

ORDINANCE NO. 2131

AN ORDINANCE approving, authorizing and directing the sale of property owned by the City of Alexandria, Virginia, located at the southeast corner of Washington and Wolfe Streets in the City of Alexandria, Virginia, and being currently occupied by the Alexandria Chamber of Commerce.

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

All that parcel of land located in the City of Alexandria, State of Virginia, at the southeast corner of Washington and Wolfe Streets and described as follows: Beginning at a point, a pipe at the intersection of the property lines of Washington and Wolfe Streets; thence leaving said point and running S. 80° 46' E. 82.30 feet along Wolfe Street to an X-cut in concrete, thence S. 9° 30' W. 66.50 feet to an X-cut in concrete, thence N. 80° 46' W. 82.30 feet to an X-cut on top of coping on Washington Street; thence N. 9° 30' E. 66.50 feet along Washington Street to the point of beginning and containing 5473 square feet.

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

WHEREAS, the City Manager has recommended the sale of said land for \$44,468.00 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 Alexandria Chamber of Commerce 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 Alexandria Chamber of Commerce, Incorporated, 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, conveying the above-described property to the Alexandria Chamber of Commerce, Incorporated, a Virginia corporation.
3. That said deed shall be a General Warranty Deed expressly subject to any encumbrances and to any and all easements, rights of way, and agreements of records insofar as they may be lawfully applicable to the property hereby conveyed.

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 Alexandria Chamber of Commerce, Incorporated, 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, as long as the site is owned by said Chamber of Commerce, at no cost to the city, have the right to use said property for a maximum of 12 meetings 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. The existing lease between said Chamber of Commerce and the city shall be terminated and cancelled upon transfer of title of the above-mentioned property.

6. A scenic easement shall be maintained across the southern half of the above-mentioned property in order to retain the view of the Alexandria Academy from Washington Street.

7. 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 said Chamber of Commerce.

8. 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.

9. That the city manager be and he hereby is authorized and directed to deliver said deed to said Chamber of Commerce upon receipt of \$44,468.00 cash and compliance with the other provisions of this ordinance.

10. 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.

11. 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.

FRANK E. MANN  
Mayor

FINALLY PASSED: AUGUST 3, 1976