

*Prepared by: Robin E. Walker (VSB # 73505)
Sands Anderson PC, 919 E. Main Street, Suite 2300, Richmond, Virginia 23219*

Tax Map Parcel 60-24C6
Consideration: \$10.00

Prepared without the benefit of a title examination.

This deed is exempt from state recordation taxes pursuant to Va. Code Sec. 58.1-811(C)(4) and is exempt from the fees imposed by Va. Code Sec. 17-275 pursuant to Va. Code Sec. 17-266

THIS DEED OF VACATION OF EASEMENT (“Deed”) is made as of this _____ day of _____, 2025, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia (“City”), “Grantor”, and **GS OLD IVY PROPERTY OWNER BFR, LLC**, a Delaware limited liability company, “Grantee”, whose address is _____

RECITALS:

WHEREAS, Grantee owns certain real property in the Albemarle County, Virginia, shown on the 2024 Vacation Easement (as defined below); and

WHEREAS, a Deed of Easement dated August 17, 1990, was recorded in the Clerk’s Office of Albemarle County, as Book No. 1131, Page 518 (the “Easement Deed”) and a Plat, dated August 17, 1990, entitled “Plat Showing a Survey of a Proposed Water Line & Gas Line Easement to be Granted to The Albemarle County Service Authority and The City of Charlottesville by University Village, Limited Partnership Across Tax Map 60 Parcel 24C Jack Jouett Magisterial District Albemarle County, Virginia” was attached to a Deed of Easement dated August 17, 1990, recorded in the aforesaid Clerk’s Office as Book No. 1131, Page 617, that established and dedicated to the City, a 15’ permanent public utility easement (the “Easement”); and

WHEREAS, the Easement is shown on the plat attached hereto as Exhibit A and entitled “Exhibit Showing A City of Charlottesville, Virginia 15’ Prescriptive Gas Easement to be Vacated Across the Property of GS Old Ivy Property Owner BFR, LLC and GS Old Ivy Property Owner MF, LLC Jack Jouett District, Albemarle County, Virginia”; and

WHEREAS, Grantee requested the City to vacate and release the Easement pursuant to Virginia Code Sec. 15.2-2270; and

WHEREAS, by ordinance adopted by City Council, attached hereto as Exhibit B, the execution of this Deed of Vacation of Easement was authorized.

WITNESSETH:

NOW, THEREFORE, for and in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Incorporation of Recitals. The above recitals are incorporated herein as matters of contract and not mere recitals.

2. Vacation of Easements. The City hereby does hereby VACATE, RELEASE and EXTINGUISH the Easement.

3. Abandonment. Any and all utility lines, pipes and facilities within the Easement (the “Facilities”) are hereby abandoned by the City and upon recordation of this Deed automatically inure to the Grantee who hereby accepts the Facilities to the extent they exist in “as-is, where-is” condition. The City shall have no liability associated with the Facilities and Grantee shall indemnify and hold the City harmless against any claims or damages related to the Facilities or the Easement.

[Signatures Appear on the Following Page]

IN WITNESS WHEREOF, the Mayor of the City of Charlottesville, Virginia, has signed this Deed pursuant to an ordinance adopted _____, 2025.

WITNESS the following signatures and seals.

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
Juandiego Wade, Mayor

COMMONWEALTH OF VIRGINIA
City of Charlottesville, Virginia

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by Juandiego Wade, Mayor of the City of Charlottesville, Virginia, on this _____ day of _____, 202_.

Notary Public

Registration #: _____

Approved as to form:

*Name: Robin E. Walker
Sands Anderson, PC, Acting City Attorney*

EXHIBIT A

Vacation Plat

(see attached)

EXHIBIT B

Ordinance

(see attached)