

AN ORDINANCE No. 85-307-284

**ADOPTED DEC 16 1985**

To accept the offer of WACO, Inc., to purchase for the sum of \$32,768 surplus real estate owned by the City of Richmond, containing 2.45 acres, more or less, lying on the east right of way line of Commerce Road, the easterly right of way line of the Seaboard Coast Line Railroad right of way and the west right of way line of the Richmond-Petersburg Turnpike (I-95), said parcel lying south of Goodes Creek, as shown shaded on Department of Public Works Drawing No. O-21409, dated August 30, 1985.

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Patron - City Manager

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Approved as to form and legality  
by City Attorney

1. WHEREAS, the City of Richmond, pursuant to the adoption
2. of Ordinance No. 85-256-238 on October 14, 1985, declared
3. surplus and authorized the sale of certain real estate owned
4. by the City of Richmond, containing 2.45 acres, more or
5. less, lying on the east right of way line of Commerce Road,
6. the easterly right of way line of the Seaboard Coast Line
7. Railroad right of way and the west right of way line of the
8. Richmond-Petersburg Turnpike (I-95), said parcel lying south
9. of Goodes Creek, as shown shaded on Department of Public

1. WHEREAS, the City Manager, pursuant to Section 12-206,  
2. et seq., of the Code of the City of Richmond, 1985, may  
3. recommend an acceptance of a bid for the purchase of real  
4. estate if the City Manager shall determine the bid to be in  
5. the best interest of the City; and

6. WHEREAS, WACO, Inc., submitted an offer of \$32,768 for  
7. said property, a copy of which offer is attached to the  
8. draft of this ordinance; and

9. WHEREAS, the City Manager, after considering and  
10. weighing all factors, has recommended to Council that the  
11. offer of WACO, Inc., for the purchase of the property should  
12. be accepted; NOW, THEREFORE,

13. THE CITY OF RICHMOND HEREBY ORDAINS:

14. § 1. That the offer of WACO, Inc., to purchase for  
15. \$32,768 surplus real estate owned by the City of Richmond  
16. containing 2.45 acres, more or less, lying on the east right  
17. of way line of Commerce Road, the easterly right of way line  
18. of the Seaboard Coast Line Railroad right of way and the  
19. west right of way line of the Richmond-Petersburg Turnpike  
20. (I-95), said parcel lying south of Goodes Creek, as shown

1. drawing is attached to the draft of this ordinance, is  
2. hereby accepted. The City Manager or his designee is  
3. authorized and directed to execute a deed conveying the said  
4. real estate in conformance with the terms of this ordinance.  
5. Conveyance shall be made subject to conditions and  
6. restrictions of record and subject to easements both of  
7. record and evident from an accurate survey and physical  
8. inspection of the property; the deed shall contain a  
9. restriction prohibiting construction and maintenance of  
10. billboards on said parcel of land.

11. § 2. This ordinance shall be in force and effect upon  
12. adoption.

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City of Richmond  
Department of General Services



2907 North Boulevard  
Richmond, Virginia 23230

R. E. #135

Date: October 15, 1985

SEALED BIDS will be received by the Director of General Services, 2907 North Boulevard, Richmond, Virginia 23230, until but not later than 11:00 a.m. Friday, November 15, 1985 for the following surplus real estate.

2.45 acres of land, more or less, east of Commerce Road between Interstate 95 and the Seaboard Coast Line Railroad, shown shaded on Public Works drawing #0-21409 (See attached sketch) zoned M-2 heavy industrial, subject to easement to Virginia Power Company, as shown on the drawing. No billboards will be permitted.

TERMS CASH: Certified or Cashier's check made payable to the City of Richmond must accompany this bid, and must be in an amount equal to 10% of the bid on the first \$100,000, plus 3% on all bids over \$100,000.

No bid delivered after the hour of 11:00 a.m. on November 15, 1985 will be accepted or considered.

No bid shall be considered unless it is accompanied by the check.

The bidder is hereby advised that any special terms or conditions incorporated in any bid invitation by the bidder can result in the bid being legally unacceptable.

The Council may authorize the sale of the real estate to the best responsible bidder, or may refuse the sale or may reject any or all bids, or order the readvertisement for bids.

The check accompanying this bid shall be applied to the purchase price of the real estate if the bid is accepted by the City Council, or the check will be returned to the unsuccessful bidder, or the proceeds of the check may be retained by the City as liquidated damages and not as a penalty if the bid is withdrawn before the City Council takes action on all the bids submitted to it for the real estate. But the retention of the proceeds of the check shall not be construed to affect any other rights the City may have otherwise. The balance of the purchase price shall be paid to the City upon delivery of the deed within 15 days after notice is given to the bidder that the deed is ready for delivery. Checks may not be returned until Council takes action on the bids.

The undersigned agrees also to pay to the City of Richmond the cost of