

The ordinance finally passed reads as follows:

ORDINANCE NO. 2417

AN ORDINANCE approving, authorizing and directing the sale of a parcel of land owned by the City of Alexandria, Virginia, located at 25 South Quaker Lane at the southwest corner of South Quaker Lane and Duke Street in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns the land located at 25 South Quaker Lane on the southwest corner of South Quaker Lane and Duke Street in the City of Alexandria, Virginia; and

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

WHEREAS, the city manager has recommended the sale of said land to Chris Collier Company, Inc., a Maryland corporation, for Seven Hundred Eighty Thousand Dollars (\$780,000.00); and

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

WHEREAS, Chris Collier Company, Inc., wishes to buy said property at the price, terms and conditions recommended for the purpose of converting same for commercial use; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described parcel of real estate to Chris Collier Company, Inc., be and the same hereby is approved:

Beginning at a rifle barrel set on the south side of Duke Street at the point of curvature for the west side of South Quaker Lane; thence with the side of the lane 52.23 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord bearing South 37° 08' 15" East, 47.52 feet to a drill hole set; thence South 05° 36' 58" West, 565.75 feet to a rifle barrel set at the land of the City of Alexandria, Virginia; thence departing from the side of the lane and running with the land of the city, North 79° 47' 02" West, 199.97 feet to a rifle barrel set; thence North 05° 36' 58" East, 599.36 feet to a rifle barrel set on the south side of Duke Street; thence with the south side of Duke Street 97.54 feet along the arc of a curve to the left having a radius of 2,920.79 feet and a chord bearing South 78° 56' 08" East, 97.53 feet; thence South 79° 53' 27" East, 70.19 feet to the point of beginning, containing an area of 119,013.00 square feet of land or 2.7322 acres.

Section 2. The city manager be and he is hereby 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, Virginia, conveying the above-described property to Chris Collier Company, Inc.

Section 3. That the deed shall be a special 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.

Section 4. That all cost of conveyance and settlement, including but not limited to examination of title, preparation of the deed and other documents, stamps, notary fees and recording charges, shall be paid by Chris Collier Company, Inc.

Section 5. That Chris Collier Company, Inc., agrees to accept the existing buildings and improvements on the above-described property as is on the date of settlement, it being expressly understood that the seller plans to make no changes in the condition of said building and/or other improvements.

Section 6. That Chris Collier Company, Inc., agrees, on behalf of itself, its successors and assigns, to expend such sums of money as may be necessary to make such physical improvements to the above-described property as may be required to put said property into active commercial use and to commence such use of the property within twenty-four (24) months of the date of settlement.

Section 7. That all taxes, insurance, rents and interest are to be adjusted to the date of settlement or to the date of possession should transfer of possession predate settlement.

Section 8. That Chris Collier Company, Inc., must comply in full with the terms and conditions of sale and settle in full within ninety (90) days of November 1, 1979, or its Seventy-Eight Thousand Dollar (\$78,000.00) deposit will be forfeited to the seller and the seller will be relieved from any further obligation hereunder.

Section 9. That the city clerk be and she is hereby authorized and directed to attest the execution of said deed of conveyance and affix thereon the official Seal of the City of Alexandria, Virginia.

Section 10. That the city manager be and he is hereby authorized and directed to deliver said deed to Chris Collier Company, Inc., upon receipt of Seven Hundred Eighty Thousand Dollars (\$780,000.00), of which the aforesaid Seventy-Eight Thousand Dollars (\$78,000.00) deposit is a part, and compliance with the other provisions of this ordinance.

Section 11. That the city manager be and he is hereby 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.

Section 12. 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

Introduction:	11/27/79	Public Hearing:	12/11/79
First Reading:	11/27/79	Second Reading:	12/11/79
Publication:	11/30/79	Final Passage:	12/11/79

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