

**Proffered Conditions
Canal Center LL LLC
Rezoning #2017-0003
1, 11, 44, 66, 99 Canal Center**

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, Canal Center LL LLC ("Applicant") hereby proffers, as the owner of the land identified by the City of Alexandria with Real Estate Tax Assessment Numbers: 055.01-04-13; 055.01-04-15; 055.03-04-16; 055.03-03-62 and 055.01-04-14 (the "Property"), for itself, and its successors and assigns, that development of the Property shall be in accordance with the following conditions (the "Proffers") if, and only if, Rezoning #2017-0003 as proposed by the Applicant is approved by the Alexandria City Council.

1. Settlement Agreement: The development of the Property is limited by the Settlement Agreement with the United States of America, dated April 18, 1983 recorded at Deed Book 1111, Page 1351, as applied and as amended by the United States of America.
2. Permitted Uses: Notwithstanding any other provision of the CRMU-H zone, the Applicant is permitted to convert a maximum of 162,000 square feet of floor area to residential uses.
3. Development Approval: Notwithstanding any other provision of the City of Alexandria Zoning Ordinance, any development above 507,500 square feet requires the approval of a Development Special Use Permit.

APPLICANT

CANAL CENTER LL, LLC, a Delaware limited liability company

By: 
Name: H. Herbert Myers
Title: Vice President