

5.589 ACRES PRINCE GEORGE COUNTY, VA

REDUCED PRICE ~ \$99,000



REPRESENTED BY:

G. EDMOND MASSIE, IV
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(804) 754-3474

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ALC, VLS
(804) 754-3476

JEFFREY S. HUFF
ALC, FORESTER
(804) 750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PLAT – 2.19 ACRES
- III. PLAT – CROWN CASTLE 09
LLC: CELL TOWER SITE
- IV. TAX MAP
- V. LOCATION MAP
- VI. AERIAL PHOTOGRAPH
- VII. TOPOGRAPHIC MAP
- VIII. ZONING MAP

PROPERTY DESCRIPTION

The Subject Property is shown on Prince George County tax records as 430(0A)00-034-0 and 430(0A)00-033-B. According to those records, it contains 5.589 acres. The property is currently zoned B-1 and is located on the east side of South Crater Road and on the west side of Interstate 95 approximately one-half mile north of Interstate 95 (Exit 45).

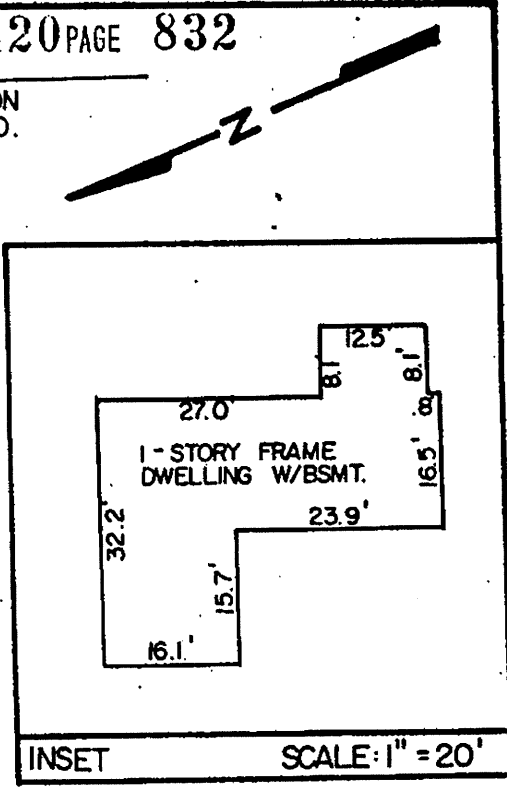
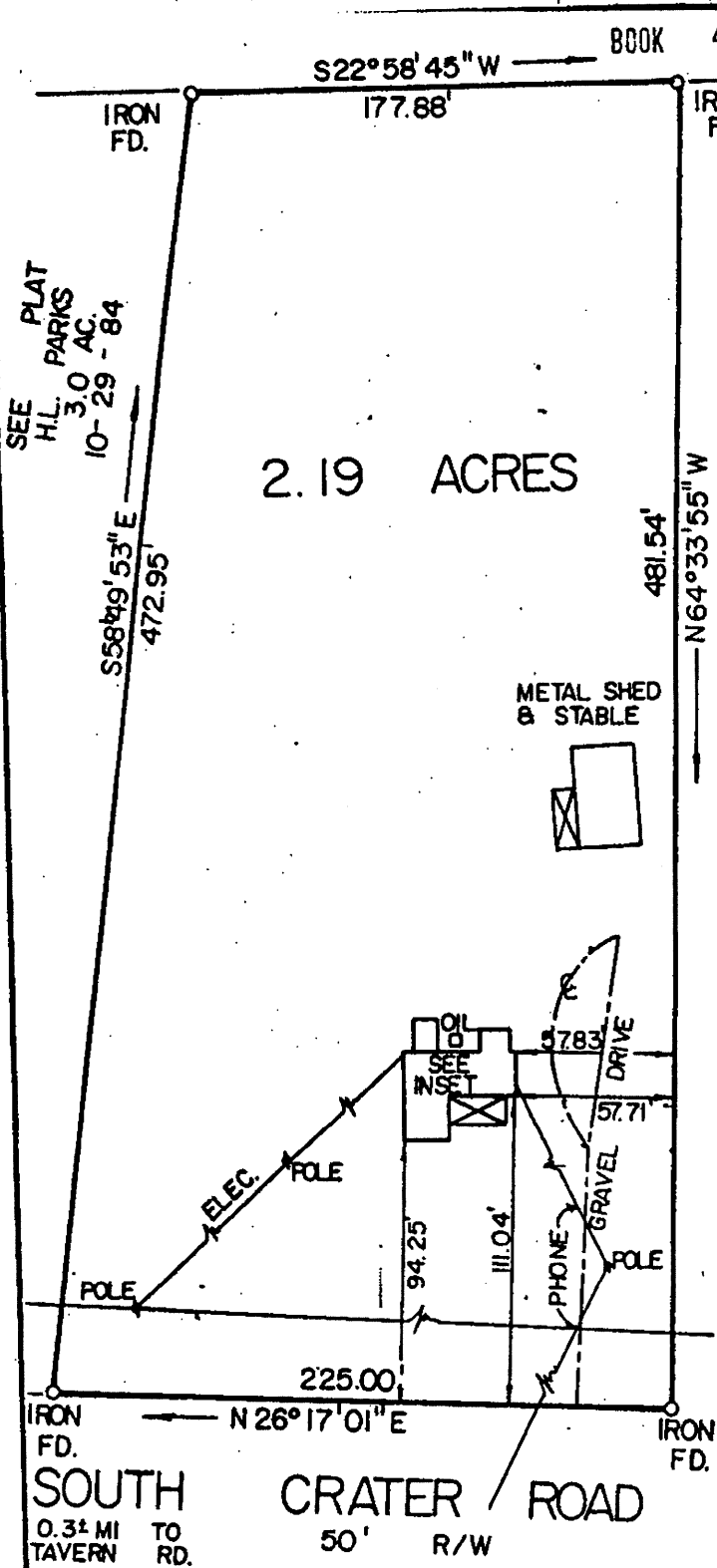
There is 225 feet frontage on South Crater (Route 301) per the plat. There is approximately 1,350 feet +/- of frontage on Interstate 95. This parcel has about $\frac{3}{4}$ acres +/- of openland along S. Crater Road with the balance wooded at the rear. An old house was removed from the parcel in late 2017.

The property is subject to a Deed of Easement and Assignment of Lease for the existing cell phone tower site recorded in Prince George Deed Instrument # 12001721 with Crown Castle Towers 09 LLC. Per that document, Crown Castle Towers 09 LLC has a 30-day Right of First Refusal on any bona fide offer(s).

The subject is served by public water and sanitary sewer located along South Crater Road. Conversations with the Prince George County Director of Utilities indicates that utility capacity may be available to the subject property.



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.



SEE PLAT
H.L. PARKS
5.423 AC.
1-25-88

COMMONWEALTH OF VIRGINIA
CHARLES E. TOWNES
No. 1222
LAND SURVEYOR

The Survey Is Subject To Any Easement Of Record And Other Pertinent Facts Which A Title Search Might Disclose.

Note:
This Property Is Not Within A HUD Defined Flood Plain

FLOOD ZONE C

PLAT
OF
2.19 ACRES OF LAND SITUATED ON
U.S. ROUTE 301
11807 S. CRATER RD.
RIVES DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA
FOR

DESCO CORPORATION

SCALE: 1" = 60'
OCT 1, 1996
CHARLES C. TOWNES & ASSOCIATES, P.C.
CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS
9842 LORI ROAD, SUITE 201
CHESTERFIELD, VIRGINIA, 23832

DRAWN BY AMW
APPROVED BY [Signature]

FB 963148

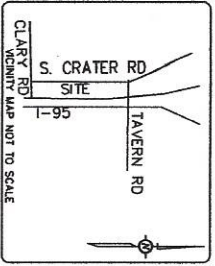
THIS IS TO CERTIFY THAT ON THE 1 DAY
OF October, 1996, I SURVEYED THE
PROPERTY SHOWN ON THIS PLAT. THE TITLE
LINES AND WALLS OF THE BUILDINGS ARE AS
SHOWN ON THIS PLAT. THE BUILDINGS ARE
STRICTLY WITHIN THE TITLE LINES AND THERE
ARE NO ENCROACHMENTS OF OTHER BUILD-
INGS ON THIS PROPERTY

[Signature]
SURVEYOR

VIRGINIA: Clerk's Office of the Circuit Court of Prince George County
Witness 7 1996 at 1:53 o'clock P. M.
The foregoing instrument was received and with the certificate annexed
admitted to record.

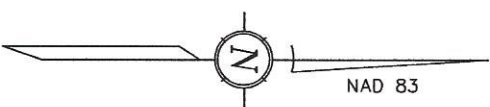
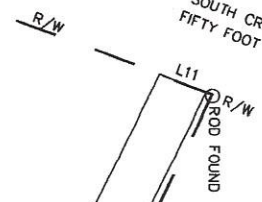
TESTE: Richard Knott Jr. CLERK

148-18445

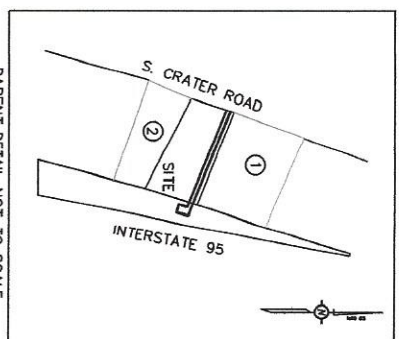


OWNER:
DESCO CORPORATION
PO BOX 1536
PETERSBURG VA 23005
PB 17 PG 150
BK 420 Pg 830 and BK 306 Pg 574
PIN 430(OA)00-034-0 & 430(OA)00-035-B

SOUTH CRATER ROAD PUBLIC R/W
FIFTY FOOT R/W



LINE	BEARING	LENGTH
L1	N78° 57' 21" W	50.00
L2	S11° 02' 39" W	50.00
L3	S78° 57' 21" E	50.00
L4	S11° 02' 39" W	50.00
L5	N78° 57' 21" W	10.00
L6	N11° 02' 39" E	50.03
L7	S78° 57' 21" E	10.00
L8	N78° 57' 21" W	60.00
L9	N11° 02' 39" E	9.48
L10	N64° 04' 24" W	494.66
L11	N20° 02' 54" E	20.62
L12	S64° 17' 26" E	502.35
L13	S73° 44' 57" E	48.81
L14	S11° 02' 39" W	25.27

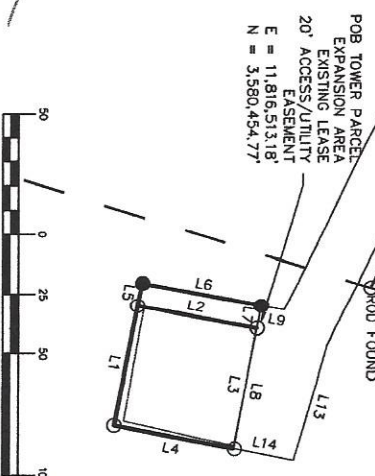


ZONING: I-1
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 5102040075A
EFFECTIVE DATE: 5/7/1980

- LEGEND
- : SET 5/8" REBAR.
 - : FOUND 1/2" REBAR AS NOTED.
 - (---) : RECORD DESCRIPTION DATA.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - 0 — : FENCE AS NOTED.
 - 0 — : OVER HEAD UTILITY LINES.
 - 0 — : WOOD UTILITY POLE.
 - 0 — : ELECTRIC TRANSFORMER.
 - 0 — : TELCO PEDESTAL.
 - 0 — : WATER METER.
 - 0 — : CABLE TELEVISION

AREA	SQUARE FEET	ACRE
PARENT PARCEL	226512	5.2
TOWER PARCEL	3000	0.068
COMPOUND AREA	2360	0.054
ACCESS EASEMENT	12270	0.28
EXPANSION AREA	500	0.011
EXISTING LEASE	2500	0.057

PATEL DAKSHAY J & TARLA D
PIN 430(OA)00-034-C



BOUNDARY SURVEY

PREPARED FOR
CROWN CASTLE
3800 TORNADO WAY, SUITE 300, CHARLOTTE, NC 28277
SITE: TEDESCO HOUSE
BUN: 879787
ADDRESS: 11807 S CRATER ROAD
PETERSBURG VA 23806
PRINCE GEORGES CO.
NATIONAL SURVEY SERVICES COORDINATION BY:

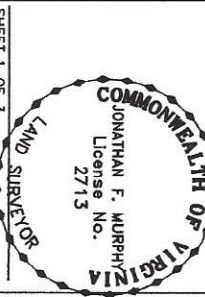
GEOLINE SURVEYING, INC.
13400 IOWA, TOWN, Suite 100, Charlotte, NC 28215
Office (980) 418-0000 Fax (980) 462-9888
WWW.GEOLINE.COM
SURVEY WORK PERFORMED BY:

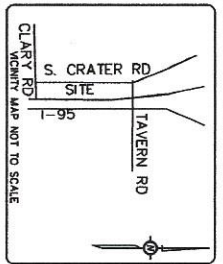
MURPHY GEOMATICS
Professional Land Surveying
1919 W. 10th Street, Suite 100, Petersburg, VA 23805
Office (804) 681-1601 Fax (804) 681-9873
E-Mail: murphygeomatics.com
SURVEYOR'S NOTES

1. BASIS OF BEARING:
VA SOUTH ZONE NAD 83
2. NO SUBSURFACE INVESTIGATION
WAS PERFORMED AND NO EVIDENCE
UNDERGROUND UTILITIES, UTILITIES
SHOWN HEREON ARE LIMITED TO AND
ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT
REPRESENT A BOUNDARY SURVEY OF
THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND
IMPROVEMENTS ARE CONTAINED WITHIN
THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO CROWN CASTLE
AND OLD REPUBLIC TITLE INSURANCE
COMPANY

MURPHY GEOMATICS
JONATHAN MURPHY
LAND SURVEYOR - VA 2713
DATE: 9/27/11





OWNER:
DESCO CORPORATION
POBOX 1536
PETERSBURG VA 23805
PB 17 PG 150
BK 420 Pg 830 and BK 306 Pg 574
PIN 430(OA)00-034-0 &
430(OA)00-033-8

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 5102040075A
EFFECTIVE DATE: 5/7/1980

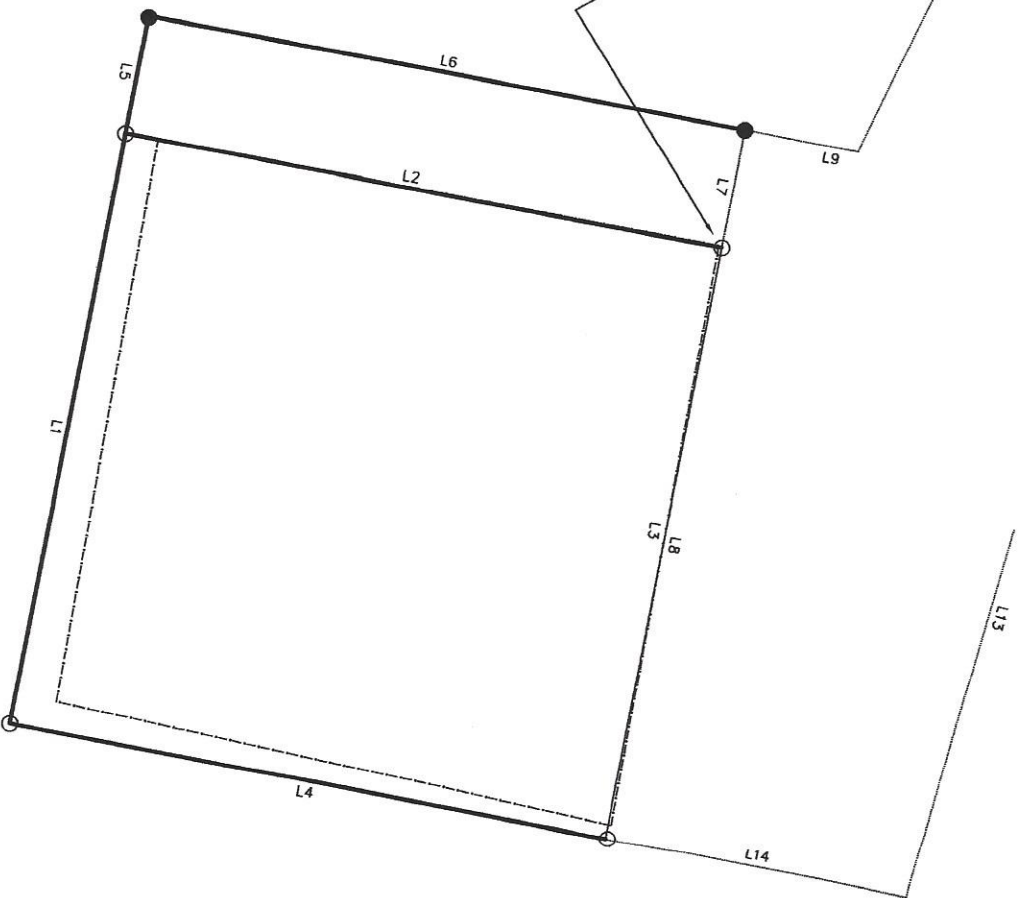
ZONING: I-1

LEGEND

- : SET 5/8" REBAR.
- : FOUND 1/2" REBAR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- 0 — : FENCE AS NOTED.
- or — : OVER HEAD UTILITY LINES.
- : WOOD UTILITY POLE.
- [E] : ELECTRIC TRANSFORMER.
- [TD] : TELCO PEDESTAL.
- [WMD] : WATER METER.
- [EXTV] : CABLE TELEVISION

AREA	SQARE FEET	ACRE
PARENT PARCEL	226512	5.2
TOWER PARCEL	3000	0.068
COMPOUND AREA	2350	0.054
ACCESS EASEMENT	12270	0.28
EXPANSION AREA	500	0.011
EXISTING LEASE	2500	0.057

POB TOWER PARCEL
EXPANSION AREA
EXISTING LEASE
20' ACCESS/UTILITY
EASEMENT
E = 11,816.513,18'
N = 3,580,454.77'



BAR GRAPH 1 inch = 10 ft.
87978787DESCO.DWG

BOUNDARY SURVEY

PREPARED FOR
CROWN CASTLE

SITE: TEDESCO HOUSE
BUN: 879787
ADDRESS: 11807 S CRATER ROAD
PETERSBURG VA 23806
PRINCE GEORGES CO.

NATIONAL SURVEY SERVICES COORDINATION BY:

GEO LINE SURVEYING, INC.
13400 NAY TOWN TOWER, SUITE A, CHARLOTTE, N.C. 28215
Office (336) 418-0500 Fax (336) 462-0998
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

murphy i GEOMATICS
Professional Land Surveying
1000 N. 1st Street, Suite 100
P.O. Box 2281, Petersburg, VA 23803
E-Mail: info@murphygeomatics.com

SURVEYOR'S NOTES

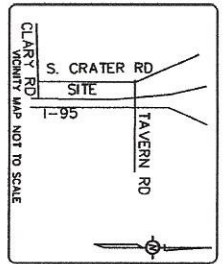
1. BASIS OF BEARING:
VA SOUTH ZONE NAD 83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND OLD REPUBLIC TITLE INSURANCE COMPANY

MURPHY SIGNATURE
JONATHAN MURPHY
LAND SURVEYOR - VA 2713
DATE: 9/27/11





THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 5102040029A EFFECTIVE DATE: 3/17/1980

ZONING: I-1

LEGEND

- : SET 5/8" REBAR.
- : FOUND 1/2" REBAR AS NOTED.
- (---) : RECORD DESCRIPTION DATA.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- 0 — : FENCE AS NOTED.
- ON — : OVER HEAD UTILITY LINES.
- : WOOD UTILITY POLE.
- ⊞ : ELECTRIC TRANSFORMER.
- ⊞ : TELCO PEDESTAL.
- ⊞ : WATER METER.
- ⊞ : CABLE TELEVISION

AREA	SQARE FEET	ACRE
PARENT PARCEL	228512	5.2
TOWER PARCEL	3000	0.068
COMPOUND AREA	2350	0.054
ACCESS EASEMENT	12270	0.28
EXPANSION AREA	500	0.011
EXISTING LEASE	2500	0.057

LEGAL DESCRIPTION OF: Existing Lease
From the POINT OF BEGINNING: Having Virginia South Zone Coordinates, E = 11,816.513.18' -and- N = 3,580.454.77'; Thence, S 78° 57' 21" E for a distance of 50.00 feet to a point; Thence S 11° 02' 39" W for a distance of 50.00 feet to a point; Thence, N 78° 57' 21" W for a distance of 50.00 feet to a point; Thence, N 11° 02' 39" E for a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2500 square feet -and- 0.057 Acres.

LEGAL DESCRIPTION OF: Expansion Area
From the POINT OF BEGINNING: Having Virginia South Zone Coordinates, E = 11,816.513.18' -and- N = 3,580.454.77'; Thence, S 11° 02' 39" W for a distance of 50.00 feet to a point; Thence, S 78° 57' 21" W for a distance of 10.00 feet to a point; Thence N 11° 02' 39" E a distance of 50.00 feet to a point; Thence, S 78° 57' 21" E for a distance of 10.00 feet to the POINT OF BEGINNING. Containing 500 square feet -and- 0.011 Acres.

LEGAL DESCRIPTION OF: 20' Access/Utility Easement
From the POINT OF BEGINNING: Having Virginia South Zone Coordinates, E = 11,816.513.18' -and- N = 3,580.454.77'; Thence, N 11° 02' 39" E for a distance of 9.48 feet to a point; Thence, N 64° 04' 24" W for a distance of 494.66 feet to a point; Thence, N 20° 02' 54" E for a distance of 20.62 feet to a point; Thence, S 64° 17' 26" E for a distance of 502.35 feet to a point; Thence, S 73° 44' 57" E for a distance of 48.81 feet to a point; Thence, S 11° 02' 39" W for a distance of 25.27 feet to a point; Thence N 78° 55' 45" W a distance of 60.00 feet to the POINT OF BEGINNING. Containing 12270 square feet -and- 0.28 Acres.

LEGAL DESCRIPTION OF: Tower Parcel
From the POINT OF BEGINNING: Having Virginia South Zone Coordinates, E = 11,816.513.18' -and- N = 3,580.454.77'; Thence, S 78° 57' 21" E for a distance of 50.00 feet to a point; Thence S 11° 02' 39" W for a distance of 50.00 feet to a point; Thence, N 78° 57' 21" W for a distance of 60.00 feet to a point; Thence, N 11° 02' 39" E for a distance of 50.00 feet to a point; Thence, S 78° 57' 21" E for a distance of 10.00 feet to the POINT OF BEGINNING. Containing 3000 square feet -and- 0.068 Acres.

BOUNDARY SURVEY

PREPARED FOR
M CROWN
CASTLE

3530 TOWNHENDON WAY SUITE 300 CHARLOTTE, NC 28277
SITE: TEDESCO HOUSE
BUN: 879787
ADDRESS: 11807 S CRATER ROAD
PETERSBURG VA 23806
PRINCE GEORGES CO.
NATIONAL SURVEY SERVICES COORDINATION BY:

GEO LINE
SURVEYING, INC.
1340 N. MAIN STREET, SUITE 100, FLEMING, FL 32015
Office (386) 418-0000 Fax (386) 462-0888
WWW.GEOLINE.COM

SURVEY YORK PERFORMED BY:
murphy
GEOMATICS
Professional Land Surveying
GEO. J. MURPHY, License No. 1190
N. 11th Street, Suite 100, Petersburg, VA 23806
E-Mail: jmurphy@murphygeomatics.com

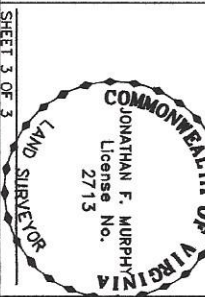
SURVEYOR'S NOTES

1. BASIS OF BEARING:
VA SOUTH ZONE NAD 83
2. NO GROUND/FACE INVESTIGATION WAS PERFORMED TO VERIFY THE LOCATION OF THE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

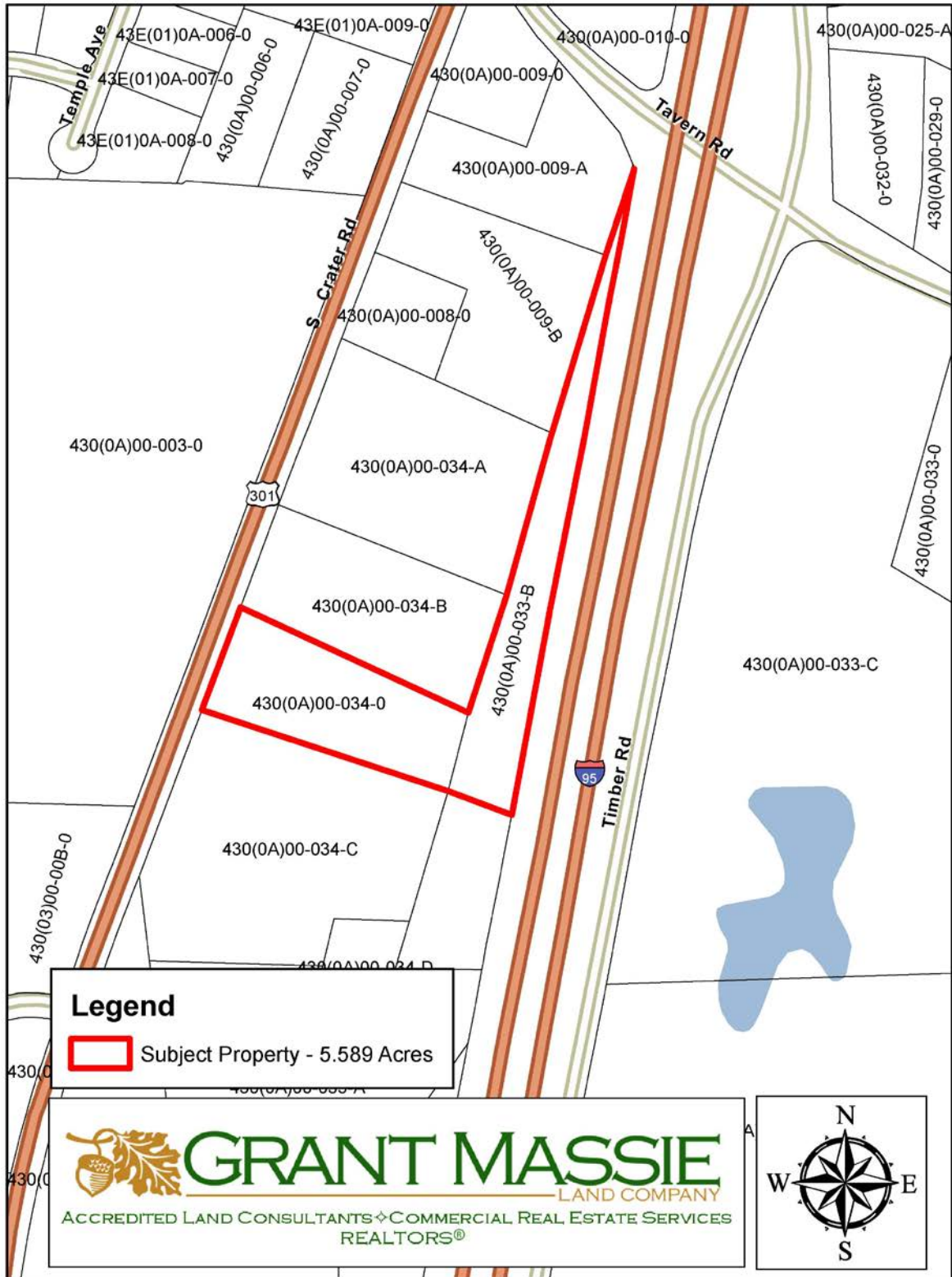
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND OLD REPUBLIC TITLE INSURANCE COMPANY

MURPHY GEOMATICS
JONATHAN MURPHY
LAND SURVEYOR - VA 2713
DATE: 9/27/11



TAX MAP



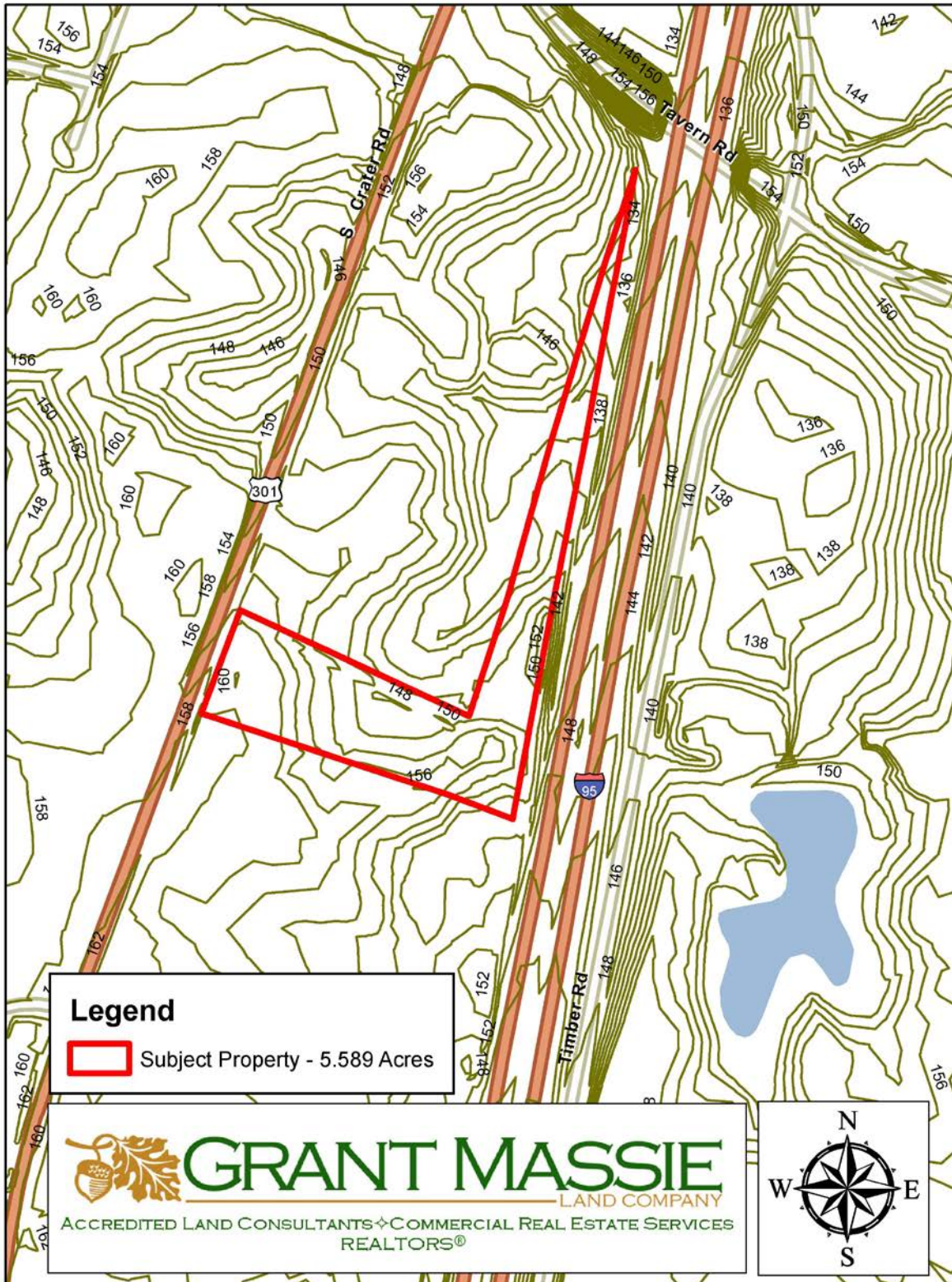
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AERIAL PHOTOGRAPH

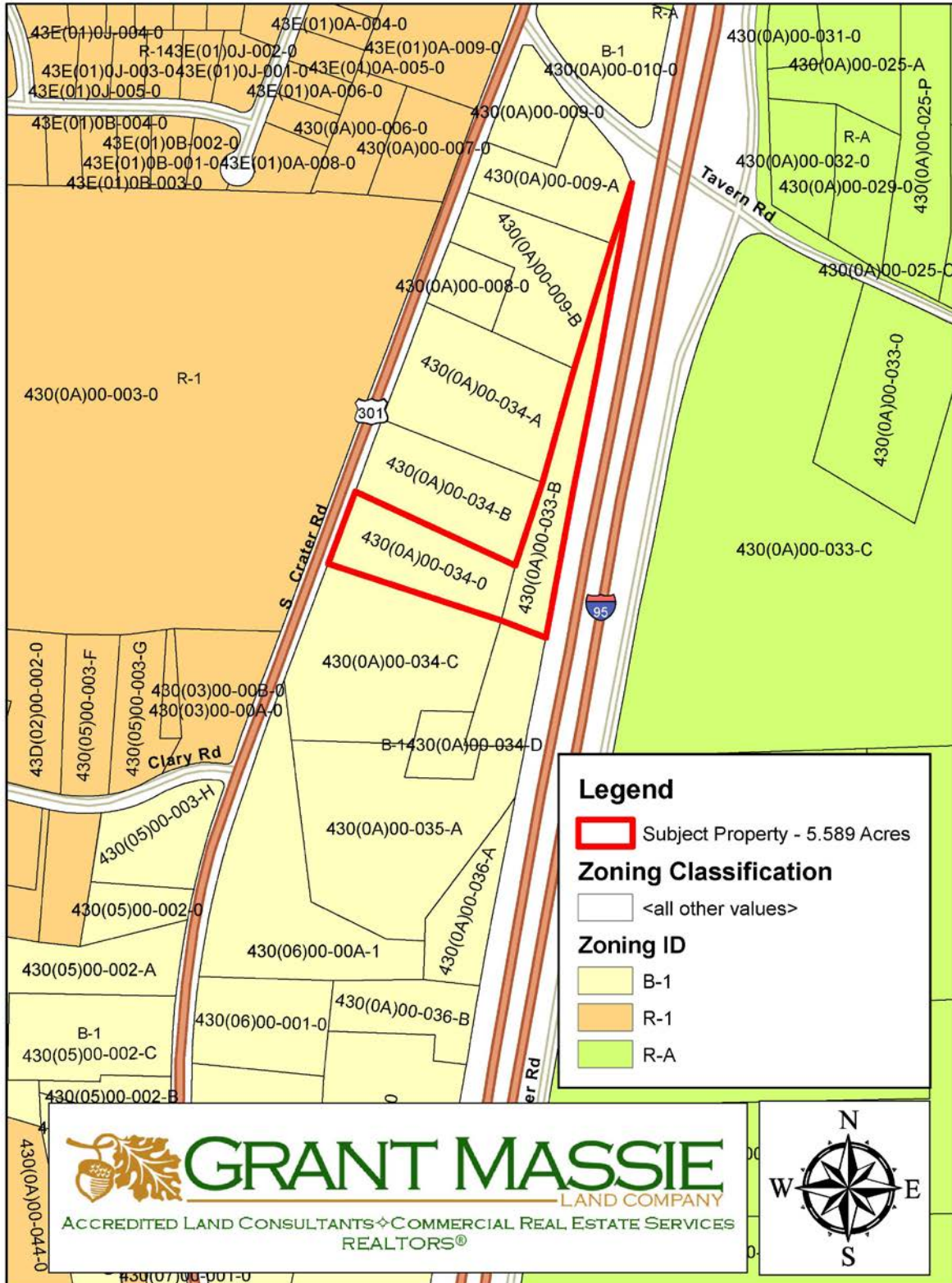


TOPOGRAPHIC MAP

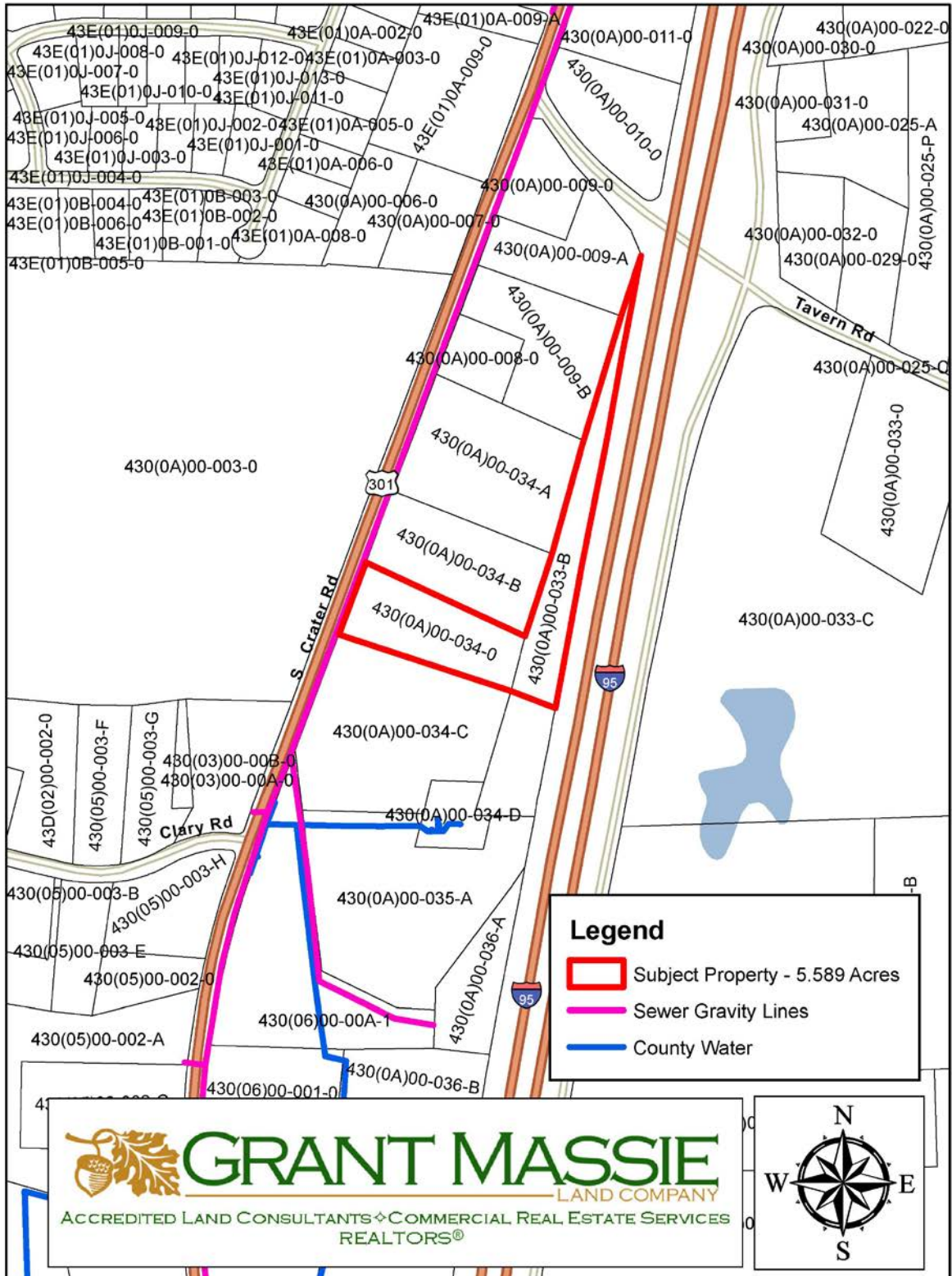


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

ZONING MAP



UTILITIES MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.