

ORDINANCE NO. 3315

AN ORDINANCE repealing Ordinance No. 3254, which approved and authorized the sale of real property owned by the City of Alexandria, located at 319 Prince Street, in the City of Alexandria, Virginia, to C.S. Taylor Burke, Jr., and approving and authorizing the sale of said property to Joanne Goldfarb.

WHEREAS, the city wishes to sell certain real property and related rights; and

WHEREAS, the Alexandria planning commission, at its meeting on November 1, 1983, did approve this sale of the real property at 319 Prince Street ("Property"); and

WHEREAS, sealed bids for the Property were solicited in accordance with procedures issued by the city's purchasing agent; and

WHEREAS, the bids were opened on October 7, 1987, at which time C.S. Taylor Burke, Jr. submitted the highest and only bid in the amount of \$351,000.00; and

WHEREAS, the details of the proposed sale were set out in an agreement for sale between the City of Alexandria and C.S. Taylor Burke, Jr., which agreement described the real property and rights to be exchanged; and

WHEREAS, by letter dated January 15, 1988, C.S. Taylor Burke, Jr., notified the city of his intention to withdraw his bid for the 319 Prince Street property; and

WHEREAS, following withdrawal of the Burke bid and forfeiture of his \$10,000.00 deposit, the city again solicited sealed bids for purchase of the Property in accordance with procedures issued by the city's purchasing agent; and

WHEREAS, the bid opening took place on May 20, 1988, at which time Joanne Goldfarb ("Buyer") submitted the highest bid in the amount of \$215,000.00; now, therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Ordinance No. 3254 approving the sale of the Property to C.S. Taylor Burke, Jr., which ordinance received final passage on November 14, 1987, be and hereby is repealed.

Section 2. That the sale of the Property, described more fully below, and depicted in the Plat attached hereto, to Joanne Goldfarb, under the terms and conditions set out in the following sections, be and hereby is approved:

Beginning at the southwest corner of Lot 601, of the Resubdivision of Lots 500 and 501, of the land of Leroy S. Bendheim, et al., numbers 124 and 126 South Royal Street, and the land of the City of Alexandria, Virginia, Deed Book 383, Page 377, located on the north side of Prince Street, 50.00 feet from the east side of South Royal Street; thence departing from the side of Prince Street and running with Lot 601, north 09° 30' 00" east, 50.00 feet; thence south 80° 55' 00" east, 20.00 feet; thence south 09° 30' 00" west, 50.00 feet to the side of Prince Street; thence with Prince Street north 80° 55' 00" west, 20.00 feet to the point of beginning, and containing 1,000 square feet.

Section 3. That Buyer shall pay in cash to the city at settlement the sum of \$215,000.00, of which the \$10,000.00 deposit received as part of the Buyer's bid for the Property shall be deemed to be a part, which sum is hereby determined to be a fair value for the Property.

Section 4. That the city manager be and hereby is authorized to execute a deed on behalf of the city, conveying Property to the Buyer, and any other documents, including the agreement for sale of the Property which was approved by city council on June 14, 1988, necessary to implement the sale of the Property, to accept the cash sum of \$215,000.00 in consideration of the sale, and to deliver said deed to the Buyer.

Section 5. That all costs of settlement and all other fees and expenses related to the sale of the Property to Buyer shall be paid by Buyer.

Section 6. That the city clerk be and hereby is authorized and directed to attest the execution of the deed and agreement for sale and to affix thereon the official seal of the City of Alexandria.

Section 7. That the city manager be and hereby is authorized on behalf of the city to do any other things that are necessary and desirable to carry out the sale approved and authorized by this ordinance.

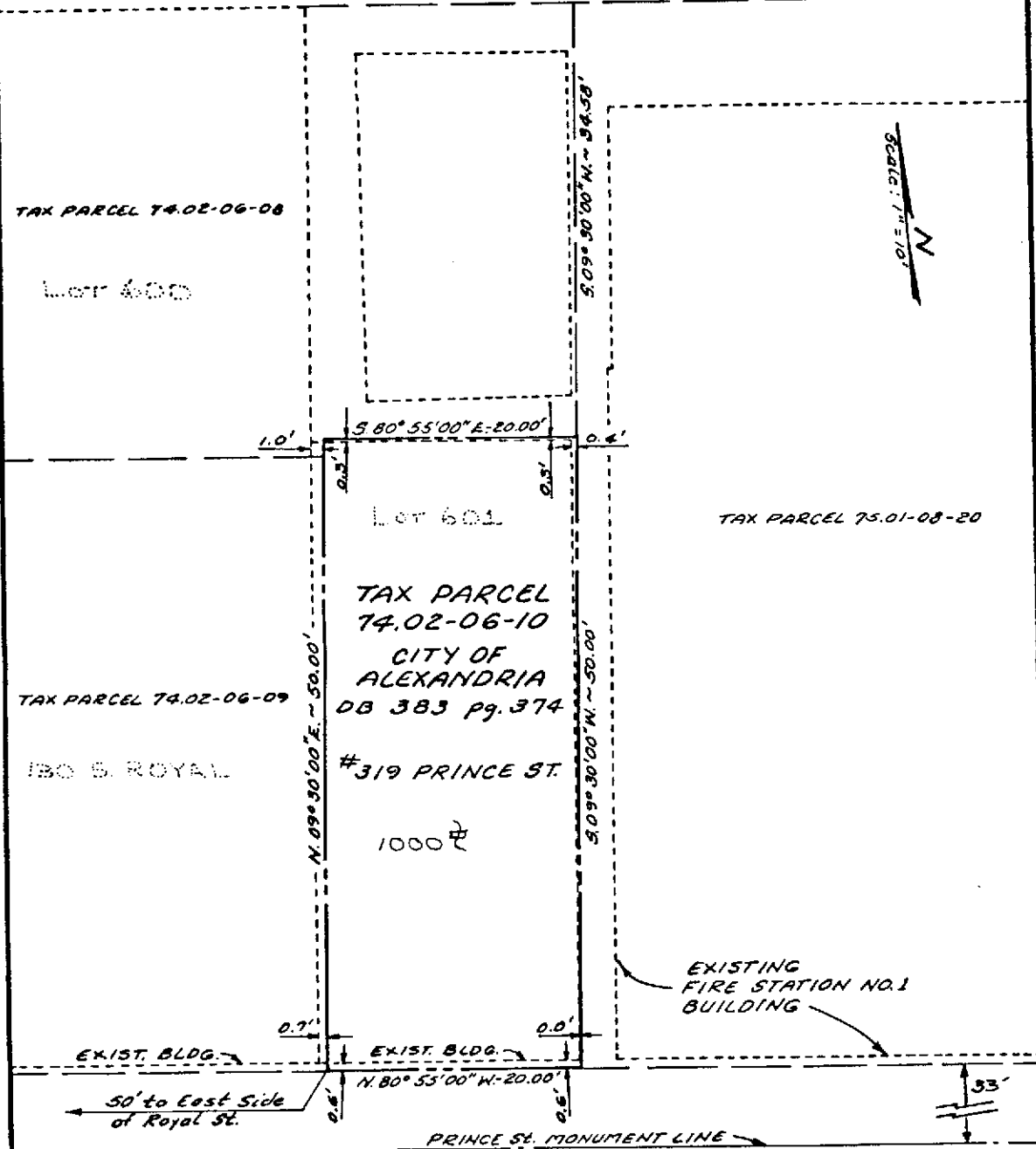
Section 8. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction, together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet requests. 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 on the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: June 18, 1988

CURVE DATA	NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING



APPROVED *Dayton L. Cook* 2-3-84
 DIRECTOR, TRANSPORTATION & ENVIRONMENTAL SERVICES, DATE
 DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT, DATE



PLAT
 SHOWING BUILDING LOCATION SURVEY OF 319 PRINCE ST.
 LAND OF THE CITY OF ALEXANDRIA, VIRGINIA
 Prepared By: Survey Section NOTE: Title Report Not Furnished
 DATE: 2/2/84 SCALE: 1" = 10' DRAWN: *JS* RECORDED IN D.B. PAGE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 ALEXANDRIA, VIRGINIA
 RW 2060 SMALL PLAT 84-001

AGREEMENT FOR THE SALE OF
319 PRINCE STREET, ALEXANDRIA, VIRGINIA

THIS AGREEMENT is made this 17th day of JUNE, 1988, between Joanne Goldfarb ("Buyer") and the City of Alexandria, Virginia ("City");

WHEREAS, the City owns certain real property located at 319 Prince Street, in the City of Alexandria, Virginia (the "Property"); and

WHEREAS, the City Planning Commission, at its November 1, 1983, meeting, authorized the sale of the Property;

WHEREAS, in response to a notice of sale issued by the City, the Buyer has bid \$215,000.00 for the Property, and this bid was the highest received; and

WHEREAS, upon the passage of an ordinance authorizing the sale of the Property, the City shall be authorized to sell said Property;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained therein, the City and the Buyer agree as follows:

1. The City agrees to sell, and Buyer agrees to buy, the Property for a sum of \$215,000.00.
2. This Agreement of sale is expressly contingent upon adoption of an ordinance by the Council of the City of Alexandria

authorizing the sale of the Property to Buyer pursuant to this contract.

3. Failure of the Buyer to comply with all of the terms and conditions of this Agreement shall result in the forfeiture of the \$10,000.00 deposit, receipt of which is hereby acknowledged by the City.

4. At closing, the City shall, by deed prepared in accordance with paragraph 5, transfer the Property to Buyer, and Buyer shall tender to the City, the \$215,000.00 purchase price, less the \$10,000.00 deposit. Closing shall occur no later than 120 days from the date of final passage by the City Council of an ordinance authorizing the sale of the Property to Buyer.

5. Buyer shall prepare a proper deed for the conveyance of the Property which shall be acceptable to the Alexandria city attorney. Further, Buyer shall pay all settlement and related costs and fees associated with the transfer of the Property to the Buyer, as set forth in the notice of sale, which notice is Exhibit A to this Agreement and hereby is incorporated by reference into and made a part of the Agreement.

6. This Agreement shall be binding upon the parties, City of Alexandria and Joanne Goldfarb, their heirs, successors in interest and assigns, and shall survive the recording of any deed conveying the property thereto.

7. This Agreement shall not be assigned by Buyer without the express, written consent of the City, which consent shall not

be unreasonably withheld.

IN WITNESS WHEREOF, The parties hereto have made and executed this Agreement this 17th day of JUNE, 1988.

CITY OF ALEXANDRIA, a municipal corporation of Virginia

Helen Holleman
City Clerk

Approved as to form:

CCS
City Attorney

By: *Henry Howard*
~~Wala Lawson~~, City Manager **ACTING**
HENRY HOWARD

By: *Joanne Goldfarb*
Joanne Goldfarb

COMMONWEALTH OF VIRGINIA,
CITY OF ALEXANDRIA, to wit:

Subscribed and sworn to before me this 17th day
of June, 1988.

Susan K. Seagrove
Notary Public

My commission expires: June 20, 1991