

ORDINANCE NO. 8990-125

AN ORDINANCE  
APPROVING AND AUTHORIZING THE  
SALE OF CERTAIN REAL ESTATE

WHEREAS, the City of Urbana, Champaign County, Illinois (the "City") desires to sell an area of real estate generally located at the southwest corner of Elm and Vine Streets in the City, such area being more particularly described on Exhibit A attached hereto and hereby incorporated by reference (the "Site") to the United States of America (the "Purchaser") for a new Federal Building and U.S. Courthouse; and

WHEREAS, the Purchaser has proposed to purchase the Site from the City under such terms and conditions as are more fully set forth in a certain Contract To Sell Real Property between the City and such Purchaser (the "Contract"), a copy of which has been presented to and is now before this meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council expressly finds and declares that the Site is no longer needed for governmental purposes or proprietary activity of the City and that the sale of the Site to the Purchaser for a new Federal Building and U.S. Courthouse is in the best interests of the City.

Section 2. The Contract in substantially the form thereof now presented to and before this meeting be and the same is hereby approved.

Section 3. All actions of the officials, employees and agents of the City heretofore taken in connection with the Contract be and the same are hereby ratified and approved.

Section 4. The Mayor of the City be and the same is hereby authorized and empowered to execute and deliver the Contract for and on behalf of the City with such changes therein as are not inconsistent herewith and as may be approved by the Mayor executing the same, his execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all changes or revisions therein from the form of the Contract now before this meeting.

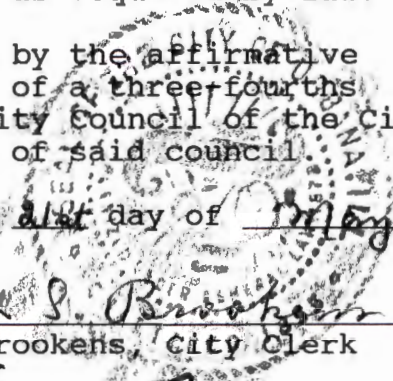
Section 5. From and after the effective date of this Ordinance, the proper officials, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such documents as may be necessary to carry out the intent and accomplish the purposes of this Ordinance and the Contract according to its terms.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 7. This Ordinance shall become effective immediately upon its passage and approval as required by law.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a three-fourths (3/4ths) majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said council.

PASSED by the City Council this 21<sup>st</sup> day of May, 1990.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

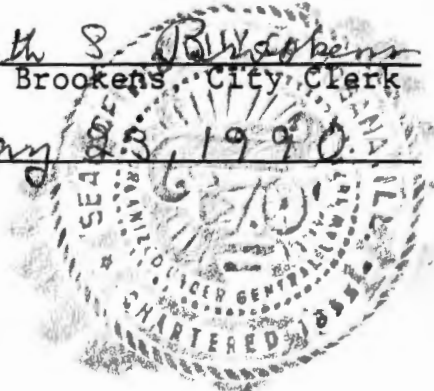
APPROVED by the Mayor this 21<sup>st</sup> day of May, 1990.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN  
ORDINANCE NO. 8990-125 AND IS INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

May 6, 1990  
Date





## EXHIBIT A

Beginning at a 3/8-inch diameter copper pin survey monument set in concrete which replaces an existing iron pipe survey monument found at the Southeast corner of Lot 16 of the Central Business Addition to the City of Urbana, Illinois as recorded in Book "O" on page 1, in the records of the Champaign County Recorder's Office said point of beginning also being on the West right-of-way of Vine Street; thence on a bearing referenced from said Central Business Addition of South 41 degrees (°) 55 minutes (') 00 seconds (") West a distance of 47.18 feet to a 3/8-inch diameter copper survey monument set in concrete on the Northerly right-of-way line of Green Street; thence South 89°00'14" West along the Northerly right-of-way line of said Green Street and the Westerly extension of the Northerly right-of-way line of said Green Street a distance of 263.15 feet to a 3/8-inch diameter copper survey monument set in concrete on the West line of Lot 5 of said Central Business Addition; thence North 00°54'38" West along the West line of Lot 5 of said Central Business Addition and the Northerly extension of the West line of Lot 5 of said Central Business Addition a distance of 280.71 feet to a 3/8-inch diameter copper survey monument set in concrete on the Southerly right-of-way line of Elm Street, said right-of-way line also being the North line of Lot 5 of said Central Business Addition; thence North 88°42'16" East along the Southerly right-of-way line of said Elm Street, said line also being the North line of said Lot 5 a distance of 13.55 feet to a 3/8-inch diameter copper survey monument set in concrete; thence South 86°41'19" East along the Southerly right-of-way line of said Elm Street, said line also being the North line of said Lot 5 a distance of 188.36 feet to a 3/8-inch diameter copper survey monument set in concrete; thence North 88°40'04" East along the Southerly right-of-way line of said Elm Street, said line also being the North line of said Lot 5 a distance of 30.02 feet to a 3/8-inch diameter copper survey monument set in concrete; thence South 72°25'07" East along the Southerly right-of-way line of said Elm Street, said line also being the North line of said Lot 5 a distance of 27.49 feet to a 3/8-inch diameter copper survey monument set in concrete; thence South 39°45'53" East along the Southerly right-of-way line of said Elm Street, said line also being the Northerly line of said Lot 5 a distance of 49.64 feet to a 3/8-inch diameter copper survey monument set in concrete; thence South 15°09'42" East along the Westerly right-of-way line of said Vine Street, said line also being the East line of said Lot 5 a distance of 24.69 feet to a 3/8-inch diameter copper survey monument set in concrete on the Westerly right-of-way line of Vine Street; thence South 01°05'41" East along the Westerly right-of-way line of said Vine Street said line also being the East line of said Lot 5 a distance of 160.85 feet to the point of beginning, said tract containing 1.80 acres (78,265.87 square feet) more or less, all situated in Champaign County, Illinois.

CONTRACT TO SELL REAL PROPERTY

REFERENCE  
067-1

The undersigned, hereinafter called the "Vendor," who represents that he (she) (it) is the owner of the real property described below, hereby, for himself (herself) (itself), his (her) heirs, executors, administrators (its), successors and assigns, agrees to convey to the United States of America and its assigns, in accordance with the terms and conditions set forth herein, the land, together with the buildings and improvements thereon, unless specifically excepted, and all rights, hereditaments, easements, and appurtenances thereto.

The real property which the Vendor agrees to convey to the United States of America and its assigns is located in:

CITY Urbana	COUNTY Champaign	STATE Illinois
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as shown by the attached plat and more particularly described as follows:

Plat of survey with legal description, identified as Drawing Number 1-1, dated 5/23/89 and Drawing Number 1-4, dated 5/24/89, as further identified as Lot 2 on a Replat of Lot 5 of the Central Business Addition to be duly filed with the Recorder, Champaign County, Illinois, all as attached hereto and made a part hereof.

The Vendor covenants and agrees to convey to the United States of America and its assigns the indefeasible fee simple title to the above-described land subject only to the following outstanding rights in third parties: (If "none," so state)

See Addendum attached hereto and made a part hereof - Item 1

The Vendor specifically reserves and excepts the following rights and interests in the above-described property: (If "none," so state)

See Addendum attached hereto and made a part hereof - Item 2

The Vendor and the spouse, if any, of the Vendor, by signing below, agrees to join in any deed to the United States, and agrees to convey said real property to the United States of America and its assigns in consideration of the sum of Seven Hundred Eighty-Two

Thousand Eight Hundred and no/100----- dollars (\$ 782,800.00

which amount shall be paid at the time the title to the property becomes vested in the United States. This Contract to Sell Real property is contingent upon the acceptance of such written licenses for nonfederal use of real property as are more fully described in the Addendum attached hereto and made a part hereof - Item 3.

The Vendor further agrees that the United States of America shall have 30 days to indicate its acceptance of the contract price and the terms and conditions herein, by mailing or delivering a copy of this contract signed by a duly authorized representative of the United States, to the Vendor at the address indicated below. Closing is estimated to be on or before June 15, 1990.

NAME AND ADDRESS OF VENDOR  
(Include street address, city, state & ZIP code)

City of Urbana, Champaign County, Illinois  
400 S. Vine Street  
Urbana, IL 61801

SIGNED, SEALED AND  
DELIVERED THIS DATE: \_\_\_\_\_

By: \_\_\_\_\_  
Vendor (Signature)

Title: ~~By:~~ \_\_\_\_\_  
Vendor's Representative (Signature)

ACCEPTANCE OF OFFER TO SELL REAL PROPERTY

Date: \_\_\_\_\_

The offer of the Vendor contained herein is  
hereby accepted for and on behalf of

THE UNITED STATES OF AMERICA

By: \_\_\_\_\_  
Contracting Officer (Signature)

\_\_\_\_\_  
(Title)



ADDENDUM TO CONTRACT TO SELL REAL ESTATE

Item 1. Vendor reserves the right to remove or cause the removal of existing electrical service easements in favor of Illinois Power Company, which such easements shall be removed as an obligation of "Clearing the Site" as provided in paragraph 11 of the Contract prior to the construction of the Federal Building and U.S. Courthouse. Vendor shall cause existing ingress and egress and parking easements to be removed on or before closing.

Item 2. Reservation of easements along the western boundary of the Site for: (1) ingress and egress and access to existing utilities; and (2) sanitary sewer lines; all as shown on the Replat of Lot 5 referenced in the Contract and the drawing of Permanent Easements dated 4/90 attached hereto and made a part hereof. Vendor further reserves the right to remove trees, shrubs and signage prior to the construction of the Federal Building and U.S. Courthouse.

Item 3. This Contract to Sell Real Property is contingent upon the execution and delivery of written license agreements for non-federal use of real property wherein the General Services Administration is the licensor and the City of Urbana is the licensee for the location and purposes set forth below:

(a) to permit the City to make public use of the subject real property for parking purposes until such real property is needed by the General Services Administration for construction of the Federal Building and U.S. Courthouse, and

(b) to permit the City to make public use of such portion of the subject real property on the south and west portions of such real property for the parking of approximately 40 motor vehicles on evenings, holidays and weekends from and after the date that the Federal Building and U.S. Courthouse is available for occupancy.

Both such written license agreements, as provided herein, shall be on such further terms and conditions as the City and the General Services Administration shall mutually agree.

**PERMANENT EASEMENTS**  
PART OF LOT 2 OF A REPLAT OF LOT 5  
OF CENTRAL BUSINESS ADDITION TO THE  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

ELM STREET



LOT 1

Existing South Right-of-Way  
line of Elm Street

26.00'

26.00' wide Ingress-egress  
and utility easement

West line of Lot 2  
of a Replat of Lot 5  
of Central Business  
Addition

LOT 2

of a Replat of Lot 5 of  
Central Business Addition

10.00'

280.71'

10.00'

32.00'

125.00'

10.00' wide sanitary  
sewer easement

32.00'

10.00'

26.00'

South line of Lot 2 of a Replat  
of Lot 5 of Central Business  
Addition

**CITY OF URBANA  
ENGINEERING DEPARTMENT**

DRAWN BY: BWF

DATE: 4/90

PERMANENT EASEMENTS

A PART OF LOT 2 OF A REPLAT OF LOT 5 OF CENTRAL BUSINESS ADDITION TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INGRESS-EGRESS & UTILITY EASEMENT

THE WEST 26.00 FEET OF EVEN WIDTH OF LOT 2 OF A REPLAT OF LOT 5 OF CENTRAL BUSINESS ADDITION TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 7294.54 S.F., MORE OR LESS.

SANITARY SEWER EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF A REPLAT OF LOT 5 OF CENTRAL BUSINESS ADDITION TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS; THENCE, N89°-00'-14"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 32.00 FEET, TO THE POINT OF BEGINNING; THENCE, N00°-54'-38"W, ALONG A LINE PARALLEL WITH, AND 32.00 FEET EASTERLY OF, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 120.00 FEET; THENCE, S89°-05'-22"W, A DISTANCE OF 6.00 FEET; THENCE, N00°-54'-38"W, ALONG A LINE PARALLEL WITH, AND 26.00 FEET EASTERLY OF, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET; THENCE, N89°-05'-22"E, A DISTANCE OF 16.00 FEET; THENCE, S00°-54'-38"E, ALONG A LINE PARALLEL WITH, AND 42.00 FEET EASTERLY OF, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 130.00 FEET, TO THE SOUTH LINE OF SAID LOT 2; THENCE, S89°-00'-14"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1360.127 S.F., MORE OR LESS.