

Original Proffer: X
Amendment:

**Proffer Statement
Montalto**

Date: April 21, 2008
ZMA #: ZMA 2007-00023 Montalto
Tax Map and Parcel Numbers: 07700-00-00-03100, 07700-00-00-031B0,
& 07800-00-00-025A0

329.68 acres to be rezoned from RA (Rural Areas)
to MHD (Monticello Historic District)

TJF Realty, LLC, a Virginia limited liability company, is the fee simple owner (the "Owner") of tax map parcels 07700-00-00-03100, 07700-00-00-031B0, and 07800-00-00-025A0 (collectively, the "Property"), which is the subject of zoning map amendment application number ZMA 2007-00023 known as "Montalto."

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this proffer statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is acknowledged that the conditions are reasonable.

This Proffer Statement shall relate to the two-page application plan entitled "Application Plan - Montalto Zoning Map Amendment," prepared by Draper Aden Associates, dated March 27, 2008 (the "Application Plan").

1. All outdoor lighting shall be arranged or shielded to reflect light away from the abutting properties.
2. Vehicular access to the Property shall be controlled during peak events that require off-site parking.

WITNESS the following signature:

TJF Realty, LLC

By: Thomas Jefferson Foundation, Inc., sole member

By: *Daniel P. Jordan*
Daniel P. Jordan, President