

Introduction

RAI Properties and BURR Plaza

RAI Properties, LLC was founded for the express purpose of fostering economic development here in Jefferson County, and has not engaged in any other building or development projects anywhere else. Our core belief was then and is now that more suitable, state of the art infrastructure would lead directly to company investment, job creation and improved economic conditions here close to home.. We have shared the Development Authority's goal of improving the economic climate in Jefferson County since 2003, when we purchased the first of five lots in Burr Park and began constructing office, commercial and retail space to meet the needs of small to mid-size businesses. To date, RAI Properties has invested more than \$10M to advance these goals. Twenty-six companies, with more than 450 employees now work in our "park within the park" and we have become the largest stakeholder in Burr industrial Park.

RAI Properties is a values-driven company with a unique management mindset: that the ethics of an organization have as much to do with its achievements as do its management and technical expertise. We believe that doing business by doing the right thing is the only acceptable behavior. We believe that operating from the ethical high ground in accordance with all applicable laws and standards of conduct is entirely consistent with the goals of profit and perpetuity. These core beliefs guide us in all that we undertake.

Jim Ruland is the Managing Member of RAI Properties. He was also founder of Ruland Associates, Inc. (RAI), an Information Technology solutions company that he guided from 1986 to 2011. Jim served as Jefferson County Commissioner (1997-2002), and was a Development Authority board member during that period. Jim also spent twenty years uniform, and holds the rank of Commander, USN, (Retired). He has a Masters Degree in Business Administration.

RAI Properties has developed a 19+ acre business park, known as **BURR Plaza**, with 100,000sf of modern commercial and office space, all within the tax advantaged boundaries of county-owned Burr Park. We are located at the intersection of WV Route 9 and WV Route 8, about midway between Charles Town and Martinsburg, with visibility from and direct access to WV Route 9.



BURR Plaza Site Plan

KEY FEATURES:

- **State-of-the-Art Infrastructure.** Our facilities are state of the art, Energy Star rated, and International Building Code and Americans with Disabilities Act (ADA) compliant. All buildings include robust communication capabilities, high-speed Internet connections and centralized management of voice, video and network resources. The campus is served by major satellite, cable and mobile phone providers.
- **Competitive Rates.** Our lease rates compare very favorably, with no Common Area Maintenance (CAM) charges, or B&O or municipal taxes to pay.
- **Economical Build-outs.** We build all of our buildings ourselves and have the capability to accomplish any and all modifications needed to configure your space to your exact requirements. We provide this service at our cost of labor and materials, which results in significant cost savings to our tenants. Flex-space construction (no interior load-bearing walls) enables us to meet precise space requirements both efficiently and economically.
- **Business-Friendly Flexible Leasing.** We know that when it comes to leasing, one size does not fit all. We will develop a customized lease arrangement that meets the individual requirements of your business and your budget.
- **Safe & Secure Work Environment.** We designed these buildings with controlled access, security monitoring and ample outdoor lighting to provide the peace of mind that comes from working in a safe and secure environment.
- **On-Site Management.** RAI Properties has located its company office within Burr Plaza in order to quickly respond to immediate service and emergency requirements. Five full-time staff members, including a property manager and maintenance, repair and grounds-keeping personnel, are dedicated to attending to the needs of all of our tenants. From administrative queries to snow removal, we are here (Adams Building, Suite I) to serve.
- **Local Ownership.** The principals and employees of RAI Properties live here in the Eastern Panhandle. We operate Burr Plaza as if our personal reputations depended on it ... because they do.

BURR PLAZA RETAIL

The retail section of BURR Plaza consists of three single-story buildings totaling 30,000 square feet situated on a 6.24 acre lot (Lot 44) with 170 parking spaces. All three buildings are Structural Insulated Panel (SIP) constructed providing superior energy efficiency. The regional Department of Motor Vehicles (DMV), constructed in 2006, anchors the retail and services an estimated three to four hundred members of the motoring public each day.



West Virginia Department of Motor Vehicles Regional Office

The DMV was attracted by the Property's ideal location on the main commuter route between Jefferson and Berkley Counties with immediate access to regional commuter routes and a traffic count which is approaching 40,000 cars daily.

The Adams and Buchanan buildings were placed in service in 2007. Retail tenants draw from the traffic generated by the DMV, the over 450 hundred people who work in the BURR Plaza itself, the workforce of over 2,000 employees in the surrounding Burr and Bardane Industrial Parks, and the general population at large.



Adams Building

Retail Tenants in the Adams and Buchanan Building include the Plaza Stop-N-Go convenience store, Jones Nationwide Insurance Agency, Kings Pizza, Uptown Plaza Consignments, Errol's Barber Shop, Weight Watchers, RAI Property Management Office, SugarRush! Bakery, Darnell & Co. CPAs, WV University Home Health Care, Kohlhepp All State Insurance Agency and Kidz Kastle child care center.



Buchanan Building

BURR PLAZA COMMERCIAL

The commercial flex section of BURR Plaza is situated on a 6.18 acre tract (Lot 43B) adjacent to the retail area with 84 parking spaces with easy ingress/egress. The Hamilton Building is a single-story structure totaling 32,400 square feet and features a design without interior load bearing columns or walls providing tenants with the ultimate flexibility. Each unit features restroom and break room facilities and administrative space toward the front, with work assembly or warehousing area and a loading area to the rear.



Hamilton Building

The Harrison Building is a 9,000sf single-story building located adjacent to the Hamilton Building. The Harrison Building utilizes SIP Panel construction, is also designed to accommodate build-to-suit configurations, and was placed into service in the fall of 2008.



Harrison Building

Commercial tenants include the Jefferson County Public Service District, EastRidge Health Care, Property Management People, Inc, the county's only kidney dialysis center, Bank of Charles Town, Home Team Pest Defense, CT Floors, Digital Management Corporation, Potomac River Group, the Appalachian Trail Conservancy and Allied Party Rentals.

BURR PLAZA OFFICE

The office section of BURR Plaza is located on 2.72 acres (Lot 41) adjacent to the flex space area with 142 parking spaces with easy ingress/egress. The Washington Building and the Jefferson Building are two-story buildings totaling 22,904 rentable square feet featuring separate, secure entrances with electronic key access and monitoring, rest room facilities, well-equipped kitchens, and open floor plans suitable for a variety of business applications. The Washington Building was built in 2004. The Jefferson Building was placed in service toward the end of 2006 and is home to the U.S. Coast Guard.



Washington and Jefferson Buildings

Crawl spaces allow for ease of access to wiring systems and first floor air handlers. Interior walls are painted drywall and the majority of the floor coverings are of commercial grade carpet. Doors and windows are insulated glass in aluminum frames. Both buildings have handicap accessible ramps, elevators and two ADA compliant restrooms on each floor. The Washington building has a light gauge steel frame with an insul-panel aluminum skin system for insulation and exterior finish and faux stone lower fascia trim accent at the front. The hip roof is a “maxi-rib” metal roofing system. The Jefferson Building consists of SIP panel construction with cementuous “stucco” siding and faux stone lower fascia trim accent at the front. The Jefferson building has a SIP panel constructed roof covered with rubber.

SUMMARY

BURR Plaza is a modern, state-of-the-art business complex, centrally located in Jefferson County with direct access to major roadways and public transportation. An impressive list of government, commercial and retail tenants are proud to call BURR Plaza home

RAI Properties is a veteran-owned small business with a ten year track record of successful commercial construction and property management that has made significant contributions to the economic climate of Jefferson County.