

# Attachment 1 to Ordinance

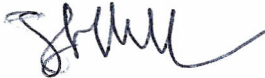
## PROFFER STATEMENT FOR 1323 WILKES STREET AND 421 SOUTH PAYNE STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, CIA-Wilkes Street LLC, the owner of the property known as 1323 Wilkes Street and 421 South Payne Street, Alexandria, Virginia 22314, also identified in the City of Alexandria Real Estate records as Tax Map parcels 074.03-07-04 and 074.03-07-06 (the "Property"), as part of the request for a map amendment to rezone the Property from the RB/Townhouse zone to the CRMU-L/Commercial Residential Mixed Use (Low) zone do hereby proffer the following:

1. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2014-0008.

In the event that the rezoning (RZ 2014-0004) and associated approvals DSUP 2014-0008 and TMP 2014-0063 are not approved, these proffers shall be null and void.

CIA-Wilkes Street LLC



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By: Stephen A. Bannister, Manager  
October 7, 2014