

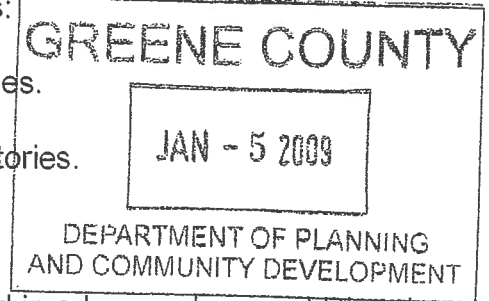
Due to changes in economic and mortgage markets, and in response to requests from our partner builders, Ted Corp, Inc. would like to request that the proffers originally established for the Greencroft Planned Unit Development, be amended as follows:

Item 4. is amended to read 1800 square foot minimum on ranches.

Item 5. is amended to read 1800 square foot minimum on two stories.

In addition, Ted Corp agrees to:

1. Increase the existing \$200,000 cash proffer, that was paid in advance, by an additional \$4,100 (Four Thousand One Hundred Dollars) per lot for all building permits issued for plans under 2600 square feet. This increases the per lot cash proffer to \$5,780 per lot exceeding the county's current standard.
2. Upon the sale of one of the developer's spec houses, developer agrees to build an Earthcraft certified home built to stringent, energy efficient building standards.
3. Developer agrees to include a public bus stop at the commercial area to provide for public transportation to and from the commercial/retail area.
4. Developer agrees to work with VDOT to provide for crosswalks on Greencroft Blvd to allow for better pedestrian access to the commercial area and bus stop.



Narrative

The current minimum square footage proffer has resulted in construction of new homes priced out of reach of many of our working citizens. New mortgage lending standards with strict guidelines have resulted in fewer loans being available, resulting in fewer families having the ability to purchase their own home. The changes above will enhance the accessibility of the development to the citizens of Greene County by providing a more affordable selection of housing options, while allowing our local builders to compete with national builders who are not held to the same size requirements. Reducing the minimum size requirement to 1800 square feet would allow builders to deliver product in the \$300,000 - \$350,000 price range. Based on today's mortgage requirements, a working couple making \$75,000 per year would qualify for these homes providing new home availability to County workforce employees. In addition, improving marketability of the neighborhood will offer the following advantages to Greene County:

1. Supports Local Builders – Our building partners Gibson Homes, Skyline Builders, Contracting Services and Roman Homes, are all local builders with local suppliers and local sub-contractors. The health of the county economy depends on strong businesses within the county.
2. Promotes Commercial Growth – The viability of the commercial development in the county is driven by rooftop counts. Any new businesses will carefully weigh the number of households available to support new business in Greene.
3. Supports County Infrastructure – Additional home sales will generate tap fees and utility fees to support the County's investment in waste water infrastructure.

Please be advised that the developer has endeavored to create a high quality neighborhood with amenities for its residents, and has cooperated with Four Seasons to improve the amenities of the development by:

1. Installing decorative light posts along Greencroft Blvd.
2. Improving landscaping along Greencroft Blvd.
3. Installing decorative, lighted brick entrance sign
4. Installing tennis court, basketball court and picnic shelters

Owner's of record for lots impacted by Proffer Amendment:

Lots: 60F-2-1-7,9,10,12-34,36,38,39,41-54,56-75,77-90,93,98-101,103,105,107-119

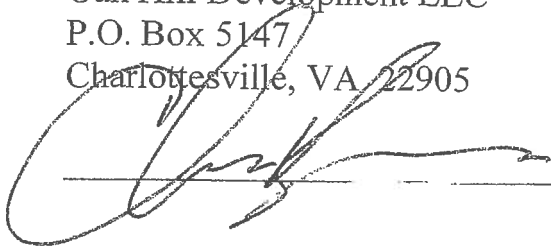
Owner: Ted Corp, Inc.
P.O. Box 511
Ruckersville, VA 22968



Rodney D. Kibler President

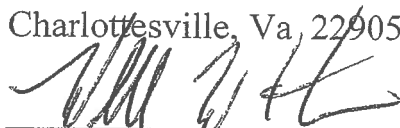
Lots: 60F-2-92,95,96,97,104

Owner: Oak Hill Development LLC
P.O. Box 5147
Charlottesville, VA 22905



Lots: 60F-2-76,91,94,102,106

Owner: Wendell W. Gibson, Inc.
P.O. Box 4351
Charlottesville, Va, 22905



Wendell W. Gibson

