

EASEMENTS/AGREEMENTS AS LISTED IN SCHEDULE B – PART II
OF TITLE COMMITMENT No. VA2501980

- 3

EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY
D.B. 433, PG. 56

AFFECTS – SHOWN
- 4

EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
OF VIRGINIA
D.B. 435, PG. 792

AFFECTS – SHOWN
- 5

EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY
D.B. 132, PG. 303

AFFECTS CAN NOT BE DETERMINED
FROM RECORD DOCUMENT
- 6

RESTRICTIONS AND COVENANTS
INST. 202200167

AFFECTS – NOT A MATTER OF SURVEY
- 7

TERMS, RESTRICTIONS, COVENANTS, AND AGREEMENTS
D.B. 466, PG. 910

AFFECTS – NOT A MATTER OF SURVEY
- 8

EASEMENT GRANTED TO THE CITY OF PETERSBURG, A MUNICIPAL
CORPORATION
D.B. 434, PG. 4

AFFECTS – SHOWN
- 9

EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY
D.B. 189, PG. 680
P.B. 14, PG. 56

AFFECTS CAN NOT BE DETERMINED
FROM RECORD DOCUMENT
- 10

EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA
D.B. 395, PG. 535

AFFECTS – SHOWN
- 11

EASEMENT GRANTED TO THE CITY OF PETERSBURG
D.B. 434, PG. 1

AFFECTS – SHOWN
- 12

EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY
D.B. 644, PG. 676

AFFECTS – SHOWN
- 13

EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY
D.B. 132, PG. 324

AFFECTS CAN NOT BE DETERMINED
FROM RECORD DOCUMENT

BOXED NUMBERS CORRESPOND TO EXCEPTION NUMBERS AS LISTED IN TITLE
COMMITMENT.

NOTES

1. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE
COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY No.
VA2501980, DATED SEPTEMBER 18, 2025.
2. THE PROPERTIES DESCRIBED ON THIS SURVEY DO NOT LIE WITHIN
A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTIES LIE
WITHIN ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP
(FIRM) 5101120036D, DATED DECEMBER 15, 2022, 2022.
3. ZONING: PARCELS 1, 2, AND 3 – M-1.
PARCELS 4 AND 5 – B-2.
4. PARCELS 1, 2, AND 3 HAVE DIRECT ACCESS TO CORPORATE ROAD,
WHICH IS A DEDICATED PUBLIC RIGHT OF WAY. PARCEL 3 AND 4
HAVE DIRECT ACCESS TO ALLEGHENY AVENUE, WHICH IS A PUBLIC
DEDICATED RIGHT OF WAY, BUT IS UNIMPROVED. PARCELS 4 AND
5 HAVE DIRECT ACCESS TO RIVES ROAD, WHICH IS A PUBLIC
DEDICATED RIGHT WAY.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING
CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE
PROCESS OF CONDUCTING THE FIELDWORK.
6. SURVEYOR RECEIVED NO INFORMATION IN REGARDS TO PROPOSED
CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF
RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. NO ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELDWORK.
8. PROPERTIES SURVEYED ARE THE SAME PROPERTIES AS DESCRIBED
IN EXHIBIT "A" OF TITLE COMMITMENT No. VA2501980, DATED
SEPTEMBER 18, 2025, ISSUED BY CHICAGO TITLE INSURANCE
COMPANY.
13. PROPERTIES ARE CONTIGUOUS ALONG THEIR BOUNDARY LINES WITH
NO GAPS, STRIPS OR GORES.
14. NO EVIDENCE OF ANY CEMETERY, BURIAL GROUNDS OR INDIVIDUAL
GRAVE SITES WERE OBSERVED IN THE PROCESS OF CONDUCTING
THE FIELD WORK.
15. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR
SANITARY LANDFILL WERE OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELD WORK.

CERTIFICATION

TO: HOLLAND INDUSTRIAL GROUP, LLC, A FLORIDA LIMITED LIABILITY
COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 14, 16,
AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED
ON NOVEMBER 10, 2025.



LEGAL DESCRIPTION – PARCEL 1

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH
IMPROVEMENTS THEREON AND APPURTENANCES THERETO, BELONGING,
LYING AND BEING IN THE CITY OF PETERSBURG, VIRGINIA, CONTAINING
1.913 ACRES, MORE OR LESS, IN EASTWOOD CORPORATE PARK, ALL AS
SHOWN ON PLAT ENTITLED, "EASTWOOD CORPORATE PARK, PETERSBURG,
VIRGINIA," MADE BY CHARLES C. TOWNES & ASSOCIATES, P. C., CIVIL
ENGINEERS-PLANNERS-LAND SURVEYORS, DATED MARCH 31, 1987,
REVISED MAY 22, 1989, RECORDED AUGUST 29, 1989, IN THE CLERK'S
OFFICE, CIRCUIT COURT, CITY OF PETERSBURG, VIRGINIA IN PLAT BOOK
5, PAGE 28, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A
MORE PARTICULAR DESCRIPTION.

LEGAL DESCRIPTION – PARCEL 2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE
APPURTENANCES THERETO BELONGING, LYING, BEING AND SITUATE IN
THE CITY OF PETERSBURG, VIRGINIA (FORMERLY PRINCE GEORGE COUNTY)
ON THE WEST SIDE OF CORPORATE ROAD (FORMERLY EASTWOOD ROAD)
AND BEING SHOWN AND DESIGNATED AS "1.474 ACRES, PHASE I," ON
THAT CERTAIN SUBDIVISION PLAT ENTITLED, "EASTWOOD CORPORATE
PARK, PETERSBURG, VIRGINIA," DATED MARCH 31, 1987, REVISED MAY
22, 1989, MADE BY CHARLES C. TOWNES & ASSOCIATES, AND RECORDED
ON AUGUST 29, 1989, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF
PETERSBURG, VIRGINIA, IN DEED BOOK 466, PAGE 910.

LEGAL DESCRIPTION – PARCEL 3

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH
IMPROVEMENTS THEREON AND APPURTENANCES THERETO, BELONGING,
LYING AND BEING IN THE CITY OF PETERSBURG, VIRGINIA, DESIGNATED
AS NEW PARCEL 2 AS SHOWN ON PLAT ENTITLED "PLAT SHOWING A
BOUNDARY LINE ADJUSTMENT OF 3 PARCEL OF LAND CONTAINING 18.288
ACRES OF LAND SITUATED ON THE EASTERN SIDE OF ALLEGHENY
AVENUE, CITY OF PETERSBURG, VIRGINIA," MADE BY TOWNES SITE
ENGINEERING, DATED JANUARY 24, 2020, RECORDED IN THE CLERK'S
OFFICE, CIRCUIT COURT, THE CITY OF PETERSBURG, VIRGINIA IN PLAT
BOOK 7, PAGE 36, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A
MORE PARTICULAR DESCRIPTION.

LEGAL DESCRIPTION – PARCEL 4

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH
IMPROVEMENTS THEREON AND APPURTENANCES THERETO, BELONGING,
LYING AND BEING IN THE CITY OF PETERSBURG, VIRGINIA, DESIGNATED
AS NEW PARCEL 1 AS SHOWN ON PLAT ENTITLED "PLAT SHOWING A
BOUNDARY LINE ADJUSTMENT OF 3 PARCEL OF LAND CONTAINING 18.288
ACRES OF LAND SITUATED ON THE EASTERN SIDE OF ALLEGHENY
AVENUE, CITY OF PETERSBURG, VIRGINIA," MADE BY TOWNES SITE
ENGINEERING, DATED JANUARY 24, 2020, RECORDED IN THE CLERK'S
OFFICE, CIRCUIT COURT, THE CITY OF PETERSBURG, VIRGINIA IN PLAT
BOOK 7, PAGE 36, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A
MORE PARTICULAR DESCRIPTION.

LEGAL DESCRIPTION – PARCEL 5

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH THE
IMPROVEMENTS THEREON, SITUATE IN THE CITY OF PETERSBURG
(FORMERLY RIVES MAGISTERIAL DISTRICT, PRINCE GEORGE COUNTY),
VIRGINIA, ABOUT THREE AND ONE-HALF MILES FROM PETERSBURG, EAST
OF THE JERUSALEM PLANK ROAD, AND CONTAINING THREE ACRES, LESS
A TRIANGULAR STRIP OF LAND LOCATED AT THE SOUTHWEST END OF
SAID TRACT, LYING BETWEEN THE PUBLIC ROAD AND THE PROPERTY OF
J.H. WATSON

LESS AND EXCEPT THAT PARCEL OF LAND CONVEYED TO KENNY N.
ELLIS, BY DEED FROM WILLIAM HENRY JONES AND LILLIAN B. JONES, HIS
WIFE, DATED MAY 24, 1956, RECORDED OCTOBER 21, 1958, IN THE
AFORESAID CLERK'S OFFICE, IN DEED BOOK 163. PAGE 577.

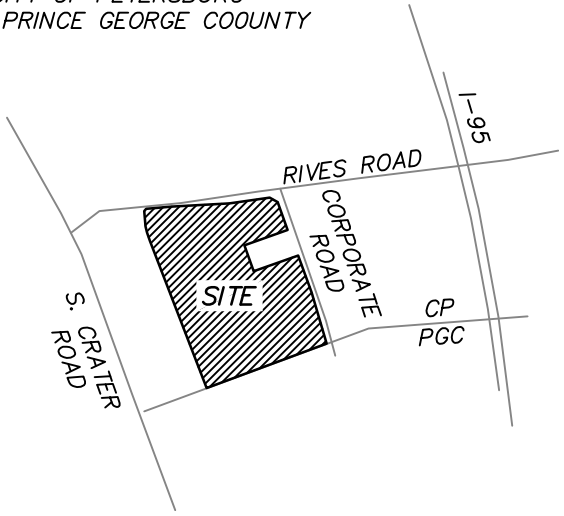
LESS AND EXCEPT THAT PARCEL OF LAND CONVEYED TO GEORGE J.
COTTON, BY DEED FROM WILLIAM H. JONES AND LILLIAN B. JONES,
HUSBAND AND WIFE, DATED OCTOBER 20, 1964, RECORDED OCTOBER 20,
1964, IN THE AFORESAID CLERK'S OFFICE, IN DEED BOOK 182, PAGE 247.

LESS AND EXCEPT THAT PARCEL OF LAND CONVEYED TO LESTER V.
THORNTON, JR., AND LAVERNE G. THORNTON, HUSBAND AND WIFE, BY
DEED FROM WILLIAM H. JONES AND LILLIAN B. JONES, HIS WIFE, DATED
JULY 10, 1968, RECORDED OCTOBER 8, 1968, IN THE AFORESAID
CLERK'S OFFICE, IN DEED BOOK 198, PAGE 299.

LESS AND EXCEPT THAT PARCEL OF LAND CONVEYED TO WILLIE B.
EDLOW AND ELINOR S. EDLOW, HUSBAND AND WIFE, BY DEED FROM
WILLIAM H. JONES AND LILLIAN W. JONES, HUSBAND AND WIFE, DATED
JULY 27, 1970, RECORDED JULY 29, 1970, IN THE AFORESAID
CLERK'S OFFICE, IN DEED BOOK 204, PAGE 364.

LESS AND EXCEPT THAT PARCEL OF LAND CONVEYED TO JAMES J.
SPENCER AND JOYCE W. SPENCER, HUSBAND AND WIFE, BY DEED FROM
WILLIAM H. JONES AND LILLIAN B. JONES, HUSBAND AND WIFE, DATED
OCTOBER 17, 1991, RECORDED DECEMBER 30, 1991, IN THE CLERK'S
OFFICE, CIRCUIT COURT, CITY OF PETERSBURG, VIRGINIA, IN DEED BOOK
493, PAGE 701.

CP – CITY OF PETERSBURG
PGC – PRINCE GEORGE COOUNTY



VICINITY MAP – NOT TO SCALE

LEGEND

IRF	IRON REBAR FOUND
IRS	IRON REBAR SET
PE	VEPCO EASEMENT
C&PE	CHESAPEAKE & POTOMAC EASEMENT
WLE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
EP	EDGE PAVEMENT
C&G	CURB & GUTTER
ET	ELECTRIC TRANSFORMER
☼	LIGHT POLE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WM	WATER VALVE
☪	UTILITY POLE
⤵	GUY WIRE
----	OVERHEAD UTILITY LINE
MF	METAL FENCE
CLF	CHAIN LINK FENCE
----	FENCE
FOM	FIBER OPTIC MARKER
GLM	GAS LINE MARKER
RP	RAMP
CD	COVERED DOCK
LD	LOADING DOCK
GEN	GENERATOR
SH	SHED
BO	BUILDING OVERHANG
CE	CONCRETE ENTRANCE
GM	GAS METER
BL	BOLLARD
	CONCRETE
	ASPHALT
	GRAVEL
(L##)	TIE LINE

ALTA/NSPS LAND TITLE SURVEY OF
SIX (6) PARCELS OF LAND
22.848 ACRES (TOTAL)
SITUATED ON THE SOUTHERN SIDE OF
RIVES ROAD, STATE ROUTE 629
AND THE WESTERN SIDE OF
CORPORATE ROAD
CITY OF PETERSBURG, VIRGINIA

SCALE: N/A

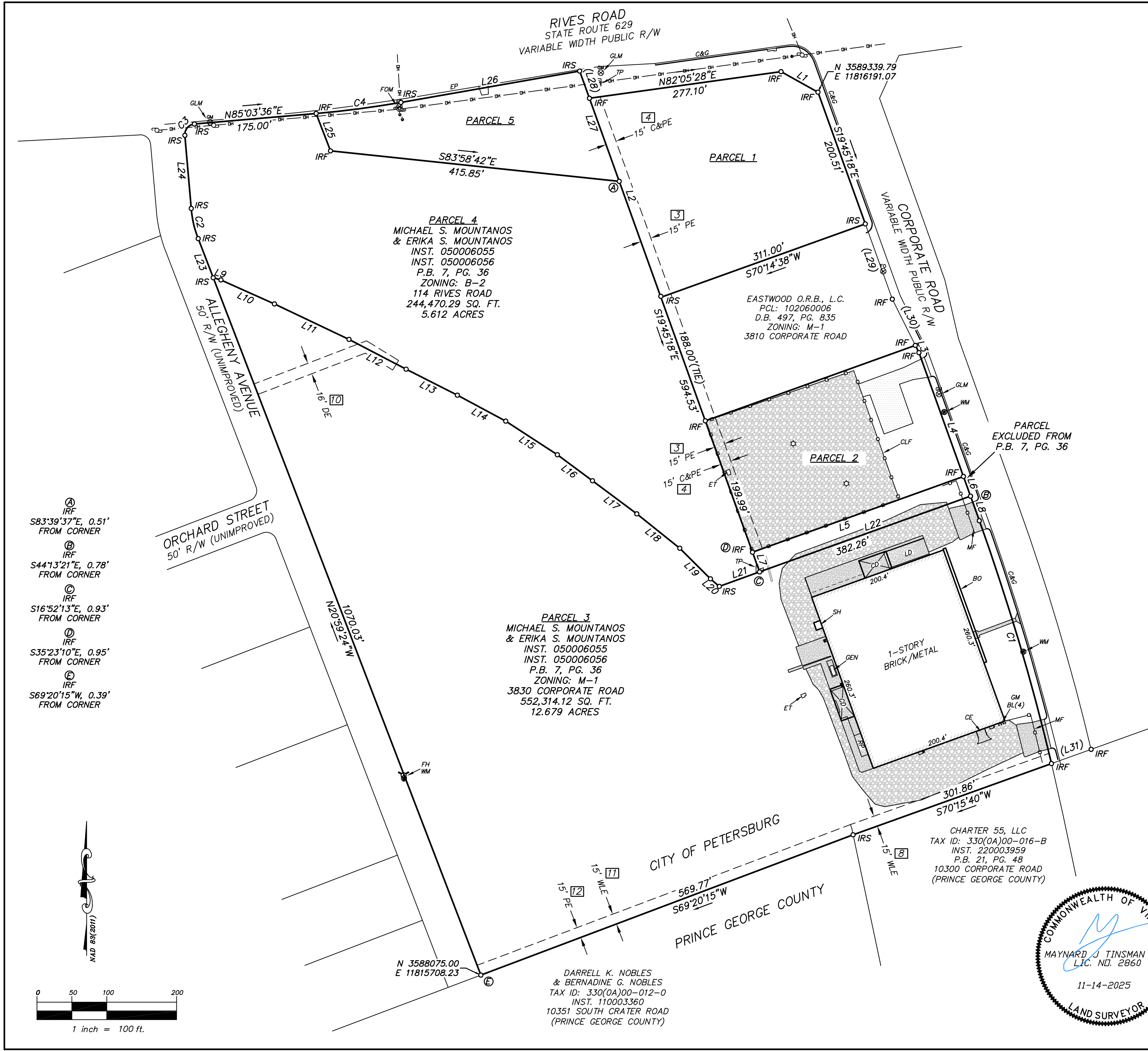
NOVEMBER 14, 2025

Townes
SITE ENGINEERING

1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VIRGINIA 23114

PHONE: (804) 748-9011 FAX: (804) 748-2590

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	3234.27'	363.13'	6°25'59"	S16°32'19"E	362.94'
C2	158.83'	44.49'	16°02'57"	N12°59'17"W	44.34'
C3	15.00'	23.57'	90°01'24"	N40°02'54"E	21.22'
C4	1402.17'	122.51'	5°00'21"	N82°33'25"E	122.47'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°54'22"E	60.48'
L3	S26°27'53"E	11.57'
L4	S19°45'18"E	188.51'
L5	S70°14'47"W	321.00'
L7	N19°45'18"W	594.53'
L9	S73°56'13"E	11.56'
L10	S65°50'42"E	83.92'
L11	S64°33'34"E	118.28'
L12	S62°28'05"E	92.28'
L13	S63°04'58"E	82.32'
L14	S61°45'08"E	78.55'
L15	S56°58'03"E	88.22'
L16	S53°27'03"E	62.64'
L17	S53°14'47"E	79.22'
L18	S51°19'37"E	78.80'
L19	S45°04'00"E	62.08'
L20	S49°32'57"E	16.68'
L21	N70°14'47"E	61.26'
L23	N20°59'24"W	60.00'
L24	N04°57'48"W	105.10'
L25	S20°59'24"E	57.34'
L26	N80°03'14"E	259.85'
L27	S19°45'18"E	167.78'
L28	S19°45'18"E	41.38'
L29	S19°45'18"E	114.49'
L30	S26°27'53"E	74.02'
L31	N70°15'40"E	60.37'

PARCEL 1
ERIKA AND MICHAEL MOUNTANOS
FAMILY TRUST
PCL ID: 102060007
INST. 100000208
ZONING: M-1
3800 CORPORATE ROAD
83,329.00 SQ. FT.
1.913 ACRES

PARCEL 2
ERIKA STAMOS-MOUNTANOS
& MICHAEL S. MOUNTANOS,
TRUSTEES OF THE
ERIKA AND MICHAEL MOUNTANOS
FAMILY TRUST DATED
JUNE 29, 2009
PCL ID: 102060005
INST. 202200167
ZONING: M-1
3820 CORPORATE ROAD
64,190.24 SQ. FT.
1.474 ACRES

PARCEL EXCLUDED
FROM BOUNDARY
LINE ADJUSTMENT
P.B. 7, PG. 36
MICHAEL S. MOUNTANOS
& ERIKA S. MOUNTANOS
INST. 050006056
9,629.92 SQ. FT.
0.221 ACRES

PARCEL 5
MICHAEL S. MOUNTANOS
& ERIKA STAMOS MOUNTANOS
PCL ID: 101110001
INST. 090000433
ZONING: B-2
146 RIVES ROAD
41,334.79 SQ. FT.
0.949 ACRES

PARCEL 3
MICHAEL S. MOUNTANOS
& ERIKA S. MOUNTANOS
INST. 050006055
INST. 050006056
P.B. 7, PG. 36
ZONING: M-1
3830 CORPORATE ROAD
552,314.12 SQ. FT.
12.679 ACRES

PARCEL 4
MICHAEL S. MOUNTANOS
& ERIKA S. MOUNTANOS
INST. 050006055
INST. 050006056
P.B. 7, PG. 36
ZONING: B-2
114 RIVES ROAD
244,470.29 SQ. FT.
5.612 ACRES

EASTWOOD O.R.B., L.C.
PCL: 102060006
D.B. 497, PG. 835
ZONING: M-1
3810 CORPORATE ROAD

CHARTER 55, LLC
TAX ID: 330(OA)00-016-B
INST. 220003959
P.B. 21, PG. 48
10300 CORPORATE ROAD
(PRINCE GEORGE COUNTY)

DARRELL K. NOBLES
& BERNADINE G. NOBLES
TAX ID: 330(OA)00-012-0
INST. 110003360
10351 SOUTH CRATER ROAD
(PRINCE GEORGE COUNTY)

ALTA/NSPS LAND TITLE SURVEY OF
SIX (6) PARCELS OF LAND
22.848 ACRES (TOTAL)
SITUATED ON THE SOUTHERN SIDE OF
RIVES ROAD, STATE ROUTE 629
AND THE WESTERN SIDE OF
CORPORATE ROAD
CITY OF PETERSBURG, VIRGINIA
SCALE: 1" = 100'
NOVEMBER 14, 2025



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PHONE: (804) 748-9011 FAX: (804) 748-2590

DRAWN BY: MJT

PROJECT No: 20180457

CHECKED BY:

SHEET 2 OF 2