

AN ORDINANCE approving, authorizing and directing the sale of a parcel of land owned by the City of Alexandria, Virginia, located at 109-111 South St. Asaph Street, known as the Columbia Firehouse property, in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns land at 109-111 South St. Asaph Street 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 James J. Matthews and Robert L. Van Fossen, Jr., for \$241,500.00; and

WHEREAS, the City Council 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, James J. Matthews and Robert L. Van Fossen, Jr., wish to buy said property at the price, terms and conditions recommended for the purpose of renovating the existing building and operating same as a restaurant; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described parcel of real estate to James J. Matthews and Robert L. Van Fossen, Jr., be and the same hereby is approved:

Beginning at the northeast corner of Lot 12, Block 9, Assessment Map 74.02, located on the west side of South St. Asaph Street at the intersection of the south side of a 10-foot alley and being 134.00 feet from the south side of King Street measured along the west side of South St. Asaph Street; thence with the side of South St. Asaph Street South 09° 30' 00" West, 26.58 feet to Lot 501, Block 9, Assessment Map 74.02; thence with Lot 501 North 80° 44' 00" West, 123.48 feet to the east side of a 13.48-foot wide alley; thence with the side of the alley North 09° 30' 00" East, 26.58 feet to the south side of a 10-foot alley; thence with the side of the alley South 80° 44' 00" East, 110.00 feet to the point of beginning, said parcel containing an area of 2,923 square feet of land more or less.

Section 2. That the sale of the hereinbelow described parcel of real estate to James J. Matthews and Robert L. Van Fossen, Jr., be and the same hereby is approved:

Beginning at the southeast corner of Lot 12, Block 9, Assessment Map 74.02, located on the west side of South St. Asaph Street and being 160.58 feet from the south side of King Street, measured along the west side of South St. Asaph Street; thence with the side of South St. Asaph Street South 09° 30' 00" West, 16.56 feet to the land of John Harman; thence with the land of Harman North 81° 06' 40" West, 38.85 feet; thence North 09° 30' 00" East, 1.45 feet; thence North 80° 34' 35" West, 71.57 feet to the land of G. C. Murphy Company; thence with the land of G. C. Murphy Company North 09° 30' 00" East, 15.17 feet to Lot 12; thence with Lot 12 South 80° 44' 00" East, 123.48 feet to the point of beginning, said parcel containing an area of 1,740 square feet of land more or less.

Section 3. 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 James J. Matthews and Robert L. Van Fossen, Jr.

Section 4. That the 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 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 James J. Matthews and Robert L. Van Fossen, Jr.

Section 6. That the said deed shall contain covenants to the effect that the hereinbelow described parcel of land shall be dedicated for public use as an alley:

Beginning at the northwest corner of Lot 12, Block 9, Assessment Map 74.02, located at the south end of the west side of a 13.48-foot wide alley; thence with the end of the alley South 09° 30' 00" East, 13.48 feet to the east side of the alley; thence departing from the end of the alley and running through Lot 12 with an extension of the east side of the alley South 09° 30' 00" West, 10.58 feet to the land of G. C. Murphy Company; thence with the land of G. C. Murphy Company North 80° 44' 00" West, 13.48 feet; thence North 09° 30' 00"

East, 10.58 feet to the point of beginning,
said parcel containing an area of 143
square feet of land more or less.

Section 7. That the Contract of Sale shall impose a condition which will allow the city council the opportunity to review the developer's plan for controlling nuisance items such as odors, solid waste and other conditions which may create a hazard to health or safety to person or property.

Section 8. That James J. Matthews and Robert L. Van Fossen, Jr., must comply in full with the terms of sale and settle in full within 30 days after final passage of this ordinance.

Section 9. 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 10. That the city manager be and he hereby is authorized and directed to deliver said deed to James J. Matthews and Robert L. Van Fossen, Jr., upon receipt of \$241,500.00 and compliance with the other provisions of this ordinance.

Section 11. 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.

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 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: April 25, 1978