

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 AFFECTS CAN NOT BE DETERMINED  
P.B. 14, PG. 56 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.

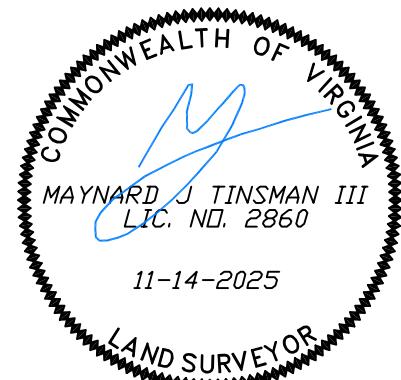
NOTES

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 CORES.
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 B. JONES, HIS 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, HIS 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  
PCC - PRINCE GEORGE COUNTY



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
LP	LIGHT POLE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WM	WATER VALVE
UP	UTILITY POLE
GW	GUY WIRE
OU	OVERHEAD UTILITY LINE
MF	METAL FENCE
CLF	CHAIN LINK FENCE
F	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
CON	CONCRETE
ASPH	ASPHALT
GRA	GRAVEL
(#)	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

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MIDLOTHIAN, VIRGINIA 23114  
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