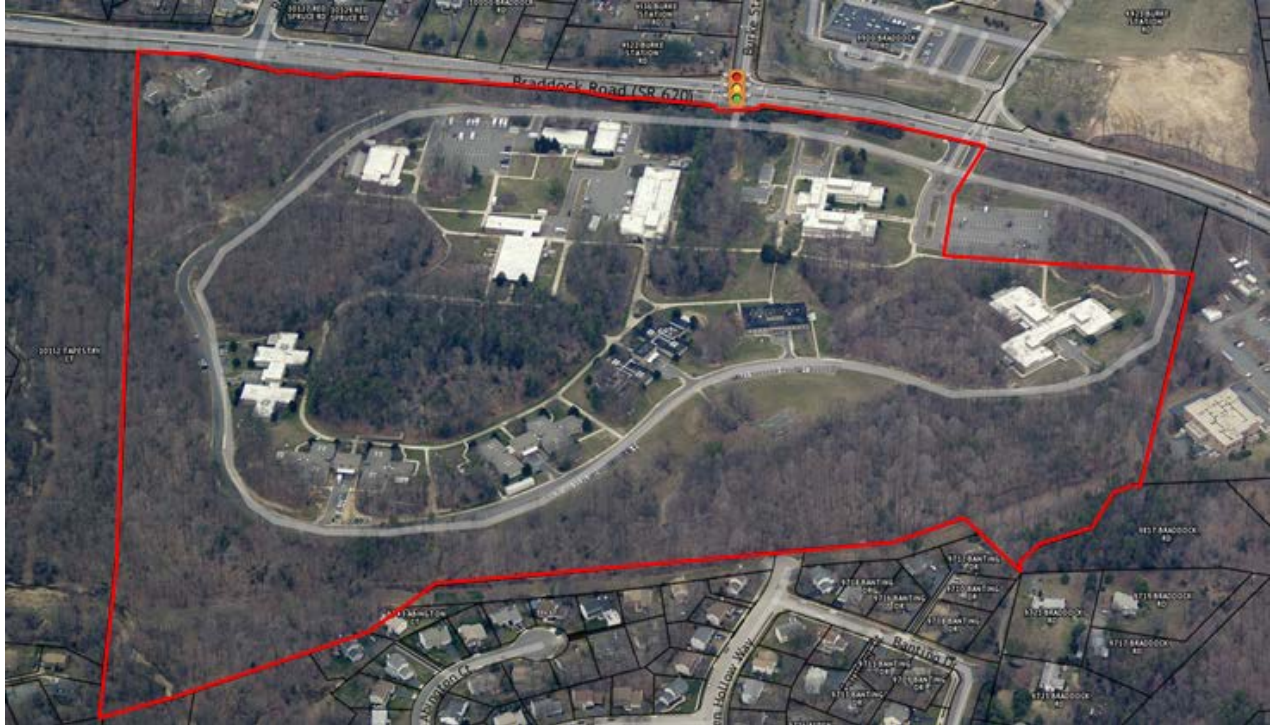




CALL FOR OFFERS – LAND FOR SALE

±78.8 acres | Fairfax County, Virginia



Redevelopment Opportunity

Divaris Real Estate, Inc. is requesting formal offers to purchase the Northern Virginia Training Center (NVT) campus, located at 9901 Braddock Road in Fairfax County, VA. Offer submission requirements are listed on page two of this document.

Call For Offers Release Date: Thursday, July 23, 2015

Deadline To Submit Offers: Tuesday, September 1, 2015 11am EST

Submit Questions And Requests To:

Debbie Wake dwake@divaris.com

T: (804) 225-4010 F: (804) 225-4673

John Wingfield jwingfield@divaris.com

T: (804) 225-2450 F: (804) 225-4673

Property Address:

9901 Braddock Road

(Braddock Rd. @ Burke Station Rd.)

Fairfax, Virginia 22032

*****Special Note: Any and all access to the campus without an appointment and escort is strictly prohibited*****

FOR FURTHER INFORMATION, PLEASE CONTACT:

John Wingfield
jwingfield@divaris.com
(804) 225-2450

Debbie Wake
dwake@divaris.com
(804) 225-4010

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REAL ESTATE, INC.



Offer Requirements

The Seller requires all of the following be included for an offer to be considered:

1. Entity purchasing property and documentation showing signatory authority. Any and all entities named in an offer must be registered and in good standing with their appropriate State Corporation Commission or equivalent, providing registration information as an attachment
2. Purchase price in US dollars
3. Source of funds and/or proof of financing
4. Terms of due diligence period including any contingencies
5. Closing date and closing attorney contact information. Seller requires no less than 30 days to close following completion of due diligence period
6. Notification address (No PO boxes, must be able to sign for receipt)
7. Proposed planned use for the property and zoning required to implement plan
8. Previous business experience with planned use development
9. Previous business experience in Fairfax County with proposed planned use
10. Deposit of 10% due 10 days after ratification of purchase and sale agreement
11. Divaris Real Estate, Inc. exclusively represents the Seller. Purchaser acknowledges that no brokerage commission will be owed or paid by the Seller or Divaris to any broker representing the Purchaser
12. Offers must be received by Divaris no later than the deadline date and time. Offers should be submitted to Debbie Wake via email, dwake@divaris.com, or mailed to:

Debbie Wake
Divaris Real Estate, Inc.
200 South 10th Street, Suite 1010
Richmond, VA 23219

Other Considerations

On or about July 14, 2015, Fairfax County released a Request For Expressions of Interest (RFI), prepared by and for the use of Fairfax County, seeking information with respect to the incorporation of public uses within the redevelopment of NVTC. **The Commonwealth of Virginia is the sole owner and the seller of NVTC**, this RFI is separate and apart from the Seller's Call For Offers and RFI participation is not a requirement for making an offer. A link to the County's RFI has been provided below for interested parties:

https://drive.google.com/open?id=0B_hSSc3UG5AKTndnU0pBamh5Mnc

NVTC remains an active institutional care facility for persons with developmental disabilities. Out of respect for the privacy and safety of these individuals, any and all access to the Property without an appointment and escort is strictly prohibited. NVTC is scheduled to close in March 2016. The Service Homes and land included in the leased premises, described in marketing package, will be sold with the campus but remain in operation as client housing subject to a lease expiring on 12/31/16. The lease contains a termination provision allowing either party to terminate with 90 days written notice.

All relevant documentation available to the Seller has been made available to prospective purchasers, including the marketing package, via the link below:

https://drive.google.com/open?id=0B_hSSc3UG5AKfnd3TlhvX0J5bFJ6RWw0d2ZzQ25FUVNGZk44WUEzSnR6SzBzM3N0dGdZUTA&authuser=0

SELLER HAS THE RIGHT TO REFUSE ANY OFFER