For Lease

9601 Warwick Boulevard Newport News, Virginia



What A Deal!

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC Vince Campana & Travis Waltz

11832 Fishing Point Drive, Suite 400 Newport News, Virginia 23606 757.327.0333

Vince@CampanaWaltz.com 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.

FOR LEASE

9601 Warwick Boulevard Newport News, Virginia

Location: 9601 Warwick Boulevard, Newport News, Virginia

Description: The Property consists of a 7,500Sq.Ft. two story building that is readily

available and is multi-function for future tenants. The interior of the building has been updated with floors, ceilings, electrical wiring, and plumbing. It is located near the Warwick Boulevard & Mercury Boulevard intersection not far from the James River Bridge.

Land Area: .34 acres

Sales Price: Ownership will only entertain Serious Offers.

Lease: \$2,000.00/Month

Parking: There is an unmarked parking area in the rear of the building.

Zoning: C1 – Retail Commercial. Multiple allowable uses by right are attached

in the marketing package.

General Information:

➤ Multi-Use

> Great road frontage on Warwick Boulevard

➤ Located ideally

> Surrounded by numerous retailers and solid residential

neighborhoods

Also included:

Aerial Maps

➤ Site Plan

List of uses which are allowed by right

For Additional Information, Please Contact: Vince Campana & Travis Waltz

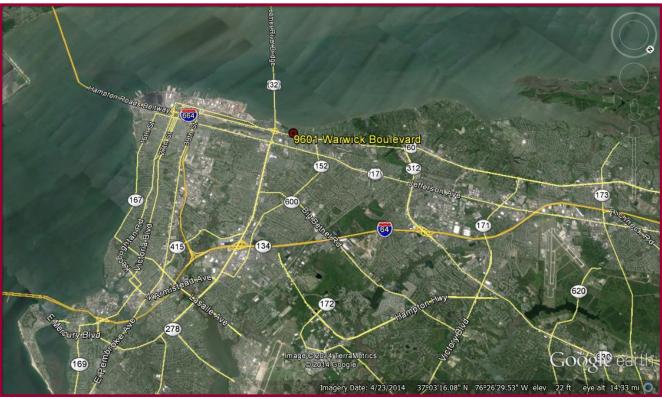
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<u>Municode</u> 7/21/2014

Print

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

P = PERMITTE C = CONDITIO		-																			
BLANK = NOT																					
SUMMARY OF L			r*																		
			·									ZON	ING DISTRICTS								
	R1			R4	R5	R6	R7	R8			01		03		C2 GENERAL		C4		M2 HEAVY		NCES
		-SINGLE-								PARK	OFFIC		OFFICE/RESEARCH	ICOMMERCIAL	COMMERCIAL				INDUSTRIAL		
agricultural	FAMILY	FAMILY	FAMILY									PARK	& DEVEL.			BUSINESS		BUSI./MANUF		ART.	
	_				FAMILY	1	FAMILY	FAMIL	1							DISTRICT	BUSINES:			SEC.	
1. AGRICULTURE.	C									Р											
FARM																					
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USES B.																					
RESIDENTIAL																					
	Р	Р	Р	Р	Р						Р										П
FAMILY																					
2. TWO-FAMILY					Р		Р	Р								Р					
2.1. SINGLE-					Р		Р	Р			c		1			Р					П
FAMILY													1								
ATTACHED					_			D						_			_				
2.2. HOUSING FOR OLDER					Р		P	Р	Р		C			C		Р	C				
PERSONS -																					
SINGLE-FAMILY																					
ATTACHED																					
3. MULTIPLE-					Р		Р	Р	Р		С					Р	С				М
FAMILY																					
3.1. HOUSING					Р		Р	Р	Р		С			С		Р	С				
FOR OLDER																					
PERSONS -																					
multiple Family																					
4. HIGH RISE									D							D	D				\vdash
APARTMENT									P							r	Р				
5						P														r	\vdash
MANUFACTURED						•														CODE	
HOME &																				XIII	
MANFCT. HOME																					
Park																					
6. PLANNED	P	Р	Р	Р	Р	Р	Р	Р	Р			1				P					1]
RESIDENTIAL													1								
DEVELOPMENT	_	<u>_</u>	_	_	_	_	<u>_</u>	_			-	_	6			P				-	ш
7. DORMITORY 8. GROUP HOME	C	ر د	ر د	C	C	L	<u></u>	ر د	ر د	L	_	P	L	_	_	۲ د	-				+
9. HALFWAY	ر د	-	r	C	ر د		-	ر د	ر د	-	L	۲	-	-	-	C	-			-	++
9. HALFWAY HOUSE	_	_	_	_	_		_		_				1	C	_	_					
10. HOME	Р	P	Р	Р	Р	Р	Р	P	P	 		1	<u> </u>							X	45-
OCCUPATION	ľ	ſ	Ī	ľ	ľ	Ī		ľ	ľ				1								518
11. BED &	С	c	c	С	С		С	С	С	†		1		P	P	P					
BREAKFAST													1								
12. Boarding							С	С								С					П
HOUSE]								

P = PERMIT	TEDIKE																					
C = CONDIT																						
BLANK = NO																						
SUMMARY O	F USES E	BY DISTR	RICT*																			
												ZO	NING DISTRICTS									
PERMITTED	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFER	RENCES
										PARK			OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
RESIDENTIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART	Γ.
					FAMIL	1	FAMILY	FAMILY	1							DISTRICT	BUSINESS				SEC	Ξ.
13. ASSISTED	P	P	Р	Р	Р						P											
LIVING																						
FACILITY																						
14.														P	P	P	P	P	P	P		
Custodian																						
APARTMENT																						
SPECIAL	Р	Р	Р	Р	Р																	
RESIDENTIAL																						
FACILITY																						
16. CAMPUS	C	C	С	C	C																	
MINISTRY																						
HOUSE																					ш	
17.							С	С														
HOMELESS																						
SHELTERS																					ш	
18.	C	C	C	C	C		C	C	C					C	C							
CONGREGATE	1																					
HOUSING																						
FOR																						
CHILDREN	_	D	D		D						_										ш	
19.	Р	Р	Р	P	Р						٢											
TEMPORARY FAMILY																						
HEALTH																						
CARE																						
STRUCTURE																					j J	
20. ADAPTIVE	· c	_	<u>_</u>	<u></u>	_		-							r	r						$\vdash \vdash$	
RE-USE		_	_	۲	۲									L	L							
	WAIL AND	l wild		E CONCI	I TED E	OD ANN A	AODIEICA	ATION C	D VD II	KTAA	ENITE O	E DICTE	RICT REGULATIONS	OD AND CDEC	IAL OVEDLAY	ZONING DE	CLLATIO	NC .			ш	L
AKTICLES X	AVIII AN	וכ ואא ט		E CONSI	ᅜᅜᅜ	OK ANY N	NUDIFICA	ALION	IK ADJI	DO I M	CIVI 2 O	ר טוט ווי	CICI REGULATIONS	OK AINT SPEC	IAL UVEKLAT	ZUNING RE	GULATIO	NO.				

												ZONING	DISTRICTS								
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFER-
C. HEALTH	SINGLE-	SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUN	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL	ENCES
	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			Park	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			
					FAMILY	1	FAMILY	FAMILY	Í							DISTRICT	BUSINESS	i			ART.
																					SEC.
1. HOSPICE												Р		P	P						
2. MEDICAL												Р		P	P						
CENTER COMPLEX																					
3. HOSPITAL							C	C	С			Р		P	Р	Р	Р				V45-
																					520

1									_												
4. MEDICAL &											P	Р		P	P	P	P	P	P		
DENTAL																					
LABORATORY																					
5. NURSING					C		P	Р	Р			Р		P	P	P	C				V45-
HOME,																					520
CONVALESCENT																					
HOME																					
6. OPTICIAN									Р		Р	Р	Р	Р	Р	P	Р				
7. OUTPATIENT							С	С	Р		Р	Р	P	P	P	P	Р				
CARE CLINIC																					
8.									Р			Р		Р	P	P	Р				11
PHARMACY/DRUG									ĺ					ſ	ſ	ĺ					
STORE																					
9. PHYSICAL							C.	C.	Р		Р	Р	Р	Р	P	P	Р				11
THERAPY								l	Ī			Ī		Ī			Ī				
10. PHYSICIAN,							c	C.	Р		Р	Р	P	Р	Р	P	P				+
DENTIST OR							-		Ī			Ī		Ī			Ī				
OPTOMETRIST'S																					
OFFICE																					
11. VETERINARY											C.			C.	C.	c.					+
FACILITY WITH											_			_	_	-					
OUTSIDE CAGES																					
OR RUNS																					
12. VETERINARY									P		P			P	P	P					+
FACILITY									Ī					Ī							
WITHOUT																					
OUTSIDE CAGES																					
AND RUNS																					
13. ADULT DAY		1							P		P	P		P	Þ	P	r				+
CARE FACILITY									Ī			ľ		Ī	ſ	ľ	ľ				
14. FAMILY HOME	P	P	P	P	P	P	P	P	Р	1	Р	1					_			_	+
ADULT DAY CARE		ſ	Γ	ſ	ſ	ſ	ľ	ľ	ľ		ľ										
FACILITY					1																
* ARTICLES XXVIII	VNID XX	YI SHOLI	D BE C		ED EOR	AND MO	DIFICAT		ND II KT	MENT	SOFD	ISTRIC	F REGULATION	ONE OR ANY SDE	CIAL OVERIAN	70NING PEC	LI ATIONS	:			
ALTICLES MAIII	AI IU M	טטווכ ויי	LD DL C	OFFULL	LD I UN	AITI MU	DII ICAI	OI TOK A	וו נטנש	WILLIAI.	י טויט	אוזיינו	INLUGLATIV	JI O OK AINI JEL	CIAL OVENLA	ZOI WING INC	JOEAN TON	١.			

												ZONII	NG DISTRICTS								
PERMITTED USES		R2	R3	R4	R5	R6						02			C2 GENERAL		C4			M2 HEAVY	
d, utilities	SINGLE-									PAR			OFFICE/RESEARCH	COMMERCIAL					INDUSTRIAL	INDUSTRIAL	
	FAMILY	FAMILY	FAMILY		FAMIL		MULTI- FAMILY					PARK	& DEVEL.			BUSINESS DISTRICT		BUSI./MANUF.			ART. SEC.
1. AMATEUR	P	P	P	P	P	P	P	P	P							DISTRICT	DUSTINESS)			SEC.
RADIO	•				•	•		•	•												
TOWER/ANT. 70																					
FT. OR UNDER IN																					
HEIGHT																					
2. AMATEUR	C	C	C	C	С	C	C	C	C												
RADIO																					
TOWER/ANT.																					
OVER 70 FT. IN																					
HEIGHT									_		_	D			D	_	_	D	-		
3. COMMERCIAL RADIO OR TV									C		٢	٢		P	Р	P	Р	Р	C		
STATION																					
4. ELECTRICAL																			c	c	
GENERATING																				C	
PLANT																					
5. ELECTRICAL	С	С	С	С	С	С	С	С	С	С		Р	P	P	P	Р	С	С	P	Р	
SUBSTATION																					
6. ELEVATED	С	С	С	С	С	С	С	С	С	С	С	С	P	С	С	С	С	С	C	С	
WATER STORAGE																					
TANK																					
7. LOCAL	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	P	Р	Р	P	P	P	
UTILITIES									_	_	_	_	_	_	_	-	_	_	-	_	
8. Communication									C	C	C	C	C	C	C	C	C	C	C	C	
TOWER/ANTENNA																					
9. SANITARY	1									c									c	c	
LANDFILL																				C	
10. SEWAGE										C.									C.	C.	
TREATMENT																			_		
PLANT																					
 SOLID WASTE 										C									C	C	
TRANSFER																					
STATION							_			_			_	_	_						
12.	C	L	С	C	C	C	C	C	Ċ	C	C	C	C	C	C	C	L	C	C	Р	
TRANSMISSION																					
LINES 13. WATER	1	D			-					P	-	-						-			
RESERVOIR		_								_											
14. WATER	1						 		†	c			 					1	c	c	
TREATMENT										Ĭ			1						_	_	
PLANT													1								
15. ELECTRICAL										С											
GENERATION													1								
FROM LANDFILL													1								
GASES	I	L	L		<u> </u>	<u> </u>	L			<u>L</u>	L	<u> </u>	<u> </u>	l	<u> </u>	l	L				
ARTICLES XXVIII	AND XXX	(I SHOUL	LD BE CO	ONSULTE	D FOR	ANY MODI	FICATIO	n or ai	DJUSTA	VENT:	OF DI	STRICT	REGULATIONS OR	any special (OVERLAY ZON	ing regul	ations.				

												ZONING	DISTRICTS								
		_								P1	01	02	03		C2 GENERAL					M2 HEAVY	
	SINGLE- FAMILY						.mediuw Multi-			JPARK			OFFICE/RESEARCH & DEVEL.	ICOMMERCIAL	COMMERCIA	LREGIONAL BUSINESS		POINT BUSI./MANUF.	INDUSTRIAL	LINDUSTRIAL	ART.
					FAMILY	1	FAMILY	FAMILY								DISTRICT	BUSINESS	S			SEC.
1. CHILD CARE CENTER					С	С	С	С	P		С	P	С	P	P	P	Р	P	С	С	
2. COLLEGE, UNIVERSITY	С	С	С	С	С	С	С	С	Р	Р		P	Р			Р	Р	С			V 45-520
3. FAMILY HOME CHILD CARE FACILITY	P	Р	Р	Р	Р	Р	Р	Р	Р												V 45-523
4. OTHER EDUCATIONAL/GROUF INSTRUCTION									P			Р	P	P	P	P	С	С			
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	С	С	С	С	С	С	С	С	С		С	P		P	P	Р	Р				
PUBLIC OR PRIVATE ELEMENTARY SCHOOL		Р	Р	Р	P	Р	Р	Р	Р	Р						Р					V 45-520
7. PUBLIC OR PRIVATE	P	Р	Р	Р	Р	P	Р	Р	Р	Р						Р					V 45-520

SECONDARY SCHOOL	l			l			l	l	Ì		l	l		1		1		I			1
8. VOCATIONAL									Р		С	Р	C	P	Р	Р	С	P	Р	Р	
SCHOOL																					
9. BUSINESS SCHOOL									Р		Р	Р	P	P	Р	Р	Р	P	Р		
10. PUBLIC OR	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	С	C			
PRIVATE SCHOOL																					
WITH LESS THAN 200																					
STUDENTS																					
* ARTICLES XXVIII AND	XXXI SH	HOULD B	E CONSL	LTED FO	OR ANY	MODIFICA	TION OF	ADJUS	TMEN	TS OF	DISTRI	CT REC	LILATIONS OR ANY	SPECIAL OVE	RLAY ZONING I	REGULATION	ONS.	•			

													IG DISTRICTS								
PERMITTED USES F.							R7		R9		01	02	O3		C2 GENERAL		C4			M2 HEAVY	
		E-SINGLE								PAR	KOFFIC		OFFICE/RESEARC	HCOMMERCIAL	LCOMMERCIAL				INDUSTRIA	LINDUSTRIAL	
ACILITIES	FAMIL'	YFAMILY	FAMILY				MULTI-					PARK	& DEVEL.			BUSINESS		BUSI./MANUF.			ART.
					FAMILY		FAMILY	FAMIL	Y							DISTRICT	BUSINESS				SEC.
. CEMETERY	C	C	C	C	C	C	C	C	C												
. CHURCH,	P	Р	P	P	P	P	P	Р	Р	C	C	C	C	P	P	P	C	C	C	c	V 45-520
SYNAGOGUE/OTHER	8																				
LACES OF																					
VORSHIP																					
2.1 OFF-SITE	C	С	С	C	C					С											V 45-527
CHURCH PARKING																					
_OT																					
3. COMMUNITY REC.	.c	С	С	С	Р	Р	Р	Р	Р	Р		Р		P	Р	Р	С	С	С	c	V 45-520
CENTER (TENNIS,																					
RACQUET BALL)																					
. CORRECTION										Р						P					
FACILITIES										ĺ											
5. FIRE STATION	С	С	С	С	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	P	Р	V 45-520
5. FUNERAL HOME														P	Р	Р			С		
7. LIBRARY	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	P	Р	Р	Р				V 45-520
B. PRIVATE CLUB	С	С	С	С	С	С	С	С	С		С			Р	Р	Р					V 45-520
9. NEIGHBORHOOD	C.	C.	C.	c.	Р	Р	Р	Р	Р	Р				Р	Р	Р					V 45-520
SWIMMING POOL																					
10. POLICE					Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	P	P	V 45-520
TATION						Ī	Ī	Ī	Ī												
1. POST									Р		Р	Р	Р	P	P	Р	Р	P	P	P	
OFFICE/PARCEL									Ī		Ī	ſ									
PICK UP STATION																					
2. PUBLIC/PRIVATE	c	c	С	c	P	P	P	P	Р	Р		P		P	P	P					V 45-520
OLF COURSE	1	_	_	Ĭ	ſ	Ī	Ī	ſ	ľ	ľ		Γ		ſ							
3. PUBLIC/SEMI-	c	c	c	c	r	c	c	c		P	r	r		P	P	P	P				V 45-520
PUBLIC MUSEUM OR	Ĭ	ľ	_	ľ	ľ	_	ľ	ľ		ſ	Ĭ	ľ		Ī		Ī	ľ				1. 13 320
ART GALLERY	1				1			1						1							11
	P	P	P	P	P	P	P	P	P	P	P	P	Þ	P	P	P	P	P			V 45-520
ARTICLES XXVIII A	•		DE CO; 2	" '		•	CATION	OD 4 C	ľ	•		rnict o	ECHI ATIONE OD 4	I CDECIAL C	[AV 70: ": "	C DECLE 43	LIONIC L	r	l	1	1 TJ-320

												ZON	ING DISTRICTS									
PERMITTED	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01			C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERI	ENCES
USES G.	SINGLE	SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
BUSINESS	FAMILY	FAMILY	FAMILY	FAMILY			MULTI-		USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART	
SERVICES					FAMILY	İ	FAMILY	FAMIL)	ł							DISTRICT	BUSINESS				SEC	
1. ADMIN.									С		Р	Р	P	P	P	Р	Р	P	Р	P		
Support																						
OFFICES																						
INFORMATIONAL	_																					
OFFICES																						
2. BANK, LOAN									Р		С	Р	С	P	P	P	Р	P	C	C		
OFFICE OR																						
CREDIT UNION																						
BUSINESS									С		Р	Р	P	P	P	P	P	P	P	P		
ADMIN. OFFICES																						
4. PARCEL												С		C	C	P		P	P	P		
DISTRIBUTION																						
CENTER																						
5.									Р		Р	Р	P	P	P	P	P	P	C			
PROFESSIONAL																						
OFFICE																						
OFFICE AND											Ρ											
TWO-FAMILY																						
RESIDENTIAL																						
USE WITHIN																						
ONE BUILDING																						
* ARTICLES XXVI	II AND X	XXI SHOL	JLD BE C	ONSULT	ED FOR	ANY MOD	DIFICATI	ON OR A	adjus ⁷	rmen	rs of D	ISTRIC	T REGULATIONS OF	R ANY SPECIAL	OVERLAY ZO	NING REGU	LATIONS.					

												ZONING	DISTRICTS								
PERMITTED USES H. PERSONAL SERVICES	SINGLE-	SINGLE-	SINGLE	SINGLE-	LOW	MANFCT.		HIGH	MIXED			OFFICE					OYSTER		INDUSTRIAL	M2 HEAVY INDUSTRIAL	
					FAMIL)	Ì	FAMILY	FAMILY	1							DISTRICT	BUSINESS				SEC.
1. ARTIST OR PHOTOGRAPHY STUDIO									Р		P			P	P	P	Р	P			
2. BARBER/BEAUTY SHOP									Р			Р		P	P	P	Р				
3. Carpet/upholster) Cleaning	1														P	Р	С	P	Р	С	
4. COIN-OPERATED COMMERCIAL LAUNDRY									Р					P	P	P					
5. DIAPER SERVICE/LINEN SUPPLY															P	Р	С	P	Р	P	
6. DRY CLEANING PICKUP									Р					P	P	Р	Р	P			
7. DRY CLEANING PLANT														Р	Р	P	С	P	Р	Р	
8. RECORDING STUDIO									Р		С			P	P	P	Р	P	P		
9. SHOE REPAIR									P					P	P	Ρ	P				_
10. TAILOR SHOP 11. TRAVEL AGENCY									۲		P	P		P P	P P	P	P P				-
12. TATTOO ESTABLISHMENT															c						
ARTICLES XXVIII AND	XXXI SH	OULD B	E CONSU	ILTED FO	OR ANY	MODIFICA	ATION OITA	R ADJUS	TMEN	TS OF	DISTR	ICT REC	GULATIONS OR ANY	SPECIAL OVE	RLAY ZONING	REGULATIO	ONS.				-

												ZONI	NG DISTRICTS								
PERMITTED USES		R2			R5			R8	R9	P1		02	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER			REFERENCES
										PARK			OFFICE/RESEARCH	COMMERCIAL						INDUSTRIAL	
RECREATIONAL	FAMILY	FAMILY	FAMILY				MULTI-					Park	& DEVEL.			BUSINESS		BUSI./MANUF			ART.
USES					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS				SEC.
1. AMUSEMENT																P			С	С	
PARK OR THEME																					
PARK														_							
2. BILLIARD									Р					C	P	P					
PARLOR														_	_						-
3. BINGO														C	P						C
PARLOR									D					_	_	_					
4. BOWLING									Р					C	P	Р					
ALLEY														_							
5. AMUSEMENT									C					C	P	Р					
ARCADE	_	_	_	_	_	_	_		_	_		D		D		D	_				
6.	C	C	C	C	C	C	C	C	C	C		Р		P		Р	C				
COUNTRY/YACHT																					
CLUB 7. GOLF DRIVING										D									_	-	
7. GOLF DRIVING RANGE										Р					P				C	C	
range 8. Health Club.									D			n	-	D		n	n	D	_		
6. HEALTH CLUB, FITNESS CENTER	1								Р			Р	L	P	P	Р	P	P	C		
E GYMNASIUM																					
9. MINIATURE										_					D.	D					
GOLF COURSE										C					P	Р					
10. PUBLIC										_											
CAMPGROUND										C											
11. SKATEBOARD										D				c	c	r			c	c	V 45-511
RAMP										ľ				_	_	_			_	_	10-011
12. SKATING						-			D	D				c	D	D	-				
RINK									ľ	ľ				_		ľ					
13. STADIUM.										c						P	r	c	c	c	
ARENA OR																ľ	_	_	_		
AMPHITHEATRE																					
14. THEATRE OR									P	P				D	P	P	r	c			
STAGE									ľ	ľ					"	ľ	ľ	_			
15. SHOOTING	1	1	1	1		-	1												c		
RANGE																			~		
	VND XX	XI SHOLI	D BE CO	ONSI II TE	D FOR	ANY MOD	FICATIO	N OR A	DIIKT	MFNT	S OF DI	STRICT	REGULATIONS OR	ANY SPECIAL	OVERLAY 70N	ING REGII	ATIONS	l	ļ	·	Н
WALLEY WALL	AIN	/ JI IOO	DE C	OI OOL IL	U 1 ON 1	HI MOD	II ICAIIO	II ON A	JJ (J)	**************************************	J (J ()	JINCI	INCOURTIONS ON	ATT JI LCIAL	C1111111111111111111111111111111111111	II TO INLOU	A11010.				

											NING DI										
PERMITTED USES J. RETAIL SERVICES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT		REFERENCE
	SINGLE- FAMILY	SINGLE- FAMILY	SINGLE- FAMILY	SINGLE- FAMILY	-LOW MULTI- FAMILY		.MEDIUM MULTI- FAMILY	MULTI-	MIXED USE	Park	OFFICE	OFFICE PARK	OFFICE/RESEAR & DEVEL.	CHCOMMERCIAL		REGIONAL BUSINESS DISTRICT			INDUSTRIAL	INDUSTRIAL	ART. SEC.
1. ADULT USE					FAWILI		FAWILT	FAMILI						C	c	C	DUSINES.				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	Р	Р			
5. BICYCLE SALES & SERVICE									Р					Р	P	Р					V45-522
6. BOOK STORE									Р					Р	P	P	P	Р			
7. BUILDING SUPPLY - RETAIL														С	C	С			P	P	
8. CAMERA STORE									Р					P	P	Р	Р	Р			
9. CEMETERY MONUMENT SALES														P	P	Р					V45-522
10. COMPUTER SALES & SERVICE									P			Р		P	P	P	P	Р			
11. CONCESSION STAND									P	Р				P	P	P	С	С			
12. CONVENIENCE STORE WITHOUT									P					P	P	P	C	c			
GASOLINE																					
13. CRAFT STORE														Р	Р	P	Р				L
14. DEPARTMENT STORE									Р			_	_	P	P	P					V 45-522
15. DUPLICATING STORE					ļ				۲			۲	L	۲	۲	۲	۲	<u>۲</u>			
16. EXTENDED STAY MOTEL	1								۲	\vdash		_		P	۲ D	۲	C D	L			+
17. FLORIST, HORTICULTURAL & NURSERY									۲		ļ	Р		P	۲	۲	٢				[]
18. FURNITURE & UPHOLSTERY STORE	1								D	\vdash				D	D	D	D				V45-522
19. GARDEN SUPPLY STORE	-					-	-		r' D	\vdash				r D	D D	D D	r				V 45-522 V 45-522
20. GOLF PRO SHOP/CLUBHOUSE									P D	r				P D	P	P D	D				V 43-3ZZ
21. GROCERY STORE									D	_				D	D	D	F				V 45-522
22. HARDWARE STORE									D					D	D	D					V 45-522
23. HOME ACCESSORY STORE									D					D	D	D					V 45-522
24. ICE CREAM/CANDY STORE					1				P P					P	P	Р	P				13 322
25. INTERIOR DECORATING STORE									P					P P	P	P P	P				H
26. JEWELRY SALES, SERVICE & REPAIR									P					P	P	P P	P				H
27. KENNEL														С	С	С					
28. LIGHT EQUIPMENT RENTAL & LEASING														P	Р	P	С	С	С		V45-522
29. LIQUOR STORE									D					D	D	D	D				
30. MALL/MALL BUILDING (ENCLOSED)									P D					D	P D	P D	Р				
31. MEDICAL SUPPLY SALES									r .					D	D	D	D	D			
32. MOTEL/HOTEL									P			r		P	P	P	r	Ċ			H
33. NEEDLEWORK & PIECE GOODS STORE					1				P P					P	P	Р	P				H
34. NOVELTY & SOUVENIR STORE									P					P	P	P	P				
35. OFF-PREMISE SALE OF ALCOHOL IN									c					c	c	c	c				
AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.																					
36. PAWN SHOP	†									\vdash				c	c	c	 				H
37. PET CARE SERVICE WITHOUT							 		Þ	\vdash				P	D D	P	 				+
OUTSIDE CAGES OR RUNS																			<u></u>		Ш
37a. PET CARE SERVICE WITHOUT OUTSIDE CAGES AND RUNS														С	С	c					
38. PRINTING ENGRAVING,									c				С	Р	P	P	Р	Р			
BLUEPRINTING & COPYING 39.									D			D		0	D	D	D	D	-	_	+
39. RESTAURANT/CAFETERIA/DELICATESSEN	J								r	۲	ľ	r		٢	٢	r	r	r	_	L	П
WITH DRIVE THROUGH SERVICE NOT																					
ADJACENT TO RESIDENTIAL PROPERTY										_	_	_				_			_	-	1
40.									Р	C	P	Р		Р	Р	Р	Р	P	C	C	
RESTAURANT/CAFETERIA/DELICATESSEN WITHOUT DRIVE THROUGH SERVICE	1																				
40.1.									c	С		С		С	С	С	С	С	С	С	
RESTAURANT/CAFETERIA/DELICATESSEN WITH DRIVE-THROUGH SERVICE	1																				
ADJACENT TO RESIDENTIAL PROPERTY						L	L		<u> </u>	<u> </u>						L	<u></u>				Ш
41. RETAIL SALES BY WHOLESALER OF SAME GOODS									Ċ					Р	Р	Р	P	Р	P		V45-522
41.1. SELF-SERVICE ICE VENDING UNIT	 				 					\vdash				P	P		-		P	P	H
42. SPORTING GOODS	1				-				P	\vdash				P	P	P	P			-	+
43. STATIONERY STORE	1	-	-	-		-	 		P					P	P P	P P	P				H
44. TENNIS PRO SHOP/CLUBHOUSE	1	-	-	-		-	 		P	c.	P			P	P P	P	P				H
				·		1	1		г					-г	-	r	ř	1	-		

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T	т								_	_								-1		
45. TOY OR HOBBY STORE									Р					P	P	P				
46. USED MERCHANDISE SALES														Р	Р	Р				V 45-522
47. VARIETY STORE									Р					Р	P	Р				
48. VIDEO RENTAL									Р					Р	P	Р	Р			
49. WEARING APPAREL/SHOE STORE									Р					Р	P	Р	P			
51. BANQUET/FUNCTION HALL											С			c	C	c			c	
52. ANIMAL SHELTER																			Р	
53. MICRO-BREWERY, MICRO-									Р					Р	P	Р	Р	Р	P	
DISTILLERY, AND/OR MICRO-WINERY																				
* ARTICLES XXVIII AND XXXI SHOULD BE O	CONSULT	ED FOR	ANY MOD	IFICATI	ON OR A	ADJUSTM	NTS OF	DISTRI	CT REC	GULAT	TONS C	R ANY S	SPECIAL OVER	RLAY ZONING I	REGULATIONS		<u> </u>			

												ZONI	NG DISTRICTS								
PERMITTED USES		R2		R4								02	O3		C2 GENERAL				M1 LIGHT		REFERENCES
K, AUTO &	SINGLE-	SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.			MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT		INDUSTRIAL	
	FAMILY	FAMILY	FAMILY				MULTI-		USE			PARK	& DEVEL.			BUSINESS		BUSI./MANUF.			ART.
SERVICES 1. AUTO PARTS					FAMILY		FAMILY	FAMILY	6					n	n	DISTRICT	BUSINESS	ò			SEC.
STORE (NO									Р					Р	P	Р					
SERVICE)																					
2. AUTOMOBILE									r					r	c	r					+
FUEL &																C					
KEROSENE SALES																					
(SUPPLEMENTAL)																					
3. AUTOMOBILE									С					С	С	С					
GASOLINE																					
SUPPLY STATION																					
3.1.																			C	C	
AUTOMOBILE																					
GASOLINE																					
SUPPLY STATION - UNMANNED																					
4. AUTOMOBILE															C	<u></u>			r		_
BODY & PAINT																_			_		
SHOP																					
5. SMALL MOTOR															С	С			С		+
VEHICLE REPAIR																_					
AND SERVICE																					
FACILITY																					
6. AUTOMOBILE														C	C	P			Р	C	V 45-522
SALES/NEW CAR																					
DEALERSHIP															_						
7. AUTOMOBILE															C	C				1	V 45-522
SALES, USED CAR DEALERSHIP																					
8. CAR WASH														r	c	<u></u>					-
9. AUTOMOBILE														c	C	0					-
UPHOLSTERY																					
10.												c		c	c	c		P	P		V 45-522
AUTOMOBILE,												_		_		_					
LIMOUSINE, VAN,																					
MOTORCYCLE																					
LEASING/RENTAL																					
11. BOAT &									C					C	С	P				1	V 45-522
YACHT SALES	_	_		_	_	_	_	_										1	D		
12. BOAT BASIN	Ĺ	L (Ĺ	Ĺ	C	C	C	Ĺ	Р	Р		Р		Р	۲	۲			۲	Р	
13. LARGE															C				L		
MOTOR VEHICLE SALES, REPAIR																					
AND/OR SERVICE																					
13.1.															C.				C		+
MANUFACTURED															_				[
HOME SALES,																					
SERVICE AND/OR																					
LEASING																					
14. MARINA										C				C	С	Р			Р	P 1	V 45-522
15. SMALL BOAT		T	٦												С	P					
REPAIR																					
16. TOWING															C	C			C		
SERVICE	AND YO	4 61.5	D DE 5	W E1	D F05		DC/	LOC (. 05 5	CTD: C	DECLE ATION S	1) N/CP=C: ::	O) EDI () (TC)	IVIC PEC:	ATIC: "	I			
AKTICLES XXVIII	AND XX	ki shoul	TO RE CC	JNSULTE	L FUR	any Modi	ricail0	n uk Al	JJUST/	MENT:	S OF DI	STRICT	REGULATIONS OR	ANY SPECIAL	UVERLAY ZON	ing kegu	LATIONS.				

												ZONIN	IG DISTRICTS								
PERMITTED USES															C2 GENERAL					M2 HEAVY	
										PARK			OFFICE/RESEARCH	COMMERCIAL						INDUSTRIAL	
TRANSPORTATION	FAMILY	FAMILY	FAMILY			HOMES	MULTI-					PARK	& DEVEL.			BUSINESS		BUSI./MANUF.			ART.
					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS	5			SEC.
1. AIRPORT																			Р	Р	
2. BUS STOP, BUS		Р	P	Р	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
SHELTER OR TAXI																					
STAND																					
3. COMMERCIAL															P	P	C	C			
PARKING LOT OR																					
GARAGE																					
4. Freight																C		C	P	P	
TERMINAL																					
5. HELISTOP OR									C			C	С	C	C	C	C	C	P	P	
HELIPORT																					
6. OFF-SITE							C	C	P		C	P	С	P	P	P	C	C	P	P	
PARKING LOT OR																					
GARAGE																					
7. SEAPORT																P			P	P	
8. Taxi dispatch															C				P	P	
OPERATIONS,																					
MAINTENANCE OR																					
STORAGE																					
9. TRANSIT					C	c	C	C	C	C	C	C	c	C	C	P	C	P	P	P	
TERMINAL FOR																					
BUS, RAIL BOAT,																					
SHIP, OR OTHER																					
MASS TRANSIT	<u> </u>				L	l		<u> </u>	L	<u> </u>				l	l	L	L		l		
* Articles XXVIII .	and XXX	i shouli	D BE CO	NSULTED	FOR A	NY MODIF	ICATION	OR AD.	JUSTM	ENTS	OF DIS	TRICT F	REGULATIONS OR A	INY SPECIAL C	WERLAY ZONIN	NG REGULA	ATTONS.				

												ZON	ING DISTRICTS									
PERMITTED	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	NCES
USES M.	SINGLE	SINGLE-	SINGLE-	SINGLE	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PAR	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
WHOLESALE 8	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			Park	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART.	
WAREHOUSE					FAMIL'	Ϋ́	FAMILY	FAMILY	1							DISTRICT	BUSINESS				SEC.	
1 BUILDING															r	P		r	P	P		

SUPPLIES WHOLESALE &																					
DISTRIBUTION																					
2. DISTRIBUTION														С	С	P		P	P	P	
CENTER FOR																					
RETAIL																					
GOODS, MAIL																					
ORDER																					
3.														С	С	P		Р	P	P	
DISTRIBUTION WAREHOUSE																					
4. DOCUMENT																P		P	P	P	
STORAGE																į		•	Ī		
WAREHOUSE																					
5. FOOD															C	P		P	P	P	
PREPARATION, STORAGE &	,																				
DISTRIBUTION																					
6. HEATING																Р			С	С	
OIL STORAGE																					
&																					
DISTRIBUTION 7. MINI-															_	D		_	0		
7. MINI- STORAGE															C	Р		C	P		
WAREHOUSE																					
7.1. MINI-														С	С	Р		С	P		
STORAGE																					
Warehouse - Single																					
ENTRANCE																					
INTERIOR																					
STORAGE																					
8. MOVING &																P		С	P		
STORAGE															-					_	
9. PLUMBING SUPPLIES															C	Р		C	P	Р	
WHOLESALE &																					
DISTRIBUTION																					
10. PROPANE																		С			
STORAGE &																					
DISTRIBUTION															-					_	
11. SEAFOOD WHOLESALE															C	Р		P	P	P	
DISTRIBUTION																					
& RECEIVING																					
* ARTICLES XX													CT REGULATIONS (OR ANY SPECIA	AL OVERLAY Z	ONING REG	ULATION	S.		·	
** SIZE LIMITE	D TO 20,	000 SQU	JARE FE	T IN FLO	OOR ARE	A, UNLES	S USE IS	CONTA	INED I	NAM	\ULTI-T	ENANT	STRUCTURE.								

												ZONIN	IG DISTRICTS									
PERMITTED USES			R3												C2 GENERAL				M1 LIGHT	M2 HEAVY	REFER	ENCES
										PARK			OFFICE/RESEARCH	COMMERCIAL						INDUSTRIAL		
OFFICE/RESEARCH	FAMILY	FAMILY	FAMILY				MULTI-		USE			Park	& DEVEL.			BUSINESS		BUSI./MANUF			ART	
DEVELOP.					FAMILY	1	FAMILY	FAMILY								DISTRICT	BUSINESS	5			SEC	<u>.</u>
 COMPUTER 												P	P			P	P	P	P			ı
CENTERS																						
2. LASER,												P	P			P	P	P	P			i
MATERIAL																						i
SCIENCE,																						
ELECTRONICS																						ı
PROD. FIRMS																						
LIBRARIES,												P	P			P	P	P	Р			
AUDITORIUMS,																						i
LECTURE &																						
CONFERENCE																						
CNTR. 4. NONPROFIT												D	n			n	n		n			
PROFESSIONAL OR												Р	P			Р	P	P	P			i
TECH.																						i
EDUCATIONAL																						i
INSTITUTE																						i
5. PILOT PLANTS													D			D	r	D	D			_
FOR PRODUCTION																	_	•	ľ			i
OF PROTOTYPES																						ı
6. RESEARCH							1					P	P			P	P	P	P			$\overline{}$
LABORATORIES,																Ī	Γ					ı
OFFICES AND																						
FACILITIES																						1
* ARTICLES XXVIII	AND XXX	SHOUL	D BE CO	NSULTED	FOR A	NY MODIF	CATION	OR AD.	JUSTM	ENTS	OF DIS	TRICT I	REGULATIONS OR A	NY SPECIAL C	VERLAY ZONII	NG REGULA	TIONS.			1		

ZONING DISTRICTS																						
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER		M2 HEAVY		NCES
O. OPEN	SINGLE-	SINGLE-	SINGLE	-SINGLE	LOW	MANFCT.	MEDIUM	HIGH	MIXE	PAR	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT		INDUSTRIAL		
INDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			Park	& DEVEL.			BUSINESS	POINT	BUSI./MANUF			ART.	
					FAMILY	1	FAMILY	FAMILY	İ							DISTRICT	BUSINESS	i i			SEC.	
1. BRICK																			C	C		
MFG./BRICKYARD																						
LUMBER MILL																						
2. CONCRETE,																			С	Р		
BITUMINOUS [*]																						
MFG. & ASPHALT																						
PLANT																						
3. HEAVY																			С	Р		
EQUIPMENT																						
STORAGE																						
4. OUTSIDE COAL																				С		
STORAGE																						
5. OUTSIDE																				С		
COMPOST																						
FACILITY																						
6. OUTSIDE																				Р		
STORAGE AS																						
MAIN USE																						
7. SAND &																			C	Р		
GRAVEL																						
PROCESSING OR																						
STORAGE																						
8. SMALL														С	P	Р		P	Р	Р		
REPAIR, SMALL																						
CONSTRUCTION																						
SHOP & SMALL																						

CONTRACTORS OFFICE																					
9. TANK, FARM																			P		
FOR STORAGE																					
OF PETROLEUM																					
PRODUCTS																					
* ARTICLES XXVII	AND XX	XI SHOU	LD BE CO	ONSULTE	D FOR	ANY MODI	IFICATIO	N OR A	DJUSTA	NENTS	OF DI	STRICT	REGULATIONS OR	ANY SPECIAL	OVERLAY ZON	ING REGUL	ATIONS.			•	

												ZONI	NG DISTRICTS									
PERMITTED USES															C2 GENERAL					M2 HEAVY		NCE:
				SINGLE-		MANFCT.				PARK			OFFICE/RESEARCH	COMMERCIAL					INDUSTRIAL	INDUSTRIAL		
INDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			Park	& DEVEL.			BUSINESS		BUSI./MANUF			ART	
					FAMILY	ĺ	FAMILY	FAMILY	1							DISTRICT	BUSINESS				SEC	
1. BOTTLING																Р		P	P	P		
PLANT																						
2. BUYBACK									С						P	С			С	C		
COLLECTION																						
CENTER/GLASS,																						
PAPER &																						
aluminum																						
3. INDOOR													P			P	С	P	P	P		
MANUFACTURING	i																					
AND ASSEMBLY																						
4. INDOOR																				C		
COMPOST																						
FACILITY																						
5. MACHINE																Р		P	Р	Р		
SHOP																						
* ARTICLES XXVII	AND X	XI SHOL	LD BE C	ONSULTI	ED FOR	ANY MOD	FICATIO	N OR A	DJUST	MENT	S OF D	STRICT	REGULATIONS OR	ANY SPECIAL	OVERLAY ZON	ING REGU	ATIONS.					

												ZONIN	G DISTRICTS								
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01			C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES
Q, HEAVY	SINGLE-	SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL	
INDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART.
					FAMILY	1	FAMILY	FAMILY								DISTRICT	BUSINESS	5			SEC.
1. AUTOMOBILE,																		Р	P	P	
airplane																					
MANUFACTURE &																					
ASSEMBLY																					
2. CANNERY, FOOD																				Р	
PRODUCTS																					
PACKING &																					
PROCESSING																					
3. CHEMICAL																				C	
MANUFACTURING																					
4. DISTILLERY																				С	
5. GLUE,																				С	
FERTILIZER																					
MANUFACTURING																					
6. INDOOR																			С	Р	
RECYCLING CENTER																					
7. IRON, STEEL,																				С	
COPPER,																					
ALUMINUM, &																					
OTHER .																					
METALWORK																					
PLANT																					
8. PAPER PLANT																				С	
9. Refinery																				C	
10. SEAFOOD																				Р	
Packing &																					
PROCESSING																					
11. SHIPBUILDING,																				Р	
SHIPYARD																					
MANUFACTURE OR																					
REPAIR																					
12.																				С	
SLAUGHTERHOUSE,																					
RENDERING PLANT																					
ABATTOIR																					
13. TANNING OR																				С	
CURING OF HIDES						L	<u> </u>			<u> </u>							L				
* ARTICLES XXVIII A	ND XXXI	SHOULD	BE CON	SULTED	FOR AN	Y MODIFI	CATION	OR ADJ	JSTME	NTS (OF DIST	RICT R	EGULATIONS OR AN	Y SPECIAL OV	VERLAY ZONIN	G REGULA	TIONS.				

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5266-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, § 51—5; Ord. No. 5407-00, § 1; Ord. No. 5407-00, § 1; Ord. No. 5407-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5711-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5561-02, § 1; Ord. No. 5561-03, § 1; Ord. No. 5661-03, § 1; Ord. No. 5666-03, § 1; Ord. No. 5666-03, § 1; Ord. No. 5670-02, § 1; Ord. No. 5711-02, § 1; Ord. No. 5711-03, § 1; Ord. No. 5701-13, § 1; Ord. No. 5701-14,
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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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 Dual Agent for the property submitted in this information	 Buyer Broker,
Acknowledged by:	