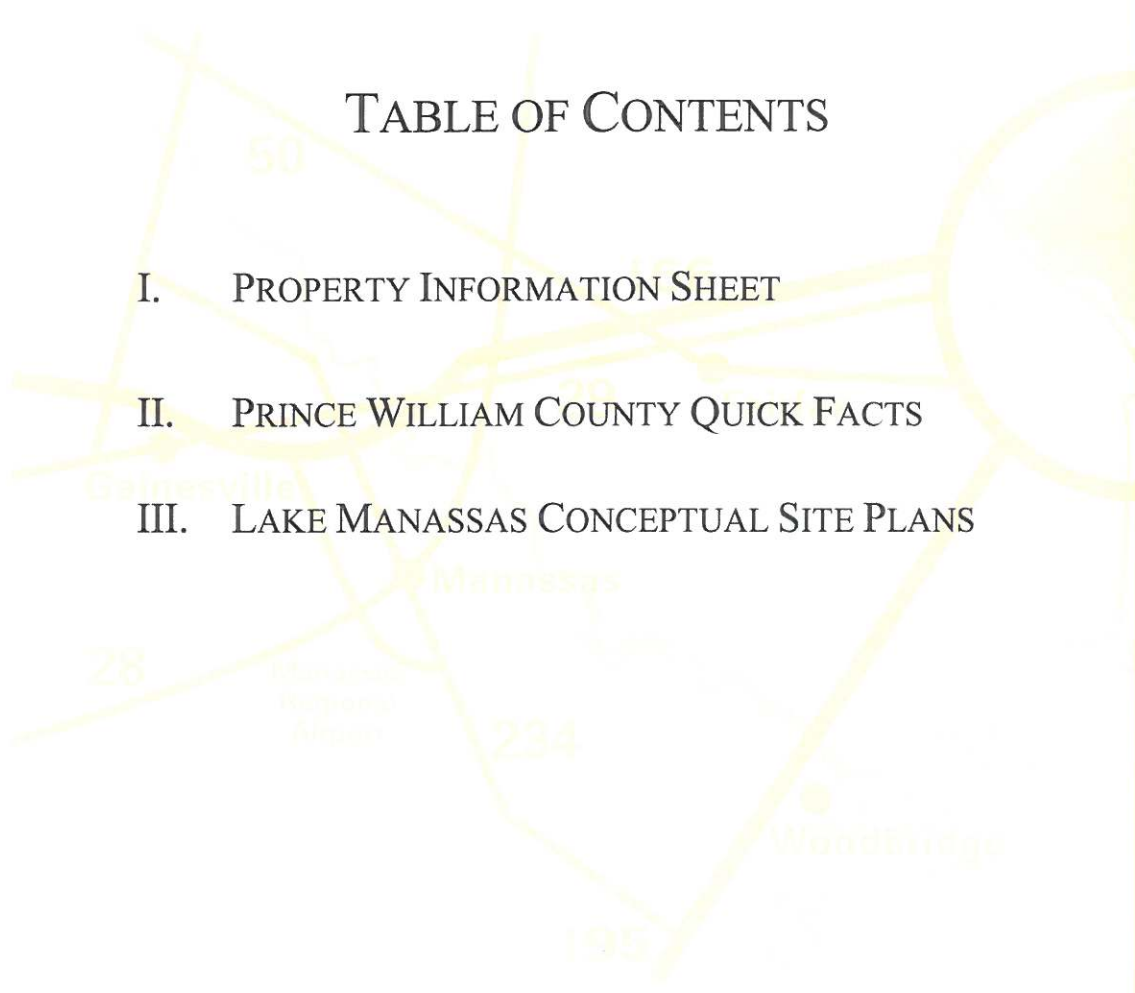


LAKE
MANASSAS
PARCEL F
PAD SITES

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LAKE MANASSAS

PAD SITES

PARCEL F

Project: Lake Manassas is a mixed-use development located in Western Prince William County, Virginia. Near Gainesville and bordering Lake Manassas, the development includes over 700 executive level custom homes, two golf courses, a Wegmans anchored retail center, and an office campus. World-renowned Robert Trent Jones International Golf Club (four times home to the President's Cup) adjoins the Lake Manassas development.

Property: 5.3 acres on the southeast side of Route 29 (Lee Highway) at the intersection with Lake Manassas Drive, Gainesville, Virginia. Frontage on Lee Highway and Lake Manassas Drive affords excellent visibility for both retail, office, and hospitality uses. A division into front and rear lots of 2.65 acres each may be considered by Ownership.

Pad Development: Preliminary engineering work for the development of the parcel has been done by the Seller.

Zoning: B-1, General Commercial, allowing retail, hotel, and office development. Subject to Proffers.

Development Potential: The Property is available in its entirety of 5.3 acres to seasoned developers with a track record of superior project design and construction that will integrate their development with the high standards of quality found throughout Lake Manassas. Under certain scenarios Ownership may consider a sale of the site as a developed parcel or subdivided into two parcels of approximately 2.5 acres each. The Property adjoins the 317,000 square foot Wegmans anchored power center. This Parcel has the potential to serve as an out parcel to this development with its location at the full crossover intersection of Route 29 and Lake Manassas Drive.

Norman Realty, Inc.
9317 Grant Ave.
Manassas, VA 20110

703.631.1865

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Access: The commercial property will share access with the residential section of Lake Manassas, Stonewall Golf Club, and the Lake Manassas medical campus via Lake Manassas Drive.

Utilities: Public sewer and water are provided by Prince William County Service Authority and are readily available.
Telephone service provided by Verizon.
Electric service provided by Virginia Power.
Natural gas service by Washington Gas.

Storm Water Management: Central storm water management is provided at Lake Manassas. Portions of this site may require on site retention.

Fiber Optic: Comcast high speed Internet/cable is available
Verizon is the ILEC
AT&T, Lightwave Spectrum are all located in Route 29
Cox is approximately 2 miles south on Route 29.

Traffic Counts: Approximately 59,000 vehicles per day – Route 29 at Gainesville; 42,000 vehicles per day – Route 29 at Route 15 (based on 2009 data)

Pricing: As is: Four Million Five Hundred Thousand Dollars (\$4,500,000.00)

Delivered as a finished pad: Six Million Dollars (\$6,000,000.00)

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PRINCE WILLIAM COUNTY

QUICK FACTS

Population: Approximately 399,973 (estimated for Prince William County, Cities of Manassas and Manassas Park) as of 3rd Quarter, 2010.

Labor Force: 2010 211,148

Unemployment Rate: 2010 5.5%

Annual Growth Rate of Population in the Last Decade: 4.19%

Projected Population By 2030: Approximately 555,012

Major Residential Developments: Western Prince William County

- | | | |
|----|-----------------|-------------|
| 1. | Lake Manassas | 700 units |
| 2. | Sommerset | 800 units |
| 3. | Heritage Hunt | 2,000 units |
| 4. | Piedmont | 2,300 units |
| 5. | Dominion Valley | 2,550 units |
| 6. | Braemar | 3,125 units |

Potential buildout: all residential projects in Western Prince William County now under construction and projects zoned but not under construction - over 24,000 units

Local Retail: The Shops at Stonewall – Wegmans, Staples, Dicks, Bed, Bath & Beyond, Michaels
Virginia Gateway – Giant, Target, Lowes
Somerset Crossing – Shoppers Food Warehouse
Madison Crescent – Harris Tetter

Regional Retail: Tysons, Fair Oaks, Dulles Town Center, Manassas Mall

Golf Courses: (Haymarket-Gainesville area)

Robert Trent Jones	Piedmont
Stonewall	Dominion Valley
Virginia Oaks	Bull Run
Heritage Hunt	Evergreen



LAKE MANASSAS

NOTE: ALL INFORMATION, DIMENSIONS AND SIZES IS APPROXIMATE AND SUBJECT TO CHANGE. LAND MAY A LAYOUT PROVIDED BY RINKER DESIGN ASSOCIATES, P.C.

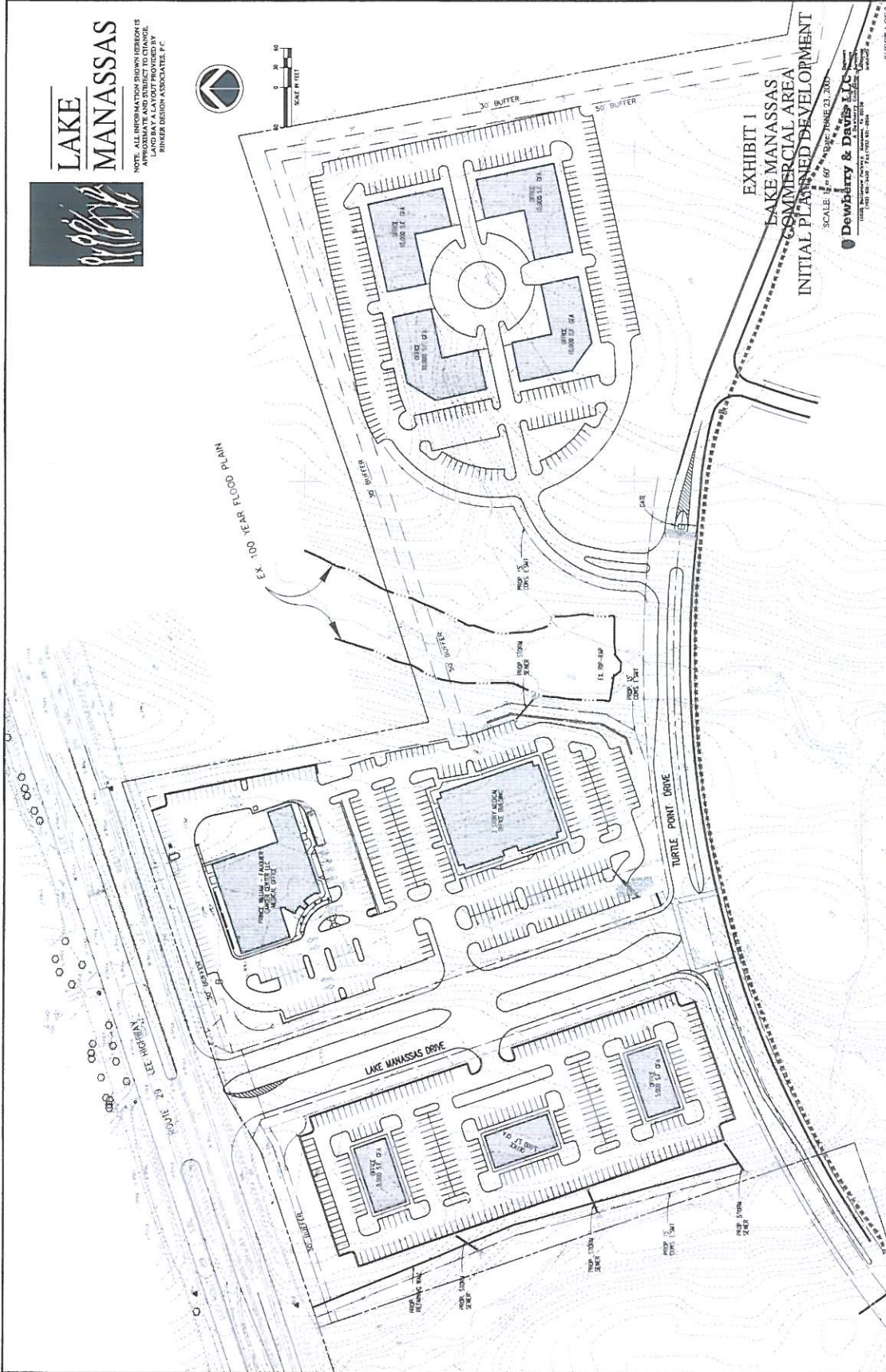


EXHIBIT I LAKE MANASSAS COMMERCIAL AREA INITIAL PLANNED DEVELOPMENT

SCALE: 1" = 60' DATE: 02/23/2009

Dewberry & Davis LLC
10000 WOODBURN ROAD, SUITE 100
DUMFRIES, VA 22024
TEL: 703.849.8800 FAX: 703.849.8804

SUBSET I OF 2