



SUNCAL'S POTOMAC SHORES COMMUNITY OFFERS LAND AT NO COST FOR NEW FBI HEADQUARTERS

SunCal/NVR, Inc. Will Also Pay New Home Closing Costs for FBI Employees

PRINCE WILLIAM COUNTY, VA., (December 16, 2013) – In response to the General Services Administration's (GSA) recently released Request for Expressions of Interest (RFEI) to develop a new FBI headquarters, land developer SunCal and Prince William County have submitted their joint response proposing SunCal's Potomac Shores community as the site for the new FBI campus. SunCal has also informed the GSA that it will provide a 49.5-acre parcel for the new campus at no cost.

In recent weeks, the relocation of the FBI headquarters to a yet undetermined location in the D.C. Metro area has become highly competitive with an emphasis on transit accessibility. Although this new requirement is important and fits into the Potomac Shores location, SunCal believes that other factors should also be considered such as the availability of a live/work environment and proximity to other important FBI facilities.

"We understand that this is a long process with many moving parts, but few proposed locations offer the convenience, transit accessibility and amenities as Potomac Shores," said David Soyka, Senior Vice President, Public Affairs. "Not only is our proposed location less than ten minutes from the FBI training facilities at Marine Corps Base Quantico and its existing VRE commuter rail station, but the new FBI Headquarters would also be serviced by its own planned VRE station at Potomac Shores," added Soyka.

The Potomac Shores location is also adjacent to I-95 and Route 1, with new High Occupancy Toll (HOT) lanes currently being extended and planned for completion in Q1 of 2014.

Because Potomac Shores is planned as a live/work, transit-oriented development. SunCal and homebuilder NVR, Inc. have committed to offering FBI employees an FBI relocation bonus that will cover the closing costs of up to \$20,000 toward a brand new home at Potomac Shores. This offer will be made available upon Potomac Shores' final selection as the site of the new FBI headquarters.

"While the Potomac Shores site provides unequalled benefits to the FBI and the taxpayer, our plan also seeks to provide value to the thousands of men and women who work for the FBI," said Peter Johnson, SunCal Corporate Vice President, Development. "We see our proposal as a win-win for the government, the community, the agency and its employees, and we look forward to working with the GSA and the FBI in this process," said Johnson.



Prince William County has a history of successful collaboration with both the GSA and the FBI. In 2008, the FBI's Northern Virginia Resident Agency built a new, LEED-certified Gold 200,000 square-foot facility in the County that has been an efficient and attractive location for key FBI operations and personnel.

SunCal is one of the nation's leading privately held land developers and is experienced in working with federal agencies to obtain government land in exchange for major new facilities. In April 2011, the U.S. Army Reserve and SunCal signed the Army's largest-ever Reserve Property Exchange Agreement. The record-setting transaction is seeing SunCal build \$66 million of new military facilities at Parks Reserve Forces Training Area in Dublin, California, in exchange for 189 acres of land that will be developed into a master-planned community.

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