



Town of Dumfries
Council Meeting

Meeting Date:

January 21, 2014

Agenda Item#

VII - A

AGENDA ITEM FORM

TYPE OF AGENDA ITEM:

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
 - Duly Advertised

PURPOSE OF ITEM:

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
 - Introduction Resolution
 - Ordinance Grant/MOU
 - By Motion Bylaws
 - Certificate

PRESENTER: Ali Hashimi

PRESENTER TITLE: Business Owner

AGENDA ITEM:

Presentation Concerning a Request for a 5-Year Extension on the expired Union Street Vacation and Information on Current Development Plans and Progress Towards the Development Plans Since the Original Vacation of Union Street.

BACKGROUND / SUMMARY:

On April 3, 2012, the Town of Dumfries conveyed by deed to Hamidullah Hashimi and Parwin Hasini all of Union Street subject to the condition that they initiate development on that property by August 18, 2013. If that was not done, the property would revert back to the Town of Dumfries. It appeared that no development had occurred, resulting in the property reverting back to the Town of Dumfries.

ATTACHMENTS:

Copy of the April 3, 2012 Deed; Hashimi Letter of December 28, 2013.

REQUESTED ACTION:

NO ACTION REQUESTED

FOR MORE INFORMATION, CONTACT:

Name: Daniel E. Taber

Phone#: (703) 221-3400

E-mail: dtaber@dumfriesva.gov

FOR USE DURING MEETING

VOTE:

PASSED

NOT PASSED

Y N

Y N

Y N

- Brewer
- Reynolds
- Wood

- Foreman
- Toney

- Forrester
- Washington



201204190036698

Prince William County, VA Pgs: 2

04/19/2012 12:17:44PM

Michèle B. McQuigg, Clerk

Prepared by:
Christine R. Sanders, Esq., Town Attorney
Town of Dumfries
17755 Main Street
Dumfries, Virginia 22026

PLAT IS RECORDED AS

INSTR. #2012 04190036698

Tax Map # None
Consideration: \$500.00
Property Address: Union Street
Dumfries, Virginia 22026

Grantee Address:
~~17755 Main Street~~
~~Dumfries, VA~~
15565 Wigdon Way
Woodbridge, VA
22191

Tax Exempt Pursuant to Va. Code Section 58.1-811(C)(4)

DEED

THIS DEED is made this 3 day of April, 2012, by and
between THE TOWN OF DUMFRIES, VIRGINIA, Grantor; and HAMIDULLAH
HASHIMI AND PARWIN H. HASHIMI, Grantees;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special Warranty of Title, unto the Grantees, all that certain lot or parcel of land together with improvements thereon, situate, lying and being in the Town of Dumfries, County of Prince William, Commonwealth of Virginia (the "Property"), and being more particularly described as follows::

All of Union Street from beginning to end and containing approximately 7500 square feet (0.1722 acres), more or less, located in the Town of Dumfries of Prince William County, Virginia, as shown and designated on the attached plat, prepared by John E. Krobath of Sanie Consulting Group, LLC, dated March 8, 2012.

THIS CONVEYANCE IS MADE SUBJECT HOWEVER, THAT IN THE EVENT THE GRANTEE FAILS TO INITIATE DEVELOPMENT OF THE PROPERTY HEREIN DESCRIBED BY AUGUST 18, 2013, THEN THE HEREIN DESCRIBED PROPERTY SHALL REVERT BACK TO THE TOWN OF DUMFRIES, OR ITS ASSIGNS FREE AND CLEAR OF ANY CLAIMS OF THE GRANTEE.

X 
Signed - receipt of original Date 7-16-12

This conveyance is further subject to any conditions, rights-of-way, restrictions, easements and other rights legally affecting the herein described property.

WITNESS the following signatures and seals:

TOWN OF DUMFRIES:

By: Nancy H. West (SEAL)
Nancy H. West, Mayor

By: [Signature] (SEAL)
Daniel E. Taber, Town Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

I, the undersigned Notary Public in and for the above jurisdiction, do hereby certify that NANCY H. WEST, MAYOR, signed the this deed on this 3 day of April, 2012.

Given under my hand this 3 day of April, 2012.

CHRISTINE R. SANDERS
REGISTRATION #103341
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMM. EXPIRES 09/30/12

[Signature]
Print Name: Christine R. Sanders

My commission expires: _____.

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

I, the undersigned Notary Public in and for the above jurisdiction, do hereby certify that DANIEL E. TABER, TOWN MANAGER, signed the this deed on this 3 day of April, 2012.

Given under my hand this 3 day of April, 2012.

CHRISTINE R. SANDERS
REGISTRATION #103341
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMM. EXPIRES 09/30/12

[Signature]
Print Name: Christine R. Sanders

My commission expires: _____.

December 28, 2013

Mr. Daniel Taber
Town of Dumfries
17755 Main Street
Dumfries, VA 22026

Dear Mr. Taber,

I am requesting a 5-year extension on the vacation of Union Street. We have made great strides in the development of our land since the original vacation and intend to continue with development.

Our current development plans include a mixed-use complex encompassing commercial retail/office at ground level and residential units above.

We would like the opportunity to meet with staff and council to present on the progress we have made towards development since the original vacation of Union Street.

Thank you for your time.

Sincerely,

Ali Hashimi