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G. MARSHALL MUNDY
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T. DANIEL FRITH, III
CHERYL WATSON SMITH

September 20, 1993

Tom's Creek Prop.

Marshall J. Frank, Esq.
504 S. Main St.
Blacksburg, VA 24060

Dear Marshall:

This letter will serve to follow-up on our recent telephone conversation in regard to Carriage Square, Ltd.'s purchase of real estate owned by Frank Teske on Tom's Creek Road in Blacksburg, Virginia. It is my understanding that you represent Carriage Square, Ltd. and that your clients are aware of a plat prepared on November 4, 1991 reflecting Mr. Teske's unauthorized use of adjacent property on Tom's Creek Road now owned by me and my brothers. I have enclosed a copy of that plat for your review. The plat indicates that Carriage Square, Ltd. will be utilizing approximately 71 feet of road frontage which is not part of its property but a part of our 3.3 acre tract. Additionally, the plat reflects the fact that one of the paved parking lots is entirely within the boundaries of our property.

Please consider this letter our written agreement that Carriage Square, Ltd. may continue its unauthorized use of our property but that it expressly admits that it has no present or future claim to the property by way of adverse possession or otherwise. Further, your client's endorsement and return of this letter to me acknowledges that it will cease its unauthorized use of the property upon request from me or my brothers.

I appreciate your cooperation in resolving this matter. We do not have any present intention of using or developing our tract but it is possible that we may explore commercial or other investment possibilities in the future.

Marshall J. Frank, Esq.
September 20, 1993
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I have enclosed a self-addressed, stamped envelope for your convenience in returning this letter to me. Please call me if you have any additional questions.

Very truly yours,



T. Daniel Frith, III

TDF/cfb
Enclosures

c: Mr. Thomas D. Frith, Jr.
Mr. Patrick Frith
Mr. Eric Frith

Carriage Square, Ltd.

By George W. Lester II
Its President

Nov 30, 1993
Date