

## **RESOLUTION #38-18, Authorizes the sale of Eleanor Mobile Home Trailer Park**

**WHEREAS** on July 19, 2018 the Town of Colonial Beach received an offer from Randall J. Hirsch to purchase the property known as Eleanor Mobile Home Trailer Park, Tax Parcel 3A1-2-9-1 located at the intersection of Irving Avenue, Dandridge Lane and Lossing Avenue in the Town of Colonial Beach, Virginia for the sum of \$900,000.00 for the purpose of subdividing the property into six lots for residential development; and

**WHEREAS** Eleanor Mobile Home Trailer Park is currently a vacant parcel located in the General Residential (R-2) District and subject to all applicable local, state, and federal regulations pertaining to the site; and

**WHEREAS** a properly advertised public hearing was conducted on September 19, 2018 by the Colonial Beach Town Council regarding the proposed sale of Eleanor Mobile Home Trailer Park.

**NOW THEREFORE BE IT RESOLVED** by the Colonial Beach Town Council at its regular monthly meeting on September 19, 2018 that Eleanor Mobile Home Trailer Park shall be sold to Randall J. Hirsch by deed pursuant to the following terms and conditions:

1. Purchasers: Randolph J. Hirsch and Lisa A. Schellin, husband and wife.
2. Sale to be on an "As is, where is" basis.
3. Purchase Price: \$900,000, all cash. The Purchase and Sale Agreement will not contain a financing contingency.
4. Earnest Money: \$90,000 to be deposited with Title Company/Closing Agent selected by Seller at the time Purchase and Sale Agreement is executed. Earnest money to become non-refundable after 21 day due diligence period.
5. Balance of purchase price (\$810,000) to be paid in cash at closing.
6. Subsequent to closing, Purchasers agree to diligently pursue a plan for subdivision of the property which has a maximum number of six building lots.
7. Purchaser shall be responsible for the preparation and recording of all documents necessary for this sale of property.
8. Purchaser shall submit the deed and plat for review and approval of the Town Attorney prior to closing.
9. Purchaser shall pay \$810,000.00 cash at closing.
10. Closing date shall be determined by Seller, but in no case shall be later than October 31<sup>st</sup> 2018.

**THIS IS TO CERTIFY THIS IS A TRUE COPY OF AN ORIGINAL RESOLUTION,**  
adopted by the Town Council at a Meeting of Council held Wednesday, September 19, 2018  
at the Colonial Beach Town Center, with a quorum of Council being present.

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Kathleen Flanagan, Town Clerk

*Upon motion made by Mr. Dellar and seconded by Mr. Lyburn, Resolution #38-18, as  
written, passed with a 4-3 vote of council members.*

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
<i>Blunt</i>	X		<i>Cirbee</i>		X
<i>Leamon</i>		X	<i>Dellar</i>	X	
<i>Alger</i>		X	<i>Lyburn</i>	X	
			<i>Rogers</i>	X	

