

Bristol City Circuit Court
CITY OF BRISTOL VIRGINIA

Vs

Case No.:CL25000415-00
U S MAGIS INTERNATIONAL

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VIRGINIA:

IN THE CIRCUIT COURT FOR THE CITY OF BRISTOL

CITY OF BRISTOL, VIRGINIA)
)
 Plaintiff)
)
 v.)
)
 U.S. MAGIS INTERNATIONAL)
 EDUCATION CENTER, INC.)
)
 Defendant)
)
 Serve: John E. Kieffer)
 Registered Agent)
 1934 Euclid Avenue)
 Bristol, VA 24201)
 Defendant)

Case No.: CL25000415-00

FILED: 7/10/2025
TIME: 8:00 AM
CIRCUIT COURT CLERKS OFFICE
CITY OF BRISTOL, VA
KELLY L. FLANNAGAN, CLERK
BY: [Signature] D.C.

COMPLAINT

Comes now the Plaintiff, City of Bristol, Virginia, a municipal corporation and political subdivision of the Commonwealth of Virginia, by and through their undersigned counsel, and hereby files this Complaint for the appointment of a Special Commissioner to transfer all property owned by the Defendant in the City of Bristol, Virginia to the Plaintiff, pursuant to Va. Code § 15.2-958.1:1 (as amended) and alleges as follows:

JURISDICTION AND VENUE

1. This Court has jurisdiction over this matter pursuant to Va. Code § 15.2-958.1:1 which authorizes circuit courts to appoint a Special Commissioner to convey real estate to the Plaintiff if the property (i) has been vacant for five years, (ii) has been declared a blighted property or derelict building as defined in Va. Code § 58.1-3221.6, and (iii) is tax delinquent.
2. Venue is proper in the Circuit Court for the City of Bristol, Virginia, because the real estate currently owned by the Defendant is located within the city limits of the City of Bristol, Virginia.

PARTIES

3. Plaintiff, the City of Bristol, Virginia, is a municipal corporation and political subdivision of the Commonwealth of Virginia and has a justiciable interest in the subject matter of this proceeding.
4. Defendant, U.S. Magis International Education Center, Inc. is a foreign corporation, incorporated to do business in the Commonwealth of Virginia, with its principal office located at 3907 Prince Street, Suite 4C, Flushing, New York, 11354-5308. The President of the defendant is Tao Tao Zhang, and the registered agent is John E. Kieffer, Attorney at Law, 1934 Euclid Avenue, Bristol, VA 24201.

FACTS

5. Virginia Intermont College operated in the City of Bristol, Virginia, until 2014 when it closed its doors due to financial hardships.
6. The Virginia Intermont campus buildings became vacant in late 2014.
7. The Defendant purchased the property for Three-Million Three-Hundred Thousand Dollars (\$3,300,000.00) at a foreclosure sale and obtained title to the property on December 19, 2016. Exhibit A.
8. The Defendant intended to operate the former Virginia Intermont College as the Virginia Business College.
9. The Virginia Business College would host foreign exchange students from China, allowing them to pursue a college degree in the United States.
10. In October 2019, the State Council of Higher Education for Virginia issued a provisional certificate to operate as Virginia Business College.
11. The Virginia Business College never hosted or enrolled the first student or occupied the majority of the buildings since being purchased by the Defendant in 2016.
12. All of the buildings owned by the Defendant have been vacant for more than five years.
13. Electricity, water, and sewer service were disconnected at the Defendant's property on May 17, 2021, even though the property had been vacant since 2014.
14. On April 4, 2024, the City's assessor, Wampler-Eanes, determined Tax Map No. 17-15-4-18 was considered derelict and blighted pursuant to Va. Code § 58.1-3221.6. Exh. B.
15. On June 25, 2024, the Plaintiff passed an ordinance increasing the tax rate on the above-mentioned parcels by five percent, pursuant to Va. Code § 58.1-3221.6. Exh. C.

16. On November 15, 2024, the City's assessor, Wampler-Eanes determined Tax Map Nos. 17-13-4-F, 17-15-4-15, 17-15-4-16, 17-15-4-17, 17-15-4-18, 17-15-7-12, 17-15-7-13, 17-16-13-5, 17-17-6-6, 28-1-29-8, 28-2-6-9, 28-2-6-10, 28-2-6-11, 28-3-2-2 were considered derelict and blighted pursuant to Va. Code § 58.1-3221.6. Exh. D.
17. On January 13, 2025, the Plaintiff passed an ordinance increasing the tax rate on the above-mentioned parcels by five percent, pursuant to Va. Code § 58.1-3221.6. Exh. E.
18. As of June 30, 2025, the Defendant is delinquent in its real estate taxes in the amount of Six-Hundred Twenty-Three Thousand Three-Hundred Forty-Nine Dollars and Thirteen Cents (\$623,349.13).
19. All parcels of property, owned by the Defendant, including but not limited to Tax Map Nos. 28-3-2-2, 28-1-29-8, 17-13-4-B1-C, 17-13-4-F, 17-15-7-13-12, 28-3-2-1, 28-3-1-1-2-3-4-6, 17-15-4-18-6A-1, 17-15-4-15-17, 28-3-1-5, 28-2-6-9-10-1, 17-16-13-5, 17-17-3-1-2-3, 17-17-6-1, 17-17-6-2, 17-17-6-3, 17-17-6-4, 17-17-3-5, 17-17-6-5, 17-17-6-6, 28-1-29-13, 28-3-1-9, 28-1-29-25, 28-1-29-27, 28-3-2-7-8, 28-3-2-6, 28-3-1-10A, 28-3-1-9A-10, 17-17-8-1, 17-15-7-5, 17-15-7-4, 17-14-6-3C-4A, 17-14-6-3A-4, 17-15-6-5A-6A, 28-1-29-20, 28-4-1-1, 28-4-1-6, 28-4-3-6, 28-4-3-7, 28-4-3-8, 28-4-3-9, 17-17-8-8A-9A, 17-17-8-8B-9B, 17-17-8-8-9, 28-3-2-3, 28-3-2-5, 28-129-11, 28-129-12, 28-4-1-8A-9, 28-3-2-7A-8B, 28-3-2-10, 28-4-1-7-8, 28-3-2-8A-9, 28-3-1-11-12, 17-13-4-A-B, 17-13-4-D, 17-13-4-E, 17-15-7-10, 17-15-7-11-12, 17-15-7-14, 17-15-7-8, 28-2-6-10A-11, 17-16-13-1, 17-15-7-1-2-3, 17-15-4-19-20, 17-1613-2, 28-3-1-7, 17-14-6-1-2-3, 28-3-1-1A-2A, 17-14-6-1A-2A, 17-15-6-3, 17-1613-4, 17-1613-6, 28-129-18, 28-129-21, 28-4-3-10-11, 28-4-1-2-3, 28-4-1-3A-4, 28-4-1-5 and 17-16-13-3 need to be sold in order to effectuate a proper sale of the property to an interested developer.
20. Notice has been provided to the Defendant pursuant to Va. Code § 58.1-3965 et. seq. on March 20, 2025, March 24, 2025, and May 30, 2025. Exh. F.

RELIEF REQUESTED

Wherefore, the Plaintiff respectfully requests this Court to appoint a Special Commissioner and order the Special Commissioner to convey the properties of the Defendant into the name of the City of Bristol, Virginia, to allow the Plaintiff to sell the properties to a developer pursuant to Va. Code § 15.2-958.1:1.

Respectfully submitted,
THE CITY OF BRISTOL, VIRGINIA
By Counsel



Randall C. Eads
City Attorney
300 Lee Street
Bristol, VA 24201
Telephone: (276) 645-7333
Email: CityAttorney@bristolva.org

CERTIFICATE OF SERVICE

I do hereby certify that on this the 2nd day of July, 2025, a true and correct copy of the foregoing Complaint was forwarded via First-Class Mail, postage prepaid, to John E. Kieffer, Esq., Registered Agent for Defendant, 1934 Euclid Avenue, Bristol, Virginia 24201.



Randall C. Eads

This document prepared by
 David F. Bernhardt, Esquire (VSB #38697)
 FLORANCEGORDONBROWN, 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.

David F. Bernhardt

David F. Bernhardt, Substitute Trustee

(SEAL)

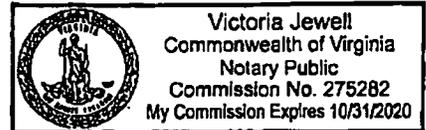
COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

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

Victoria Jewell
Notary Public

Grantee's Address:
U.S. Modern 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 of 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

BK 623PG 0164

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

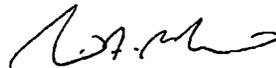
TRUSTEE'S CERTIFICATION

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

Victoria Jewell
Commonwealth of Virginia
Notary Public
Commission No. 275282
My Commission Expires 10/31/2020

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



April 4, 2024

Randall C. Eads
City Manager, City Attorney
City of Bristol
300 Lee Street
Bristol, VA 24201

Ref: Map #: 17-15-4-18
U.S. Magis International Education Center, Inc.

Dear Mr. Eads:

I have completed an exterior inspection of the campus. As the City Assessor, I have determined that under the Code of Virginia Title 58.1-3221.6 (attached to this letter) the buildings included in Map #: 17-15-4-18 are derelict and are considered "Blighted."

The value of the property will be addressed as part of the 2025 General Reassessment.

If you have questions pertaining to this issue, please do not hesitate to contact me.

Sincerely,

Gary L. Eanes, ASA
City Assessor for the City of Bristol
Wampler-Eanes Appraisal Group, Ltd.
Vice-President and Owner

Attachment

Exh. B



**CITY OF BRISTOL, VIRGINIA
CITY COUNCIL**

Ordinance: 24-10

AN ORDINANCE TO CLASSIFY TAX MAP # 17-15-4-18 AS BLIGHTED PROPERTY AND INCREASE THE REAL ESTATE TAX RATE BY FIVE PERCENT, ON THE SAME, PURSUANT TO VIRGINIA CODE § 58.1-3221.6

WHEREAS, Virginia Code § 58.1-3221.6 provides localities the authority to classify certain properties a separate class of property and create a separate classification for local taxation of certain real property; and

WHEREAS, the City of Bristol desires to classify certain property as blighted property and increase the real property tax rate by five (5%) percent; and

WHEREAS, “blighted property” is defined by Virginia Code § 36-3 as any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for determination of spot blight; and

WHEREAS, a “qualifying locality” is a locality with a score of 100 or higher on the fiscal stress index, as published by the Department of Housing and Community Development in July 2020; and

WHEREAS, the City of Bristol is a qualifying locality based upon the Department of Housing and Community Development fiscal stress index; and

WHEREAS, the real estate assessor, Wampler Eanes, has made a determination that the property located within the bounds of Tax Map # 17-15-4-18 are “derelict and considered “blighted””; and

WHEREAS, the City of Bristol seeks to classify Tax Map # 17-15-4-18 as a separate class of property and create a separate classification for this property; and

WHEREAS, the City of Bristol seeks to increase the real property tax rate on Tax Map # 17-15-4-18 from \$1.17 per One Hundred to \$1.22 per One Hundred until said property is no longer considered blighted; and

NOW BE IT FURTHER ORDAINED BY THE CITY COUNCIL

The City of Bristol is hereby determined to be a qualifying locality as set forth in the Department of Housing and Community Development fiscal stress index; that the City of Bristol has determined the property located and described as Tax Map # 17-15-4-18 is blighted per the definition as prescribed in Virginia Code § 36-3 and as determined by the real estate assessor (Exhibit A); Tax Map #17-15-4-18 is now a separate class of property and the City hereby creates a separate classification for said property; the City now assesses a real property tax rate of \$1.22 per One Hundred of assessed value to the real property described at Tax Map #17-15-4-18

until such time the property is no longer considered blight by the City's real estate assessor.

Section 1. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 3. This ordinance shall take effect 30 days following adoption.

First Reading: June 11, 2024

Second Reading: June 25, 2024

Adopted: June 25, 2024

Effective date: July 25, 2024

Votes:

Farnum: aye

Holmes: aye

Nave: aye

Pollard: aye

Osborne: aye

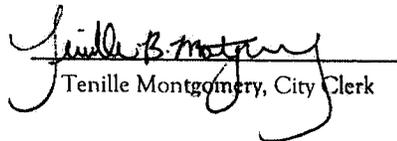
**

*

PASSED AND ADOPTED by the City Council of the City of Bristol, Virginia, at a regularly scheduled meeting of said Council on the 25th day of June 2024.

(SEAL)

Attest: Tenille Montgomery
Clerk of the City of Bristol, Virginia


Tenille Montgomery, City Clerk


Rebecca Nave, Mayor



November 15, 2024

Randall C. Eads
City Manager, City Attorney
City of Bristol
300 Lee Street
Bristol, VA 24201

Ref: 640 Intermont Dr.	Map #: 17-13-4-F
940 Moore St.	Map #: 17-15-4-15-17
1000 Moore St.	Map #: 17-15-4-18
495 Lester St.	Map #: 17-15-7-13-12
603 Oakview Ave.	Map #: 17-16-13-5
1002 Russell St.	Map #: 17-17-6-6
508 Buchanan St.	Map #: 28-129-8
808 Moore St.	Map #: 28-2-6-9-10-1
468 Boulder Ln.	Map #: 28-3-2-2

Dear Mr. Eads:

Our appraisers have completed an exterior inspection of the campus. As the City Assessor, I have determined that under the Code of Virginia Title 58.1-3221.6 (attached to this letter) the buildings included in the above references, including all buildings on these parcels, are derelict and are considered "Blighted."

The value of the properties will be addressed as part of the 2025 General Reassessment.

If you have questions pertaining to this issue, please do not hesitate to contact me.

Sincerely,

Gary L. Eanes, ASA
City Assessor for the City of Bristol
Wampler-Eanes Appraisal Group, Ltd.
Vice-President and Owner

Attachment

Exh. D



**CITY OF BRISTOL, VIRGINIA
CITY COUNCIL**

Ordinance: 24-17

AN ORDINANCE TO CLASSIFY TAX MAP #s 17-13-4F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 AS BLIGHTED PROPERTY AND INCREASE THE REAL ESTATE TAX RATE BY FIVE PERCENT, ON THE SAME, PURSUANT TO VIRGINIA CODE § 58.1-3221.6

WHEREAS, Virginia Code § 58.1-3221.6 provides localities the authority to classify certain properties a separate class of property and create a separate classification for local taxation of certain real property; and

WHEREAS, the City of Bristol desires to classify certain property as blighted property and increase the real property tax rate by five (5%) percent; and

WHEREAS, "blighted property" is defined by Virginia Code § 36-3 as any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for determination of spot blight; and

WHEREAS, a "qualifying locality" is a locality with a score of 100 or higher on the fiscal stress index, as published by the Department of Housing and Community Development in July 2020; and

WHEREAS, the City of Bristol is a qualifying locality based upon the Department of Housing and Community Development fiscal stress index; and

WHEREAS, the real estate assessor, Wampler Eanes, has made a determination that the properties located within the bounds of Tax Map #s 17-13-4F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are "derelict and considered "blighted"; and

WHEREAS, the City of Bristol seeks to classify Tax Map #s 17-13-4F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 as a separate class of property and create a separate classification for these properties; and

WHEREAS, the City of Bristol seeks to increase the real property tax rate on Tax Map #s 17-13-4F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 from \$1.17 per One Hundred to \$1.22 per One Hundred until said properties are no longer considered blighted; and

NOW BE IT FURTHER ORDAINED BY THE CITY COUNCIL

The City of Bristol is hereby determined to be a qualifying locality as set forth in the Department of Housing and Community Development fiscal stress index; that the City of Bristol has determined the properties located and described as Tax Map #s 17-13-4F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are blighted

Exh. E

per the definition as prescribed in Virginia Code § 36-3 and as determined by the real estate assessor (Exhibit A); Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are now a separate class of property and the City hereby creates a separate classification for said properties; the City now assesses a real property tax rate of \$1.22 per One Hundred of assessed value to the real property described at Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 until such time the properties are no longer considered blight by the City's real estate assessor.

Section 1. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 3. This ordinance shall take effect 30 days following adoption.

First Reading: December 10, 2024
Second Reading: January 13, 2025
Adopted: January 13, 2025
Effective date: ~~January 13, 2025~~
February 12, 2025

Votes:

Farnum: Aye
Holmes: Aye
Nave: Aye
Pollard: Aye
Osborne: Aye

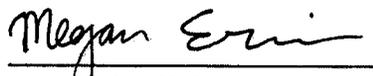
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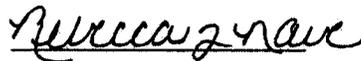
PASSED AND ADOPTED by the City Council of the City of Bristol, Virginia, at a regularly scheduled meeting of said Council on the 13th day of January.

(SEAL)

Attest: Megan Erwin
City Clerk of the City of Bristol, Virginia



City Clerk



Mayor

CERTIFIED MAIL



7021 2720 0001 5415 5932
 7021 2720 0001 5415 5932
 7021 2720 0001 5415 5932

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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.69

Total Postage and Fees \$ 9.64

Sent to
US Magis Intl Education Ctr Inc
 Street and Apt. No., PO Box No.
3907 Prince St Suite 4C
 City, State, ZIP+4®
Flushing, NY 11354-5308

PS Form 3800, April 2015 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <u>X Xu</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>AM</u> <input type="checkbox"/> Addresser Date of Delivery <u>2025 MAR 24 30</u></p> <p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address: _____</p>
<p>1. Article Addressed to: <u>US Magis Intl Education Ctr</u> <u>3907 Prince St. Suite 4C</u> <u>Flushing, NY 11354-5308</u></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label) 7021 2720 0001 5415 5932</p>	<p>POST OFFICE MAR 2025 FLUSHING NY 11354</p>



9590 9402 8642 3244 5495 44

Signed

mailed 03/24/25



City of Bristol Virginia

The Honorable Angel Britt
Master Governmental Treasurer

497 Cumberland Street, Room 102, Bristol, Virginia 24201-4392
Telephone (276) 645-7311 • treasurers.office@bristolva.org

REAL ESTATE LIEN NOTICE

March 24, 2025

To Whom it May Concern:

Our records indicate that your account has been charged with a Real Estate Lien (RELN) for demolition of an unsafe building and security fencing at 1000 Moore Street. You previously received a notice sent by Jacob Chandler, the city Director of Public Works.

Per the Code of Virginia, taxes must be paid in the order they were posted to the account. Therefore, **any delinquent taxes must be paid before this RELN may be paid.**

A screenshot of the amount due for the RELN has been included or you may also view it online at <https://eservices.bristolva.org>. Payoff amounts for any 2023 delinquent taxes can be provided by Taxing Authority Consulting Services at 804-545-2500. Payoff amounts for any 2024 delinquent taxes can be accessed at <https://eservices.bristolva.org>. Please pay the following in the order it is listed by April 23, 2025:

- RE2023 – due to TACS
- RE2024 – due to the Treasurer’s office
- RELN – due to the Treasurer’s office

RE2025 1st half is due on June 5, 2025 but cannot be paid until all above taxes are taken care of.

Payments for RE2024 and RELN may be made by check, cash, or money order to the Treasurer’s office, or by *credit card (online or by phone through Paymentus). Our business hours are 8:30am to 4:30pm, Monday through Friday.

If there are questions regarding payment, please contact the Treasurer’s office at 276-645-7311. If there are questions regarding the Real Estate Lien (RELN), please contact Jacob Chandler at 276-645-7360 or by email at jacob.chandler@bristolva.org.

Thank you,

Angel Britt
Master Governmental Treasurer
City of Bristol, Virginia

*Credit card payments are accepted by phone or online through Paymentus. This third party provider charges a 2.39% convenience fee for this service. To pay with a card, please contact Paymentus at 1-877-260-7807, or visit: <https://len.paymentus.com/cta/cta/brst>.

§58-1-3918. Collection of taxes or other charges not paid when due: distress for same. The treasurer, after the due date of any tax or other charge collected by such treasurer, shall call upon each person chargeable with such tax or other charge who has not paid the same prior to that time, or upon the agent, if any, of such person resident within the county, city, or town for payment thereof; and upon failure or refusal of such person or agent to pay the same he shall proceed to collect by distress or otherwise.

03/24/25



CITY OF BRISTOL, VIRGINIA
Department of Public Works
Bristol, Virginia 24201
Jacob Chandler, Director of Public Works



Street Maintenance Division
 2515 Valley Drive
 Phone: (276) 645-7360
 FAX: (276) 645-7235

Engineering Division
 300 Lee Street
 Phone: (276) 645-7360
 FAX: (276) 645-7365

Collection Division
 2655 Valley Drive
 Phone: (276) 645-7380
 FAX: (276) 645-3781

Disposal Division
 2655 Valley Drive
 Phone: (276) 645-3791
 FAX: (276) 591-5237

TO: Angel Britt; City Treasurer

Date: March 20, 2025

Subject: Lien Notification

RE: Place lien on the property at: 1000 MOORE STREET. Bristol, VA. 24201
 Parcel No: 17-15-4-18 Account No: 20028
 Authority: **PURSUANT TO VA UNIFORM STATEWIDE BUILDING CODE §118 AND §§ 15.2-906 AND 15.2-1115 OF THE CODE OF VIRGINIA**

The referenced property was brought into compliance by the Department of Public Works and/or other hired labor on the order of the City of Bristol, Virginia. The work completed included demolition of unsafe building structures and securing the property by fencing. As prescribed by the VA Uniform State Wide Building Code §118 and §§ 15.2-906 and 15.2-1115 of the Code of Virginia, the total cost of \$84,027.79 shall be recorded as a lien against the referenced property.

Owner/Agent of Property:

US MAGIS INTL EDUCATION CTR INC
ATTENTION: YUTIAN YANG
112 14 STREET
BRISTOL, TN 37620

US MAGIS INTL EDUCATION CTR INC
ATTENTION: YUTIAN YANG
1216 MEADOVIEW AVENUE
JOHNSON CITY, TN 37601

US MAGIS INTL EDUCATION CTR INC
3907 PRINCE STREET
SUITE 4C
FLUSHING, NY 11354-5308

Sincerely,

Jacob S. Chandler

Jacob S. Chandler, PE
 Director of Public Works

03/24/25

Date: 3/21/25 Cash Register: 001 CITY OF BRISTOL 09:53:27
 Cshr: JLS Account#: 000020028 Cust. Transactions:
 Type: PAY Dept/Bill#: RELN 00018560001 P/I Date: 3/21/2025 3/21/2025
 Name: US MAGIS INTL EDUCATION CTR Bill Date: 3/21/2025 Half: 1
 Nam2: Due/PstDt: 12/31/1999
 Addr: 147-20 35TH AVE #7G PAdr:
 FLUSHING NY

Zip: 11354 - 0000 Map#: 17 15 4 18 /6A/1 /
 Desc: 250320 DEMO UNSAFE BLDG PPPIIDDBLLLLSSSSSSSSSS
 & SECURITY FENCING Acre: .000 Dist/Cls / Status
 AT 1000 MOORE ST MrtgCo:
 SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$0	Improve:	\$0	Use:	\$0
Original Bill:	\$84,027.79	Credits:	\$0.00	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	3/21/2025
Amount Owed:	\$84,027.79	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$84,027.79	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	84027.79	Pen Rate	% Int Fact	Interest Due:	
Penalty Due:		Aging:	0 years, 0 months, 0 days.	Promise to Pay Date:	
Total Amount Due:	84027.79				

F1=Amt Tender F2=Next Ticket F3=Exit F10=Func Menu F20=Attach

23/24/25

9589 0710 5270 2262 7480 93

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT Domestic Mail Only

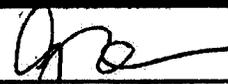
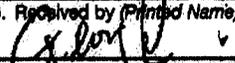
For delivery information, visit our website at www.usps.com

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$1.25	
Total Postage and Fees	
\$10.20	



Sent To	
US Magis Int'l Ed. Ctr	
Street and Apt. No., or PO Box No.	
39-07 Prince St STE4C	
City, State, ZIP+4	
Flushing NY 11354	

PS Form 3800, January 2013 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																	
<p>1. Article Addressed to:</p> <p>US Magis International Ed. Ctr. 39-07 Prince St STE4C Flushing, NY 11354</p>	<p>B. Received by (Printed Name)</p> <p></p>	<p>C. Date of Delivery</p>																
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2262 7480 93</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
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<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																	
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<input type="checkbox"/> Collect on Delivery Restricted Delivery																		
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		
PS Form 3811, July 2020 PSN 7530-02-000-9063		Domestic Return Receipt																

Signed

RE2025 Blighted
Assessment Notice
05/30/25

BLIGHTED REAL ESTATE SUPPLEMENT TAX BILL
DUE June 30, 2025

May 30, 2025

US Magis International Education Center
39-07 Prince St STE 4C
Flushing, NY 11354

To Whom it May Concern:

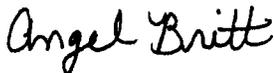
Please be advised that this bill is resulting from the City of Bristol, Virginia City Council Ordinance 24-17 signed on January 13, 2025. The additional assessments made by the Commissioner of the Revenue for the tax year 2025 are for blighted properties. Map numbers are referenced in the enclosed copy of the ordinance. This supplement tax bill is due on June 30, 2025. If you have any questions concerning your Blighted Real Estate tax assessment, contact the Commissioner of the Revenue's Office at 276-645-7316. For payment questions, contact the Treasurer's Office 276-645-7311.

To avoid 10% Penalty and 10% Interest remit payment by **June 30, 2025** to:

TREASURER CITY OF BRISTOL, VIRGINIA
ANGEL BRITT, TREASURER
497 Cumberland Street Room 102
Bristol, VA 24201-4392

Be advised that according to Virginia code 58.1-3913 taxes must be paid in the order they were assessed. Payment of 2023 taxes must be made to Taxing Authority Consulting Services. For payoff information of delinquent 2023 taxes, contact 804-545-2500. Payment of 2024 and 2025 taxes can be made at the Treasurer's office or through Paymentus by phone 1-877-260-7807 or online <https://lpn.paymentus.com/otp/stde/brst>. This is a third party service provider and a 2.39% convenience fee will be charged.

Thank you,



Angel Britt

05/30/25



CITY OF BRISTOL, VIRGINIA
CITY COUNCIL

Ordinance 24-17

AN ORDINANCE TO CLASSIFY TAX MAP #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 AS BLIGHTED PROPERTY AND INCREASE THE REAL ESTATE TAX RATE BY FIVE PERCENT, ON THE SAME, PURSUANT TO VIRGINIA CODE § 58.1-3221.6

WHEREAS, Virginia Code § 58.1-3221.6 provides localities the authority to classify certain properties a separate class of property and create a separate classification for local taxation of certain real property; and

WHEREAS, the City of Bristol desires to classify certain property as blighted property and increase the real property tax rate by five (5%) percent; and

WHEREAS, "blighted property" is defined by Virginia Code § 36-3 as any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for determination of spot blight; and

WHEREAS, a "qualifying locality" is a locality with a score of 100 or higher on the fiscal stress index, as published by the Department of Housing and Community Development in July 2020; and

WHEREAS, the City of Bristol is a qualifying locality based upon the Department of Housing and Community Development fiscal stress index; and

WHEREAS, the real estate assessor, Wampler Eanes, has made a determination that the properties located within the bounds of Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are "derelict and considered "blighted"; and

WHEREAS, the City of Bristol seeks to classify Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 as a separate class of property and create a separate classification for these properties; and

WHEREAS, the City of Bristol seeks to increase the real property tax rate on Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 from \$1.17 per One Hundred to \$1.22 per One Hundred until said properties are no longer considered blighted; and

NOW BE IT FURTHER ORDAINED BY THE CITY COUNCIL

The City of Bristol is hereby determined to be a qualifying locality as set forth in the Department of Housing and Community Development fiscal stress index; that the City of Bristol has determined the properties located and described as Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are blighted

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per the definition as prescribed in Virginia Code § 36-3 and as determined by the real estate assessor (Exhibit A); Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 are now a separate class of property and the City hereby creates a separate classification for said properties; the City now assesses a real property tax rate of \$1.22 per One Hundred of assessed value to the real property described at Tax Map #s 17-13-4-F; 17-15-4-15; 17-15-4-16; 17-15-4-17; 17-15-4-18; 17-15-7-12; 17-15-7-13; 17-16-13-5; 17-17-6-6; 28-1-29-8; 28-2-6-9; 28-2-6-10; 28-2-6-11; 28-3-2-2 until such time the properties are no longer considered blight by the City's real estate assessor.

Section 1. If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 3. This ordinance shall take effect 30 days following adoption.

First Reading: December 10, 2024
Second Reading: January 13, 2025
Adopted: January 13, 2025
Effective date: January 13, 2025

Votes:

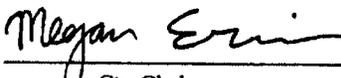
Farnum: Aye
Holmes: Aye
Nave: Aye
Pollard: Aye
Osborne: Aye

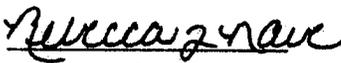
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PASSED AND ADOPTED by the City Council of the City of Bristol, Virginia, at a regularly scheduled meeting of said Council on the 13th day of January.

(SEAL)

Attest: Megan Erwin
City Clerk of the City of Bristol, Virginia


City Clerk


Mayor

05/30/25

5/16/25 08:44:16 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000235814 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01 000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 C
 59-07, PRINCE ST, STE 4C
 FLUSHING NY 11354 0000 000640 INTERMONT. DR

EDZ: CDA:
 Dsc1 PRICE & TILLAR, LOT F Dsc2 BLK 4 *Bkck Internet
 Dsc3 640 INTERMONT. DR Dsc4 *Bkck E-Check
 Map# PAG 17 DC 13 BLK 4 LOT F
 GPIN 640 INTERMONT. DR Grantor: VIRGINIA INTERMONT. COLLEGE

Land 41000 Acres (3) 269 Assessment Loan# 0 Mor
 Use Class A *Zone ID# Code ACH FG/\$
 Impv. 59200 Par. (1) / cd Date 00000000 Bill# 9460
 Mtn Land Ty/Rn/Lnd / Batch 1st Half 465.93
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 465.93
 Tot Value 100200 W BkPg BIPermt 0000000 2H Addtl
 Total Tax Instrmt TF 2017 0000055 Tot. Tax 931.86
 F1=Prompt* Cons/Date 3300000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

Improvement	59200	0.93%	365	42	\$63.35	
Improvement	59200	0.98%	365	141	\$224.12	
Land	41000	0.93%	365	183	\$191.17	
					\$478.64	
					\$465.93	
					\$12.71	1st half
Improvement	59200	0.98%	365	182	\$289.29	
Land	41000	0.93%	365	182	\$190.13	
					\$479.41	
					\$465.93	
					\$13.48	2nd half

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5/16/25 08:48:35 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000006963 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01 000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 Tenant Name / Property Address
 59-07 PRINCE ST. STE. AC
 FLUSHING NY 11354 0000 000940 MOORE ST.

EDZ: CDA:
 Dsc1 OVA LOT 15-17 BLK 4 Dsc2 *Blck Internet
 Dsc3 940 MOORE ST. Dsc4 940 & 950 MOORE ST. *Blck E-Check
 Map# PAG 17 DC 15 BLK 4 LOT 15-17
 GPIN 910 MOORE ST. Grantor: VIRGINIA INTERMONT. COLLEGE

Land	35000	Acres (3)	Assessment	Loan# 0	Mor
Use		Class 4	*Zone	ID#	Code
Impv.	31800	Par.(1)/Cd	Date	00000000	ACH FG/\$
Mtn Land		Ty/Rn/Lnd	Batch		Bill# 9465
Timber		P BkPg	St Excl	00	1st Half 310.62
Mineral		D BkPg			1H Addtl
Tot Value	66800	W BkPg			2nd Half 310.62
Total Tax		Instrmt	TF 2017	0000055	2H Addtl
F1=Prompt*		Cons/Date	3300000 /	01172017	Tot. Tax 621.24
F2=Disc		F3=Exit	F4=Suppl	F11=Transf	F18=Attach
					F24=More Keys

Improvement	31800	0.93%	365	42	\$34.03	
Improvement	31800	0.98%	365	141	\$120.39	
Land	35000	0.93%	365	183	\$163.20	
					\$317.61	
					\$310.62	
					\$6.99	1st half
Improvement	31800	0.98%	365	182	\$155.39	
Land	35000	0.93%	365	182	\$162.30	
					\$317.70	
					\$310.62	
					\$7.08	2nd half

05/30/25

5/15/25 08:55:22 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000105767 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01 . 000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 07 PRINCE ST. STE AC Tenant Name / Property Address
 FLUSHING NY. 000495 LESTER ST.
 11354 0000
 EDZ: CDA: Dsc1 OVL 62' Dsc2 LOT 13 & PT. OF 12 BLK 7 *Blck Internet
 Dsc3 495 LESTER ST. Dsc4 *Blck E-Check
 Map# PAG 17 DC 15 BLK 7 LOT 13 12
 GPIN 511 LESTER ST. Grantor: VIRGINIA INTERMONT COLLEGE

Land 12500 Acres (3) Assessment Loan# 0 Mor
 Use Class 1 *Zone ID# Code ACH FG/\$
 Impv. 19100 Par.(1)/Cd Date 00000000 Bill# 9473
 Mtn Land Ty/Rn/Lnd / Batch 1st Half 146.94
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 146.94
 Tot Value 31600 W BkPg BIPermt 000000 2H Addtl
 Total Tax Instrmt TF 2017 0000055 Tot. Tax 293.88
 F1=Prompt* Cons/Date 3300000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

19100	0.93%	365	42	\$20.44	
19100	0.98%	365	141	\$72.31	
12500	0.93%	365	183	\$58.28	
				\$151.03	
				\$146.94	
				\$4.09	1st half
19100	0.98%	365	182	\$93.33	
12500	0.93%	365	182	\$57.97	
				\$151.30	
				\$146.94	
				\$4.36	2nd half

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5/15/25 08:54:52 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000023612 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01 . 000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 Tenant Name / Property Address

59-07 PRINCE ST. STE AC
 FLUSHING NY 11354 0000
 000603 OAKVIEW AVE

EDZ: CDA:
 Dsc1 OVL LOT 5 BLK 13 Dsc2 *Blck Internet
 Dsc3 603 OAKVIEW AVE Dsc4 *Blck E-Check
 Map# PAG 17 DC 16 BLK 13 LOT 5
 GPIN 621 OAKVIEW AVE Grantor: VIRGINIA INTERMONT COLLEGE

Land 10300 Acres (3) 59 Assessment Loan# 0 Mor
 Use Class 4 *Zone ID# Code ACH FG/\$
 Impv. 372500 Par.(1)/Cd Date 00000000 Bill# 9482
 Mtn Land Ty/Rn/Lnd / Batch 00000000 1st Half 1780.02
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 1780.02
 Tot Value 382800 W BkPg BIPermt 000000 2H Addtl
 Total Tax Instrmt TF 2017 0000055 Tot. Tax 3560.04
 F1=Prompt* Cons/Date 3300000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

Improvement	372500	0.93%	365	42	\$398.63	
Improvement	372500	0.98%	365	141	\$1,410.19	
Land	10300	0.93%	365	183	\$48.03	
					\$1,856.85	
					\$1,780.02	
					\$76.83	1st half
Improvement	372500	0.98%	365	182	\$1,820.25	
Land	10300	0.93%	365	182	\$47.76	
					\$1,868.01	
					\$1,780.02	
					\$87.99	2nd half

05/30/25

5/15/25 08:56:25 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000316016 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01, 000 Batch
 US. MAGIS. INTL. EDUCATION CTR. SSN#1: 000000000 SSN#2: 000000000
 NC Tenant Name / Property Address
 9-07. PRINCE. ST. S.T.E. 4C
 FLUSHING NY. 001002 RUSSELL ST.

EDZ: CDA: 11354 0000
 Dsc1 GUMP, LOT 6, BLK 6 Dsc2 *Blck Internet
 Dsc3 1002 RUSSELL ST. Dsc4 *Blck E-Check
 Map# PAG 17 DC 17 BLK 6 LOT 6
 GPIN 1002 RUSSELL ST. Grantor: VI. COLLEGE

Land	12000	Acres (3)	Assessment	Loan# 0	Mor
Use		Class 4	*Zone	ID#	Code
Impv.	29700	Par.(1)/Cd	Date	00000000	ACH FG/\$
Mtn Land		Ty/Rn/Lnd	Batch		Bill# 9491
Timber		P BkPg 0000	St Excl 00		1st Half 193.91
Mineral		D BkPg D 623 148			1H Addtl
Tot Value	41700	W BkPg	BIPermt 0000000		2nd Half 193.90
Total Tax		Instrmt TF 2017 0000055			2H Addtl
F1=Prompt*		Cons/Date 330000 / 01172017			Tot. Tax 387.81
F2=Disc		F3=Exit	F4=Suppl	F11=Transf	F18=Attach
					F24=More Keys

Improvement	29700	0.93%	365	42	\$31.78	
Improvement	29700	0.98%	365	141	\$112.44	
Land	12000	0.93%	365	183	\$55.95	
					\$200.17	
					\$193.91	
					\$6.26	1st half
Improvement	29700	0.98%	365	182	\$145.13	
Land	12000	0.93%	365	182	\$55.65	
					\$200.78	
					\$193.90	
					\$6.88	2nd half

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5/15/25 08:56:10 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000293369 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01..000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 Tenant Name / Property Address
 9-07 PRINCE ST. STE AC
 LUSHING NY. 000508 BUCHANAN ST.
 11354 0000

EDZ: CDA:
 Dsc1 43.8' Dsc2 *Blck Internet
 Dsc3 508 BUCHANAN ST. Dsc4 *Blck E-Check
 Map# PAG 28 DC 1 BLK 29 LOT 8
 GPIN 508 BUCHANAN ST. Grantor: VIRGINIA INTERMONT. COLLEGE

Land 12500 Acres (3) Assessment Loan# 0 Mor
 Use Class 1 *Zone ID# Code ACH FG/\$
 Impv. 5500 Par.(1)/Cd Date 00000000 Bill# 9504
 Mtn Land Ty/Rn/Lnd Batch 1st Half 83.70
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 83.70
 Tot Value 18000 W BkPg BIPermt 0000000 2H Addtl
 Total Tax Instrmt TF 2017 0000055 Tot. Tax 167.40
 F1=Prompt* Cons/Date 330000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

Improvement	5500	0.93%	365	42	\$5.89	
Improvement	5500	0.98%	365	141	\$20.82	
Land	12500	0.93%	365	183	\$58.28	
					\$84.99	
					\$83.70	
					\$1.29	1st half
Improvement	5500	0.98%	365	182	\$26.88	
Land	12500	0.93%	365	182	\$57.97	
					\$84.84	
					\$83.70	
					\$1.14	2nd half

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5/15/25 08:55:28 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000129216 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status *Dist: 01 000 Batch
 US MAGIS INTL EDUCATION CTR SSN#1: 000000000 SSN#2: 000000000
 Tenant Name / Property Address
 89-07 PRINCE ST. STE AC
 FLUSHING NY 000808 MOORE ST 00000
 EDZ: CDA: 11354 0000 00000
 Dsc1 WOOD LOT PT 9-12 BLK 6 Dsc2 *Blick Internet
 Dsc3 808 MOORE ST Dsc4 *Blick E-Check
 Map# PAG 28 DC 2 BLK 6 LOT 9 10 1
 GPIN 808 MOORE ST Grantor: VIRGINIA INTERMONT COLLEGE

Land 16000 Acres (3) Assessment Loan# 0 Mor
 Use Class 1 *Zone ID# Code ACH FG/\$
 Impv. 356800 Par.(1)/Cd Date 00000000 Bill# 9506
 Mtn Land Ty/Rn/Lnd / Batch 1st Half 1733.52
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 1733.52
 Tot Value 372800 W BkPg BIPermt 000000 2H Addtl
 Total Tax Instrmt TF 2017 000005 Tot Tax 3467.04
 F1=Prompt* Cons/Date 330000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

Improvement	356800	0.93%	365	42	\$381.82	
Improvement	356800	0.98%	365	141	\$1,350.76	
Land	16000	0.93%	365	183	\$74.60	
					\$1,807.19	
					\$1,733.52	
					\$73.67	1st half
Improvement	356800	0.98%	365	182	\$1,743.53	
Land	16000	0.93%	365	182	\$74.20	
					\$1,817.73	
					\$1,733.52	
					\$84.21	2nd half

05/30/25

5/15/25 08:56:47 Real Estate Maintenance UPDATE User MHARDIN
 Acct# 000354961 001 CITY OF BRISTOL eBill? L-Chg 3/21/2025
 Owner/Name Address Adr Chg Y *Status .. *Dist: 01, 000 Batch
 US MAGIS INTL EDUCATION CTR..... SSN#1: 000000000 SSN#2: 000000000
 C..... Tenant Name / Property Address
 99-07 PRINCE ST STE 4C.....
 FLUSHING NY..... 000468 BOULDER LN.....

EDZ: CDA:
 Dsc1 OVL LOT 2 BLK 2 Dsc2 *Blck Internet
 Dsc3 468 BOULDER LN Dsc4 *Blck E-Check
 Map# PAG 28 DC 3 BLK 2 LOT 2
 GPIN 424 HARMELING ST Grantor: VI COLLEGE

Land 12000 Acres (3) Assessment Loan# 0 Mor
 Use Class A *Zone ID# Code ACH FG/\$
 Impv. 49900 Par.(1)7cd Date 00000000 BILL# 9517
 Mtn Land Ty/Rn/Lnd 7 Batch 1st Half 287.84
 Timber P BkPg 0000 St Excl 00 1H Addtl
 Mineral D BkPg D 623 148 2nd Half 287.83
 Tot Value 61900 W BkPg BIPermt 0000000 2H Addtl
 Total Tax Instrmt TF 2017 0000055 Tot Tax 575.67
 F1=Prompt* Cons/Date 3300000 / 01172017 Prort Dt 00000000
 F2=Disc F3=Exit F4=Suppl F11=Transf F18=Attach F24=More Keys

Improvement	49900	0.93%	365	42	\$53.40	
Improvement	49900	0.98%	365	141	\$188.91	
Land	12000	0.93%	365	183	\$55.95	
					\$298.26	
					\$287.84	
					\$10.42	1st half
Improvement	49900	0.98%	365	182	\$243.84	
Land	12000	0.93%	365	182	\$55.65	
					\$299.49	
					\$287.83	
					\$11.66	2nd half

05/30/25



**OFFICIAL RECEIPT
BRISTOL CITY CIRCUIT COURT
CIVIL**

DATE : 07/10/2025

TIME : 08:47:49

CASE # : 520CL2500041500

RECEIPT # : 25000003129

TRANSACTION # : 25071000008

CASHIER : KLF

REGISTER # : H580

FILING TYPE : COM

PAYMENT : FULL PAYMENT

CASE COMMENTS : CITY OF BRISTOL VIRGINIA v. U S MAGIS INTERNATIONAL

SUIT AMOUNT : \$0.00

ACCOUNT OF : CITY OF BRISTOL VIRGINIA

PAID BY : CITY OF BRISTOL VIRGINIA

CASH : \$0.00

DESCRIPTION 1 : COM:COMPLAINT - NO MONETARY DAMAGES

2 : PLAINTIFF: CITY OF BRISTOL VIRGINIA

3 : NO HEARING SCHEDULED

ACCOUNT CODE	DESCRIPTION	PAID
049	WRIT TAX (CIVIL)	\$0.00
106	TECHNOLOGY TRST FND	\$0.00
123	LEGAL AID SERVICES	\$0.00
147	INDIGENT ASSISTANCE (INA)	\$0.00
170	COURT TECHNOLOGY FUND	\$0.00

ACCOUNT CODE	DESCRIPTION	PAID
219	LAW LIBRARY	\$0.00
229	COURTHOUSE MAINTENANCE FEE (CHMF)	\$0.00
304	CIVIL FILING FEE (LAW & EQUITY)	\$0.00

TENDERED : \$ 0.00

AMOUNT PAID : \$ 0.00