

# UNITED LAND CORPORATION OF AMERICA

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July 12, 2007

Ms. Rebecca Ragsdale  
Senior Planner  
County of Albemarle  
401 McIntire Road  
Charlottesville, VA 22902

RE: NGIC Expansion; ZMA-2207-003

Dear Rebecca:

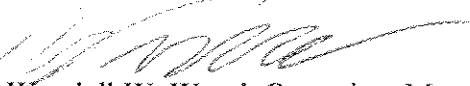
Pursuant to our conversation this morning, I would like to clarify my reasons for providing the attached proffers. The residential component of the project appears to be the portion that is of concern. The people that will use the residential component are already using the facilities in our community. This residential component will allow the residents to be within walking distance of their work/training facility; therefore reducing the impacts on our highways. They will not be an additional impact on our services because they are already here. Due to the fact that a government lease can be cancelled at any 5 year period, this component might need to be opened to the public. In that event, I would comply with the cash proffers (for lease or for sale) that are in effect at that time. I would also like to add that if this project is built on private land rather than government land, it will remain on the tax rolls; therefore benefiting the County. In the event that the Board of Supervisors choose to agree with the Planning Commission and require the cash proffers to be paid upon issuance of the building permit, I reserve the right not to build Phase 3.

The Planning Commission discussed that is project not in accordance with the Comprehensive Plan. It is in accord with the Comprehensive Plan except for the setbacks identified in the Neighborhood Model. The setbacks or "standoffs" required by this project are determined by the Antiterrorism Standards established by our Nation's Department of Defense. I would hope that that would certainly be justification to approve this project.

Thank you for your assistance in review of this plan.

Sincerely,

Next Generation LLC



Wendell W. Wood, Operating Manager