

AN ORDINANCE approving, authorizing and directing the sale of property owned by the City of Alexandria, Virginia, located at the southwest corner of Wolfe and South Saint Asaph Streets in the City of Alexandria, Virginia, and being currently occupied by the Little Theatre of Alexandria.

WHEREAS, the City of Alexandria, Virginia, owns land in the City being more particularly described as:

All that certain lot or parcel of ground, with the improvements and appurtenances to the same belonging, located in the City of Alexandria, Virginia, more particularly described as follows: BEGINNING at the southwest corner of Wolfe and Saint Asaph Streets; thence running southwardly with the western line of Saint Asaph Street 95 feet; thence running westwardly parallel to Wolfe Street 111 feet; thence running northwardly parallel to Saint Asaph Street 95 feet to the southerly line of Wolfe Street; thence running eastwardly with the southerly line of Wolfe Street, 111 feet to the beginning.

WHEREAS, the Planning Commission of the City of Alexandria has approved the sale of the above-described land; and

WHEREAS, the City Manager has recommended the sale of said land for \$75,000.00 cash subject to certain terms and conditions hereinafter set forth; and

WHEREAS, the City Council of the City of Alexandria has examined independent appraisals of the property and believes that the recommended sale price represents the approximate fair market value of the property; and

WHEREAS, the City Council is of the opinion that the City no longer needs the property and it would be in the best public interest to sell said property; and

WHEREAS, the Little Theatre of Alexandria wishes to buy said property at the price, terms and conditions recommended; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

1. That the sale of the above-described property to the Little Theatre of Alexandria, a Virginia corporation, be and the same hereby is approved.
2. That the City Manager be and he hereby is authorized and directed to sign a deed on behalf of the City of Alexandria, a municipal corporation of Virginia, and the City Council of Alexandria conveying the above-described property to the Little Theatre of Alexandria, a Virginia corporation.
3. That said deed shall be a General Warranty Deed subject to any easements, limitations, restrictions, rights-of-way, outlet roads or reservations that may exist, and recorded leases and deeds of trust.

4. That furthermore said deed shall contain covenants to the effect that: The City of Alexandria shall have the right of first refusal whenever the Little Theatre of Alexandria, a Virginia corporation, attempts to sell said property and shall have six months' time within which to exercise such rights; the City Council must first approve any external alteration, improvement or reconstruction of the site or the property thereon as long as they are owned by said corporation; and the City shall at no cost to the City have the right to use said property for a maximum of 12 days in every calendar year as long as it is owned by said corporation provided the City-use days are coordinated with said corporation's schedule of use.

5. That all costs of conveyancing and settlement, including but not limited to examination of title, preparation of deed and other documents, stamps, notary fees, recording charges, shall be paid by the Little Theatre of Alexandria, a Virginia corporation.

6. That the City Clerk be and she hereby is authorized and directed to attest the execution of said deed of conveyance and affix thereon the official seal of the City of Alexandria, Virginia.

7. That the City Manager be and he hereby is authorized and directed to deliver said deed to the Little Theatre of Alexandria, a Virginia corporation, upon receipt of \$75,000.00 cash and compliance with the other provisions of this ordinance.

8. That the City Manager be and he hereby is authorized and directed, on behalf of the City of Alexandria, a municipal corporation of Virginia, to do all other things necessary and desirable to carry out the sale approved, authorized and directed by this ordinance.

9. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.  
Mayor

FINAL PASSAGE: MAY 25, 1976