

Ground Lease

15237 Warwick Boulevard
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@CampanaWaltz.com / www.CampanaWaltz.com

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

Campana Waltz
Commercial Real Estate, LLC

GROUND LEASE

15237 Warwick Boulevard
Newport News, Virginia

Location: 15237 Warwick Boulevard, Newport News

Description: Great site for a user to cover the growing Denbigh market of Newport News.

Land Area: +/- 1 acre

Sales Price: \$10,000.00/Month NNN

Zoning: C-1 Retail Commercial. Multiple allowable uses by right are attached in the marketing package.

General Information:

- Rare opportunity
- Close proximity to Fort Eustis

Also included:

- Aerial Maps
- Location Map

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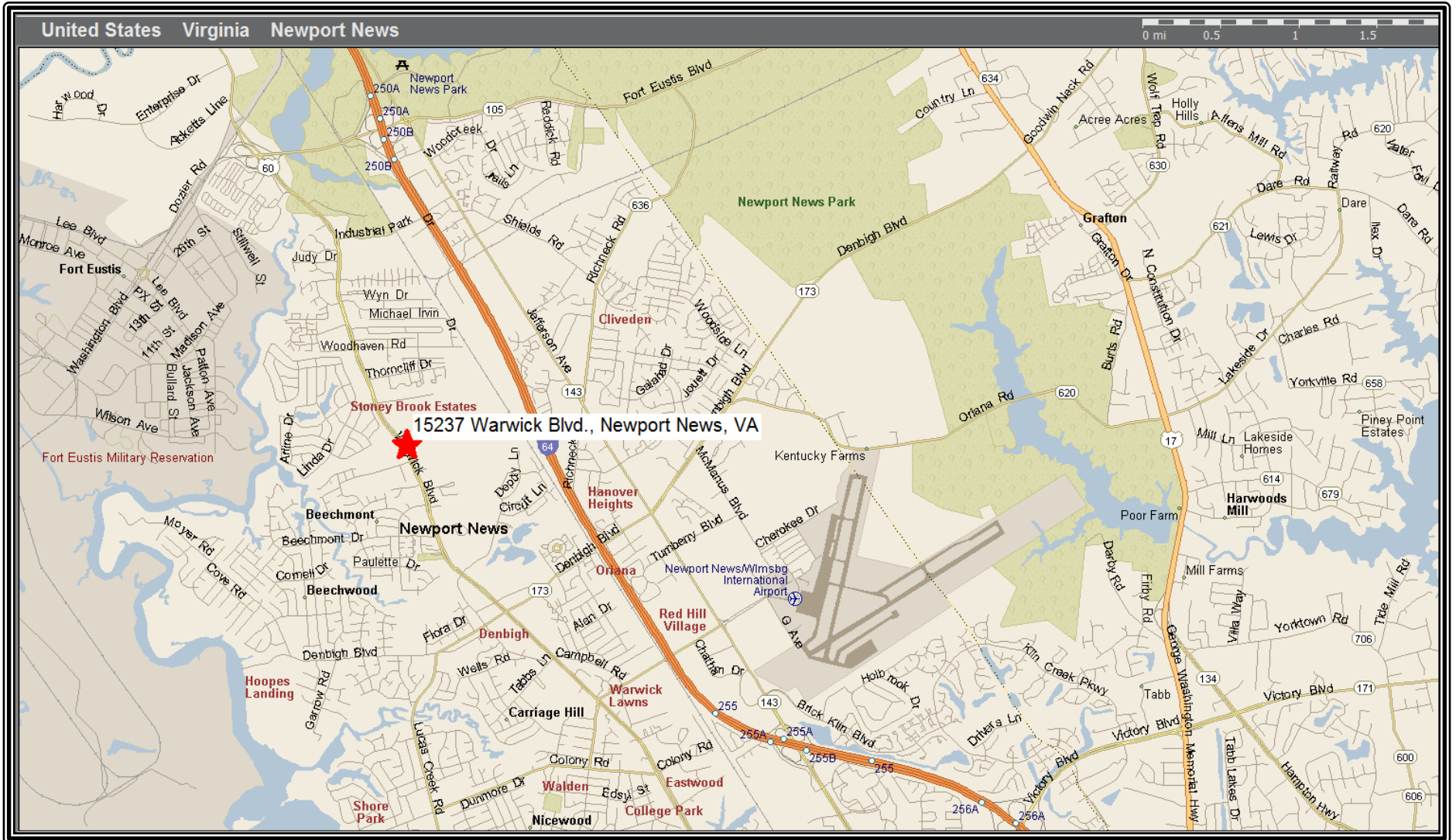
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15237 Warwick Boulevard, Newport News, Virginia



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Campana Waltz
Commercial Real Estate, LLC



Demographic and Income Profile

15237 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14463
 Longitude: -76.54928

Summary	Census 2010	2017	2022
Population	19,140	20,164	20,775
Households	7,455	7,766	7,962
Families	5,058	5,217	5,323
Average Household Size	2.56	2.59	2.60
Owner Occupied Housing Units	3,748	3,640	3,690
Renter Occupied Housing Units	3,707	4,127	4,272
Median Age	31.0	32.3	32.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.60%	0.92%	0.83%
Households	0.50%	0.86%	0.79%
Families	0.40%	0.77%	0.71%
Owner HHs	0.27%	0.83%	0.72%
Median Household Income	0.57%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	867	11.2%	945	11.9%
\$15,000 - \$24,999	751	9.7%	776	9.7%
\$25,000 - \$34,999	1,084	14.0%	1,049	13.2%
\$35,000 - \$49,999	1,317	17.0%	1,254	15.7%
\$50,000 - \$74,999	1,689	21.7%	1,600	20.1%
\$75,000 - \$99,999	1,065	13.7%	1,128	14.2%
\$100,000 - \$149,999	690	8.9%	813	10.2%
\$150,000 - \$199,999	228	2.9%	302	3.8%
\$200,000+	74	1.0%	96	1.2%
Median Household Income	\$47,926		\$49,312	
Average Household Income	\$57,376		\$62,838	
Per Capita Income	\$21,930		\$23,892	

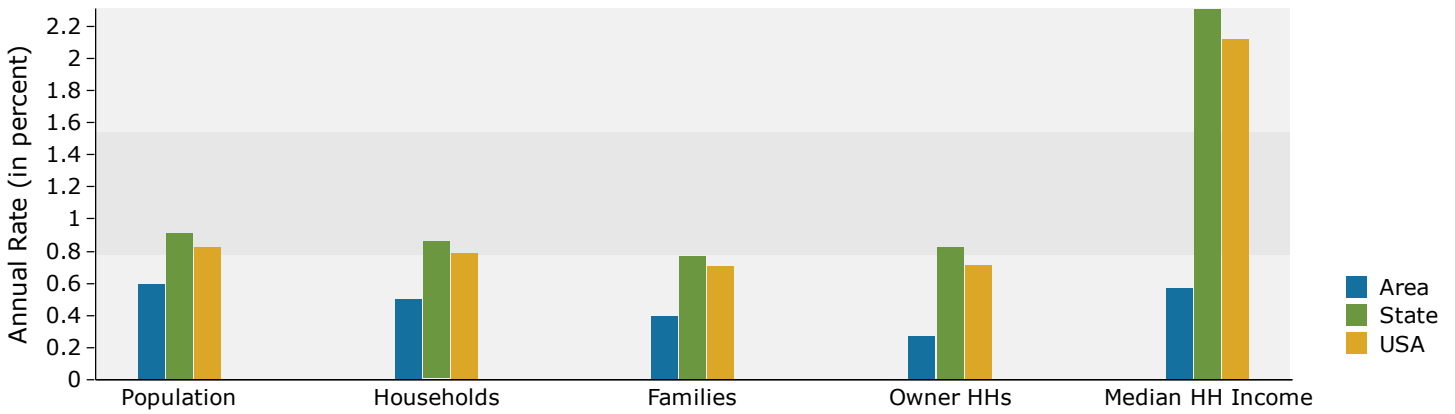
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,621	8.5%	1,604	8.0%	1,676	8.1%
5 - 9	1,450	7.6%	1,504	7.5%	1,506	7.2%
10 - 14	1,376	7.2%	1,375	6.8%	1,428	6.9%
15 - 19	1,430	7.5%	1,316	6.5%	1,299	6.3%
20 - 24	1,537	8.0%	1,664	8.3%	1,644	7.9%
25 - 34	3,328	17.4%	3,536	17.5%	3,651	17.6%
35 - 44	2,447	12.8%	2,668	13.2%	2,920	14.1%
45 - 54	2,619	13.7%	2,301	11.4%	2,148	10.3%
55 - 64	1,718	9.0%	2,097	10.4%	2,118	10.2%
65 - 74	985	5.1%	1,306	6.5%	1,452	7.0%
75 - 84	500	2.6%	610	3.0%	722	3.5%
85+	130	0.7%	183	0.9%	211	1.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,101	37.1%	7,274	36.1%	7,335	35.3%
Black Alone	9,307	48.6%	9,526	47.2%	9,571	46.1%
American Indian Alone	117	0.6%	123	0.6%	133	0.6%
Asian Alone	754	3.9%	958	4.8%	1,096	5.3%
Pacific Islander Alone	43	0.2%	61	0.3%	73	0.4%
Some Other Race Alone	790	4.1%	1,012	5.0%	1,200	5.8%
Two or More Races	1,028	5.4%	1,210	6.0%	1,366	6.6%
Hispanic Origin (Any Race)	2,251	11.8%	2,898	14.4%	3,489	16.8%

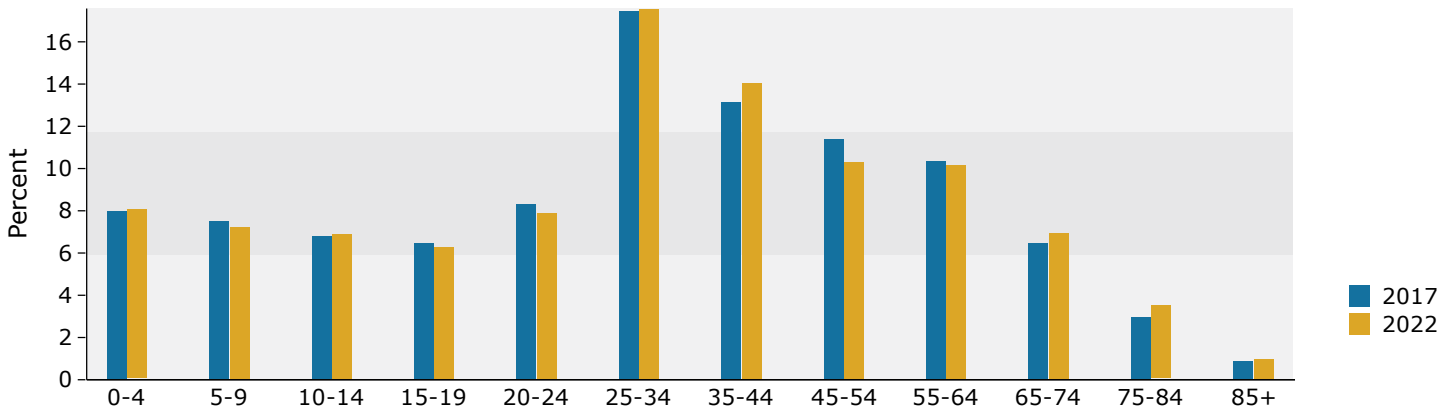
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

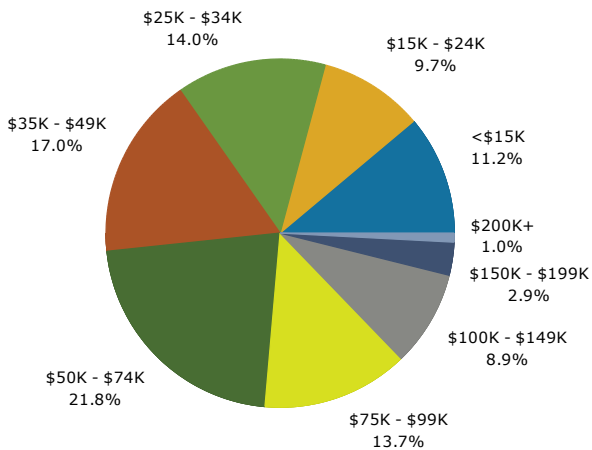
Trends 2017-2022



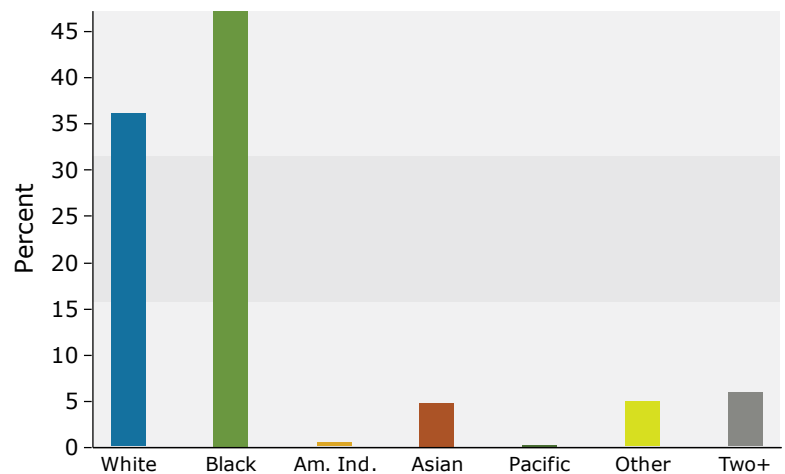
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 14.4%



Demographic and Income Profile

15237 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14463
 Longitude: -76.54928

Summary	Census 2010	2017	2022
Population	73,196	76,573	78,483
Households	27,535	28,503	29,140
Families	18,771	19,136	19,420
Average Household Size	2.56	2.58	2.59
Owner Occupied Housing Units	14,679	14,256	14,428
Renter Occupied Housing Units	12,856	14,247	14,712
Median Age	30.9	32.3	33.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.49%	0.92%	0.83%
Households	0.44%	0.86%	0.79%
Families	0.30%	0.77%	0.71%
Owner HHs	0.24%	0.83%	0.72%
Median Household Income	0.74%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,557	9.0%	2,738	9.4%
\$15,000 - \$24,999	2,270	8.0%	2,307	7.9%
\$25,000 - \$34,999	2,964	10.4%	2,825	9.7%
\$35,000 - \$49,999	4,665	16.4%	4,421	15.2%
\$50,000 - \$74,999	6,669	23.4%	6,281	21.6%
\$75,000 - \$99,999	4,029	14.1%	4,198	14.4%
\$100,000 - \$149,999	3,793	13.3%	4,349	14.9%
\$150,000 - \$199,999	987	3.5%	1,277	4.4%
\$200,000+	570	2.0%	743	2.5%
Median Household Income	\$54,687		\$56,731	
Average Household Income	\$66,180		\$73,210	
Per Capita Income	\$25,218		\$27,722	

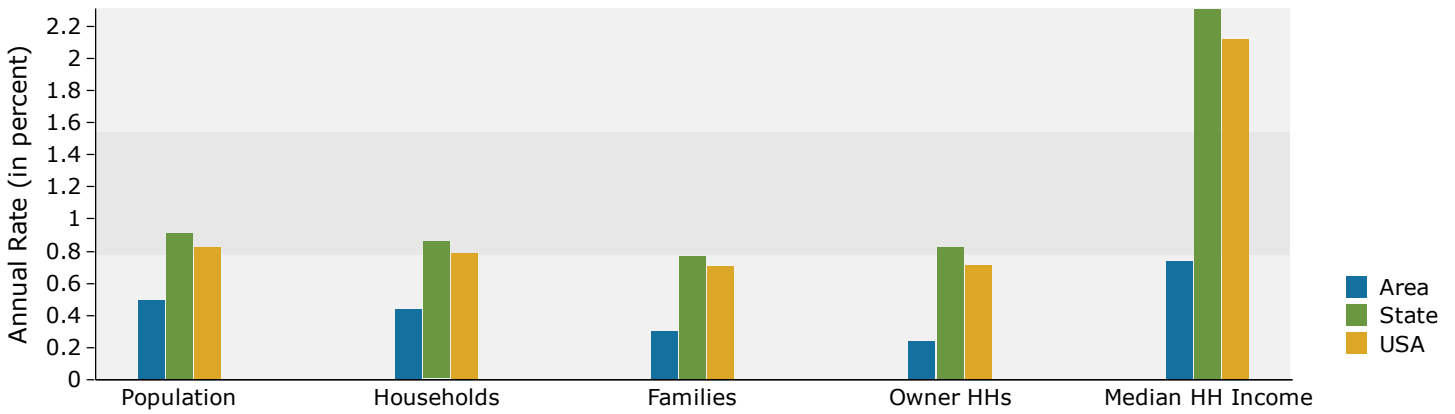
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,875	8.0%	5,670	7.4%	5,850	7.5%
5 - 9	5,211	7.1%	5,382	7.0%	5,272	6.7%
10 - 14	4,902	6.7%	4,885	6.4%	5,045	6.4%
15 - 19	5,517	7.5%	5,159	6.7%	5,179	6.6%
20 - 24	6,955	9.5%	6,851	8.9%	6,744	8.6%
25 - 34	12,596	17.2%	13,795	18.0%	13,686	17.4%
35 - 44	9,272	12.7%	9,854	12.9%	10,950	14.0%
45 - 54	9,794	13.4%	8,576	11.2%	7,939	10.1%
55 - 64	6,702	9.2%	7,949	10.4%	7,998	10.2%
65 - 74	3,686	5.0%	5,124	6.7%	5,860	7.5%
75 - 84	2,045	2.8%	2,411	3.1%	2,939	3.7%
85+	644	0.9%	915	1.2%	1,019	1.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,955	47.8%	35,493	46.4%	35,484	45.2%
Black Alone	28,646	39.1%	29,296	38.3%	29,473	37.6%
American Indian Alone	400	0.5%	425	0.6%	451	0.6%
Asian Alone	2,808	3.8%	3,585	4.7%	4,121	5.3%
Pacific Islander Alone	186	0.3%	248	0.3%	299	0.4%
Some Other Race Alone	2,358	3.2%	3,023	3.9%	3,586	4.6%
Two or More Races	3,844	5.3%	4,503	5.9%	5,069	6.5%
Hispanic Origin (Any Race)	7,158	9.8%	9,273	12.1%	11,205	14.3%

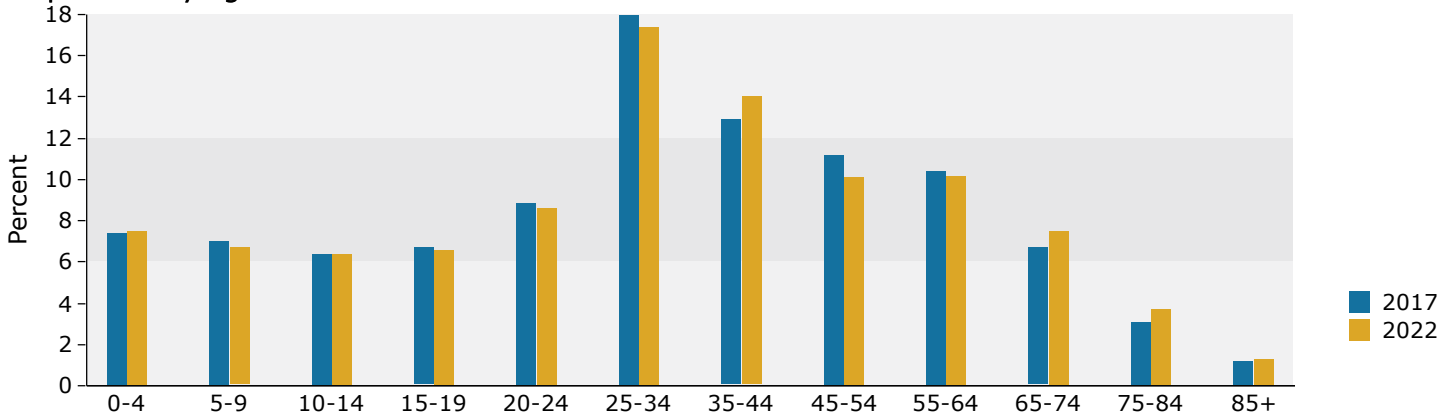
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

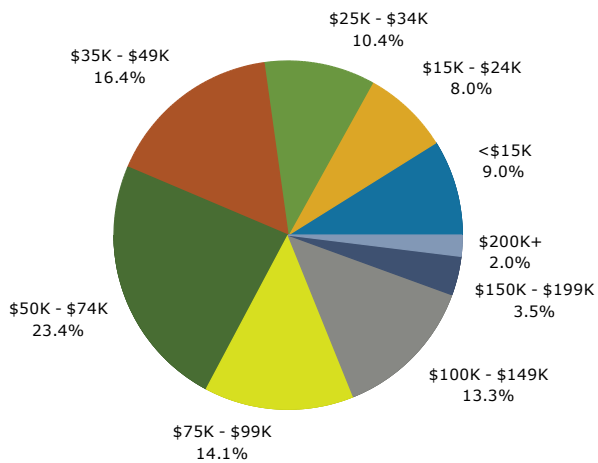
Trends 2017-2022



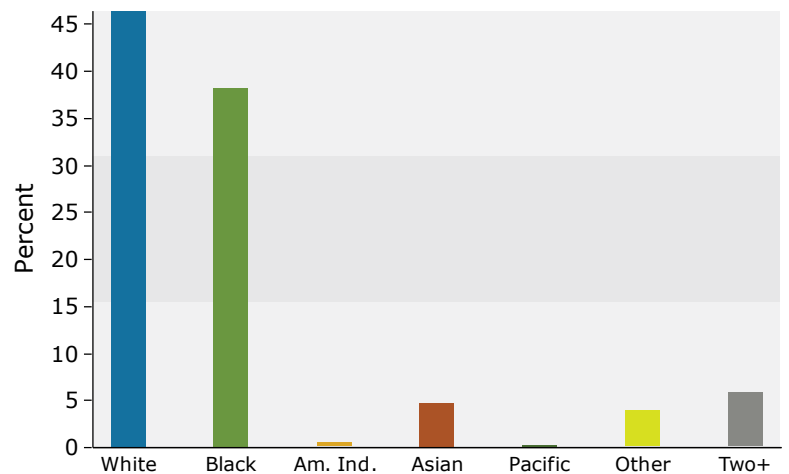
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 12.1%



Demographic and Income Profile

15237 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14463
 Longitude: -76.54928

Summary	Census 2010	2017	2022
Population	127,625	133,795	137,536
Households	49,028	50,898	52,205
Families	32,620	33,407	34,049
Average Household Size	2.50	2.52	2.53
Owner Occupied Housing Units	27,393	26,909	27,433
Renter Occupied Housing Units	21,635	23,989	24,772
Median Age	32.2	33.6	34.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.55%	0.92%	0.83%
Households	0.51%	0.86%	0.79%
Families	0.38%	0.77%	0.71%
Owner HHs	0.39%	0.83%	0.72%
Median Household Income	1.11%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	4,305	8.5%	4,541	8.7%
\$15,000 - \$24,999	3,904	7.7%	3,920	7.5%
\$25,000 - \$34,999	4,994	9.8%	4,725	9.1%
\$35,000 - \$49,999	7,757	15.2%	7,309	14.0%
\$50,000 - \$74,999	11,211	22.0%	10,523	20.2%
\$75,000 - \$99,999	7,583	14.9%	7,941	15.2%
\$100,000 - \$149,999	7,270	14.3%	8,322	15.9%
\$150,000 - \$199,999	2,286	4.5%	2,903	5.6%
\$200,000+	1,586	3.1%	2,023	3.9%
Median Household Income	\$57,534		\$60,809	
Average Household Income	\$71,852		\$80,119	
Per Capita Income	\$28,182		\$31,218	

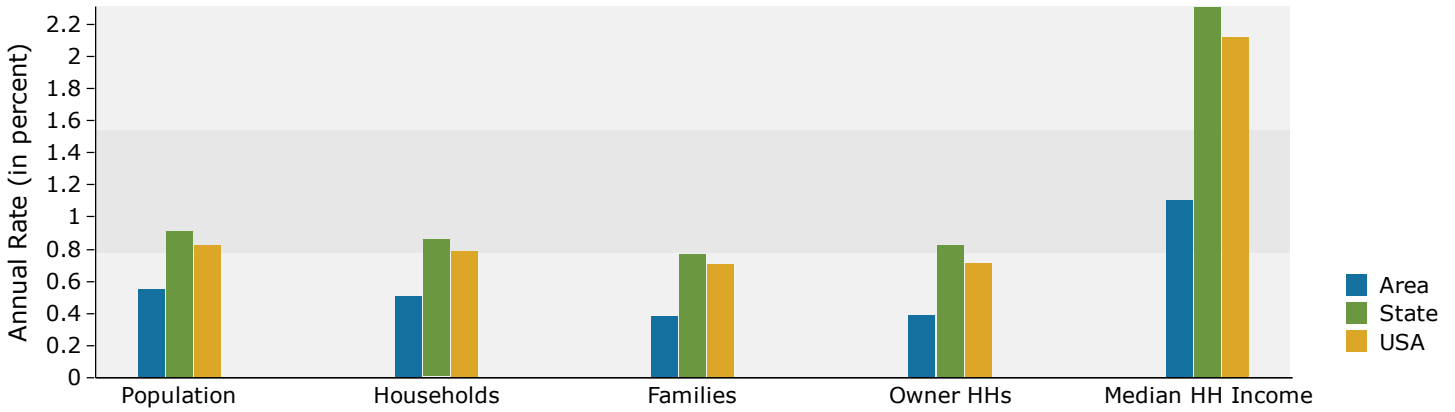
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,465	7.4%	9,099	6.8%	9,387	6.8%
5 - 9	8,540	6.7%	8,816	6.6%	8,667	6.3%
10 - 14	8,263	6.5%	8,250	6.2%	8,495	6.2%
15 - 19	9,278	7.3%	8,873	6.6%	8,926	6.5%
20 - 24	12,722	10.0%	12,254	9.2%	12,121	8.8%
25 - 34	20,637	16.2%	22,628	16.9%	22,257	16.2%
35 - 44	16,023	12.6%	16,933	12.7%	18,739	13.6%
45 - 54	17,563	13.8%	15,685	11.7%	14,647	10.6%
55 - 64	12,367	9.7%	14,699	11.0%	14,993	10.9%
65 - 74	7,124	5.6%	9,773	7.3%	11,232	8.2%
75 - 84	4,137	3.2%	4,807	3.6%	5,874	4.3%
85+	1,506	1.2%	1,977	1.5%	2,201	1.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,075	55.7%	72,441	54.1%	72,743	52.9%
Black Alone	41,197	32.3%	42,300	31.6%	42,746	31.1%
American Indian Alone	610	0.5%	658	0.5%	700	0.5%
Asian Alone	4,685	3.7%	5,987	4.5%	6,933	5.0%
Pacific Islander Alone	274	0.2%	389	0.3%	480	0.3%
Some Other Race Alone	3,875	3.0%	5,020	3.8%	5,973	4.3%
Two or More Races	5,908	4.6%	7,000	5.2%	7,962	5.8%
Hispanic Origin (Any Race)	11,195	8.8%	14,781	11.0%	17,962	13.1%

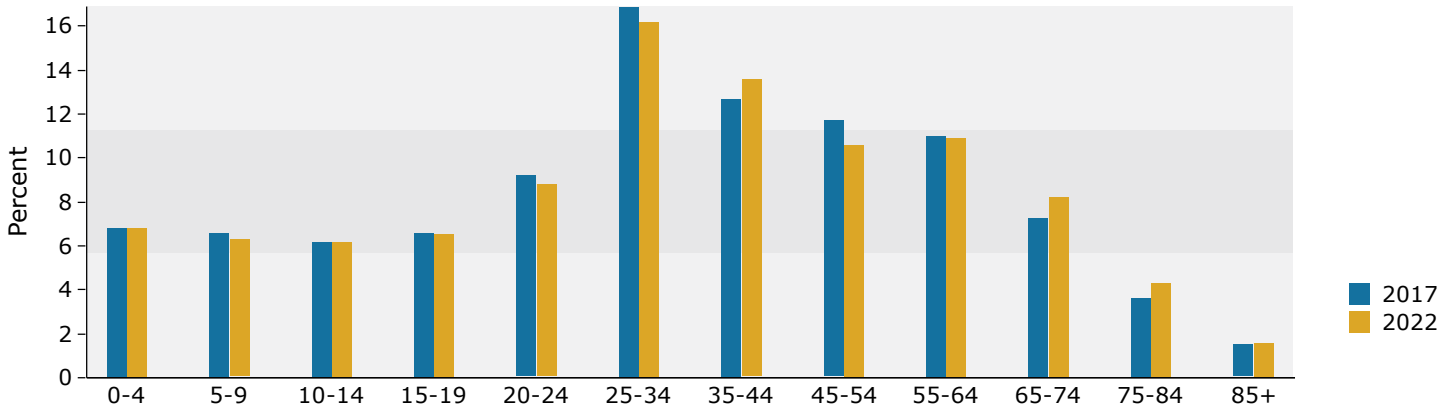
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

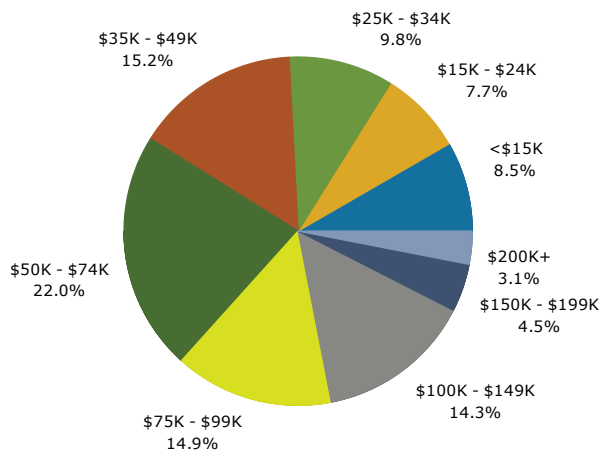
Trends 2017-2022



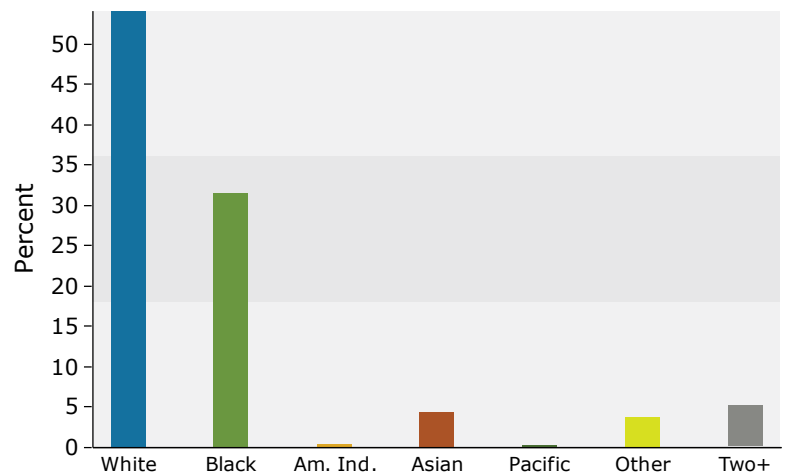
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 11.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in [section 45-402](#), according to the following system:

CODE	INTERPRETATION
P	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
C	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

Sec. 45-402. - Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE

BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT*

ZONING DISTRICTS																					
	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW MULTI- FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI- FAMILY	R8 HIGH MULTI- FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES ART. SEC.
PERMITTED USES A. AGRICULTURAL																					
1. AGRICULTURE, FARM	C									P											
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					
PERMITTED USES B. RESIDENTIAL																					

1. SINGLE-FAMILY	P	P	P	P	P						P										
2. TWO-FAMILY					P		P	P							P						
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C				P						
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C		C		P	C					
3. MULTIPLE-FAMILY					P		P	P	P		C				P	C					
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C		C		P	C					
4. HIGH RISE APARTMENT									P						P	p					
5. MANUFACTURED HOME & MANFCT. HOME PARK						P															C. CODE XIII
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P						P						
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C		P						
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
9. HALFWAY HOUSE					C		C	C	C					C	C	C					
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P												X 45-518
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P					
12. BOARDING HOUSE							C	C								C					
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P										
14. CUSTODIAN APARTMENT														P	P	P	P	P	P		
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																
17. HOMELESS SHELTERS							C	C													
18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C					C	C						
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P										
20. ADAPTIVE RE-USE	C	C	C	C	C									C	C						
21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					

PERMITTED USES C. HEALTH																				
1. HOSPICE												P			P		P			
2. MEDICAL CENTER COMPLEX												P			P		P			
3. HOSPITAL							C	C	C			P			P		P	P		V 45-520
4. MEDICAL & DENTAL LABORATORY											P	P			P		P	P	P	
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P			P		P	C		V 45-520
6. OPTICIAN									P		P	P	P		P		P	P		
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P		P		P	P		
8. PHARMACY/DRUG STORE									P			P			P		P	P		
9. PHYSICAL THERAPY							C	C	P		P	P	P		P		P	P		
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							C	C	P		P	P	P		P		P	P		
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS											C				C		C	C		
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P		P				P		P	P		
13. ADULT DAY CARE FACILITY									P		P	P			P		P	P	C	
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P	P		P								
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P			P		P	P	C	
PERMITTED USES D. UTILITIES																				
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P	P										
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C	C										
3. COMMERCIAL RADIO OR TV STATION									C		P	P			P		P	P	P	C

4. ELECTRICAL GENERATING PLANT																				C	C			
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P				
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	C	C	C	C				
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
8. COMMUNICATION TOWER/ANTENNA										C	C	C	C	C		C	C	C	C	C	C			
9. SANITARY LANDFILL												C									C	C		
10. SEWAGE TREATMENT PLANT												C									C	C		
11. SOLID WASTE TRANSFER STATION												C									C	C		
12. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
13. WATER RESERVOIR		P										P												
14. WATER TREATMENT PLANT												C									C	C		
15. ELECTRICAL GENERATION FROM LANDFILL GASES												C												
PERMITTED USES E. EDUCATIONAL SERVICES																								
1. CHILD CARE CENTER					C	C	C	C	P		C	P	C	P	P	P	P	P	P	C	C			
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P				P	P	C			V	45-520	
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P													V	45-523	
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C	C						
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P		P	P	P	P							
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P							P					V	45-520	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P							P					V	45-520	
8. VOCATIONAL SCHOOL										P		C	P	C	P	P	P	C	P	P	P			

9. BUSINESS SCHOOL									P		P	P	P		P	P	P	P	P				
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C					
PERMITTED USES F. COMMUNITY FACILITIES																							
1. CEMETERY	C	C	C	C	C	C	C	C	C														
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C		P	P	P	C	C	C	C	V	45-520
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C												V	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V	45-520	
4. CORRECTION FACILITIES										P							P						
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	V	45-520
6. FUNERAL HOME															P	P	P			C			
7. LIBRARY	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				V	45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C				P	P	P					V	45-520
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P					P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P		P	P	P		P	P	P	P	P	P	P	V	45-520
10.1. POLICE K9 TRAINING FACILITY										P										P	P	V	45-535
11. POST OFFICE/PARCEL PICK UP STATION										P		P	P	P		P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P		P	P	P						V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C			P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			V	45-520
PERMITTED USES G. BUSINESS SERVICES																							
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		P	P	P		P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION										P		C	P	C		P	P	P	P	P	C	C	

6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		P		P		P	C					
7. GOLF DRIVING RANGE										P					P				C	C		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P			P	C	P	P	P	P	P	C			
9. MINIATURE GOLF COURSE										C					P	P						
10. PUBLIC CAMPGROUND										C												
11. SKATEBOARD RAMP										P				C	C	C			C	C	V	45-511
12. SKATING RINK									P	P				C	P	P						
13. STADIUM, ARENA OR AMPHITHEATRE										C						P	C	C	C	C		
14. THEATRE OR STAGE									P	P				P	P	P	C	C				
15. SHOOTING RANGE																			C			
PERMITTED USES J. RETAIL SERVICES																						
1. ADULT USE														C	C	C					V	45-2502
2. APPLIANCE SALES									P					P	P	P					V	45-522
3. APPLIANCES SERVICES									P					P	P	P					V	45-522
4. BAKERY (RETAIL)									P					P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P					P	P	P					V	45-522
6. BOOK STORE									P					P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL														C	C	C			P	P		
8. CAMERA STORE									P					P	P	P	P	P				
9. CEMETERY MONUMENT SALES														P	P	P					V	45-522
10. COMPUTER SALES & SERVICE									P		P			P	P	P	P	P				
11. CONCESSION STAND									P	P				P	P	P	C	C				
12. CONVENIENCE STORE WITHOUT GASOLINE									P					P	P	P	C	C				
13. CRAFT STORE														P	P	P	P					
14. DEPARTMENT STORE									P					P	P	P					V	45-522
15. DUPLICATING STORE									P		P	C		P	P	P	P	P				

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC