

AN ORDINANCE *Ne. 87-169-161*

ADOPTED JUL 27 1987

To accept the offer of Billy J. Bennett to convey to the City of Richmond for \$7,500 a parcel of land, containing 784 square feet, more or less, known, numbered and designated 703-1/2 North Fourth Street, lying on the east right of way line of North Fourth Street (relocated) an arc distance of 31.10 feet, more or less, north of the point of intersection of said east right of way line of North Fourth Street (relocated) and the north right of way line of Jackson Street, fronting 13.07 feet on North Fourth Street (relocated), and extending easterly between parallel lines (59 feet on the south and 58 feet on the north) to the west right of way line of property known as 400 East Jackson Street, and having a width of 13 feet, more or less, at the rear, necessary for establishing a visitor's orientation center, shown shaded and marked Parcel 14 upon the copy of the plan on file in the Department of Public Works, marked "Drawing No. P-21564."

Patron - City Manager

Approved as to form and legality
by City Attorney

WHEREAS, by Ordinance No. 86-209-200, adopted September 8, 1986, the Council of the City of Richmond declared that a public necessity exists for the purpose of establishing a visitor's orientation center in the blocks bounded by Third, Fifth, and Jackson Streets and Interstate 95, shown shaded on Department of Public Works Drawing No. P-21564, dated July 18, 1986; and

WHEREAS, Billy J. Bennett, the owner of a part of said property, has offered to convey to the City for \$7,500.00 property, known, numbered and designated 703-1/2 North

Fourth Street, containing 784 square feet, more or less,
Parcel 14 on Department of Public Works Drawing No. P-21564,
necessary for establishing said visitors orientation center;
NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the offer of Billy J. Bennett to convey to
the City in fee simple for \$7,500 a parcel of land, contain-
ing 784 square feet, more or less, known, numbered and
designated 703-1/2 North Fourth Street, lying on the east
right of way line of North Fourth Street (relocated) an arc
distance of 31.10 feet, more or less, north of the point of
intersection of said east right of way line of North Fourth
Street (relocated) and the north right of way line of
Jackson Street, fronting 13.07 feet on North Fourth Street
(relocated), and extending easterly between parallel lines
(59 feet on the south and 58 feet on the north) to the west
right of way line of property known as 400 East Jackson
Street, and having a width of 13 feet, more or less, at the
rear, necessary for establishing a visitor's orientation
center, shown shaded and designated Parcel 14 upon the copy
of the plan on file in the Department of Public Works,
marked "Drawing No. P-21564", entitled: "Proposed Acquisi-
tion of Property for Municipal Purposes in the Blocks
Bounded by 3rd, 5th & Jackson Streets and Interstate 95.

2.

3.

ORDINANCE OR RESOLUTION SUMMARY

CITY OF RICHMOND, VIRGINIA

Resolution	Subject
Ordinance No. <u>87-169</u>	To purchase 703 1/2 N. Fourth Street (Parcel #14) from Billy J. Bennett/\$7,500
Patron(s) <u>City Manager</u>	

SUMMARY

This Ordinance would accept the offer of Billy J. Bennett, to convey to the City for \$7,500 a parcel of land, containing 784 square feet of area, designated as 703 1/2 N. Fourth Street (Parcel #14) which shall be used for the purpose of construction of the Visitor's Center.

<u>ASSESSMENT</u>	<u>APPRAISAL</u>	<u>CITY'S COST</u>
\$1,100	\$6,250	\$7,500

COUNCIL ACTION

- On Docket 07/27/87
- Amended _____
- Adopted _____
- Rejected _____
- Stricken _____

OFFER TO SELL REAL ESTATE TO THE CITY OF RICHMOND

Billy Bennett
1908 Madley St.
of 504 Chamborazo Boulevard, Richmond, Virginia 23223
Street Address, City and State

hereinafter referred to as "Owner", hereby agree(s) to sell to the City of Richmond, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as "City", for the sum of Seven thousand five hundred Dollars (\$ 7,500⁰⁰), payable all in cash, pursuant to the terms and conditions herein set forth, the following described real estate:

That parcel of property authorized to be acquired by Ordinance No. 86-209-200 by the City of Richmond, adopted September 8, 1986 the said parcel being shown outlined in red and shown as parcel # 14 on Department of Public Works' Drawing No. P-21564 and more commonly identified as vacant lot at 703 1/2 North 4th Street

This offer is made upon the following terms and conditions:

1. That the Owner will deliver to the City a properly executed Deed with General Warranty of Title, together with the other and usual customary warranties, which deed shall be in a form satisfactory to the City Attorney, and, where only a portion of a parcel is to be conveyed, shall contain a provision substantially as follows:

In further consideration of the aforementioned sum, the grantor, for himself, his heirs, devisees, successors and assigns, hereby discharges and releases the grantee from any and all damages which may now or hereafter be occasioned to the remaining property of the grantor on account of or as a result of this conveyance as well as grading, constructing, reconstructing, improving, maintaining, or otherwise using the property herein conveyed for public purposes, in accordance with the grades, cuts and fills shown on the aforesaid drawing.

2. That the said deed shall be prepared at the expense of the Owner. If the Owner desires that the deed be prepared by his attorney, he shall so indicate by placing his initials in the blank space following this sentence . It is understood that if no preference is so indicated by the Owner the City shall have the deed prepared by its examining attorney at the expense of the Owner. In the latter event, the sum of \$15.00 shall be deducted by the City from the agreed consideration and paid to the examining attorney at the time of closing.

3. That the Owner will have corrected prior to or by the time for settlement at his expense any valid title objections as and when called upon to do so by the City Attorney of the City.

4. That if such objections cannot be cleared and corrected to the satisfaction of the City Attorney with reasonable promptness, then the City, at its option, shall be fully relieved and released from performance on its part of a resulting contract to purchase said property.

5. That settlement shall be made for the property at the office of the City Attorney or at such other place as he may designate.

6. That the time of settlement shall be within a reasonable time after the acceptance of this offer by the Council of the City, allowing a reasonable time after such acceptance for examination of the Owner's title to the property and for the correction by the Owner of any objections to said title.

7. That the Owner will take all necessary steps to put the City in actual possession of said property on or before the date of settlement, unless otherwise excused by the City's Real Estate Agent.