

ORDINANCE NO. 2245

AN ORDINANCE approving, authorizing and directing the sale of a parcel of land owned by the City of Alexandria, Virginia, located on the northwest corner of North Patrick and Pendleton Streets in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns land on the northwest corner of North Patrick and Pendleton Streets in the City of Alexandria; and

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

WHEREAS, the city manager has recommended the sale of said land to Fireside Investments, Inc., for \$86,000.00; 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 best public interest to sell said property; and

WHEREAS, Fireside Investments, Inc. wishes to buy said property at the price, terms and conditions recommended for the purpose of constructing townhouses; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

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

Beginning at the intersection of the north side of Pendleton Street with the west side of Patrick Street; thence with the side of Patrick Street North 09° 30' 00" East, 176.58 feet to the land of Charles L. Gregory and Gladys B. Gregory; thence with the land of Gregory and then with the south side of a twenty-foot alley North 80° 39' 00" West, 100.00 feet to the land of Edward Katz and Sylvia Begelman and the east side of a (now or formerly) ten-foot alley; thence with the land of Katz and Begelman and the east side of (now or formerly) ten-foot alley South 09° 30' 00" East, 176.58 feet to the north side of Pendleton Street; thence with the side of Pendleton Street, South 80° 39' 00" East, 100.00 feet to the point of beginning, said parcel containing an area of 17,658 square feet of land more or less.

Section 2. 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 Fireside Investments, Inc.

Section 3. That said 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 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 Fireside Investments, Inc.

Section 5. That the deed shall contain a covenant that there shall be no means of automobile access from the Patrick Street side of the property.

Section 6. That Fireside Investments, Inc., must comply in full with the terms of sale and settle in full within thirty days after final passage of this ordinance.

Section 7. That Fireside Investments, Inc., will demolish all buildings located on the property within thirty days of settlement.

Section 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.

Section 9. That the city manager be and he is hereby authorized and directed to deliver said deed to Fireside Investments, Inc., upon receipt of \$86,000.00 and compliance with the other provisions of this ordinance.

Section 10. 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 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 public hearing, and the date of second reading and final passage in the minutes of the meeting. This ordinance shall be deemed to be passed on the date of its final passage, but shall not be effective until the date a certified copy is recorded as deeds are recorded. Such recordation shall be indexed in the name of the City of Alexandria, but shall be done by the applicant, at his own expense.

FRANK E. MANN
Mayor

FINAL PASSAGE: March 28, 1978