

AN ORDINANCE No 85-243-229

ADOPTED SEP 23 1985

To accept the offer of Rivers Appliance Center, Inc., to convey to the City of Richmond for \$37,500 a parcel of land containing 3,250 square feet, more or less, known, numbered and designated 2501 Q Street, fronting 25 feet on the south right of way line of Q Street at its intersection with the east right of way line of 25th Street, and extending back to a 16 foot east-west alley, necessary for establishing a police precinct station, as shown shaded upon the copy of the plan on file in the Department of Public Works, marked "Drawing No. N-21375".

Patron - City Manager

Approved as to form and legality
by City Attorney

1. WHEREAS, by Ordinance No. 85-159-153, adopted June 24,
2. 1985, the Council of the City of Richmond declared that a
3. public necessity exists for the purpose of a municipal
4. building, parking area and related uses for a police
5. precinct facility, lying east of 25th Street, south of Q
6. Street, west of 26th Street, and north of P Street, in the
7. block bounded by 25th, 26th, P and Q Streets, and shown
8. shaded on Department of Public Works Drawing No. N-21375,
9. dated May 29, 1985; and
10. WHEREAS, Rivers Appliance Center, Inc., the owner of
11. part of said property, has offered to convey to the City for
12. \$37,500 the property, known, numbered and designated 2501 Q
13. Street (Parcel 1), containing 3,250 square feet, more or

1. less, necessary for establishing said facility; NOW,

2. THEREFORE,

3. THE CITY OF RICHMOND HEREBY ORDAINS:

4. § 1. That the offer of Rivers Appliance Center, Inc.,
5. to convey to the City in fee simple for \$37,500 property
6. containing 3,250 square feet, more or less, known, numbered
7. and designated 2501 Q Street (Parcel 1), fronting 25 feet on
8. the south right of way line of Q Street, at its intersection
9. with the east right of way line of 25th Street, and extend-
10. ing back to a 16 foot east-west alley, necessary for
11. establishing a police precinct station, as shown shaded upon
12. the copy of the plan on file in the Department of Public
13. Works, marked "Drawing No. N-21375", entitled: "Proposed
14. Acquisition of Property for Municipal Purposes in the block
15. bounded by 25th, 26th, 'P' & 'Q' Sts.", dated May 29, 1985,
16. a copy of which is attached to the draft of this ordinance,
17. by deed approved as to form and legality by the City
18. Attorney, is hereby accepted.

19. § 2. This ordinance shall be in force and effect upon
20. adoption.

OFFER TO SELL REAL ESTATE TO THE CITY OF RICHMOND

Rivers Appliance Center, Inc.

of 1813 Claiborne Street, Richmond, Virginia,
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 ~~Twenty-Nine Thousand Five Hundred~~ ^{THIRTY SEVEN} ~~-----~~ Dollars (\$ ~~29,500.00~~), 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. 85-159 by the City of Richmond, adopted June 24, 1985, the said parcel being shown outlined in red and shown as parcel # 1 on Department of Public Works' Drawing No. N21375 and more commonly identified as 2501 Q 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.

SR
NR.
37,500

<p>1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.</p> <p>2. Fences, walls, steps, or coping walls adjacent to the street line, affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan.</p>	<p>3. Lot dimensions in parentheses are from deeds.</p> <p>4. Property owners shown as of 5-27-1975.</p>	<p>5. Bearings refer to the City Coordinate System.</p> <p>6. Buildings noted from 5.</p>
<p>NOTES</p>	<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>	<p>PROPOSED ACQUISITION MUNICIPAL PURPOSE BOUNDED BY 25TH STREET</p>
<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>
<p>APPROVED BY</p>	<p>DATE</p>	<p>BY</p>

