



City of Bristol, Virginia

300 Lee Street, Bristol, Virginia 24201 (276) 645-7333

FAX: (276) 821-6278

Website: www.bristolva.org



December 23, 2024

Frequently Asked Questions – Former Virginia Intermont College Campus

1. Has the City of Bristol ever owned the former Virginia Intermont College campus?
 - a. The City has never owned Virginia Intermont College. VI was a private college that moved to Bristol in 1891. In 1893, classes began at the Bristol campus and continued until its closure in 2014.
2. Who currently owns the former Virginia Intermont College campus?
 - a. US Magis International Education Center, Inc. purchased the property at a foreclosure sale and became the owners of record on December 19, 2016. **(See attached).**
3. Where is US Magis International Education Center, Inc. located?
 - a. According to the Virginia State Corporation Commission website, US Magis is located at 3907 Prince Street, Suite 4C, Flushing, NY 11354-5308. Tao Tao Zhang is listed at the president of the corporation.
4. Why did US Magis purchase the property in 2016?
 - a. According to numerous media reports, US Magis intended on turning the former VI campus into the Virginia Business College. In October 2019, the State Council for Higher Education for Virginia granted the Virginia Business College a provisional certificate. The college was slated to open in the fall of 2020, but due to the COVID-19 pandemic, the opening was delayed.¹
5. Has US Magis maintained the property of the former VI campus?
 - a. For a period of time, US Magis did maintain the property. After the pandemic, US Magis failed to maintain and secure the property like a responsible landowner would do.
6. Has the City of Bristol acted to force US Magis to maintain the property?
 - a. Through 2022, Dr. Gene Couch was President of the Virginia Business College and was maintaining the property to the degree the college's finances would allow.
 - b. Yes. The City of Bristol has sent demand letters and Notice of Violations to US Magis in 2022, 2023, and 2024 advising US Magis to bring the property up to building code standards. Staff met with US Magis representatives in June/July 2023, and US Magis did complete some of the required repair work.
 - c. On June 25, 2024, City Council passed an ordinance increasing the real estate tax rate by 5% on a portion of the VI campus due to the real estate assessor making the determination the property was derelict and blighted.
 - d. On December 10, 2024, City Council had a first reading and first vote on an ordinance to increase the real estate tax rate by 5% on any remaining parcel, which has a structure, that was determined to be derelict and blighted by the real

¹ <https://virginiabusiness.com/pandemic-delays-virginia-business-college-opening/>

estate assessor. A second reading and passage of the ordinance will occur on January 13, 2025.

- e. The City has mowed the property on several occasions and the invoices for mowing were attached as a tax lien.
 - f. The City has boarded the property in the past in an effort to keep vagrants from accessing vacant buildings on the VI campus.
7. What legal options are available to the City to force the owner to rehabilitate the buildings on the VI campus?
- a. Virginia law dictates what options localities have when dealing with nuisance, derelict or blighted properties. Va. Code § 15.2-900, § 15.2-906 and § 15.2-1115 are code sections that detail how a locality can remedy a nuisance property. **(See attached).**
 - b. The building code also has a provision for dealing with unsafe structures. Pursuant to 13VAC 5-63-490, unsafe structures may be demolished. **(See attached).**
 - c. In the event, the owner does not respond to the steps outlined in the above code sections, the City can then remedy the issues.
8. How would the City bring the VI campus back into building code compliance?
- a. The City could demolish any building that meets the statutory or administrative code requirements for demolition. The demolition cost would be the responsibility of the City (i.e. taxpayers). A lien could then be placed on the property, and the City could eventually be paid back if the property was ever sold for an amount that would cover the unpaid taxes and liens.
 - b. The City could hire a contractor to repair the structures. The repair costs would be the responsibility of the City (i.e. taxpayers). A lien could then be placed on the property, and the City could eventually be paid back if the property was ever sold for an amount that would cover the unpaid taxes and liens.
9. If the City demolishes the property, can the City give the demolished remains (i.e. bricks) to individuals?
- a. No. While state law allows the City to demolish the property, the law does not allow ownership of the demolished property to pass to the City.
10. Can the City sell the property?
- a. If taxes remain unpaid, the City Treasurer may sell the property at public auction as required by the Virginia Code.
 - b. The City does not own the property, therefore, the City can not sell it unless the City acquires it (cost to the taxpayer) or it is sold at a public auction by the Treasurer.
11. Can the City buy the property?
- a. The City could buy the property (at an expense to the taxpayer) if the owner was willing to sell the property. As of today, the owner has not been willing to sell the property.
12. Can the City take the property by eminent domain?
- a. The purpose of eminent domain, in Virginia, is to allow the state or its designated agencies to take private property for public use when public necessity demands it, while ensuring just compensation to the property owner. In other words, the City could purchase the property but the property would then have to be used for a public purpose.
13. Can I walk around the VI campus?
- a. No. The VI campus is private property and you could be charged with trespassing.

This document prepared by
David F. Bernhardt, Esquire (VSB #38697)
FLORANCE GORDON BROWN, P.C.
A Professional Corporation
1900 One James Center
901 East Cary Street
Richmond, VA 23219

Consideration: \$3,300,000.00
Tax Assessment: \$12,374,100.00

Tax Map I. D. Nos. 17(15)/4/18, formerly 17(15)/6/3A4 (possibly merged into 17(15)/6/3), 17(15)/6/3, 17(16)/13/1, 17(16)/13/2, 17(16)/13/3 4 5, 17(16)/13/6, 17(15)/7/1 2 3 4, 17(15)/7/5, 17(15)/7/8, 17(15)/7/10, 17(15)/7/11 12, 17(15)/7/13/12, 17(15)/7/14, 17(17)/8/1, 17(17)/8/8 9, 17(17)/8/8B 9B, 17(17)/6/1, 17(17)/6/2, 17(17)/6/3, 17(17)/6/4, 17(17)/6/5, 17(17)/6/6, 17(17)/3/5, 28(4)/3/6/7, 17(17)/3/8, 17(17)/3/9, 28(4)/3/10 11, 28(4)/1/1, 28(4)/1/2 3, 28(4)/1/3A 4, 28(4)/1/5, 28(4)/1/6, 28(4)/1/7 8, 28(4)/1/8a 9, 28(3)/2/1, 28(3)/2/2, 28(3)/2/3, 28(3)/2/5, 28(3)/2/6, 28(3)/2/7 8, 28(3)/2/7A 8B, 28(3)/2/8 A 9, 28(3)/2/10, 28(3)/1/1A 2A, 28(3)/1/3, 28(3)/1/4, 28(3)/1/5, 28(3)/1/6, 28(3)/1/7, 28(3)/1/9, 28(3)/9a 10, 28(3)/1/10a, 28(3)/1/11 12, 28(1)/29/8, 28(1)/29/11, 28(1)/29/12, 28(1)/29/13, 28(1)/29/18, 28(1)/29/20, 28(1)/29/21, 28(1)/29/25, 28(1)/29/27, 17(14)/6/1a 2a, 17(14)/6/3A-4, 17(14)/6/1 2 3, 17(14)/6/3C 4A, 28(2)/6/10A 11, 28(2)/6/9 10 11 12, 17(13)/4 A B, 17(13)/4/B 1, 17(13)/4/D, 17(13)/4/F, 17(15)/4/15-17, 17(15)/4/19, 17(15)/4/20

THIS TRUSTEE'S DEED, made this 19th day of December, 2016, between **DAVID F. BERNHARDT**, Substitute Trustee, as hereinafter set forth, **Grantor**, and **VIRGINIA INTERMONT COLLEGE**, a/k/a Virginia Intermont College, Inc. (original deed of trust grantor(s) for indexing purposes), and **US MAGIS INTERNATIONAL EDUCATION CENTER, INC.**, **Grantee**.

WITNESSETH:

WHEREAS, Virginia Intermont College, a/k/a Virginia Intermont College, Inc., a Virginia corporation, did by a Credit Line Deed of Trust dated July 24, 2002, recorded July 24, 2002, in the Clerk's Office, Circuit Court, City of Bristol, Virginia, as Instrument No. 020002061 (the "Deed of Trust"), convey to Peter Curcio and Walt Bressler, Trustees, in trust to secure to the holder (the "Noteholder") of a certain note (the "Note") the payment of certain money as therein specified, certain real estate described in the Deed of Trust as follows (the "Real Estate"):

SEE ATTACHED "SCHEDULE A"

WHEREAS, the Deed of Trust empowers the Trustee to sell the Real Estate for the purposes of the Deed of Trust should default be made in the payment of the Note on being required so to do by the Noteholder; and

and

WHEREAS, the Grantee has duly made settlement for the Real Estate by paying the Purchase Price to the Grantor.

NOW, THEREFORE, in consideration of the premises and of the Purchase Price paid by the Grantee, the Grantor does grant and convey, with SPECIAL WARRANTY, unto the Grantee, in fee simple, the Real Estate.

This conveyance is subject to the restrictions, conditions and easements of record to the extent that they might lawfully apply to the Real Estate.

IN TESTIMONY WHEREOF, David F. Bernhardt has executed this Trustee's Deed in accordance with authority granted to the Trustee by the Deed of Trust.

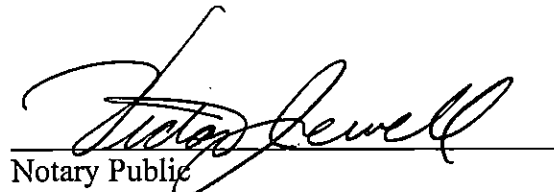


(SEAL)
David F. Bernhardt, Substitute Trustee

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

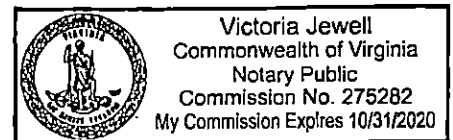
The foregoing Trustee's Deed was acknowledged before me this 19th day of December, 2016, by David F. Bernhardt, Substitute Trustee.

My commission expires: 10-31-2020
Notary registration no.: 275282


Notary Public

Grantee's Address:

U.S. Marine International Education
Center Inc.
147-20 35th Avenue #76
Flushing NY 11354



SCHEDULE A

TRACT 1

That certain tract or parcel of land located in the City of Bristol, Virginia, commonly referred to as "Main Campus" which is more particularly described as follows:

BEGINNING at the northeast intersection of Moore and Harmeling Street and running thence with Harmeling Street in an easterly direction to the west line of an alley between what was known as the Oak Grove Tract in the Oakview Land & Improvement Company's Addition to Bristol, Virginia and the Gump Addition to Bristol, Virginia; thence with the west line of said alley in a northerly direction to the south line extended of a street in said Gump Addition, designated on the map of said addition as Nelson Street; thence in a westerly direction with the south line extended of said Nelson Street to the east line of a street designated on said plat of Gump Addition as LaFayette Avenue; thence with the west line of said LaFayette Avenue in a northerly direction to Lester Street; thence with Lester Street in a westerly direction to Moore Street; thence with Moore Street in a southerly direction to the point of BEGINNING, being the same property conveyed to Virginia Institute (which changed its name by Charter Amendment to Virginia Intermont College on the 27th day of May, 1918), by deed dated July 14, 1902 from H. G. Peters, Special Commissioner, of record in the office of the Clerk for the Circuit Court for the City of Bristol, Virginia in Deed Book 13 at page 379. Further reference is made to that certain deed from the Oakview Land & Improvement Company to Southwest Virginia Institute dated July 28, 1891 and of record in the office of the Clerk for the Circuit Court for the City of Bristol, Virginia in Deed Book 3 at page 197.

The above-described property is **less and except** a strip of land 6 feet, 3 inches wide along the east side of Moore Street which was conveyed by the Virginia Institute to the City of Bristol, Virginia for street purposes by deed dated May 18, 1915 and of record in the office of the Clerk for the Circuit Court for the City of Bristol, Virginia in Deed Book 41 at page 557. **17(15)14/18**

TRACT 2

All of Block 6 in the Oakview Land & Improvement Company's Addition to the City of Bristol, Virginia, and being all of the same property which was conveyed to Virginia Intermont College, Inc. as follows:

Front portion of Lot 1, Block 6 from Ollie Cowan and E. R. Cowan, dated April 27, 1942 of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 65 at page 208.

The rear portion of Lot 1, Block 6 from A. J. Edwards, unmarried, by deed dated May 29, 1942 in Deed Book 65 at page 273.

Lot 2, Block 6 from Malcolm Smith and his wife, Myrtle Smith, by deed dated May 29, 1942 in Deed Book 65 at page 261.

Parts of Lots 3 and 4 from Charles W. Burks and wife, Mary Burks by deed dated May 11, 1942 in Deed Book 65 at page 221. **17(15)/6/3A 4**

Part of Lot 3, Block 6 from Byron Johnson and Bert A. Johnson, his wife, by deed dated May 29, 1942 in Deed Book-65 at page 262. **17(15)/6/3**

Parts of Lots 3 and 4 from A. J. Edwards, unmarried, by deed dated May 29, 1942 in Deed Book 65 at page 273.
 Portions of Lots 5, 6 and 7 from Joseph B. Pippin and Margaret O. Pippin by deed dated October 21, 1942 in Deed Book 64 at page 283.
 Parts of Lots 5 and 6 from Charles M. Markwalter and wife, Irene Markwalter, by deed dated February 15, 1950 in Deed Book 85 at page 638.
 Parts of Lots 5 and 6 from the City of Bristol, Virginia by deed dated September 8, 1942 in Deed Book 65 at page 551.
 Part of Lots 5 and 6 from the City of Bristol, Virginia by deed dated March 29, 2001 in Deed Book 422, page 487.
 A portion of Lot 7 and Lot 8 from J. C. Leonart, Trustee, by deed dated August 5, 1940 in Deed Book 62 at page 642.
 Remainder of Lot 8 and all of Lot 9 from Dr. A. J. Edwards and wife, Margaret S. Edwards by deed dated July 1, 1940 in Deed Book 62 at page 645.
 Lots 10 and 11 and a portion of Lot 12 from Julia F. Herren, widow, by deed dated April 15, 1938 in Deed Book 59 at page 307.
 A part of Lot 12 and all of Lots 13 and 14 from Louise M. Harkrader and C. J. Harkrader, her husband, by deed dated April 15, 1938 in Deed Book 59 at page 308.
 Lots 15, 16 and 17 from John R. Dickey and wife, Julia H. Dickey, by deed dated November 22, 1922 in Deed Book 35 at page 409.

Less and except the following:

1. Two public alleys located in Block 6 of the Oakview Land & Improvement Company's Addition to the City of Bristol, Virginia, as are shown on the plat for said Addition located in Plat Book 1 at page 18.
2. That certain property conveyed to the City of Bristol, Virginia for purposes of widening and/or relocating Oakview Avenue between Chester Street and Spencer Street, which was conveyed to the City of Bristol, Virginia from Virginia Interment College by deed dated September 8, 1942 in Deed Book 65 at page 551.

TRACT 3

Being all of Block 13 in the Oakview Addition to the City of Bristol, Virginia, less and except those portions of Lots 1, 5 and 6 of Block 13 as shown on the Replat of Block 13 of the Oakview Addition to the City of Bristol, Virginia conveyed to the City of Bristol, Virginia and the Commonwealth of Virginia for road projects. Block 13 is more particularly described as follows:

Lot 1 Block 13 as conveyed to Virginia Interment College by R. C. Hall and his wife, Bonnie S. Hall, by deed dated September 22, 1970 and of record in the aforementioned Clerk's office in Deed Book 165, page 136. 17(16)/13/1

Lot 2 Block 13 as conveyed to Virginia Intermont College by Gurnea B. White, widow, by deed dated October 26, 1962 and of record in the Clerk's office in Deed Book 137 at page 42. 17(16)/1312

Lot 3, 4 and 5 of Block 13, commonly referred to as 1103 Oakview Avenue and 601 and 605 Lester Street, in the City of Bristol, Virginia, as conveyed to Virginia Intermont College by Shirley B. Mumpower and Jack L. Blevins by deed dated October 23, 1997 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 350, page 626. 17(16)/13/3 4 5

Lot 6, Block 13 of the Oakview Addition to the City of Bristol, Virginia as conveyed to Virginia Intermont College by virtue of a deed from James Howard Henderson and his wife, Christine Henderson, dated December 16, 1989 and of record in the aforementioned Clerk's office in Deed Book 279 at page 531. 17(16)/13/6

All of the aforementioned property is **less and except** those portions of Lots 1, 5 and 6 of Block 13 as shown on the Replat of Block 13 of the Oakview Addition to the City of Bristol, Virginia conveyed to the City of Bristol, Virginia and the Commonwealth of Virginia for road projects. Said conveyances were dated September 5, 1942 in Deed Book 65, page 537 and June 25, 1976, in Deed Book 191 at page 673.

TRACT 4

Being a portion of Block 7 of the Oakview Addition to the City of Bristol, Virginia, consisting of Lots 1 through 5 and 8 through 14 and being more particularly described as follows:

1. That certain parcel of land known as Lots 1, 2, 3 and 4 in Block 7 of the Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Charles M. Canty and Synthia M. Canty by their attorney-in-fact, Mary J. Brown by deed dated July 7, 1997, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 346, page 18 **less and except** each lot is less deep than when originally platted as a result of two certain deeds from Willie J. and Nannie B. Clark and others to the Commonwealth of Virginia for purpose of widening Randall Street into the Randall Street Expressway. Said deeds are dated August 9, 1976 and June 25, 1976 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 194, page 187 and Deed Book 194, page 91 respectively. 17(15)/7/12 3 4

2. Lot 5, Block 7 of the Oakview Land Addition to the City of Bristol, Virginia, and being as shown on C-10 of the Plans for Front Street, State Highway Project U 000-102-102, RW-202, as shown on the photocopies of sheets 7 and 10 of the aforesaid project and attached to and made a part of that deed of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 249, page 34 and being the land lying southwest of and adjacent to the southwest proposed right-of-way line of Front Street from the lands now or formerly belonging to John A. Martin Estate at a point approximately 44 feet opposite approximate station 153+70 (construction center line Front Street) to the lands now or formerly belonging to Willie Mae Gillenwater at a point approximately 42 feet opposite approximate station 154+19 (construction center line Front Street) and containing 5,523 square feet, more or less, and said property being a portion of Lot 5, Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College, Inc. by Janie Hammitt Memorial,

Inc., which deed is dated August 10, 1998, and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 359, page 134. 17(15)/7/5

3. Lot 8, Block 7 of the Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Mary J. Brown, widow, by deed dated July 7, 1997, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 346, page 16. 17(15)/7/8

4. Lot 10, Block 7 of the Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Howell Palmyria, Hampton Dulaney and Fred Dulaney, her husband, Annette Hampton, single, John Rufus Hampton, single, Martha Hampton Hardin and Charles Hardin, her husband, by deed dated February 13, 1964, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 147, page 695. 17(15)/7/10

5. Lot 11 and a portion of Lot 12, Block 7 of the Oakview Addition to the City of Bristol, Virginia, commonly known as 517 Lester Street, said property fronting 100 feet on Lester Street and running back in a northerly direction 150 feet, more or less, to an 8-foot alley known as Pendleton's Alley, and being all the same property conveyed to Virginia Intermont College by Katherine Grubb Dulaney, divorced, by deed dated April 7, 1964, and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 145, page 71. 17(15)/7/11 12

6. A portion of Lot 12 and all of Lot 13, Block 7 of the Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Teresa Grubb Egas, executed by Martha Smith Rogers, her attorney-in-fact, by deed dated January 4, 1994, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 310, page 676. 17(15)/7/13 12

7. Lot 14, Block 7 of the Oakview Addition to the City of Bristol, Virginia, commonly known as 505 Lester Street, and being a portion of the property conveyed to Virginia Intermont College by Nonnie M. and Charles A. Lawlor, her husband, Willis Aaron Mitchell and Helen F. Mitchell, his wife, by deed dated June 11, 1964, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 146, page 45. 17(15)/7/14

TRACT 5

A portion of Block 8 of the Gump Addition to the City of Bristol, being those certain lots and parcels fronting Lester or Russell Street, situate in said Block 8, more particularly described as follows:

1. Lots 1 and 2, commonly known as 503 Lester Street, which property was conveyed to Virginia Intermont College by Nonnie M. Lawlor and her husband, Charles Lawlor, which deed was dated June 11, 1964 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 146 at page 45. 17(17)/8/1

2. A certain tract or parcel of land commonly known as 1100 Russell Street, and more particularly described as fronting 42 feet, more or less, on Russell Street and running

back 80 feet, more or less, to property now or formerly owned by Copenhaver, this property being sold as fenced and being the same property conveyed to Virginia Intermont College by Julia C. Lee and her husband, Marshall Lee, by deed dated August 12, 1994, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 317 at page 124. **17(17)/8/8 9**

3. A certain property commonly known as 1102 Russell Street and fronting 40 feet, more or less, on the west side of Russell Street and extending back 80 feet, more or less, to property now or formerly owned by Copenhaver, and being that certain lot or parcel of land with improvements thereon and bearing Tax Map #17(17)/8/8a 9a, as was conveyed to Virginia Intermont College by Lawrence Douglas Wilder, Governor of the state of Virginia in an escheat sale dated March 29, 1993 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 303, page 38. **17(17)/8/8B 9B**

4. That certain tract or parcel of land commonly referred to as 1104 Russell Street, and being a part of Lots 8 and 9 of Block 8 of the Gump Addition to the City of Bristol, Virginia, bearing Tax Map #17(17)/8/8b 9b (a scrivener's error lists the property as ib 9b), as shown on a Deed of Escheat from Lawrence Douglas Wilder, Governor of the state of Virginia to Virginia Intermont College dated March 29, 1993 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 303, page 43. **17(17)/8/8B 9B**

TRACT 6

Being all of Block 6 of the Gump Addition to the City of Bristol, Virginia, consisting of Lots 1 through 6 as follows:

1. Lot 1, Block 6 of the Gump Addition, said lot fronting 40 feet on the west side of Russell Street and running back between parallel lines 140 feet, more or less, to an alley in the rear and being the same property conveyed to Virginia Intermont College by Hubert I. Bowden, single, on the 5th day of October, 1967, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 157, page 14. **17(17)/6/1**

2. Lot 2, Block 6 of the Gump Addition, said lot fronting 40 feet, on the west side of Russell Street and running back between parallel lines 140 feet to a street or alley in the rear and being the same property conveyed to Virginia Intermont College by Thomas C. Nash and the children of Lillie B. Nash, which deed is dated February 13, 1967, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 155, page 256. **17(17)/6/2**

3. Lot 3, Block 6 of the Gump Addition, being a certain lot or parcel of land fronting on the west side of Russell Street and being the same property conveyed to Virginia Intermont College by Julia S. Sira, widow, by deed dated January 13, 1967, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 154, page 666. **17(17)/6/3**

4. Lot 4, Block 6 of the Gump Addition, said lot fronting 40 feet on Russell Street and running back between parallel lines 140 feet to an alley or street and being the same property conveyed to Virginia Intermont College by Mae V. Bentley on August 15, 1967, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 156, page 390. 17(17)/6/4

5. Lot 5, Block 6 of the Gump Addition, said lot fronting 40 feet on Russell Street and running back between parallel lines 140 feet, being the same property conveyed to Virginia Intermont College by Julia Sire, widow, Nannie M. S. Harris and her husband, E. P. Harris, Ina Belle S. Calhoun and her husband, Ralph Calhoun, Cleo Katherine Peters and her husband, Ralph Peters, Iris Marie S. Hayworth and her husband, Robert Hayworth, Geneva Fulton S. Wheeler and her husband, John W. Wheeler, by deed dated May 9, 1972, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 170, page 304. 17(17)/6/5

6. Lot 6, Block 6 of the Gump Addition, said lot fronting 40 feet on the west side of Russell Street and running back 140 feet between parallel lines to Nelson Street and being the same property conveyed to Virginia Intermont College by George H. Rolland and his wife, Lucille Rolland, by deed dated December 18, 1979, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 215, page 517. 17(17)/6/6

TRACT 7

Being all of Block 3 of the Gump Addition to the City of Bristol, Virginia, consisting of Lots 1 through 11 and being more particularly described as follows:

1. Lots 1 and 2, Block 3 of the Gump Addition to the City of Bristol, Virginia, and being the same property conveyed to Virginia Intermont College by John T. and Callie Henderson by deed dated June 1, 1920, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 32, page 348.

2. Lots 3 and 4, Block 3 of the Gump Addition to the City of Bristol, Virginia, and being the same property conveyed to Virginia Intermont College by Virginia E. Dotson, unmarried, Annie Vivian Dotson Kell and her husband, W. E. Kell, W. C. Dotson and his wife, Jenny V. Dotson, which deed is dated July 29, 1922, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 35, page 162.

3. Lot 5, Block 3 of the Gump Addition to the City of Bristol, Virginia, commonly known as 920 Russell Street, and being the same property conveyed to Virginia Intermont College by Anthony and Mattie Helton, by deed dated December 12, 1961, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 131, page 374. 17(17)/3/5

4. Lots 6 and 7, Block 3 of the Gump Addition to the City of Bristol, Virginia, commonly known as 916 Russell Street, and being the same property conveyed to Virginia Intermont College by H. Mae Harper, widow, by deed dated January 19, 1962, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 132, page 70. 17(17)/3/6/7

5. Lot 8, Block 3 of the Gump Addition to the City of Bristol, Virginia, said lot fronting 40 feet on the west side of Russell Street and running back 140 feet, more or less, to an alley, being all the same property conveyed to Virginia Intermont College by Dora B. Trout and Joel T. Trout, by deed dated December 15, 1961, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 131, page 372. 17(17)/3/8

6. Lot 9, Block 3 of the Gump Addition to the City of Bristol, Virginia, said lot fronting 40 feet on the west side of Russell Street and running back 140 feet and being all the same property conveyed to Virginia Intermont College by Dorothy A. Ajello and her husband, Edward F. Ajello, by deed dated February 25, 1958, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 113, page 243. 17(17)/3/9

7. Lots 10 and 11, Block 3 of the Gump Addition to the City of Bristol, Virginia, said lots fronting 80 feet on Russell Street and running back between parallel lines to an alley, and being all the same property conveyed to Virginia Intermont College by C. Walker Sproles, widower, by deed dated July 20, 1946, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 74, page 593. 28(4)/3/10 11

TRACT 8

Being most of Block 1 of the Gump Addition to the City of Bristol, Virginia, consisting of Lots 1 through 9 of said block and being more particularly described as follows:

1. Lot 1, Block 1 of the Gump Addition to the City of Bristol, Virginia, commonly known as 828 Russell Street, and being all the same property conveyed to Virginia Intermont College by Frances Slatery Newman and James H. Newman by deed dated April 19, 1966, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 152, page 686. 28(4)/1/1

2. Lot 2 and a portion of Lot 3, Block 1 of the Gump Addition to the City of Bristol, Virginia, commonly known as 826 Russell Street, and being all the same property conveyed to Virginia Intermont College by Frank P. Countiss and his wife, Shirley Countiss, Arthur R. Countiss and his wife, Hattie Countiss, which deed is dated April 16, 1957, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 109, page 487. 28(4)/1/2 3

3. Lot 4, Block 1 of the Gump Addition to the City of Bristol, Virginia, commonly known as 818 Russell Street, and being all the same property conveyed to Virginia Intermont College by Ruby Creger Smith, widow, by deed dated May 14, 1957, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 109, page 633. 28(4)/1/3A 4

4. Lot 5, Block 1 of the Gump Addition to the City of Bristol, Virginia, commonly known as 816 Russell Street, and being all the same property conveyed to Virginia Intermont College by Paul B. Long and Alde C. Long, by deed dated November 30,

1983, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 236, page 360. **28(4)/1/5**

5. Lot 6, Block 1 of the Gump Addition to the City of Bristol, Virginia, commonly known as 812 Russell Street, and being all the same property conveyed to Virginia Intermont College by Kenneth J. Bryant and his wife, Carol Lynn Bryant, by deed dated November 20, 1969, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 163, page 138. **28(4)11/6**

6. Lot 7 and a part of Lot 8, Block 1 of the Gump Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Andrew Kristofek and his wife, Daisey Kristofek, by deed dated July 28, 1969, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 162, page 256. **28(4)/1/7 8**

7. Lot 9 and part of Lot 8, Block 1 of the Gump Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by O. D. Hamrick and his wife, Bertha Hamrick, by deed dated May 2, 1966, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 152, page 684. **28(4)/1/8A 9**

TRACT 9

Being most of Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, consisting of Lots 1 through 10 of said Block:

1. Lot 1, Block 2 of the Oakview Addition to the City of Bristol, Virginia, commonly known as 428 Harmeling Street, and being all the same property conveyed to Virginia Intermont College by Roy C. Brown and Martha Buchanan Brown by deed dated June 25, 1952, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 94, page 361. **28(3)/2/1**

2. Lot 2, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Earl C. Coalson and his wife, Winnie Foster Coalson, which deed is dated May 3, 1966, and of record in the office of the Clerk off the Circuit Court for the City of Bristol, Virginia in Deed Book 152, page 681. **28(3)/2/2**

3. Lot 3, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by H. G. Noffsinger and his wife, Civillia B. Noffsinger, by deed dated May 11, 1946, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 74, page 282. **28(3)/2/3**

4. Lot 4, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Martha Dungan, by deed dated February 16, 1927, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 44, page 45.

5. Lot 5, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Interment College by Homeowners Loan Corporation, by deed dated August 2, 1943, and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia In Deed Book 68, page 58. **28(3)/2/5**
6. Lot 6, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Mary Ellen Fagan, single, by deed dated February 13, 1964, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 144, page 151. **28(3)/2/6**
7. Being a part of Lot 7 and 8, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, more particularly described as BEGINNING at a stake on the east side of College Place or College Street, which point is 73 feet north of Buchanan Street and corner to lot heretofore sold by H. F. Minnick to James DeLapp, et al., and running thence in an easterly direction with the DeLapp line and a line parallel with Buchanan Street 100 feet to a stake in the line of property now or formerly owned by Gilliam; thence in a northerly direction in the line of property now or formerly owned by Gilliam 90 feet to a stake; thence in a westerly direction in a line parallel with DeLapp line 100 feet to said College Place or College Street; thence in a southerly direction with College Street 90 feet to the point of BEGINNING and being all the same property conveyed to Virginia Intermont College by Henry Harrington by deed dated July 3, 1964, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 146, page 229. **28(3)/2/7 8**
8. Being parts of Lots 7, 8 and 9, Block 2 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by P. H. Robinson by deed dated April 16, 1965, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 149, page 285. **28(3)/2/7A 8B, 28(3)/2/8A 9**
9. A certain parcel of land fronting 48 feet on Buchanan Street and running back 215 feet; more or less, bounded on the east by the residence of property now or formerly owned by S. A. Flanagan on the west by an alley and running back between parallel lines to an alley and being commonly known as 417 Buchanan Street (and in fact being Lot 10, Block 2 Oakview Addition to the City of Bristol, Virginia which was conveyed to Virginia Intermont College by Mary Cleo Gilliam Combs and her husband, James Combs, by deed dated March 4, 1980, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 216, page 517. **28(3)/2/10**

TRACT 10

Being all of Block 1 of the Oakview Addition to the City of Bristol, Virginia, and being more particularly described as follows:

1. Lots 1 and 2, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, commonly referred to as 512 Harmeling Street, and being all the same property conveyed to Virginia Interment College by Elizabeth Nininger and her husband, W. C. Nininger, by deed dated October 13, 1945, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 72, page 303, **less and except** two certain

strips of land conveyed to the City of Bristol, Virginia for purposes of widening Moore Street and the alley in the rear of the subject property, which deeds are of record in Deed Book 19, page 298 and Deed Book 21, page 145. **28(3)/1/1A 2A**

2. Lot 3, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Mary S. T. Schroetter and his wife, Mabel Schroetter, by deed dated August 2, 1945, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 71, page 642. **28(3)/1/3**

3. Lot 4, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Southwest Virginia Institute (now Virginia Intermont College) by deed dated October 12, 1918, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 30, page 388. **28(3)/1/4**

4. Lot 5 and one foot of Lot 6, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by James Robert Laws and his wife, Victoria Logan Laws, by deed dated June 2, 1959, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 119, page 22. **28(3)/1/5**

5. Being 49 feet fronting on Moore Street, being all but one foot of Lot 6, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by W.W. Hamilton by deed dated June 3, 1944, of record in the office of the Clerk of the Circuit Court for City of Bristol, Virginia in Deed Book 69, page 510. **28(3)/1/6**

6. Lots 7 and 8, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by J. F. Drugan, single, by deed dated May 29, 1967, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 155, page 591. **28(3)/1/7**

7. Being part of Lot 9, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Daphne B. Horner, widow, by deed dated April 13, 1965, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 149, page 604. **28(3)/1/9**

8. Being part of Lot 9 and part of Lot 10, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, commonly known as 804 College Place and fronting 38 feet on College Place in Oakview Addition and running back 110 feet to an alley and adjoining the property formerly owned by Ed Blair and being all the same property conveyed to Virginia Intermont College by Charles H. Huntley and his wife, Fannie Huntley, by deed dated September 15, 1966, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 153, page 721. **28(3)/1/9A 10**

9. Being a portion of Lot 10, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, commonly known as 806 College Street and fronting 38 feet on the west side of College Street and running back 110 feet to an alley and being all the same property conveyed to Virginia Intermont College by W. Wayne Lewis and his wife, Ruth

M. Lewis, by deed dated November 29, 1965, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 151, page 596. **28(3)/1/10A**

10. Lots 11 and 12, Block 1 of the Oakview Land Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Alma Conley Peterson and her husband, J. C. Peterson, by deed dated December 1, 1942, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 66, page 174. **28(3)/1/11 12**

TRACT 11

Being assorted lots in Block 29, which block is bounded on the north by Buchanan Street, on the south by Clinton, on the east by Russell Street and on the west by Moore Street.

1. Being number 508 Buchanan Street (Lot 11, Block 29) fronting a distance of 43 feet and 8 inches on the south side of Buchanan Street and running back 167 feet, more or less, and being part of the same property conveyed to Virginia Intermont College by P. H. Robinson, Jr. and his wife, Bottle N. Robinson, by deed dated May 29, 1998 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 356, page 130. **28(1)/29/8**

2. A certain parcel of land commonly known as 432 Buchanan Street and being all that certain parcel of land with any improvements thereon bearing Tax Map #28(1)/29/11, which property was conveyed to Virginia Intermont College by Lawrence Douglas Wilder, Governor of the Commonwealth of Virginia through escheat sale, which deed is dated April 9, 1993 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 303, page 55. **28(1)/29/11**

3. A certain parcel of land being known as 426 Buchanan Street, fronting 66 $\frac{2}{3}$ feet on the south side of Buchanan Street and running back between parallel lines 166 $\frac{2}{3}$ feet, bounded on the north by Buchanan Street, on the east by the property of Octavia Weeks, on the south by the property of Malcolm McMillan and on the west by the property of Elbert Taylor, and being all the same property conveyed to Virginia Intermont College by Tri-City Bank & Trust Company by deed dated November 5, 1986 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 257, page 418. **28(1)/29/12**

4. A certain parcel of land being known as 422 Buchanan Street, BEGINNING at a stake driven in the south property line of Buchanan Street at a corner to property now or formerly owned by McMillan; thence with Buchanan Street N 57 30 W 65.4 feet to a stake, corner to property now or formerly belonging to Josh Turpin; thence with his line S 32 30 W 87 feet to a stake, corner to property now or formerly belonging to Maggie Duff; thence with her line S 57 30 E 65.4 feet to McMillan's line; thence with her line N 32 30 E 87 feet to the point of BEGINNING, and being all the same property conveyed to Virginia Intermont College by Central Building Corporation by deed dated June 10, 1972 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 176, page 295. **28(1)/29/13**

5. A certain parcel of land commonly referred to as 712 Russell Street, BEGINNING at a stake on the north side of Russell Street at the corner of Frank Maiden's property and running thence with Russell Street in an easterly direction 45 feet, more or less, to W. M. Rutherford's line; thence with his line in a northerly direction 165 feet to a 20-foot alley; thence with said alley 45 feet, more or less, to Frank Maiden's line; thence with his line in a southerly direction 165 feet to the point of BEGINNING, and being all the same property conveyed to Virginia Intermont College by Warren Lee Sexton by deed dated July 8, 1991 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 289, page 19. **28(1)/29/18**

6. A certain parcel of land commonly referred to as 702 Russell Street, BEGINNING at a stake on the northwesterly side of Russell Street, corner to the property now or formerly owned by Hines and said BEGINNING point being 47 feet northeast of Clinton Avenue and running thence in a northwesterly direction with the Hines line 165 feet to a 10-foot alley; thence northeast with said alley 47 feet to a stake, corner to the property of Maiden; thence southeast with the line of Maiden 165 feet to a stake on said Russell Street and said point being 338 ½ feet southwest of Buchanan Street and running thence with said Russell Street in a southwesterly direction 47 feet to the point of BEGINNING, and being all the same property conveyed to Virginia Intermont College by Helen H. James (formerly Ogle) and her husband, Howell, by deed dated March 27, 1989 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 278, page 630. **28(1)/29/20**

7. A certain parcel of land commonly referred to as 700 Russell Street, BEGINNING at the corner of Russell and Clinton Avenue; thence in a northwesterly direction with Clinton Avenue 165 feet to a 10-foot alley; thence with said alley in a northeasterly direction 47 feet to the line of the Martin lot; thence with said line in a southeasterly direction 165 feet to Russell Street and thence with Russell Street in a southwesterly direction 47 feet to the point of BEGINNING, and being all the same property conveyed to Virginia Intermont College by Samuel B. Belew and wife, Betsy Belew, by deed dated March 18, 1998 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 367, page 593. **28(1)/29/21**

8. A certain lot or parcel of land commonly known as 421 ½ Clinton and bearing Tax Map #28(1)/29/25, and more fully described in a deed from Mattie Duff Ellis to Maggie Duff in Deed Book 62 at page 302, and being all the same property conveyed to Virginia Intermont College by G. Renee Keen, single, by deed dated May 3, 1995 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 323, page 341. **28(1)/29/25**

9. Being a parcel of land commonly known as 421 Clinton Avenue and being described as being a 4-sided essentially rectangular parcel of land with dimensions of approximately 50 feet by 150 feet, bounded on the west by property of Randolph, on the north by James R. Randolph and property of Virginia Intermont College, on the east by an unnamed alleyway and on the south by Clinton Avenue, fronting approximately 50 feet on Clinton Avenue, and being all the same property conveyed to Virginia Intermont College by Ollie Carter Cloyd, Jr. and Rebecca Cloyd, his wife, by deed dated September 30, 1996 and of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 337, page 627. **28(1)/29/27**

TRACT 12

BEING a portion of Block 6 of the J. H. Woods First Addition to Bristol, Virginia.

1. A certain parcel of land commonly known as 814 Moore Street, and being described as BEGINNING at a point on the northeast corner of the intersection of Moore Street with a 16-foot alley, and running thence east with Moore Street 90 feet to a point, corner to the Henderson property, which point is 60 feet west of the intersection of Moore Street with Wood Avenue (Harmeling Street); thence in a northwesterly direction and in a line parallel with said Wood Avenue 200 feet to a point, which point is the dividing line between Lots 4 and 5 of the hereinafter described Addition; thence in a southwesterly direction parallel to Moore Street and with a line separating Lots 4 and 5 in said Addition 90 feet to said 16-foot alley; thence in a southeasterly direction with said alley 200 feet to the point of BEGINNING and being a portion of Lots 1, 2, 3 and 4, less and except a portion of Lots 3 and 4, which were conveyed to Everett Henderson by deed dated August 21, 1973 and of record in Deed Book 177 at page 34, and being all the same property conveyed to Virginia Intermont College by Ann G. Judkins and others by deed dated December 7, 1992, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 300, page 384. **17(14)/6/1A 2A**

2. A certain parcel of land commonly referred to as 820 Moore Street, 614 Harmeling Street and a vacant lot adjoining 614 Harmeling Street, which is described as BEGINNING at an iron pin at the point of the intersection of the southerly right of way line of Harmeling Street (unopened) and the westerly right of way line of Moore Street; thence with the westerly right of way line of Moore Street S 30 45 W 60 feet to a post in the westerly right of way line of Moore Street; thence leaving the westerly right of way line of Moore Street N 59 17 19 W 110.92 feet to a post; thence S 33 35 09 W 90.09 feet to a post in the northerly right of way line of a 16-foot alley; thence with the northerly right of way line of said alley N 58 16 23 W 88.66 feet to a post in the northerly right of way line of said alley, a corner with Lot 5 of the J. H. Wood Addition; thence with the line of Lot 5 N 34 50 E 150.85 feet to an iron pin in the southerly right of way line of Harmeling Street (unopened); thence with the southerly right of way line of Harmeling Street S 58 40 52 E 193.28 feet to the point of BEGINNING, containing .4536 acres, more or less, and being all the same property conveyed to Virginia Intermont College by Everett Monroe Henderson, unmarried, by deed dated December 10, 1990, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 284 page 401. **17(14)/6/3A-4, 17(14)/6/123, 17(14)/6/3C 4A**

3. A certain parcel being Lots 10A, 11A and 12A of Block 6 of the J. H. Woods First Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by Bessie J. Tinley, widow, Roger D. Tinley and wife, Mary Rutledge Tinley, by deed dated March 6, 2001, of record in the office of the Circuit Court for the City of Bristol, Virginia in Deed Book 395, page 174. **28(2)/6/10A 11**

4. A certain parcel of land on Moore Street described as BEGINNING at the intersection of the north line of Buckner Street with the west line of Moore Street; thence with the north side of Buckner Street N 60 W 200 feet to a point; thence N 30 12 E 150 feet to a point in the south side of an alley; thence along the south side of said alley S 60 E 200 feet to a point in the west line of Moore Street; thence along the west line of Moore Street

S 30 W 150 feet to the point of BEGINNING, and being all of Lots 9, 10, 11 and 12 in Block 6 of the J. H. Woods Addition to the City of Bristol, Virginia, **less and except** two certain lots or parcels of land as were conveyed to Charles Tinley and wife by deed dated October 26, 1959 and from A. J. Edwards, unmarried, and recorded in Deed Book 120 at page 418, and being all the same property conveyed to Virginia Interment College by Flo Flora, widow, by deed dated March 20, 1998, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 353, page 690. **28(2)/6/9 10 11 12**

TRACT 13

BEING Block 4 as shown on the map of the Price and Tiller's Replat of part of Blocks 3 and 4 of the Oakview Addition to the City of Bristol, Virginia consisting of the following:

1. Property known as 622 Chester Street, consisting all of Lot A and a portion of Lot B. **17(13)4 A B**
2. Property known as 624 Chester Street, being part of Lot B and all of Lot C. **17(13)/4/B1 C**
3. Property known as 626 Chester Street, being all of Lot D. **17(13)/4/D**

The above three parcels being a portion of the same property conveyed to Virginia Intermont College by Jack E. Arnold and Joe L. Arnold by deed dated June 11, 1990, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 290, page 622.

4. A certain parcel of land commonly known as 630 Chester Street, and being Lot E of Block 4 of the Oakview Addition as shown by Price and Tiller's Replat of part of Blocks 3 and 4, which was conveyed to Virginia Intermont College by Jack E. Arnold and Nancy C. Arnold by deed dated March 12, 2001, recorded in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 422, page 482. **17(13)/4/E**
5. A certain parcel of land being Lot F of Price and Tiller's Replat of part of Blocks 3 and 4 of the Oakview Addition to the City of Bristol, Virginia, and being all the same property conveyed to Virginia Intermont College by James D. Miller and his wife, Ruth N. Miller, by deed dated March 22, 1996, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 332, page 195. **17(13)/4/F**

TRACT 14

BEING a portion of Block 4 of the Oakview Addition to the City of Bristol, Virginia, said Lots fronting on Moore Street and consisting of Lots 15 through 20 as follows.

1. Lots 15, 16 and 17, commonly known as 918 Moore Street, fronting 146 ½ feet on Moore Street and running back in parallel lines 150 feet to an alley, and being a portion of the same property conveyed to Virginia Intermont College by Jack E. Arnold and Joe

L. Arnold by deed dated June 11, 1990, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 290, page 622. **17(15)/4/15-17**

2. Lot 18, being a lot fronting 50 feet on Moore Street and running back between parallel lines to an alley and being all the same property conveyed to Virginia Intermont College by George S. Stepp and Mary Louise Stepp by deed dated October 29, 1928, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 47, page 277. **17(15)/4/18**

3. Lot 19, being a certain lot fronting 50 feet on the north side of Moore Street and running back between parallel lines 150 feet, more or less, to an alley, and being all the same property conveyed to Virginia Intermont College by the City of Bristol, Virginia by deed dated March 18, 1942, of record in the office of the Clerk of the Circuit Court for the City of Bristol, Virginia in Deed Book 64, page 567. **17(15)/4/19**

4. Lot 20, being a certain lot located at the northwest corner of Moore and Harmeling Streets fronting 50 feet on the west side of Moore Street and running back along Harmeling Street at a uniform width of 50 feet for a distance of 150 feet, and being all the same property conveyed to Virginia Intermont College by Ella C. Owen by deed dated March 4, 1924, of record in the office of the Clerk of the Circuit Court of the City of Bristol, Virginia, in Deed Book 37, Page 446. **17(15)/4/20**

TRUSTEE'S CERTIFICATION

I, David F. Bernhardt, Substitute Trustee, under the Credit Line Deed of Trust recorded July 24, 2002, in the Clerk's Office, Circuit Court, City of Bristol, Virginia, as Instrument No. 020002061 ("Deed of Trust"), do hereby certify as follows:

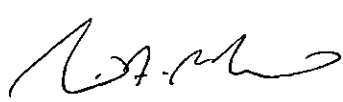
1. That the foreclosure proceedings in which US Magis International Education Center, Inc. acquired title to the property described in the Deed of Trust were conducted in accordance with the terms and provisions of the Deed of Trust and all applicable Virginia statutes; that the Trustee was requested to foreclose by the holder of the indebtedness secured by the Deed of Trust; that ownership of the indebtedness has been proven to the Trustee; that notice was given to the present owner of the property by certified mail; and that notice was given to all necessary subordinate lien holders, at addresses provided in the land records, by first class mail;
- 1(a) That I was properly appointed as substitute trustee and have verified that such appointment was made by the current holder of the note secured by the Deed of Trust prior to any action by me;
2. That with respect to the U.S. Bankruptcy Court,

 X The subject property is not under the control of the U.S. Bankruptcy Court;

 _____ That relief from stay was granted by the U.S. Bankruptcy Court on _____, as evidenced by the attached Order;
3. That the borrower on the Note secured by the Deed of Trust is a Virginia corporation and is not subject to the Servicemembers Civil Relief Act;
4. That real estate taxes have been paid through December 15, 2016, and that no municipal liens are unpaid;
5. That there were three Internal Revenue Service liens; therefore, the IRS was notified by certified mail on November 17, 2016;
6. That to the Trustee's knowledge, the borrower(s) under the Deed of Trust are not in possession of the property;
7. That these statements are made for the purpose of inducing Fidelity National Title Insurance Company to issue a policy of title insurance to the sale purchaser and/or its lender.

Given under my hand this 11th day of January, 2017.

State of Virginia
City of Richmond,



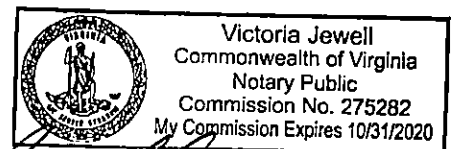
David F. Bernhardt
Substitute Trustee

Subscribed and sworn to before me this 11th day of January, 2017.

My commission expires: 10-31-2020
Registration Number: 275282



Notary Public



INSTRUMENT #170000055
RECORDED IN THE CLERK'S OFFICE OF
CITY OF BRISTOL ON
JANUARY 17, 2017 AT 10:00AM
\$12,374.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$6,187.25 LOCAL: \$6,187.25

KELLY F. DUFFY, CLERK
RECORDED BY: JXL

[Va. Code Ann. § 15.2-900](#)

Current through 2024 Regular Session and 2024 Special Session I.

Code of Virginia 1950 > Title 15.2. Counties, Cities and Towns. (Subts. I — IV) > Subtitle II. Powers of Local Government. (Chs. 9 — 28.2) > Chapter 9. General Powers of Local Governments. (Arts. 1 — 5) > Article 1. Public Health and Safety; Nuisances. (§§ 15.2-900 — 15.2-926.4)

§ 15.2-900. Abatement or removal of nuisances by localities; recovery of costs.

In addition to the remedy provided by [§ 48-5](#) and any other remedy provided by law, any locality may maintain an action to compel a responsible party to abate, raze, or remove a public nuisance. If the public nuisance presents an imminent and immediate threat to life or property, then the locality may abate, raze, or remove such public nuisance, and a locality may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate any such public nuisance.

The term “nuisance” includes, but is not limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term “responsible party” includes, but is not limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.

History

[1990, c. 674](#), § 15.1-29.21; [1997, c. 587](#).

Annotations

CIRCUIT COURT OPINIONS

Nuisance removal remedy should be least drastic. —

Although the vacant, dilapidated house on the owner’s property was a public nuisance, there were less drastic steps than the razing the house that would abate the nuisance, such as removing old lumber from

the front porch and clearing the property. [Town of Front Royal v. Cogil Corp., 56 Va. Cir. 9, 2001 Va. Cir. LEXIS 438 \(Warren County Jan. 8, 2001\)](#).

Opinion Notes

OPINIONS OF THE ATTORNEY GENERAL

Nuisance located in town. —

A county may bring suit against a public nuisance located anywhere within the territory of the county, including any town located therein. See opinion of Attorney General to Henry A. Thompson, Sr., Sussex County Attorney, 05-036, [2005 Va. AG LEXIS 25 \(6/21/05\)](#).

Research References & Practice Aids

Cross references.

As to spot blight abatement, see [§ 36-49.1:1](#). As to sale of land for delinquent taxes, see [§ 58.1-3965](#).

As to when delinquent taxes may be deemed paid in full, see [§ 58.1-3970.2](#).

Research References.

Antieau on Local Government Law, 2nd Ed. (Matthew Bender). Antieau.

Hierarchy Notes:

[Va. Code Ann. Title 15.2, Subtit. II, Ch. 9, Art. 1](#)

Code of Virginia 1950

Copyright © 2024 All rights reserved.

End of Document

Va. Code Ann. § 15.2-906

Current through 2024 Regular Session and 2024 Special Session I.

Code of Virginia 1950 > Title 15.2. Counties, Cities and Towns. (Subts. I — IV) > Subtitle II. Powers of Local Government. (Chs. 9 — 28.2) > Chapter 9. General Powers of Local Governments. (Arts. 1 — 5) > Article 1. Public Health and Safety; Nuisances. (§§ 15.2-900 — 15.2-926.4)

§ 15.2-906. Authority to require removal, repair, etc., of buildings and other structures.

Any locality may, by ordinance, provide that:

1. The owners of property therein, shall at such time or times as the governing body may prescribe, remove, repair or secure any building, wall or any other structure that might endanger the public health or safety of other residents of such locality;
2. The locality through its own agents or employees may remove, repair or secure any building, wall or any other structure that might endanger the public health or safety of other residents of such locality, if the owner and lienholder of such property, after reasonable notice and a reasonable time to do so, has failed to remove, repair, or secure the building, wall or other structure. For purposes of this section, repair may include maintenance work to the exterior of a building to prevent deterioration of the building or adjacent buildings. For purposes of this section, reasonable notice includes a written notice (i) mailed by certified or registered mail, return receipt requested, sent to the last known address of the property owner and (ii) published once a week for two successive weeks in a newspaper having general circulation in the locality. No action shall be taken by the locality to remove, repair, or secure any building, wall, or other structure for at least 30 days following the later of the return of the receipt or newspaper publication, except that the locality may take action to prevent unauthorized access to the building within seven days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice;
3. In the event that the locality, through its own agents or employees, removes, repairs, or secures any building, wall, or any other structure after complying with the notice provisions of this section or as otherwise permitted under the Virginia Uniform Statewide Building Code in the event of an emergency, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the locality as taxes are collected;

4. Every charge authorized by this section or [§ 15.2-900](#) with which the owner of any such property has been assessed and that remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local real estate taxes and enforceable in the same manner as provided in Articles 3 ([§ 58.1-3940](#) et seq.) and 4 ([§ 58.1-3965](#) et seq.) of Chapter 39 of Title 58.1. A locality may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed;
5. Notwithstanding the foregoing, with the written consent of the property owner, a locality may, through its agents or employees, demolish or remove a derelict nonresidential building or structure provided that such building or structure is neither located within or determined to be a contributing property within a state or local historic district nor individually designated in the Virginia Landmarks Register. The property owner's written consent shall identify whether the property is subject to a first lien evidenced by a recorded deed of trust or mortgage and, if so, shall document the property owner's best reasonable efforts to obtain the consent of the first lienholder or the first lienholder's authorized agent. The costs of such demolition or removal shall constitute a lien against such property. In the event the consent of the first lienholder or the first lienholder's authorized agent is obtained, such lien shall rank on a parity with liens for unpaid local taxes and be enforceable in the same manner as provided in subdivision 4. In the event the consent of the first lienholder or the first lienholder's authorized agent is not obtained, such lien shall be subordinate to that first lien but shall otherwise be subject to subdivision 4; and
6. A locality may prescribe civil penalties, not to exceed a total of \$1,000, for violations of any ordinance adopted pursuant to this section.

History

1968, c. 423, § 15.1-11.2; [1992, c. 372](#); [1994, c. 505](#); [1995, c. 651](#); [1996, c. 235](#); [1997, c. 587](#); [1999, c. 174](#); [2003, c. 207](#); [2004, c. 968](#); [2006, c. 460](#); [2013, cc. 734, 770](#); [2017, cc. 118, 400, 610](#).

Annotations

Notes

The 1999 amendment added the last three sentences in subdivision 4.

The 2003 amendments.

The 2003 amendment by c. 207 substituted "30" for "thirty" in subdivision 2; and added subdivision 5.

The 2004 amendments.

The 2004 amendment by c. 968 inserted “or § 15.2-900” in subdivision 4.

The 2006 amendments.

The 2006 amendment by c. 460 inserted “except that the locality may take action to prevent unauthorized access to the building within seven days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice” at the end of subdivision 2 and added “and” at the end of subdivision 4.

The 2013 amendments.

The 2013 amendments by cc. 734 and 770 are identical, and added subdivision 5 and redesignated former subdivision 5 as 6, and made a related change.

The 2017 amendments.

The 2017 amendments by cc. 118 and 610 are identical, and inserted “real estate” in the first sentence of subdivision 4.

The 2017 amendment by c. 400, in subdivision 3, inserted “that” following “In the event” and “or as otherwise permitted under the Virginia Uniform Statewide Building Code in the event of an emergency.”

Research References & Practice Aids

Cross references.

As to removal of dangerous roadside vegetation, see [§ 15.2-2009.1](#).

Law Review.

For survey article on judicial decisions in real estate law from June 1, 2002 through June 1, 2003, see [38 U. Rich. L. Rev. 223 \(2003\)](#).

Research References.

Bryson on Virginia Civil Procedure (Matthew Bender). Chapter 18 Enforcement of Judgments and decrees. § 18.04 Equity. Bryson.

Hierarchy Notes:

[Va. Code Ann. Title 15.2, Subtit. II, Ch. 9, Art. 1](#)

End of Document

[Va. Code Ann. § 15.2-1115](#)

Current through 2024 Regular Session and 2024 Special Session I.

Code of Virginia 1950 > Title 15.2. Counties, Cities and Towns. (Subts. I — IV) > Subtitle II. Powers of Local Government. (Chs. 9 — 28.2) > Chapter 11. Powers of Cities and Towns. (Arts. 1 — 2) > Article 1. Uniform Charter Powers. (§§ 15.2-1100 — 15.2-1126)

§ 15.2-1115. Abatement or removal of nuisances.

A. A municipal corporation may compel the abatement or removal of all nuisances, including but not limited to the removal of weeds from private and public property and snow from sidewalks; the covering or removal of offensive, unwholesome, unsanitary or unhealthy substances allowed to accumulate in or on any place or premises; the filling in to the street level, fencing or protection by other means, of the portion of any lot adjacent to a street where the difference in level between the lot and the street constitutes a danger to life and limb; the raising or draining of grounds subject to be covered by stagnant water; and the razing or repair of all unsafe, dangerous or unsanitary public or private buildings, walls or structures which constitute a menace to the health and safety of the occupants thereof or the public. If after such reasonable notice as the municipal corporation may prescribe the owner or owners, occupant or occupants of the property or premises affected by the provisions of this section shall fail to abate or obviate the condition or nuisance, the municipal corporation may do so and charge and collect the cost thereof from the owner or owners, occupant or occupants of the property affected in any manner provided by law for the collection of state or local taxes.

B. Every charge authorized by this section in excess of \$200 which has been assessed against the owner of any such property and which remains unpaid shall constitute a lien against such property. Such liens shall have the same priority as liens for other unpaid local real estate taxes and shall be enforceable in the same manner as provided in Articles 3 ([§ 58.1-3940](#) et seq.) and 4 ([§ 58.1-3965](#) et seq.) of Chapter 39 of Title 58.1. A locality may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed.

History

Code 1950, § 15-77.31; 1958, c. 328; 1962, c. 623, § 15.1-867; [1997, c. 587](#); [2004, cc. 533, 968](#); [2017, cc. 118, 610](#).

Annotations

Notes

The 2004 amendments.

The 2004 amendment by c. 968 added the second paragraph.

The 2004 amendment by c. 533 was similar to amendments by c. 968, but added subsection designations and added subsection B, which read: “Every charge authorized by this section with which the owner of any such property shall have been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local taxes and enforceable in the same manner as provided in Articles 3 (§ 58.1-3940 et seq.) and 4 (§ 58.1-3965 et seq.) of Chapter 39 of Title 58.1. A locality may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed.” Subsection B is set out in the form above at the direction of the Virginia Code Commission.

The 2017 amendments.

The 2017 amendments by cc. 118 and 610 are identical, and substituted “liens for other unpaid local real estate taxes” for “other unpaid local taxes” in the second sentence in subsection B.

CASE NOTES

Weed abatement. —

City of Richmond was authorized under [Va. Code Ann. § 15.2-901](#) to require property owners to trim weeds on their own properties, and by the City Charter and [Va. Code Ann. § 15.2-1115](#) to compel removal of weeds on both private and public property, although it could issue civil penalties only for violations on the owner’s property. Thus, the city did not exceed its statutory authorization when it imposed costs and expenses for weed-cutting on public land adjacent to that of the property owner. [City of Richmond v. Prop. Ventures, Inc., 80 Va. App. 538, 899 S.E.2d 82, 2024 Va. App. LEXIS 185 \(2024\)](#).

Opinion Notes

OPINIONS OF THE ATTORNEY GENERAL

The utility or service charge authorized by § 15.2-2114 is a fee, not a tax,

that is enforceable by localities pursuant to subsection D of [§ 15.2-2114](#) and further, that Acts [2010, cc. 137](#) and [370](#) (Senate Bill 395) do not affect localities’ ability to enforce existing stormwater control programs. See opinion of Attorney General to The Honorable Richard P. Bell, Member, House of Delegates, 10-045, [2010 Va. AG LEXIS 35 \(7/28/10\)](#).

Research References & Practice Aids

Cross references.

As to the authority of local governments to control noxious weeds, see [§ 15.2-902](#).

As to regulations of motorcycle noise by ordinance, see [§ 15.2-919](#). As to spot blight abatement, see [§ 36-49.1:1](#).

Hierarchy Notes:

[Va. Code Ann. Title 15.2, Subtit. II, Ch. 11, Art. 1](#)

Code of Virginia 1950

Copyright © 2024 All rights reserved.

End of Document

[13 VAC 5-63-490](#)

This document is current through November 20, 2024

VA - Virginia Administrative Code > TITLE 13. HOUSING > AGENCY 5.
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT > CHAPTER 63.
VIRGINIA UNIFORM STATEWIDE BUILDING CODE > PART III MAINTENANCE

13 VAC 5-63-490. Section 106 Unsafe structures.

A. Section 106.1 General. This section shall apply to existing structures which are classified as unsafe. All conditions causing such structures to be classified as unsafe shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. When the code official determines that an unsafe structure constitutes such a hazard that it should be demolished, then the code official shall be permitted to order the demolition of such structures in accordance with applicable requirements of this code.

Note: Structures which become unsafe during construction are regulated under the VCC.

B. Section 106.3 Notice of unsafe structure. When a structure is determined by the code official to be an unsafe structure, a written notice of unsafe structure shall be issued by personal service to the owner, the owner's agent, or the person in control of such structure. If the notice is unable to be issued by personal service, then the notice shall be sent by registered or certified mail to the last known address of the responsible party, and a copy of the notice shall be posted in a conspicuous place on the premises. The notice shall specify the section numbers for any code provisions cited, the corrections necessary to comply with this code, or if the structure is required to be demolished, the notice shall specify the time period within which the demolition must occur. The notice of unsafe structure shall indicate the right of appeal by referencing the appeals section of this code. The person to whom the notice has been issued shall be responsible for contacting the code official within the timeframe established for any reinspections to ensure the violations have been corrected. The code official will be responsible for making such inspection and verifying the violations have been corrected.

Note: Whenever possible, the notice should also be given to any tenants of the affected structure.

C. Section 106.4 Vacating unsafe structure. The code official is authorized to order occupants to vacate the unsafe structure or prohibit occupancy of the unsafe structure. When an unsafe structure is ordered to be vacated or prohibited from occupancy, the code official shall include the order in the notice of unsafe structure, or issue a separate order.

D. Section 106.5 Posting of placard. An unsafe structure that has been issued an order to vacate or prohibited from occupancy shall be posted with the following wording at each entrance to the structure: "THIS STRUCTURE IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN

PROHIBITED BY THE CODE OFFICIAL." After a structure is placarded, entering the structure shall be prohibited except as authorized by the code official to make inspections, to perform required repairs, or to demolish the structure. In addition, the placard shall not be removed until the structure is determined by the code official to be safe to occupy, nor shall the placard be defaced.

E. Section 106.6 Revocation of certificate of occupancy. If a notice of unsafe structure is not complied with within the time period stipulated on the notice, the code official shall be permitted to request the local building department to revoke the certificate of occupancy issued under the VCC.

F. Section 106.7 Vacant and open structures. When an unsafe structure is open for public entry, the code official shall be permitted to authorize the necessary work to make such structure secure against public entry whether or not legal action to compel compliance has been instituted.

G. Section 106.8 Emergency repairs and demolition. To the extent permitted by the locality, the code official may authorize emergency repairs to unsafe structures when it is determined that there is an imminent danger of any portion of the unsafe structure collapsing or falling and when life is endangered. Emergency repairs may also be authorized where there is a code violation resulting in the immediate serious and imminent threat to the life and safety of the occupants. The code official shall be permitted to authorize the necessary work to make the structure temporarily safe whether or not legal action to compel compliance has been instituted. In addition, whenever an owner of an unsafe structure fails to comply with a notice to demolish issued under Section 106.3 in the time period stipulated, the code official shall be permitted to cause the structure to be demolished. In accordance with [§§ 15.2-906](#) and [15.2-1115 of the Code of Virginia](#), the legal counsel of the locality may be requested to institute appropriate action against the property owner to recover the costs associated with any such emergency repairs or demolition and every such charge that remains unpaid shall constitute a lien against the property on which the emergency repairs or demolition were made and shall be enforceable in the same manner as provided in Articles 3 (§ 58.1-3940 et seq.) and 4 (§ 58.1-3965 et seq.) of Chapter 39 of Title 58.1 of the Code of Virginia.

Note: Code officials and local governing bodies should be aware that other statutes and court decisions may impact on matters relating to demolition, in particular whether newspaper publication is required if the owner cannot be located and whether the demolition order must be delayed until the owner has been given the opportunity for a hearing. In addition, historic building demolition may be prevented by authority granted to local historic review boards in accordance with [§ 15.2-2306 of the Code of Virginia](#) unless determined necessary by the code official.

J. Section 106.9 Closing of streets. When necessary for public safety, the code official shall be permitted to order the temporary closing of sidewalks, streets, public ways, or premises adjacent to unsafe structures and prohibit the use of such spaces.

Statutory Authority

Statutory Authority:

[§ 36-98 of the Code of Virginia.](#)

History

Historical Notes:

Derived from Virginia Register Volume 22, Issue 3, eff. November 16, 2005; amended, Virginia Register Volume 24, Issue 14, eff. May 1, 2008; Volume 27, Issue 2, eff. March 1, 2011; Change in Effective Date, [27:5 VA.R. 534](#) November 8, 2010; amended, Virginia Register Volume 30, Issue 16, eff. July 14, 2014; Volume 34, Issue 18, eff. September 4, 2018; Volume 37, Issue 14, eff. July 1, 2021; Volume 40, Issue 9, eff. January 18, 2024.

VIRGINIA ADMINISTRATIVE CODE

Copyright © 2024 by The Commonwealth of Virginia

End of Document