



Office of the
City Manager

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July 16, 2025

U.S. Magis International Education Center, Inc.
Attn.: Tao Tao Zhang
3907 Prince Street
Suite 4C
Flushing, NY 11354-5308

U.S. Magis International Education Center, Inc
Attn.: Tao Tao Zhang
34 South Drive
Great Neck, NY 11021

John E. Kieffer
Attorney at Law
1934 Euclid Avenue
Bristol, VA 24201

Re: Virginia Business College Campus

Dear Mr. Zhang and Mr. Kieffer:

The City of Bristol has the authority to compel U.S. Magis to abate, raze, or remove a public nuisance pursuant to Va. Code § 15.2-900 and § 15.2-1115. At this time, your property constitutes a nuisance, and many of the buildings need to be repaired or razed to eliminate unsafe, dangerous, or unsanitary conditions.

The City is requesting you to abate the nuisance created by your lack of upkeep of the property within 30 days from the date of this letter, or an action will be filed in the Circuit Court for the City of Bristol, Virginia, to require you to abate the nuisance.

If you fail to take action within 30 days, the City has the right to abate or obviate the condition or nuisance and charge or collect the costs of such abatement or obviation, and those charges may be collected in any manner provided by law for the collection of local taxes.

Thank you for your attention to this matter. I have attached a non-exhaustive list of items that needs to be addressed within the next 30 days.

Sincerely,

A handwritten signature in blue ink that reads "Randall C. Eads".

Randall C. Eads



Virginia Intermont College- updated 7/9/2025

Main and secondary egress doors and hardware compromised and non-operable

Fire protection system compromised and in operable. Large sections removed and damaged

Ceiling tiles removed and damaged, exposing building systems

Drywall throughout damaged, exposing wiring and insulation

Possible mold and mildew damage due to damaged roof and windows

Plumbing systems, including piping and fixtures, damaged and compromised

Most windows damaged or removed, exposing interior to elements

Broken glass throughout interior and exterior, posing safety risk and injury.

Electrical panels, main and subpanels, wiring removed and damaged

Electrical transformers damaged and wiring cut and removed, exposed to weather

Building general wiring damaged, removed and compromised throughout

Roof systems compromised and damaged and leaking

Roof Gutter and drainage systems are damaged, overgrown with vegetation and not supported

Onsite surface water drainage systems compromised and insufficient

Site conditions around buildings overgrown and infested with rodent

Debris from past fires left onsite, possible asbestos material, posing health hazard

Several buildings not secure, open to unauthorized access, deeming buildings unsafe

Elevator cab and shaft damaged and poses safety risk, inoperable.

Several interior walls demolished, exposing shafts and compromising required fire rated assemblies

Exit doors, exit stairs and egress paths blocked and obstructed with debris

Safety guards and handrails damaged or removed

Building(s) exterior siding is compromised, deteriorating and falling off building(s)

Buildings due to no fire protection and being unsecure pose fire and safety risk.

Large amount of mechanical equipment damaged, disassembled and left onsite, blight and safety risk

Heating and air conditioning equipment and ductwork damaged and inoperable

Several Exterior stairs deteriorated and don't provide egress path to public way per Code

Extensive Vegetation growing on building exterior and compromising building systems

Onsite debris posing tripping and fall hazard

Majority of buildings onsite at VI College are considered condemned and uninhabitable.

To be deemed habitable, buildings will require proper permits and stamped architectural plans for extensive repair work. Upon issuance of permit(s), the repairs and new work shall be performed and proper inspections conducted. Upon receiving applicable City Departments approval and Building Official final inspection and approval, a new Certificate of Occupancy for each building will be required to occupy buildings and structures.