

ORDINANCE NO. 2635

AN ORDINANCE approving, authorizing and directing the sale of certain property owned by the City of Alexandria, Virginia, located in the vicinity of Eisenhower Avenue, Mill Road and the Capital Beltway.

WHEREAS, the City of Alexandria, Virginia, owns certain land located in the vicinity of Eisenhower Avenue, Mill Road and the Capital Beltway (hereinafter the "Property"); 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 William F. Banks, Trustee, for TWO HUNDRED TWENTY-SIX THOUSAND DOLLARS (\$226,000.00), plus the amount of increase in purchase price due to the rise in the consumer price index between April 27, 1981, and the date of settlement; 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, William F. Banks, Trustee, wishes to buy said Property at the price, terms and conditions recommended and in accordance with the provisions of that certain Option Agreement between the city and GH&S Development Associates, dated July 22, 1981; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described Property to William F. Banks, Trustee, in accordance with the terms of that certain Option Agreement between the city and GH&S Development Associates, dated July 22, 1981, be and the same hereby is approved:

Lot 1, Parcel No. 79.00-01-01-04, as shown on the plat of subdivision of land of the City of Alexandria, Virginia, dated August 15, 1980, and recorded in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia, in Deed Book 1012 at page 661, and more particularly described as follows:

Beginning at the southeast corner of said Lot 1, located on the western boundary of Mill Road, and the northeast corner of Parcel

79.00-01-01, as shown on the aforesaid plat of subdivision; thence departing from the western boundary of Mill Road and running with the boundary of Parcel 79.00-01-01 North 53° 31' 32" West, 44.43 feet to a point; thence North 89° 55' 32" West, 296.30 feet to a point; thence South 38° 18' 28" West, 413.00 feet to a point; thence South 49° 17' 28" West, 191.99 feet to the northern boundary of the Capital Beltway; thence with the northern boundary of the Capital Beltway 51.68 feet along the arc of a curve to the left having a radius of 7,789.44 feet and a chord bearing of North 66° 57' 36" West and 51.68 feet in length, to the eastern boundary of the property now or formerly belonging to Hubert N. Hoffman; thence departing the northern boundary of the Capital Beltway and running with the eastern boundary of the Hoffman property North 49° 00' 10" East, 354.66 feet to a point; thence North 06° 08' 30" East, 112.04 feet to a point; thence North 52° 58' 03" East, 316.54 feet to a point; thence South 72° 28' 22" East, 270.67 feet to a point on the western boundary of Mill Road; thence running with the western boundary of Mill Road 51.82 feet along the arc of a curve to the right having a radius of 290.00 feet and a chord bearing of South 10° 43' 04" West, and 51.75 feet in length to the point of beginning and containing 1.219 acres.

Section 2. 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 carry out the terms and conditions of the above-mentioned agreement, including but not limited to, the execution and delivery of deeds and other appropriate documents.

Section 3. That the city clerk be and she hereby is authorized and directed to attest to the execution of the above-mentioned deeds and other documents and to affix the official seal of the city thereon.

Section 4. That the city manager be and he hereby is authorized and directed to deliver said deed to William F. Banks, Trustee, upon receipt at settlement of TWENTY-SIX THOUSAND DOLLARS (\$26,000.00), plus the amount of the increase in purchase price due to the rise in the consumer price index between April 27, 1981, and the date of settlement (estimated to be about FORTY THOUSAND DOLLARS (\$40,000.00)) and a note in the principal

amount of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) with interest at the rate of twelve percent (12%) per annum, due and payable not sooner than January 1, 1983, but not later than January 31, 1983, secured by a purchase money first deed of trust, or other acceptable security.

Section 5. In consideration of the aforementioned down payment, the city agrees to release from the deed of trust, or other security arrangement, not more than 0.4 acre of the Property hereby authorized to be conveyed, if such is necessary in order for the developer of the Property to secure construction financing.

Section 6. That the city manager be and he hereby is authorized and directed on behalf of the city to do all things necessary and desirable to carry out the sale and conveyance approved, authorized and directed by this ordinance.

Section 7 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 12, 1982