

Prepared by:
Gentry Locke Rakes & Moore
10 Franklin Road, S.E.
Roanoke, VA 24038

Grantee's Address:

125 ARROWHEAD
TRAIL, SUITE F
CHRISTIANSBURG, VA 24073

Tax Map Number: 496-24-1C

THIS DEED OF EASEMENT, made as of this 17th day of December, 2007, by and between party of the first part, CHRISTIANSBURG INSTITUTE ALUMNI ASSOCIATION, Grantor; and CHRISTIANSBURG INSTITUTE, INC. party of the second part, Grantee.

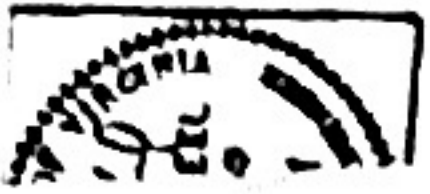
WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00), cash in hand, paid by the Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants and conveys with General Warranty and Modern English Covenants of Title unto the Grantee, its successors and assigns, a non-exclusive, perpetual easement for the purpose of ingress, egress, and parking as contemplated by the Site Dimensional Plan attached hereto as Attachment A, over and across the entire parcel of land more particularly described as:

All of New Lot 1C, containing 1.50 acres, more or less, as shown on a plat of survey entitled "Final Plat for Resubdivision of Lot 1, Via Industrial Park, prepared by Rainey Engineering dated August 26, 1996, a copy of said plat being recorded in the Clerk's Office of the Circuit Court of Montgomery County in Plat Book 16, page 670.

This Deed of Easement shall run with title to the property, and shall be binding upon the Grantor's successors and assigns.

RECORDED IN
MONTGOMERY COUNTY, VA
TIFFANY M. COUCH
CLERK OF CIRCUIT COURT
FILED Aug 10, 2023
AT 01:46 pm
INSTR # 2023004646



WITNESS the following signature and seal:

Handwritten signature of Jacqueline H. Eaves

President

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this 4th day of

December, 2007, by Jacqueline Eaves.

Handwritten signature of Meagan C. Jones

Notary Public

My Commission Expires: 2-28-11





Attachment A

All reports, plans, specifications, contracts, and other documents prepared by the engineer/landscape architect and all instruments of service shall remain the property of the engineer/landscape architect. The engineer/landscape architect shall retain all copyright and other intellectual rights, including the right to use the engineer's/landscape architect's name in connection with the engineer's/landscape architect's business.

studioAMMONS
 235 H. Mark of David
 Petersburg, VA 23808
 P 804.722.9697
 F 804.722.9699
 www.studioammons.com

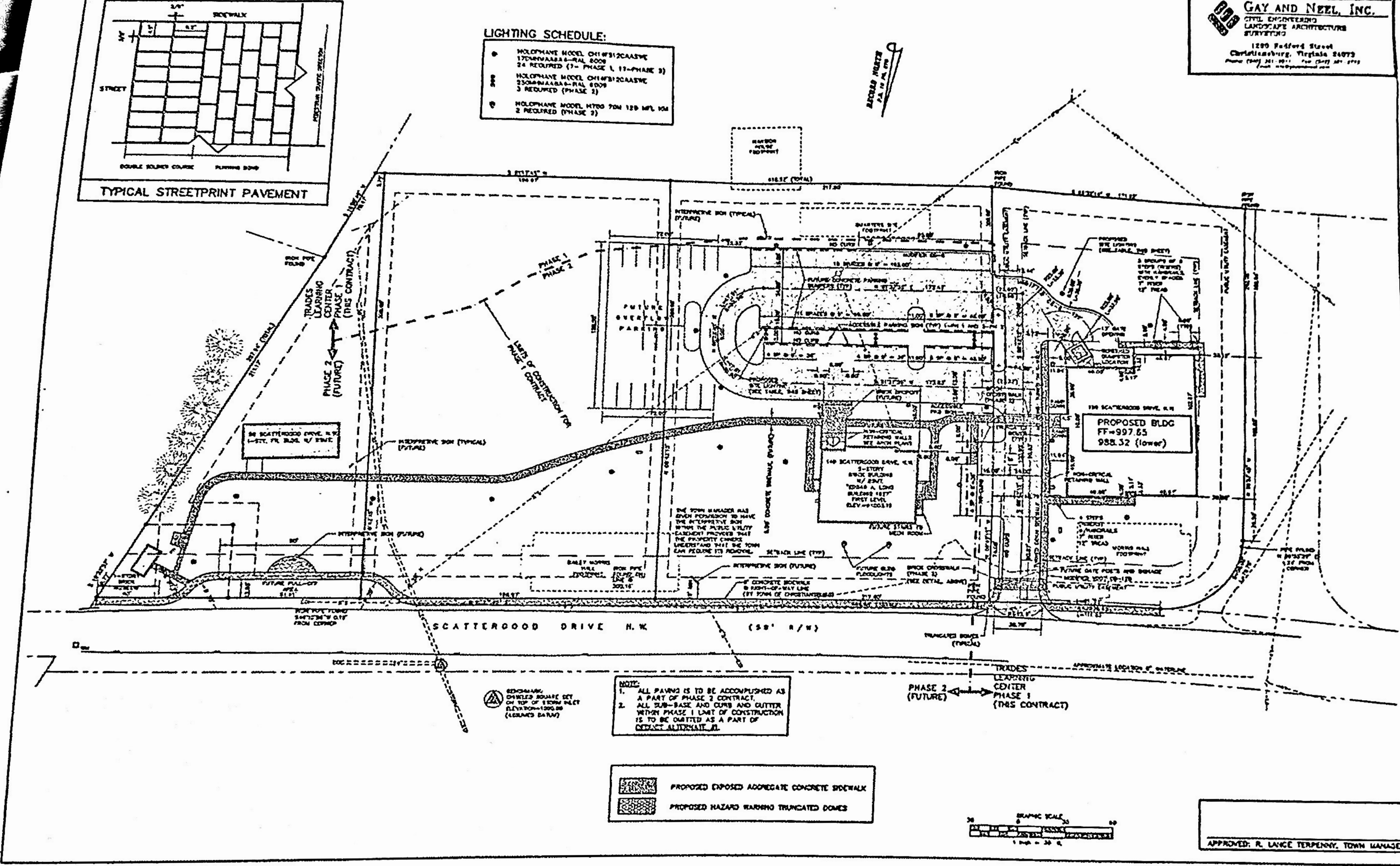
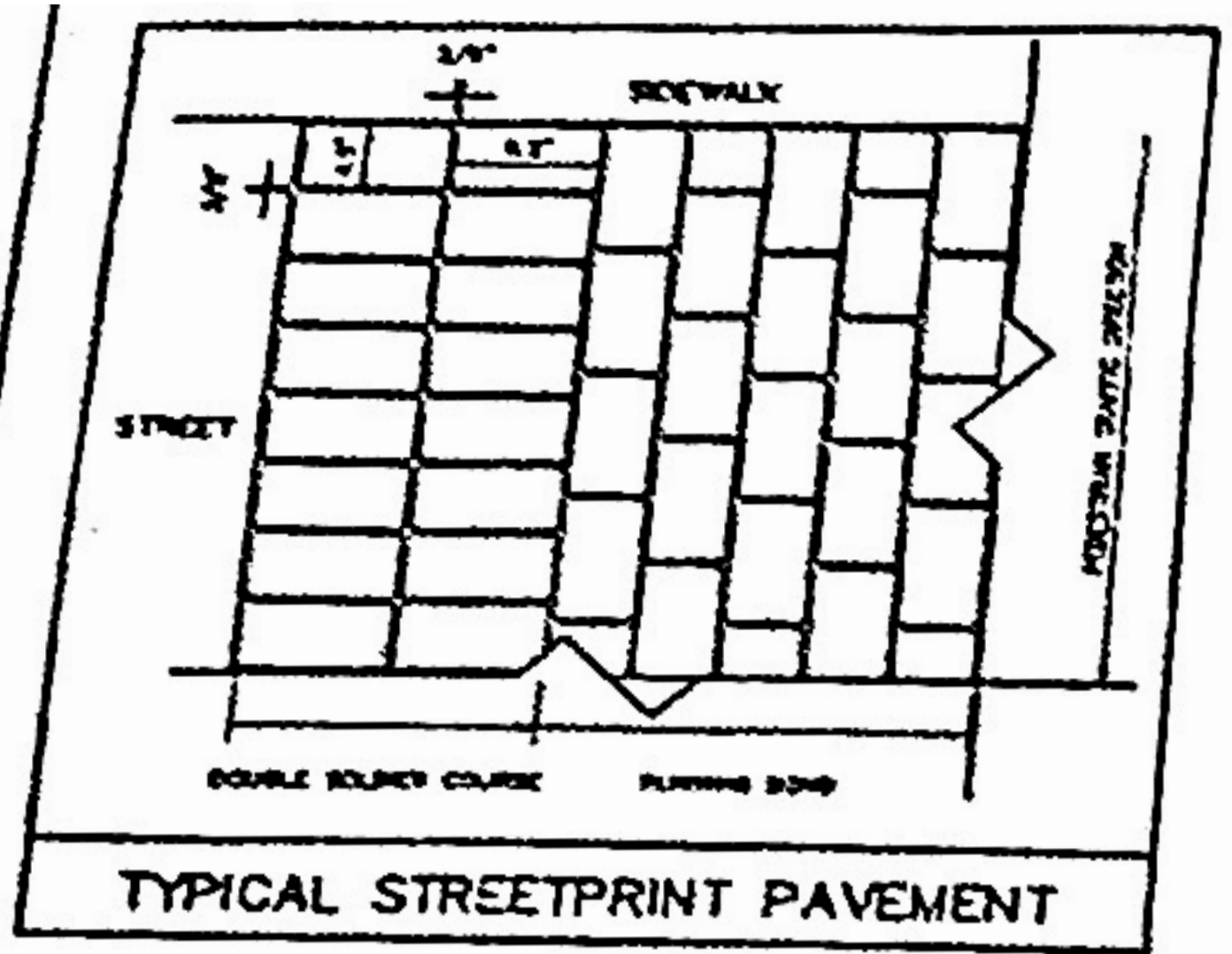
ARCHITECTURAL ALTERNATIVES
 300 Professional Park Lane, Suite 101
 Christiansburg, Virginia 24003-9879
 (540) 721-1100 Fax: (540) 721-0434

Christiansburg Institute
 Trades Learning Center
 414 E. 1st Street, Christiansburg, VA 24003

SITE DIMENSIONAL PLAN
 FILE: 13182.076/77482-SP 2023

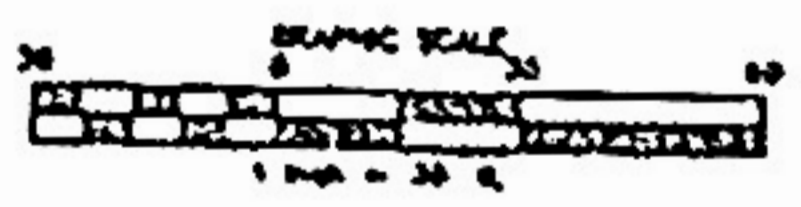
PERIOD	DATE
24	8/10/23
DRAWN	PROJECT
US	1246
CHECKED	
APPROVED	C
	103

- LIGHTING SCHEDULE:**
- HOLLOWAY MODEL CH145120AA5WC 170W/MA8-B-RAL 8008 24 REQUIRED (7- PHASE 1, 17-PHASE 2)
 - HOLLOWAY MODEL CH145120AA5WC 230W/MA8-B-RAL 8009 3 REQUIRED (PHASE 2)
 - HOLLOWAY MODEL H700 70W 120 MFL 104 2 REQUIRED (PHASE 2)



NOTE:
 1. ALL PAVING IS TO BE ACCOMPLISHED AS A PART OF PHASE 2 CONTRACT.
 2. ALL SUB-BASE AND CURB AND GUTTER WITHIN PHASE 1 LIMIT OF CONSTRUCTION IS TO BE OBTAINED AS A PART OF CONTRACT ALTERNATE #1.

- PROPOSED EXPOSED AGGREGATE CONCRETE SIDEWALK
- PROPOSED HAZARD WARNING TRUNCATED DOMES



APPROVED: R. LANCE TERPENNY, TOWN MANAGER

INSTRUMENT # 2023004646
 RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
 Aug 10, 2023 AT 01:46 pm
 TIFFANY M. COUCH, CLERK by BMC