



ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;">County Board Agenda Item Meeting of September 13, 2008</p>
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DATE: August 6, 2008.

SUBJECT: Approval of an Offer to Purchase and Adjacent Landowner's Affidavit for the Acquisition by the County Board of Certain Property Adjacent to the County's Property Known as 3346 South Glebe Road, Arlington County, Virginia (RPC # 37036002).

C. M. RECOMMENDATION:

1. Approve the attached Offer to Purchase and Adjacent Landowner's Affidavit (the "Agreement") by The County Board of Arlington County, Virginia ("Buyer") for the acquisition from the Commonwealth of Virginia, Department of Transportation ("Seller") of approximately 5,466 square feet of land (0.126 acre), and more particularly described in Exhibit B attached hereto (the "Property");
2. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to execute the Agreement on behalf of The County Board of Arlington County, Virginia, subject to approval as to form by the County Attorney; and
3. Authorize the Real Estate Bureau Chief, Department of Environmental Services, or his designee, to accept, on behalf of the County Board, the deed and all related documents necessary for the acquisition, subject to approval as to form of all documents by the County Attorney.

ISSUE: The County Board must approve the execution of agreements by which the Board agrees to purchase real estate.

SUMMARY: This is a request for County Board approval of and authorization to execute the Agreement attached hereto as Exhibit A. The Agreement would authorize the acquisition by the County Board of the Property for use by the Water Pollution Control Plant ("WPCP"). Acquisition of the Property is necessary for the proposed expansion of the WPCP.

BACKGROUND: The Property is situated along the southwesterly right of way of Glebe Road, just west of South Fern Street. It is a remnant piece of a larger parcel, which exists from a previous road widening. A portion of the WPCP's existing lime reaction tank currently is situated on the Property. The lime reaction tank will be removed and replaced with a secondary clarifier, as part of the proposed WPCP expansion. Therefore, the Buyer can make use of the

County Manager: _____
County Attorney: _____
Staff: Troy Harris, DES, Real Estate Bureau

Property for the WPCP expansion, and has requested conveyance of the Property from the Seller. The Seller has secured an appraisal of the Property, and is authorized to sell it to an adjoining property owner such as the County Board. The Seller's appraisal establishes an estimated value of \$4,100.00 for the Property, which equates to \$0.75 per square foot. The Seller has, therefore, proposed the attached Agreement to sell the Property at its appraised value to the Buyer. The Buyer's property adjoins the Seller's Property, as the sole adjoining property. A vicinity map showing the location of the Property is attached hereto as Exhibit C.

DISCUSSION: Approval of the Agreement will authorize the purchase of the Property by the County for the appraised value. Acquisition of the Property would permit the upgrade of the WPCP with an expansion adding three new secondary clarifiers. The Master Plan 2001 Update for the WPCP requires three secondary clarifiers for WPCP operations. Without the Property, only two of the three proposed secondary clarifiers could be constructed. The current planned expansion of operational capacity of the WPCP can only be achieved through the proposed Property acquisition.

FISCAL IMPACT: Compensation in the amount of \$4,100.00 is to be paid for the Property. This is part of the overall budget for the Master Plan 2001 upgrade and expansion project at the DES Water Pollution Control Plant, and will be funded out of general obligation bond funds. The debt service costs are included in the annual projections for the Water Sewer Rate, which ultimately funds the repayment of the debt service associated with MP01. Rate increases are projected to range from 10%-15% per year for several years for funding of all Utilities Fund projects and operating expenses. Funds are allocated in account number 530.481001. 43541.WPMM.P02.0000.

Exhibit A

**OFFER TO PURCHASE AND
ADJACENT LANDOWNER'S AFFIDAVIT**

**Route: 2400
Project: 2400-03
County: Arlington
Former Property of Roy L. Knight, Parcel 068
PMI #: 8480
Date: July 28, 2008**

Brief legal description of Virginia Department of Transportation property:

Land containing 0.126 acre, more or less, and lying southwest of and adjacent to the southwest revised proposed right of way line of Route 120, Project 0120-000-103-RW, from a point approximately 12 feet opposite approximate Station 304+00 (Route 120 revised survey centerline) to a point approximately 19 feet opposite approximate Station 306+47 (Route 120 revised survey centerline).

I/We do AGREE to purchase the property described above, containing 0.126 acre, for \$4,100.00 and do SWEAR and AFFIRM that The County Board of Arlington County, Virginia are the owners of record of the land immediately adjacent to the described property.

This offer is conditionally accepted by the Department subject to formal action of the Commonwealth Transportation Board, if necessary, and acceptance, in writing, by the State Director of Right of Way and Utilities or the District Right of Way and Utilities Manager.

I/We understand the property is sold "as is", it will be conveyed by quitclaim deed. A formal closing will take place at which the purchaser will be required to pay for recording of the deed and any tax or fee associated with the recordation.

The deed for the property being conveyed is to be titled in the exact manner the adjoining land is titled in the local courthouse records and should be as follows (please print or type):

The County Board of Arlington County, Virginia

Signature of Owner/Owners:

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by _____.

My commission expires _____.

Notary Public

Exhibit A

GRANTEE:

ACCEPTED this _____ day of _____, 200__, on behalf of The County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 200__.

By: _____

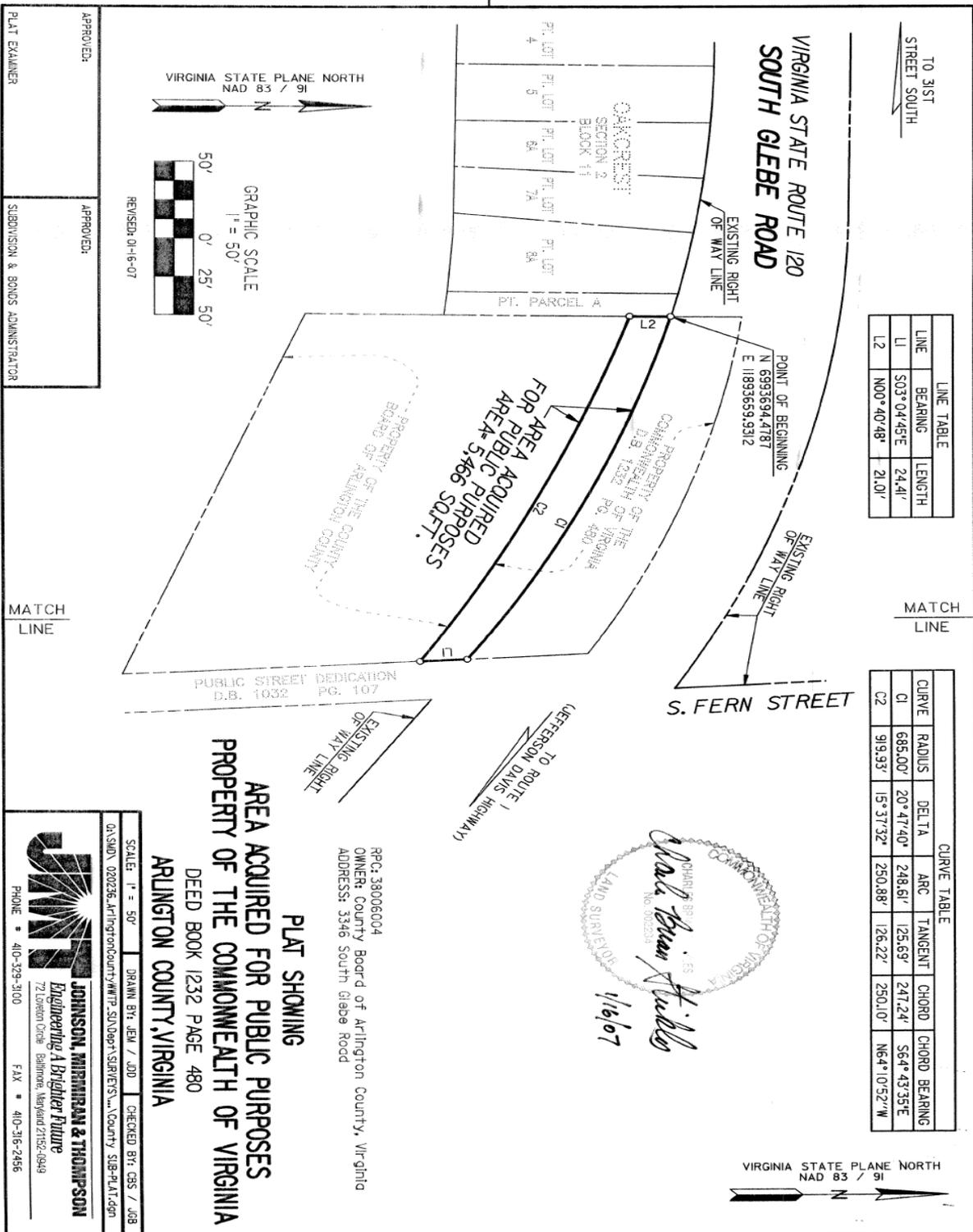
Title: _____
For The County Board of Arlington County, Virginia

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate and politic, this ____ day of _____, 200__.

Notary Public _____
My Commission expires: _____

APPROVED as to form: _____
COUNTY ATTORNEY



LINE	BEARING	LENGTH
L1	S03°04'45"E	24.41'
L2	N00°40'48"	21.01'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	685.00'	20°47'40"	248.61'	125.69'	247.24'	S64°43'35"E
C2	919.93'	15°37'32"	250.88'	126.22'	250.10'	N64°10'52"W

APPROVED: _____
 SUBDIVISION & BONDS ADMINISTRATOR

MATCH LINE

JOHNSON, MIRMIRAN & THOMPSON
 Engineering A Brighter Future
 72 Lovett Circle Baltimore, Maryland 21152-0949
 PHONE # 410-329-3100 FAX # 410-516-2456

**AREA ACQUIRED FOR PUBLIC PURPOSES
 PROPERTY OF THE COMMONWEALTH OF VIRGINIA
 ARLINGTON COUNTY, VIRGINIA**

DEED BOOK 1232 PAGE 480

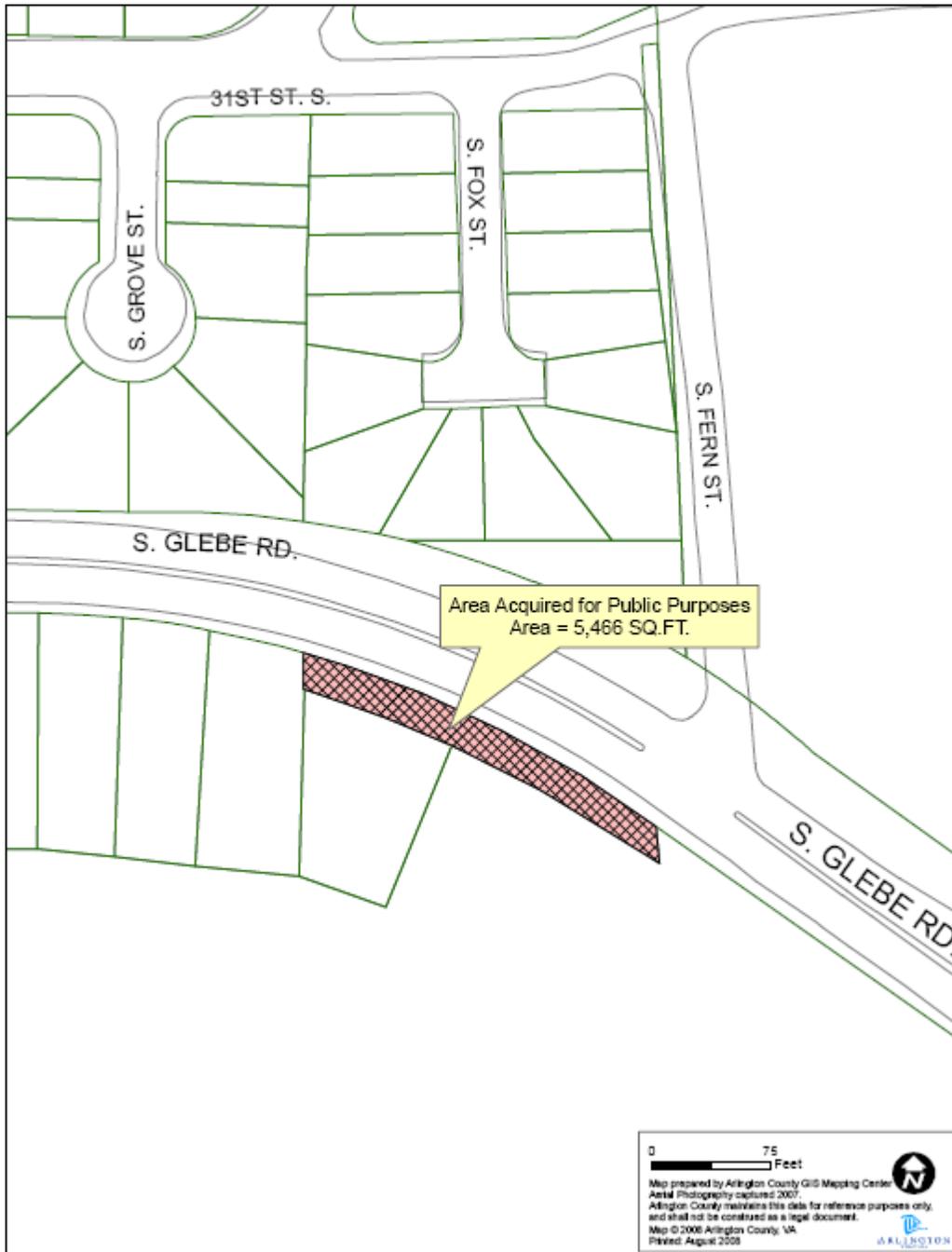
PLAT SHOWING

OWNER: Board of Arlington County, Virginia
 ADDRESS: 3346 South Glebe Road
 RPQ: 38006004

SCALE: 1" = 50'
 DRAWN BY: JEM / JDD CHECKED BY: GRS / JGB
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Exhibit C

Vicinity Map



**Water Pollution Control Plant Acquisition
Project 530.481001.43541.WPMM.P02.0000
Secondary Clarifier Construction**

Label on this schematic indicates the location of the fee simple absolute acquisition
Offer to Purchase and Adjacent Landowner's Affidavit

August 6, 2008

Approve Offer to Purchase
Agreement

Exhibit B