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 1,600	Waiver Date:		Date Last Paid: 2008-05-09		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 18.24				\$ 18.24
Paid:	\$ 18.24	\$ 0.00	\$ 0.00	\$ 0.00	\$ 18.24
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
2nd Half	Original Due Date: 2008-12-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 1,600	Waiver Date:		Date Last Paid: 2008-05-09		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 18.24				\$ 18.24
Paid:	\$ 18.24	\$ 0.00	\$ 0.00	\$ 0.00	\$ 18.24
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

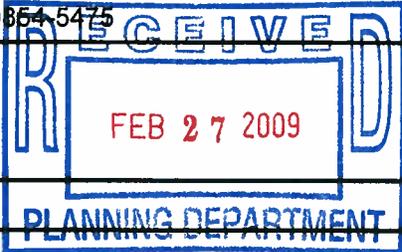
Date of Query: 01/30/2009

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Real Estate Tax - 2008
Owner and Legal

PIN: 193-38-4362-000	Tax Map: /60/////////38/
Current Owner Name& Address: EVERGREEN LOUDOUN-ONE LTD PARTNSHP WAYNE T DAY 8511 RAPLEY PRESERVE CIR POTOMAC MD 20854-5475	Jan 1 Owner Name& Address:: EVERGREEN LOUDOUN-ONE LTD PARTNSHP WAYNE T DAY 8511 RAPLEY PRESERVE CIR POTOMAC MD 20854-5475
Legal Description: SYCOLIN 1114--342	Acreage: 42.47 Land Use: NO
Annual Taxable Assessment: \$ 1,061,800	



District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
1st Half	Original Due Date: 2008-06-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 530,900	Waiver Date:		Date Last Paid: 2008-05-09		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 6,052.26				\$ 6,052.26
Paid:	\$ 6,052.26	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,052.26
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular	Supplement:		Tax Rate: \$1.14 per \$100 assessed value		
2nd Half	Original Due Date: 2008-12-05		Date Levied: 2008-04-09		
Taxable Assessment: \$ 530,900	Waiver Date:		Date Last Paid: 2008-05-09		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 6,052.26				\$ 6,052.26
Paid:	\$ 6,052.26	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,052.26
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

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Real Estate Tax - 2008

Owner and Legal

PIN: 194-48-6020-000	Tax Map: /60////////39/
Current Owner Name& Address: L T I LIMITED PARTNERSHIP % CAPITOL PROPERTIES INC P0 BOX 740 WARRENTON VA 20188-0740	Jan 1 Owner Name& Address:: L T I LIMITED PARTNERSHIP % CAPITOL PROPERTIES INC P0 BOX 740 WARRENTON VA 20188-0740
Legal Description: LTI LP PORT PCL.A WAIVER 1255--1888,PC A-671-3 1255--1897 ESM,PC A-671-5	Acreage: 60.43 Land Use: NO
Annual Taxable Assessment: \$ 1,248,400	

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 624,200		Waiver Date:		Date Last Paid: 2008-05-05	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 7,105.81				\$ 7,105.81
Paid:	\$ 7,115.88	\$ 0.00	\$ 0.00	\$ 0.00	\$ 7,115.88
Refunded:	\$ 10.07	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.07
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 624,200		Waiver Date:		Date Last Paid: 2008-11-06	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 7,080.92				\$ 7,080.92
Paid:	\$ 7,115.88	\$ 0.00	\$ 0.00	\$ 0.00	\$ 7,115.88
Refunded:	\$ 34.96	\$ 0.00	\$ 0.00	\$ 0.00	\$ 34.96
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date of Query: 01/30/2009

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**Real Estate Tax - 2008
Owner and Legal**

PIN: 193-27-9018-000	Tax Map: /60////////41/
Current Owner Name& Address: SYCOLIN CORNER LLC 101 N KING ST LEESBURG VA 20176-2820	Jan 1 Owner Name& Address:: SYCOLIN CORNER LLC 101 N KING ST LEESBURG VA 20176
Legal Description: GOOSE CREEK PC A-671-7 200407070069797	Acreage: 95.18 Land Use: NO
Annual Taxable Assessment: \$ 2,379,500	

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 1,189,750		Waiver Date:		Date Last Paid: 2008-05-05	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 13,548.20				\$ 13,548.20
Paid:	\$ 13,563.15	\$ 0.00	\$ 0.00	\$ 0.00	\$ 13,563.15
Refunded:	\$ 14.95	\$ 0.00	\$ 0.00	\$ 0.00	\$ 14.95
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 1,189,750		Waiver Date:		Date Last Paid: 2008-11-06	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 13,520.17				\$ 13,520.17
Paid:	\$ 13,563.15	\$ 0.00	\$ 0.00	\$ 0.00	\$ 13,563.15
Refunded:	\$ 42.98	\$ 0.00	\$ 0.00	\$ 0.00	\$ 42.98
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date of Query: 01/28/2009

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Real Estate Tax - 2008

Owner and Legal

PIN: 193-39-3665-000	Tax Map: /61////////12/
Current Owner Name& Address: ANDREWS JOHN A TRUSTEE PO BOX 660 HAMILTON VA 20159-0660	Jan 1 Owner Name& Address:: RIEHN EVA M 18406 HARBOUR TOWN TER LEESBURG VA 20176-3924
Legal Description: LOT 3 ON GOOSE CREEK 200309250126214 WILL 982--1035	Acreage: 30.89 Land Use: NO
Annual Taxable Assessment: \$ 772,300	

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 386,150		Waiver Date:		Date Last Paid: 2008-07-29	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 4,402.11				\$ 4,402.11
Paid:	\$ 4,402.11	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,402.11
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 386,150		Waiver Date:		Date Last Paid: 2008-12-04	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 4,402.11				\$ 4,402.11
Paid:	\$ 4,402.11	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,402.11
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

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Real Estate Tax - 2008
Owner and Legal

PIN: 194-49-8227-000	Tax Map: /61////////13/
Current Owner Name& Address: L T I LIMITED PARTNERSHIP % CAPITOL PROPERTIES P0 BOX 740 WARRENTON VA 20188-0740	Jan 1 Owner Name& Address:: L T I LIMITED PARTNERSHIP % CAPITOL PROPERTIES P0 BOX 740 WARRENTON VA 20188-0740
Legal Description: LTI LP PCL.A SUB WAIVER 1255--1888,PC A-671-3 1255--1895 ESM,PC A-671-5	Acreage: 53.54 Land Use: NO
Annual Taxable Assessment: \$ 1,152,100	

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
1st Half		Original Due Date: 2008-06-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 576,050		Waiver Date:		Date Last Paid: 2008-05-05	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 6,566.97				\$ 6,566.97
Paid:	\$ 6,566.97	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,566.97
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

District: Regular		Supplement:		Tax Rate: \$1.14 per \$100 assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$ 576,050		Waiver Date:		Date Last Paid: 2008-11-06	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 6,566.97				\$ 6,566.97
Paid:	\$ 6,566.97	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,566.97
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date of Query: 01/30/2009



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000
703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 01/28/2009

The following property, _____, is **IN** the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 193-27-9018-000, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

Alison Burns

Signature



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



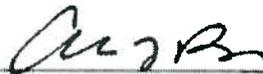
Date: 02/02/2009

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 193-49-0539-000, is NOT IN the Land Use Program.
Tax Map/PIN Number



Signature



Loudoun County, Virginia

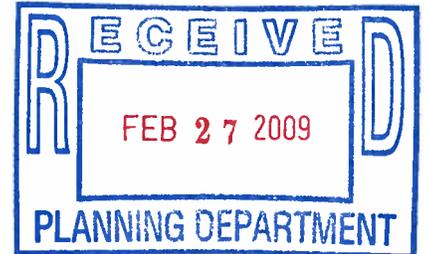
www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 02/02/2009

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 193-38-4362-000, is NOT IN the Land Use Program.
Tax Map/PIN Number



Signature



Loudoun County, Virginia

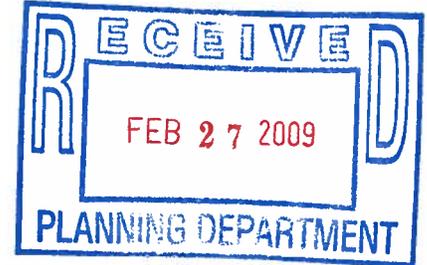
www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 02/02/2009

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature
Alison L. Burns, Land Use Coordinator

The following property, 194-48-6020-000, is NOT IN the Land Use Program.
Tax Map/PIN Number

Alison Burns

Signature



Loudoun County, Virginia

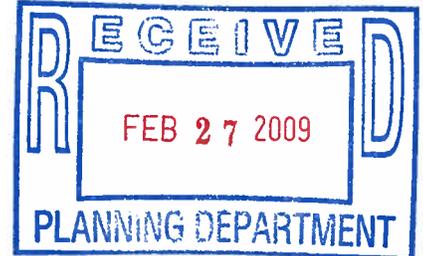
www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 02/02/2009

The following property, _____, is **IN** the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, **193-39-3665-000**, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

Alison L. Burns

Signature



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 02/02/2009

The following property, _____, is **IN** the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, **194-49-8227-000**, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

Alison Burns

Signature



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: 02/02/2009

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 193-29-6778-000, is NOT IN the Land Use Program.
Tax Map/PIN Number

Alison Burns

Signature

Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated February 20, 2009 for the Application of
(enter date of affidavit)

Green Energy Partners, LLC

(enter name(s) of applicant(s))

in Application Number(s): SPEX 2009-0009 & CMPT 2009-0001
(enter application number(s))

I, John A. Andrews, II, Agent, do hereby state that I am an

- (check one) applicant (must be listed in Paragraph C of the above-described affidavit)
- applicant's authorized agent (must be listed in Paragraph C of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

- (check one)
- I have reviewed the above-described affidavit, and the information contained therein is true and complete as of _____ (today's date); or
 - I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- Paragraph C-1
- Paragraph C-2
- Paragraph C-3
- Paragraph C-4(a)
- Paragraph C-4(b)
- Paragraph C-4(c)



WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent

John A. Andrews, II, Agent

(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 2nd day of April, 2009,
in the State/Commonwealth of Virginia, County/City of Loudoun.

[Signature]
Notary Public

My Commission expires:



I, John A. Andrews, II, Agent, do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2009-0009 & CMPT 2009-0001

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
	Green Energy Partners, LLC/Stonewall Creek LLC	P.O. Box 660 Hamilton, VA 20159	Applicant/Contract Purchaser
193-39-3665	John A. Andrews, Trustee f/b/o John A. Andrews II, Nadine P. Andrews, Jessica E. Andrews, John A. Andrews III, Laura E. Andrews, Annamarie C. Andrews	P.O. Box 660 Hamilton, VA 20159	Title Owner
193-27-9018	Sycolin Corner LLC	101 N. King Street Leesburg, VA 20176-2820	Title Owner
193-29-6778 194-48-6020 194-49-8227	LTI Limited Partnership	c/o Capitol Properties P.O. Box 740 Warrenton, VA 20188-0740	Title Owner
193-38-4362 193-49-0539	Evergreen Loudoun-One Limited Partnership	8511 Rapley Preserve Circle Potomac, MD 20854-5475	Title Owner

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

<i>PIN</i>	<i>NAME</i> <i>(First, M.I., Last)</i>	<i>ADDRESS</i> <i>(Street, City, State, Zip Code)</i>	<i>RELATIONSHIP</i> <i>(Listed in bold above)</i>
	William H. Gordon Associates, Inc.	44084 Riverside Parkway Suite 100 Leesburg, VA 20176	Engineers/Agent
	Patton Harris Rust and Associates, Inc.	14532 Lee Road Chantilly, VA 20151-1679	Transportation Consultant/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	One East Market Street 3 rd Floor Leesburg, VA 20176	Attorneys/Planners/ Agent
	M.J. Wells & Associates, Inc.	1420 Spring Hill Road, #600 McLean, VA 22102	Transportation Consultant/Agent
	Emery & Garrett Groundwater, Inc.	P.O. Box 1578 Meredith, NJ 03253	Hydrogeologists Consultant/Agent
	Zimar and Associates, Inc.	10105-C Residency Road Manassas, VA 20110	Arboriculture/ Forestry Consultant/Agent
	T. Dean Reed Company	P.O. Box 65276 Washington, D.C. 20035	Public Relations Consultant/Agent
	Waste Water Management, Inc.	2815 Hartland Road, Ste 210 Falls Church, VA 22043	Waste Water Consultant/Agent

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

LISTING OF INDIVIDUAL AGENTS

1. **Stonewall Creek LLC**
Jordan (nmi) Dimoff
John A. Andrews, II
2. **Green Energy Partners**
Jordan (nmi) Dimoff
John A. Andrews, II
Alan P. Iantosca
3. **Sycolin Corner LLC**
William C. Mims
4. **LTI Limited Partnership**
Stephen J. Garchik
5. **Evergreen Loudoun-One Limited Partnership**
Mary Grace Day
Wayne T. Day
Seth A. Robbins
6. **William H. Gordon Associates, Inc.**
Robert W. Woodruff
Linda (nmi) Erbs
7. **Patton Harris Rust and Associates, Inc.**
John F. Callow
8. **Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.**
J. Randall Minchew, Esq.
Andrew A. Painter, Esq.
Kimberlee Welsh Cummings
Christine E. Gleckner
William J. Keefe
Michael G. Romeo
9. **M.J. Wells & Associates, Inc.**
Christopher R. Kabatt
10. **Emery & Garrett Groundwater, Inc.**
James M. Emery
11. **Zimar and Associates, Inc.**
Donald E. Zimar
Robert M. Gordon

If multiple copies of this page are provided please indicate Page 1 of 2 pages.

LISTING OF INDIVIDUAL AGENTS - Continued

12. T. Dean Reed Company

Charles (nmi) Jackson

13. Waste Water Management, Inc.

David J. Rigby

If multiple copies of this page are provided please indicate Page 2 of 2 pages.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Stonewall Creek LLC, P.O. Box 660, Hamilton, VA 20159

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
The John A. Andrews II Revocable Trust 2007 f/b/o John A. Andrews II, Nadine P. Andrews, Jessica E. Andrews, John A. Andrews III, Laura E. Andrews, Annamarie C. Andrews	John Aubrey Andrews
Leonard (nmi) Mitchel	Jordan (nmi) Dimoff
Ann (nmi) Kerr	Andrews Community Investment Corporation

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Green Energy Partners, LLC, P.O. Box 660, Hamilton, VA 20159

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
The John A. Andrews II Revocable Trust 2007 f/b/o John A; Andrews II, Nadine P. Andrews, Jessica E. Andrews, John A. Andrews III, Laura E. Andrews, Annamarie C. Andrews	Jordan (nmi) Dimoff
Alan P. Iantosca	Andrews Community Investment Corporation
Ann (nmi) Kerr	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Andrews Community Investment Corporation, 39100 East Colonial Highway, Hamilton, VA 20159

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
John A. Andrews, II	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
John A. Andrews, II, President	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Sycolin Corner LLC, 101 N. King Street, Leesburg, VA 20176

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
William C. Mims, Manager/Member	
George (nmi) Whitlow, Member	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

**William H. Gordon Associates, Inc., 44084 Riverside Parkway, Suite 100
Leesburg, Virginia 22021**

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
William H. Gordon, R. Steven Hulsey, Joseph W. McClellan, Eugene C. Dorn, Robert W. Woodruff, Paula M. Fleckenstein, Robert W. Walker, Wayne E. Foard, Mark A. Dyck, Kevin D. Nelson, Roger E. Harris, Stanley D. Heiser, Brian P. Fletcher, J. Scott Peterson, Louise Zwicker, William E. Junda, Linda R. Erbs	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Patton Harris Rust and Associates, Inc., 208 Church Street, S.E., Leesburg, Virginia 20175

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Thomas D. Rust	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Thomas D. Rust, Chairman	Chairman
Bruce J. Frederick	Vice President
Christopher Holt	Vice President and CFO
Thomas L. Osborne	Vice President
Susan S. Wolford	Vice President

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C., 1 E. Market Street, 3rd Floor, Leesburg, Virginia 20176

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Robin L. Antonucci, Martin M. Barna,	Michael R. Pinkoske, Jr., Anne M. Randall,
Barbara J. Blackmore, Christopher L. Bowyer,	Lawrence E. Sefcik, Aaron M. Siddle,
Jennifer N. Carpenter, John F. Cavan,	Kevin D. Sitzman, Jorjean M. Stanton,
Maureen E. Ciccirelli, Winnie F. Dadzie,	Christopher Turnbull, Glenda D. Tyler,
Lorrie D'Amico-Branch, Sudeep Deshmukh,	James W. Watson, Martin J. Wells,
Ernest M. Eggleston, Kevin R. Fellin,	Joseph A. Winterer, Michael J. Workosky,
Melissa T. Hish, Admir Husadzinovic, Agan Husadzinovic, Majdeta Husadzinovic, William F. Johnson, Christopher L. Kabatt, Robert T. Kohler, Priyatham Konda, Maria C. Lashinger, Brian J. Leljedal, Jami L. Milanovich, Terence J. Miller, David A. Ohler, John P. Perez,	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.)

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Emery & Garrett Groundwater, Inc., P.O. Box 1578, Meredith, NH 03253

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
James M. Emery	
Peter (nmi) Garrett	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Zimar and Associates, Inc., 10105-C Residency Road, Manassas, Virginia 20110

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Donald E. Zimar	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

T. Dean Reed Company, P.O. Box 65726, Washington, D.C. 20035

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Travis Dean Reed	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Kenneth P. Arnold	General Manager

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Waste Water Management, Inc., 2815 Hartland Road, Suite 210, Falls Church, VA 22043

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
David J. Rigby	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

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Name and Address of Corporation: (complete name, street address, city, state, zip code)

Capitol Properties, Inc., P.O. Box 740, Warrenton, VA 20188

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Stephen J. Garchik	
JL Trust f/b/o Steven Snider	
Estate of Stephen L. Athey	
Potomac Trust f/b/o Steven Snider, Lawrence Snider, Judy Snider Cohen	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Stephen J. Garchik, President	Steven S. Snider, Assistant Secretary
Robert E. Clayton, CFO/Treasurer	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Loudoun-One Investments, Inc., 8511 Rapley Preserve Circle, Potomac, MD 20854

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Wayne T. Day	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

LTI Limited Partnership, c/o Capitol Properties, Inc., P.O. Box 740, Warrenton, VA 20188

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> (<i>First, M.I., Last</i>)	<i>Title</i> (<i>e.g. General Partner, Limited Partner, etc</i>)
Capitol Properties, Inc., General Partner	Jerome Snider, Limited Partner
Capitol Properties, Inc., Limited Partner	Judy Cohen, Limited Partner
David Cohn, Limited Partner	Lawrence Snider, Limited Partner
David Spannbauer, Limited Partner	Michael Ochsman, Limited Partner
Estate of Ralph Boccarosse, Limited Partner	Sandy R. Garchik, Limited Partner
Estate of Stephen L. Athey, Limited Partner	Steve Snider, Limited Partner
Gerhard Eck Testamentary Trust f/b/o Gerhard Eck, Limited Partner	Usama Misleh, Limited Partner
Frank Tucker, Limited Partner	
Garchik Universal Limited Partnership, Limited Partner	

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

None

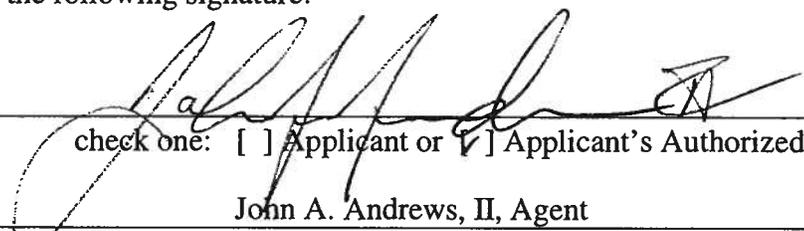
Check if applicable:

Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

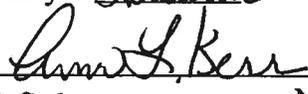


check one: Applicant or Applicant's Authorized Agent

John A. Andrews, II, Agent

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 2nd day of April 2009, in the State/Commonwealth of Virginia, in the County/City of Loudoun



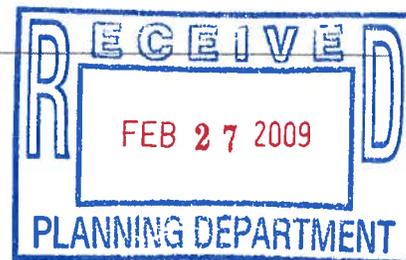
Notary Public

My Commission Expires: _____



Cummings, Kimberlee Welsh

From: John Merrithew [John.Merrithew@loudoun.gov]
Sent: Thursday, January 29, 2009 11:02 PM
To: Cummings, Kimberlee Welsh
Cc: Ginni VanHorn; Wini Polis
Subject: Re: Stonewall Secure Business Park



Kim, I agree that the PRAP 2008-0058 included the discussion of a future SPEX for a power generation facility. A new PRAP is not necessary. I suggest you attach this correspondence to the application material. Also, be advised new application fees will become effective on March 2, 2008.

John

John Merrithew, AICP
Assistant Director
Loudoun County Planning Department

>>> "Cummings, Kimberlee Welsh" <kcumplings@ldn.thelandlawyers.com> 1/29/2009 2:13 PM >>>

Hi John:

We are working on the SPEX for the co-generation power plant which is noted in the attached PRAP 2008-0058. Please confirm that we do not need to file another PRAP for the co-generation power plant.

Thank you, Kim

Kimberlee Welsh Cummings, AICP
Land Use Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street
3rd Floor
Leesburg, Virginia 20176
(703) 737-3633 (main phone number)
(571) 209-5773 (direct phone number)
(703) 737-3632 (fax number)
(703) 307-5827 (cell phone number)

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1/30/2009



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0058	ZMAP
DATE OF CONFERENCE	Stonewall Secure Business Park Sycolin/Cochran Mill Rd	(TR10 to PD-IP) 6/10/08 3:00pm

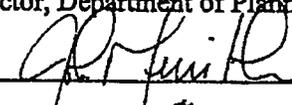
ATTENDANCE LISTING

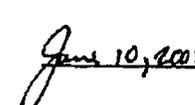
NAME	AFFILIATION
John Andrews	ACTIC
Jordan Dimoff	ACTIC
KIMBERLEE CUMMINGS	WALSH, COLUCCI
David Feller	
Rodion IWANCZYK	Loudoun Co Dept of Planning
Zoe Grotophorst	Loudoun Co. Dept of Planning
Susan Barry Hill	"
Amy Lohr	BTP, Zoning
Shahel Assad	Transportation
Miguel Salinas	Planning

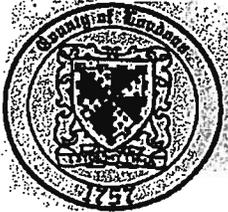
I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:


 Application Fee: \$15,730 + 94.5 acres x \$80 = 7560
 # 23,290


 June 10, 2008



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0058	ZMAP
DATE OF CONFERENCE	Stonewall Secure Business Park Sycolin/Cochran Mill Rd	(TR10 to PD-IP) 6/10/08 3:00pm

1. ISSUES RAISED BY THE APPLICANT

Portion of Cuckside project fronts on Cochran Mill and Sycolin Rds. ^{7th & 8th Streets} Cuck Stone has acquired adjacent properties. Two gas lines and major electric lines cross the property. Proposing a high security facility. 300 acres. Planning redundant utilities (water, power...). ~~Completed~~ Proposing PD-IP for future use. used PD-61. Future STEX for co-generation power plant producing electricity and coolant for data centers FAR .6. Single access. Area may be expanded to include adjacent properties.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Plan policies define area as Transitional Area. Suitable for small scale uses and cluster residential development. Plan amendment needed. Board will have to initiate Plan Amendment.

3. ZONING ISSUES DISCUSSED 1972 1993 Revised 1993 Zoning Ordinance

Currently TR-10. Airport Impact Overlay, Quarry Overlay, Floodplain apply. Steep slopes apply. Should apply for STEX for 6 FAR. Performance standards for office (if layright) PD-IP is intended for areas planned for industrial. Good houses may have to be on same lot as principle use. Data centers don't have to peak at office rate but need to allow space for parking if bldg becomes office in future.

4. TRANSPORTATION ISSUES DISCUSSED

Saginaw Rd and Cochran Mill Rds are CTP roads. Current alignment cuts through property. Proposing an primary access ^(Sycamore) and an emergency access (Cochran Mill). Proposing improvements along Chabance

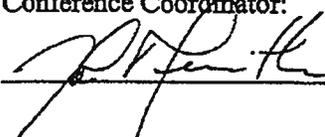
To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

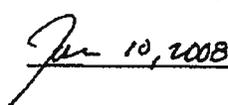
5. OTHER ISSUES DISCUSSED

TOWAL COMMENTS - Water & sewer expansion is possible except for zoning issue. Report had comments about Creekside. What about adjacent properties - may be included.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Proposing to initiate signing and depending on comments solicit a CPAM.

Conference Coordinator:


Date:


**HYBRID ENERGY PARK
STONEWALL SECURE BUSINESS PARK
COMMUNITY MEETINGS
(SPEX Checklist Item M)**

Meetings will be held with the adjacent property owners prior to the Planning Commission public hearing.





MCPI #237-39-5293
Cammack Brothers Partnership LP
216 S. Payne Street
Alexandria, VA 22314-3530

MCPI #193-26-8988
Grayson, Jacqueline, H Barrow et al
c/o Jacqueline C Grayson
775 High Street, Apt 407
Newark, NJ 07102-1084

MCPI #193-36-6330
Green, Lee Ann & George M III
20210 Sycolin Road
Leesburg, VA 20175-4632

MCPI #193-46-7168
McKeehan, Ken Trustee
c/o Kenneth F McKeehan
14379 Chalfont Drive
Haymarket, VA 20169-2629

MCPI #193-48-5687
Chesney, John W & Lynda B R/S
41314 Cochran Mill Road
Leesburg, VA 20175-4602

MCPI #153-35-5865
Wildwood Farms, A VA Ltd.
Partnership
1330 Mercer Lane
McLean, VA 22101-3014

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MCPI #193-26-9027
Anderson, Amy H.
PO Box 1364
Leesburg, VA 20177-1364

MCPI #193-26-8899
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20226 Sycolin Road
Leesburg, VA 20175-4632

MCPI #193-36-4150 & 193-46-2814
Dyroff, Terry
9003 1st Ave
Silver Spring, MD 20910-2148

MCPI #191-16-9866
Loudoun, County of
1 Harrison Street, SE
5th Floor
Leesburg, VA 20177-7000

MCPI #193-49-0957 & 193-49-2459
Bane, Joseph
PO Box 3126
Leesburg, VA 20177-8016

MCPI #194-30-5923 & 194-38-3678 & 194-38-5060 & 193-15-9864
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Willis, TX 77318-5534

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Hamilton, VA 20158-3136

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Second Set of Labels

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Sterling, VA 20166-2337

STONEWALL CREEK LLC
PO BOX 660
HAMILTON, VA 20159

1060
68-54/514
BRANCH 27042

2/23/09 Date

Pay to the
Order of County of Loudoun

\$ 4830.00

Four Thousand Eight Hundred Thirty Dollars

~~Dollars~~



Security
Features
Detailed on
Back.



WACHOVIA
Wachovia Bank, N.A.
wachovia.com

For Rezoning Application fee

MP

⑆051400549⑆2000034999936⑈ 1060

GUARDIAN SAFETY BLUE

Receipt of Payment

Receipt Number : 090002221
Transaction Number : A000000005751
Payment Method: CHECK
Check Number: 1060



Date: 2009-02-27
Amount: \$4,830.00
Check Escrow Flag: N
Check Writer: STONEWALL CREEK

Detail Information

4,830.00 SPEX-2009-0009 TOTAL FEE