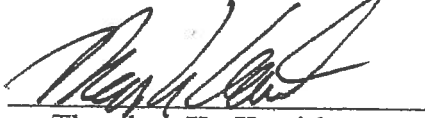


RUCKERSVILLE VILLAGE, LLC  
PROFFERS

1. Ruckersville Village, LLC will commit 24 out of 75 acres to commercial development consisting of a maximum of twenty-one (21), one (1) acre lots.
2. We will be reducing the amount of open space so that we can provide a recreational area to consist of approximately 5 acres to include 1 outdoor tennis court, 2 covered picnic areas and a stocked fishing pond, if such a pond is allowed by DEQ/ACOE, to be used by the residents of the subdivision.
3. We will be using public water and sewer on the entire project.
4. ~~2,600~~ square foot minimum finished area on ranches with 2-car garage minimum.
5. ~~2,800~~ square foot minimum finished area on two stories with 2-car garage minimum.
6. State approved roads throughout the project.
7. Extensive screen plantings will be installed between the residential and commercial portion of the project. Also, we will install screen plantings to buffer residential portion from the view of State Routes 33 & 743. To further enhance the project, we will provide a 50' buffer on each side of the main thoroughfare of the residential portion and the Fried Project will supply and maintain decorative landscaping along the main thoroughfare. In addition, no homes will front the main thoroughfare from State Route 33 to the Fried Property.
8. Ruckersville Village, LLC will offer \$200,000.00 in cash proffers to Greene County at the time of the final administrative approval of this project.
9. Ruckersville Village, LLC requests approval to utilize 25' front setbacks, 10' side yard setbacks and 25' rear setbacks to avoid using narrow lot design homes on the residential portion of this project.

PROPERTY OWNER/APPLICANT

RUCKERSVILLE VILLAGE  
LLC/WESTSIDE LAND TRUST,  
A Virginia limited liability company

By:   
Theodore K. Kostich  
Managing Member

Original Proffers for RZ#04-149