

ORDINANCE NO. 2537

AN ORDINANCE approving, authorizing and directing the sale of a certain two (2) parcels of property and improvements thereon owned by the City of Alexandria, Virginia, located at 418 South Washington Street in the City of Alexandria, Virginia, and known as the School Administration Building and Parking Lot.

WHEREAS, the City of Alexandria, Virginia, owns certain lands, together with the improvements thereon, located at 418 South Washington Street in the City of Alexandria, Virginia, and known as the School Administration Building and Parking Lot (hereinafter the "Property") which lands are described hereinbelow as Parcels A and B, respectively; and

WHEREAS, the Planning Commission of the City of Alexandria, Virginia, has approved the sale of said Property; and

WHEREAS, the city manager has recommended the sale of said Property to the Alexandria Community Y, a Virginia corporation, for FIVE HUNDRED TEN THOUSAND DOLLARS (\$510,000.00); and

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

WHEREAS, the Alexandria Community Y wishes to buy said Property at the price, terms and conditions recommended for the purpose of using the existing building as the administrative offices of the Alexandria Community Y and as a community building as defined in the zoning code of the City of Alexandria, Virginia; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described Property to the Alexandria Community Y be and the same hereby is approved:

Parcel A

All that parcel of land with all improvements and appurtenances thereonto belonging and beginning at a rifle barrel set at the southwest corner of the land of the Alexandria School Board, located on the east side of South Washington Street South 09° 30'

00" West, 85.46 feet from the south side of Wolfe Street; thence departing from the side of South Washington Street and running with the land of the Alexandria School Board South 80° 30' 00" East, 88.50 feet; thence South 09° 30' 00" West, 90.71 feet to the land of Tannery House; thence with the land of Tannery House, then a 13-foot declared public alley and then a 12-foot private alley North 80° 46' 00" West, 88.50 feet to a railroad spike, with punch hole, set on the east side of South Washington Street; thence with the side of the street North 09° 30' 00" East, 91.12 feet to the point of beginning and containing 8,046.00 square feet.

#### Parcel B

All that parcel of land with all improvements and appurtenances thereonto belonging and beginning at a rifle barrel set on the east side of South Washington Street, 66.50 feet southerly from the south side of Wolfe Street at the southwest corner of the land of the Chamber of Commerce, Inc.; thence departing from the side of the street and with the land of the Chamber of Commerce South 80° 46' 00" East, 82.30 feet to a nail and crow's foot set at the southeast corner of the Chamber of Commerce and the land of the Alexandria School Board; thence departing from the land of the Chamber of Commerce and running through the land of the Alexandria School Board South 09° 30' 00" West, 15.28 feet to a nail and crow's foot set; thence South 80° 46' 00" East, 38.31 feet to a rifle barrel set; thence South 52° 39' 06" East, 8.48 feet to a rifle barrel set; thence South 09° 07' 23" West, 1.74 feet to a rifle barrel set; thence South 80° 46' 00" East, 7.72 feet to a nail and crow's foot set at the land of the Little Theater of Alexandria, Inc.; thence with the land of the Little Theater South 09° 30' 00" West, 7.48 feet to a rifle barrel set; thence South 80° 46' 00" East, 21.00 feet to a drill hole set at the northwest corner of a 10-foot private alley; thence with the end of the alley and the lands of R.B. Henry, M.R. Harper, R.A. Hauser

and G.R. Rimelman South 09° 30' 00" West, 81.58 feet to a rifle barrel set at the land of Tannery House; thence with the land of Tannery House North 80° 46' 00" West, 68.34 feet to the land of the Common Council of Alexandria; thence with the land of the Common Council North 09° 30' 00" East, 90.71 feet; thence North 80° 30' 00" West, 88.50 feet to a rifle barrel set on the east side of South Washington Street; thence with the side of the street North 09° 30' 00" East, 18.96 feet to the point of beginning and containing 7,744.00 square feet.

Section 2. That the city manager be and 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 Community Y.

Section 3. That said deed shall be a General Warranty Deed expressly subject to any restrictions, covenants, easements and conditions in the deeds and instruments of record forming the chain of title to the Property.

Section 4. That said deed shall contain such restrictions, conditions and limitations on the use and development of the Property as are set out in the Agreement of Sale of the Property made and entered into by the city and the Alexandria Community Y.

Section 5. That the city manager be and hereby is authorized and directed to deliver said deed to the Alexandria Community Y upon receipt, at settlement, of the sum of FIVE HUNDRED TEN THOUSAND DOLLARS (\$510,000.00), less the sum of FIVE HUNDRED DOLLARS (\$500.00) previously received by the city as a deposit and upon compliance with the other provisions of this ordinance.

Section 6. That all costs 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 the Alexandria Community Y.

Section 7. That the Alexandria Community Y must comply in full with all terms and conditions of sale and settle in full on or before February 20, 1981, or within thirty (30) days of the date of final passage of this ordinance, whichever is later.

Section 8. That the city clerk is authorized and directed to attest the execution of said deed and affix thereon the official seal of the City of Alexandria, Virginia.

Section 9. That the city manager be and hereby is authorized and directed, on behalf of the City of Alexandria, to do all things necessary and desirable to carry out the sale and conveyance approved, authorized and directed by this ordinance.

Section 10. That this ordinance shall bind the Alexandria Community Y and the City of Alexandria and their respective successors and assigns. It shall survive delivery and acceptance of the deed, but may not be assigned by either party without the written consent of the other party.

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 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: January 13, 1981