For Sale

1927 W. Pembroke Avenue Hampton, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Tom Waltz

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

> <u>Tom@CampanaWaltz.com</u> www.CampanaWaltz.com



FOR SALE 1927 W. Pembroke Avenue

Hampton, Virginia

Location: 1927 W. Pembroke, Avenue, Hampton

Description: An improved 1.20 acre parcel with a $\pm 13,500$ square foot freestanding

retail/warehouse building.

Block construction, 19,000 square feet paved parking area.

Currently the home of Peninsula Auction House.

Ideal retail / warehouse or easy conversion to office / warehouse.

Land Area: 1.20 acre site – area in rear of building currently utilized as outside

storage

Sales Price: \$ 750,000.00 – owner financing

Owner will also consider leasing back $\pm 3,000$ square feet in rear of

building

Parking: Ample parking

Zoning: C-3 General Commercial District. Multiple allowable uses by right.

Zoning information is included in this marketing package.

General Information:

Located in an Urban Enterprise Zone

Well established corridor

➤ Convenient to all of Hampton Roads via Interstate 64 and Interstate

664

Also included:

Aerial Maps

Location Map

> Plat

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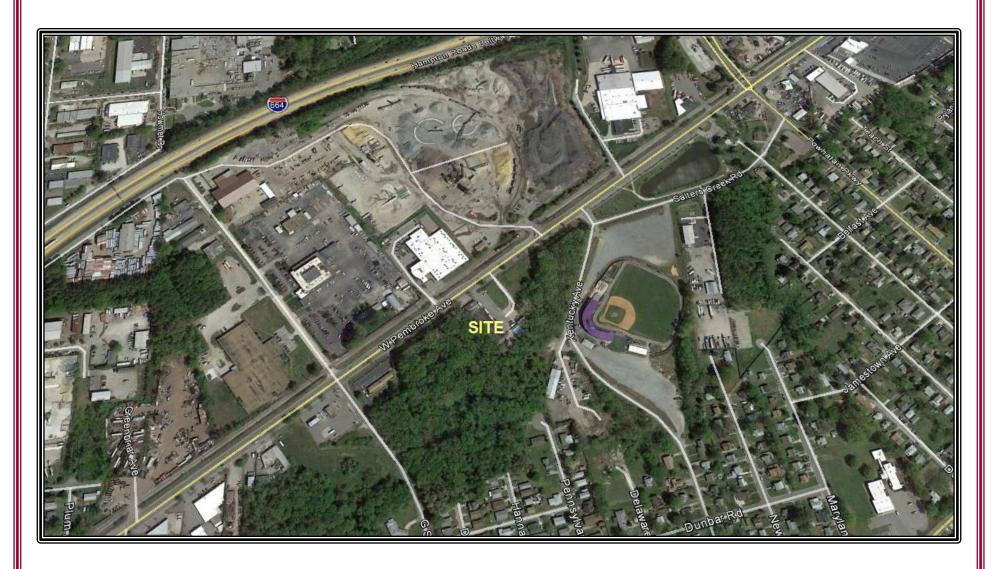


1927 W. Pembroke Avenue Hampton, Virginia





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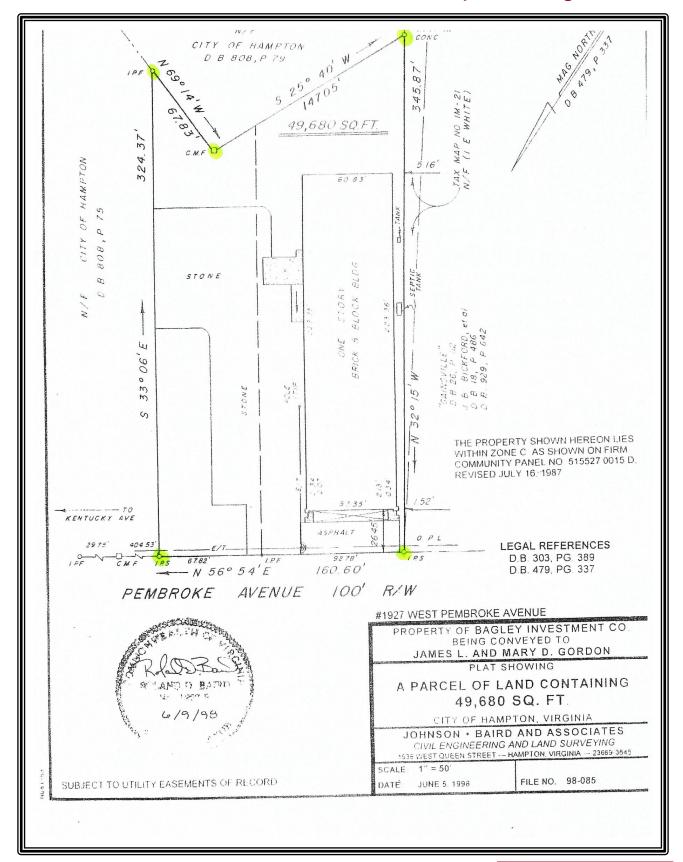


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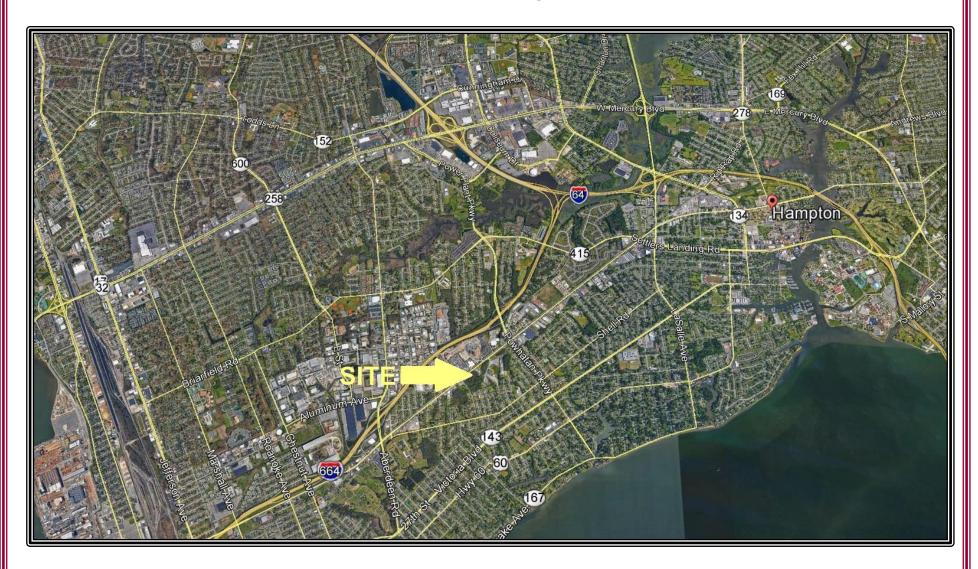


1927 W. Pembroke Avenue, Hampton, Virginia





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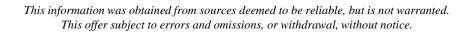




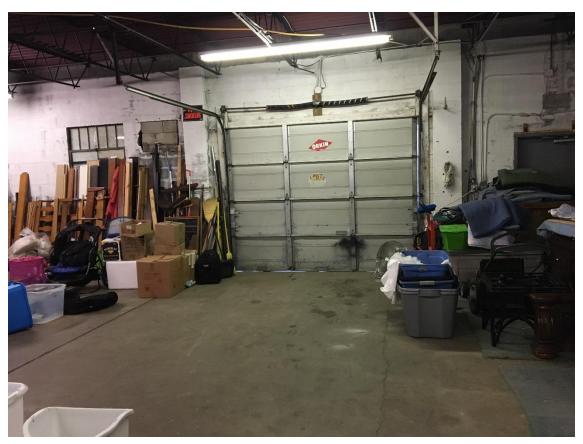




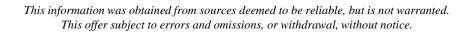




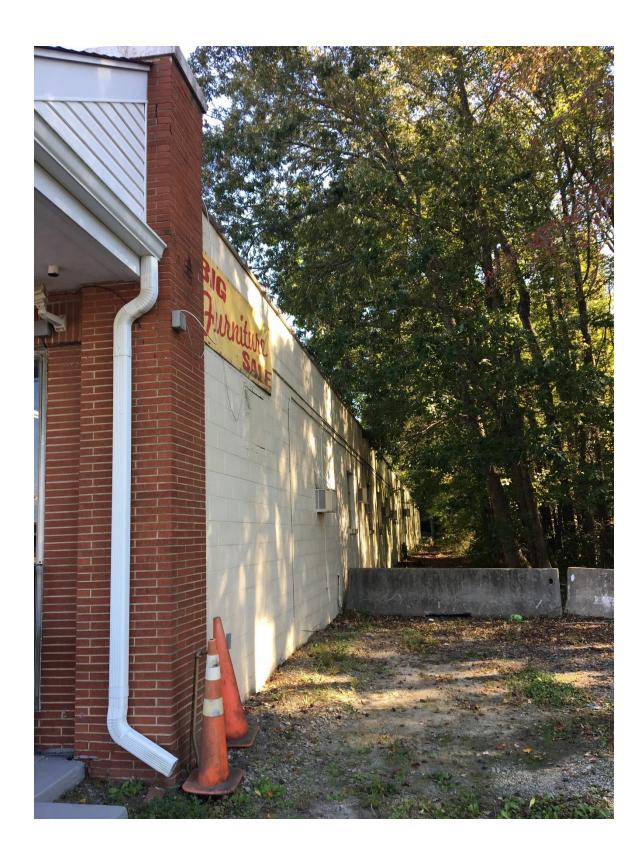






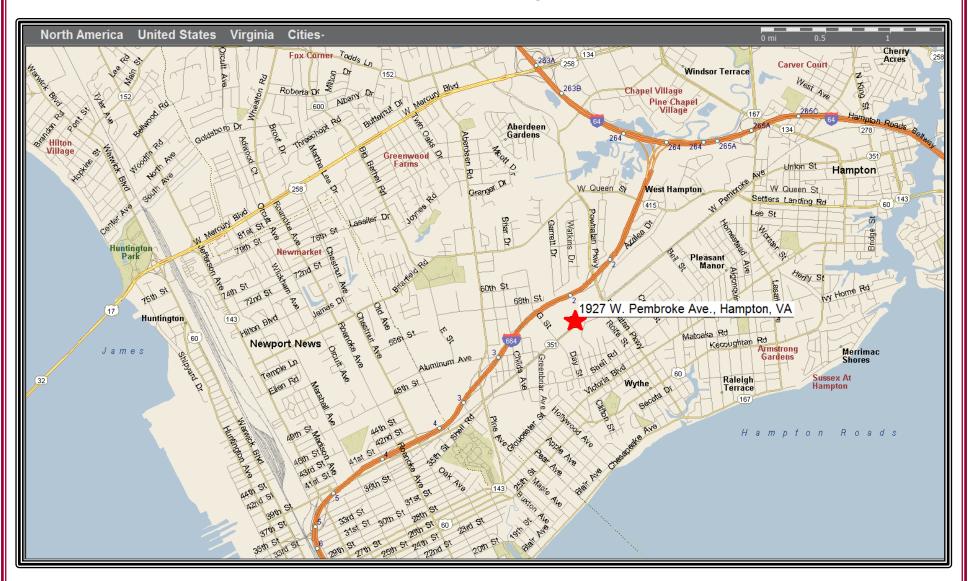


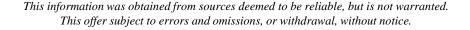






1927 W. Pembroke Avenue Hampton, Virginia







Sec. 2-2. - Table of uses permitted.

CH. 2, SEC. 2-2, TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning administrator permit blank = not permitted *= see additional standards column for reference ZONING DISTRICTS One- and Two-Family Residential Multifamily Residential Commercial Manufacturing and Langley Flight Approach Special Parks VSBI SPI- SPI- SPI- SPI- SPI- SPI- SPI- SPI														TVO																									
Barrata las K	·	D			-11-4		D																							- 4-841-									
Permission Ki	ley:	P = p	ermitte	ed by-r	right	l U	P = use	permit		C = pl	anning (commis	sion acti	on	SX	= spec	cial exce				_		tor perm	nit	blank	= not pe	rmitted	1	= see	additio	nai sta	ndards	colum	n for re	terence	-	—		
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F	R-R F	_{R-11}	R-43	R-33	R-22	R-15	R-13	R-11	R-9 R	-8 R-	4 MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2 C	-3 M-	1 M-2	M-3	M-4A	M-4B	M-5A I	M-5B N	4-5C	M-5D R					BBE	, I SPI	Luna				OLI SPI		uses
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RESIDENTIAL - 1, 2 & MULTIFAMILY	1/2	7/	77	111	111	111	111	177	1111	1/1	111	177	1777	///	///	77	7/1	111	1111	7/	77	77/	77	77/2	7/2	7/10	7/7	7//	100	100	<i>\mathrice{\pi}</i>	111	111	177	V/X	7/2	11/1	77	//////
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P* F	* P					P*	,,									Р			P P			1	1						1	Sec. 2-3(1)
2-family dwelling (on one lot)										9					Р										\Box			P P	_	_					Р	_	Р		
duplex dwelling (on two fee-simple lots)	_	\rightarrow			_	_	₩		<u> </u>	P .	-	<u> </u>	_		Р		_		\perp	\rightarrow	\rightarrow	\rightarrow	_		\rightarrow			P P			+_	+	₩	₩	P		Р	₩	Sec. 2-3(2)
multifamily dwelling townhouse (on a fee-simple lot)	\rightarrow	\rightarrow				-	+		\vdash	+	UP P	P	P P	P	P	UP P	P		+	\rightarrow	\rightarrow	\rightarrow	\rightarrow	_	\rightarrow	_	P P	P	1 P	Р	Р	+	-	\vdash			P	+	
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manufactured/mobile home subdivision	\neg	\neg					$\overline{}$			\top		UP*	UP*		UP*	UP*	UP*		\top	\neg	\neg	\neg			\neg	U	P*	\top	\top	\top	\top	\top	$\overline{}$			UP*		\top	Sec. 2-3(4)
upper-floor dwelling unit (one or two units over		\neg															UP*								\neg		$\neg \vdash$		\top		\top				P*		D*		Sec. 2-3(5)
commercial)	_									1							31						\perp										-		1				` '
dwelling unit for resident caretaker/watchman					-							-	-	-		-		P*	P*	P*	P*	P*		P*		P*					4			P*					Sec. 2-3(6)
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P* F)* P	P*	P*	P*	P*	P*	P*	P*	1	111	,,,	,,,,		,,,,		P*	///	2* F)* P	P	P*	P*	1	1	,,,	P*	P*	P*	1	Sec. 2-3(7)
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adult care residence 3	+	-	-	-	-	10.	1	-	-	- 101	UP*	UP*	UP*	UP*	UP*	P	P		+	-	\neg	\neg	-		\neg		P	\top	+	+	+	+	-		P		P	-	Sec. 2-3(8)
boarding/rooming house																Р	Р										Р								Р		Р		
detention facility																Р	P F										Р								Р		Р		
9 P	Р	Р	Р	Р	Р	Р	Р	Р	PI	P		Р	Р	Р	Р	Р	Р				$\overline{}$	_			Р			P P	Р		_	\perp	\vdash				P	_	
group home 2	\rightarrow	\rightarrow				-	\vdash		\vdash	+	UP*	UP*	UP*	UP*	UP*	Р	P	_	+	\rightarrow	\rightarrow	\rightarrow	-		\rightarrow		P P	+	+	+	+-	+	₩	-	PI		P	+	Sec. 2-3(8)
halfway house juvenile residence 1	Р	P	Р	Р	P	Р	P	P	PI	P	P	P	P	P	P	P	P F	1	+	\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	P			P P	P	+	+	+	-	\vdash			P	+	
	•			UP*	UP*	UP*		UP*	UP* U		_	P	P	P	P	Р	P		+	$\overline{}$	\rightarrow	-+	_		-		P	-	+ -	+	+	+	-	-			P	+	Sec. 2-3(8)
juvenile residence 3	-	"	01	01	0.	0.	101	- 01	0, 0	101	UP*	UP*	UP*	UP*	UP*	P	P		+	-	$\overline{}$	-	$\overline{}$	_	\dashv		P	+	+	+	+-	+	+-	-	PI		P	+-	Sec. 2-3(8)
nursing home	\neg	\neg					-			\top		UP	UP	UP		UP	UP U	Р		\neg	\neg	\neg			\neg	l	JP		\top	\top	\top	\top	$\overline{}$		UP	UP I	UP	\top	
orphanage																	UP U										P*								UP		UP		Sec. 2-3(9)
shelter	JP*								UP* U	P* UF	* UP*	UP*	UP*	UP*	UP*	UP	UP U	P	,,,,		,,,	,,,	,,,	,,,,			P*		٠,	٠,	, , , , , , , , , , , , , , , , , , , 	1,,	1	,,,,	UP I	UP* I	UP	, ,,	Sec. 2-3(9)
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bank, without drive-through	+	\rightarrow				\vdash	+		\vdash	+		+	_		\vdash	P	P			\rightarrow	\rightarrow	P	Р	P	\dashv		P	+	P				P	P	P		P	+	
bank, accessory, without drive-through	\dashv	\dashv					+			+		+-				-		<u> </u>	+	\rightarrow	\rightarrow				\dashv	_	_	+	+÷	+-	+-	P	+-	+-		\dashv		+-	
barber shop/beauty salon	\neg	\neg					T			\top						Р	PF	,	Р	\neg	\neg	Р			\neg		P	\top	Р	Р	Р		Р	-	P	\neg	Р	\top	
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car wash, self-service or automated	+	\rightarrow								+						-	P		P	P	P	P	\rightarrow		\dashv		+			+			\vdash			\rightarrow			
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clothing maker, custom																Р	P F		Р			Р		Р		Р	Р		Р	Р	Р				Р		Р		
computer equipment repair	\perp																P F		Р			Р										Р	Р						
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dry cleaning, collection or pick-up station	+															Р	Р		P	UI.		Р	+	Р	+	Р	P		P	P	P	JP.		J.	P	+	Р		Jec. 2-3(11)
dry cleaning, collection or pick-up station	+															UP		_	+			-					_		1	+	+				+ +	$\overline{}$			
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farm supplies/equipment sales and service	\perp									_							F		P		Р	Р			\perp				\perp						\Box				
funeral home/mortuary	+	\rightarrow								+		-				Р	UP U		UP P			P	_	-	\rightarrow	l	JP		+	+	+		P		P	\perp	P	-	
gas station hotel	+	\rightarrow								+		-				Р	P F		P	\vdash	Р	Р	\rightarrow	-	\dashv		+	+	UF) UP	UP	UP	P		UP	_	UP	+	
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office, government office, laboratory or research	\rightarrow		-	+	+	+	+	_	+	\vdash	-					Р	P	P	P		PP	+-	P*	P*	P*	-	P*	Р	\vdash	-	Р	P	Р	P*	P*	P*	 	P	P	+		ec. 2-3(44)
office, taxicab	\rightarrow		-	+	+	+	+	_	+	\vdash	_	_				Н	Р	Р	P	_	P P	P	P	P.	P		P-	Р	\vdash	-		$\overline{}$		P.	P	P.	P	\rightarrow	Р	+	Ot	JC. 2-3(44)
outdoor dining 1	\rightarrow		+	+	+	+	+	_	+	\vdash	_					Н		ZA* Z		_	'A*	+-	+-	_	_			ZA*	\vdash	-	7Δ*	ZA*	7Δ*				 	\rightarrow	-	+	Se	ec. 2-3(12)
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outdoor dining, downtown	\dashv		-	+	+	+	+		+	\vdash						Н	-			Ť		-	-						Н	-		-	-				ZA*	- 1	ZA*	-		ec. 2-3(14
pawn shop	\neg		-	\top	\top	\top	\top		\top	П						П	\neg	UP	UP	U	JP								ш			\neg					\Box	\neg		\neg		
printing shop/private postal service, max. 500	\neg		\vdash	\top	\top	\top	\top		\top	П	\neg						Р	\neg		\top	\top							Р	\Box								Р	\neg	Р	\top		
sq. ft.	_		_	_		_			_	ш	_					ш	-	_		\perp		_	_						Ш								-	_	-	_		
printing shop/private postal service, max. 3000 sq. ft.																		Р																								
printing shop/private postal service, no max.																					P P		Р	Р	Р		Р				Р	Р	Р	Р	Р	Р						
restaurant, including drive-through																				_	Р		Р					Р			Р	Р	Р		Р	Р	Р		Р			
restaurant, drive-in																		Р	Р	F	Р		Р								Р	Р	Р		Р							
restaurant, accessory, not to include drive-																																		Р								
through retail sales, general ^A	\rightarrow		₩	+	+	+	+	+-	+	\vdash	-	_				ш	Р	$\frac{1}{2}$	P	٠,	P	-	P	_	P	-	P	_	\vdash	-	Р	_	Р		P		P	\rightarrow	P	+		
rummage sale, temporary	\rightarrow		-	+	+	+	+	_	+	\vdash	-	_				\vdash			P*		P*	+-	P	_	P	-	Р	P P*	\vdash	-	Р	Р	Р		Р		P*		P*	+	0,	ec. 2-3(15)
second-hand store	\rightarrow		-	+	+	+	+	+	+	\vdash	_					Н			P*	F		+	\vdash	_	_	-		P.	\vdash	-		-					P	\rightarrow	P"	+		ec. 2-3(15 ec. 2-3(16
sign painting shop	\rightarrow		-	+	+	+	+	+	+	\vdash	-	-				Н		P			P	P	P	_	_	-			\vdash	-		-					↤	\rightarrow	_	+	36	30. 2-3(10
storage facility	\rightarrow		+	+	+	+	+	_	+	\vdash	_					Н	\rightarrow		UP		JP UP		P		P	-	Р		\vdash	-		$\overline{}$					\vdash	\rightarrow	_	+		-
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tire repair	\neg		-	\top	\top	\top	\top		\top	ш						ш	\neg	P*	P*	F	P* P		Р						ш								\vdash	\neg		\neg		ec. 2-3(17
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upholstery shop						\top												Р	Р	F	Р				Р		Р										П					
vehicle repair, heavy																			Р	F	P P		Р																			
vehicle repair, light						\perp											Р	Р	Р	F	P P	Р	Р												Р		Р		Р			
vehicle sales, of new vehicles, to include sales																		Р	Р		Р	P	l _P																			
of used vehicles as accessory to new sales	_		_	\perp		\perp	\perp		\perp	ш	_					ш	_									\perp			Ш								Ш	_				
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accessory to sales of new vehicles or gas station																		UP*																							Se	ec. 2-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair																		ı	JP*	U	IP* UP	UP*	UP*																		Se	ec. 2-3(18
vending stand, food																																								Р		
INSTITUTIONAL	1/1		XZZ	XZ	$Z\!\!\!/\!\!\!\!\!/$	M	M	1//	XII	11	11		///	///			1/4	11	11/	$Z\!\!Z\!\!Z$		X/II	1//	1//	1//				UA			$/\!\!/\!\!\Delta$				U	\mathcal{U}		11/		1//	////
college/university, public		Р		Р								Р	Р					Р		+	-	₩	_		_	\vdash		Р	Ш			\rightarrow			Р		Р		Р	_		
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	Р	Р	P						_	P	_	Р	P	P		P		<u> </u>	P		P P	-	-					P UP	\vdash			-		Р			P		P	+		
library, private medical/dental clinic	UP	UP	UP	UF	UP	UI	P UI	P UP	UP	UP	-	UP	UP	UP		UP P		UP P			JP UP		P		P	\vdash	P	UP P			Р	Р	P	P P	Р	Р	UP P		UP P	+		
medical/dental clinic museum, public	Р	Р	P	P	P	F) P	P	P	Р		Р	P	P		P		_	P		P P	-	P		1		Р	P	\vdash		Р	Р	Р	P	Р	Р	P		P	+		
		UP								UP		UP	UP	UP		-		UP	_		JP UP	_	\vdash			\vdash		UP						P			UP	-	UP	+		
post office	31	OI.	UF.	1	- OF	1		- OF	100	OI		31	OI .	OI .		OI I			P		P P					\vdash		P						Р	Р		P		P	+		
religious facility	P*	P*	P*	P*	P*	P	* P	• P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	+	+					\vdash		P*	P*	P*	P*	P*	P*						P*	+	Se	ec. 2-3(24
	UP		1	<u> </u>	1	+	1	<u> </u>	1									_	P																						1	
sanitarium	UP															UP	UP	UP	UP									UP						Р			UP	\neg	UP			
school, business	\neg																Р	Р	Р									Р						Р	Р		Р		Р			
school, dance																	Р	Р	Р									Р						Р			Р		Р			
school, horse riding	UP*	UP*	UP*	UP	* UP	UF	D*																																		Se	ec. 2-3(19
	UP	UP	UP	UF	UP	U	P UI	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP U	JP								UP						Р	Р		UP	UP	UP			
RECREATION & ASSEMBLY		///	1//	XII	1//	XI	1///	11/1	MI		1/X	111	///	///	///	1//	1/1	11	1/1		////	1///	1///	1///	1///		////					1//			///		VIX	111	11	11/		/////
adult entertainment establishment																		_	P*	F	P*																				Se	ec. 2-3(20)
amusement center																I T		UP	P	1 6	P		1			1 7			ΙT								1 T					

			0	One- an	nd Two	-Famil	lv Resid	dential				A	Aultifam	nily Res	identia	al	Co	mmerc	cial		Indu	strial an	d Langle	ey Flight	t Approx	ach							Spec	ial						Parks	s	
	T		Ĭ									ij		,,						T		T	T		1, 1, 1, 1, 1			T.	SPI-	SPI- S	DI.	SPI-	eni e	1	SDI	SPI-	epi T	epi I.	SDI			
R	-R	R-LL	R-43	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4 I	MD-T	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3 N	M-1 N	Λ-2 M-3	M-4A	M-4B	M-5A	M-5B	M-5C	M-5D	RT-1	BBD		BBD E	BBD	DDD	SPI- HRC				ОН			PL	
amusement operations	\neg	\neg							\Box									\Box	Р		Р	T							\neg	\neg	\neg	\neg		\neg				\neg				
auditorium									П									Р	Р		Р														Р		Р		Р			
billiard hall																		Р	Р		Р										UP	UP	UP	Р	Р							
bowling alley																		Р	Р		Р													Р	Р							
carnival	\perp								\perp	_									UP		Р								\perp			_								\perp		
club/lodge, private or fraternal	_	_			_	_	_	_	\perp	_	_					UP		UP		Ų	JP UF	1		\sqcup				UP	_	_	_	_					UP		UP	\bot		
	JP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	_	UP		_		—	-	\vdash		$\overline{}$		UP	\rightarrow	_	_	_	\rightarrow	-		Ш	_	_	UP		Р	
coin-operated amusement devices, accessory	+	\rightarrow	-	<u> </u>	₩	₩	₩	₩	\vdash	\rightarrow	-					_	P*	P*	P*	_	+	-	-	\vdash		$\overline{}$	_	P*	\rightarrow	-	\rightarrow	-	\rightarrow	-		\square	P*	\rightarrow	P*	+	- 5	Sec. 2-3(21)
dance hall	P	_	_		<u> </u>	 _	+	+	+	\rightarrow	-			_		+	-	\vdash	Р	-	+	-	-		110	-	LID	-	\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	_	P	\vdash	-	\rightarrow	\rightarrow	+	_	
Jan 22 20 20 20 20 20 20 20 20 20 20 20 20	۲	Р	Р	Р	Р	Р	+	+	+	\rightarrow	\rightarrow			_		+		\vdash		-	+	-	-	UP	UP		UP		\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	Р	Р	\vdash	-	\rightarrow	+	-+	Р	
live entertainment 1, in conjunction with a restaurant						1			1 1								ZA*	ZA*	ZA*			1	1					ZA*			ZA*	ZA*	ZA*				ZA*		ZA*		٤	Sec. 2-3(22)
live entertainment 2, in conjunction with a	+	\rightarrow	-	-	-	-	+-	+-	+	\dashv	\rightarrow	_				+		\vdash		-	+	+	-	\vdash			-		\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	$\overline{}$		Н	-	\rightarrow	+	+	_	
restaurant						1			1 1								UP*	UP*	UP*			1	1					UP*			JP*	UP*	UP*				UP*	- 1	UP*		8	Sec. 2-3(23)
park/playground, active U	JP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP		\top	-		\vdash				UP	\neg	\neg	\neg	\neg		Р	Р	Н	UP	UP	UP	+	Р	
park, passive/open space U										UP		UP	UP	UP				UP						UP	UP		UP	UP						Р	Р		UP				Р	
recreation center																								Р																	Р	
shooting range, indoor																			UP		JP UF																					
shooting range, trap or skeet U		UP*	UP*	UP*	UP*	UP*			UP*			UP*	UP*	UP*	UP*					JP* U	IP* UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	JP* I	UP*	UP*	UP*	UP*		UP*			JP* U		Sec. 2-3(25)
skateboard ramp S.	Χ*						SX*	SX*	SX*	SX* S	SX*	SX*	SX*	SX*		SX*	SX*	SX*										SX*						Р	Р		SX*	SX*	SX*			Sec. 2-3(26)
skating rink, ice or roller									\Box										Р															Р	Р						Р	
swimming pool, commercial	_	\rightarrow		_	_	_	₩	₩	\vdash	\rightarrow	_					_			Р	_	\perp		_	\sqcup					\rightarrow	_	_	_	\rightarrow	Р	Р		\perp	\rightarrow	_	4	Р	
theater, indoor	4	\rightarrow	\rightarrow	_	₩	₩	₩	₩	\vdash	\rightarrow	_				_	₩	UP	Р	Р	_	+	₩	-	\vdash		$\overline{}$		Р	\rightarrow	\rightarrow	\rightarrow	_	\rightarrow	\rightarrow			Р	\rightarrow	Р	\bot	_	
theater, outdoor		_	,,,	,,,,	—	· · ·	,,,	, ,,	1	-			,,,,	,,,	,,,	1	-	 	7/	,	_				,,,,		,,,			,,,		,,,			Р	,,,			,,,	_	,,,	,,,,,,
AGRICULTURAL & ANIMAL-RELATED	1	///	7//		1///	1//	1//	1//	<i>Y/</i>	//	///		////	///	///	X//	1//	1/4	1/1/	///	///	<i>X///</i>	<u> </u>	////	///	///	7/4	///	///	//	Z/\	24	///	//4		///	///	///	<i>ZZ</i>	44	111	//////
agriculture/farming F animal boarding/stables U	IP*	\rightarrow	\rightarrow	<u> </u>	-	-	+	+	+	\rightarrow	-			_		+	-	\vdash		-	P	P	P	\vdash		$\overline{}$	-	-	\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	-		\vdash	-	\rightarrow	\rightarrow	+		Sec. 2-3(37)
kennel U	_	\rightarrow	-	-	-	-	+	+	+	\rightarrow	-					+		\vdash		-	P P	_	\vdash	\vdash			_		\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	-		\vdash	-	\rightarrow	\rightarrow	+		Sec. 2-3(19) Sec. 2-3(38)
silviculture/plant nursery, no retail sales	D.	\rightarrow	-	-	-	-	+	+	+	\rightarrow	-					+		\vdash		В	<u> </u>	P	P	\vdash	-	-	-	D*	\rightarrow	\rightarrow	\rightarrow	\dashv	-	-		Н	-	\rightarrow	-	+		Sec. 2-3(39)
silviculture/plant nursery, including retail sales U	ID*	LID*	LID*	UP*	UP*	LID*	LID*	LID*	UP*	LID* I	ID*	I ID*	UP*	UP*	UP*	LID	LID*	UP*	LID* L	JP* U	IP* UP	_	UP*	LID*	UP*	LID*	UP*	UP*	I ID*	IID*	ID*	LID*	UP*	UP*	UP*	UP*	LID*	I ID*	LID* I	JP* U		Sec. 2-3(39)
slaughterhouse/stockyard	-	UF	UF	UF	UF	UF.	UF	- OF	OF I	UF (JF	UF	UF	UF	UF	UF	UF	l or	OF C)F 0	UF		l or	OF	OF .	OF	UF	OF	UF	UF	JF 1	- 	OF	UF	UF	UF	OF	OF	OF C	7- 10)F 3	360. 2-3(21)
taxidermist	+	\rightarrow	$\overline{}$	-	-	-	+-	+	+	\rightarrow	\rightarrow	_				+		\vdash	Р	-	P	-	-	\vdash		-	-	_	\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	-		\vdash	-	\rightarrow	$\overline{}$	+	+	
veterinarian office/hospital U	IP*	\rightarrow	-	-	-	-	+	+	+	\dashv						+		UP*			P P	-	-	\vdash		-	-	UP*	\rightarrow	-	$\overline{}$	\dashv	\rightarrow	-		Н	-	\dashv	+	+	5	Sec. 2-3(28)
accessory use/structure for keeping of	$\overline{}$				<u> </u>	<u> </u>	1	1	1							1		-		-	' '	+	-	\vdash			-	_	\neg	\neg	\neg	\dashv	\neg	-		Н		\dashv		_		
recreational animals	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*	P*	P*	P*			1	1					P*									P*		P*		8	Sec. 2-3(29)
INDUSTRIAL	1	///	///	///	1//	11/	1//	XII	XXX	11	1/	///	///	///	///	1//	111	1//	7/	///	////	1///	1///		////	///	7//	///	7/	7/	7/	7/	///	///	////		<i>///</i>	///	11/	77	111	//////
blacksmith							Т	T	T		\neg									\top	P P	Р	Р						$\neg \top$	\top	\top											
blast furnace/boiler works																					Р		UP	UP	UP		UP															
brewery/distillery, micro																					P P		UP	UP	UP		UP							Р	Р							
brewery/distillery	_								\sqcup							\perp		Ш			P		UP	UP	UP		UP		\rightarrow	\perp	\rightarrow	\rightarrow		Р	Р			\rightarrow		\perp		
cotton gin/oil mill	4									\rightarrow	-										Р		UP	UP	UP		UP		\rightarrow	\rightarrow	\rightarrow	\perp								\perp	4	
drop forge/power hammer	\perp	_				-	-	_	\vdash	\rightarrow	\perp					-		\square		\perp	UF	_	UP	UP	UP		UP		\rightarrow	\rightarrow	\rightarrow	\rightarrow						\rightarrow		\perp	4	
elevator; coal, grain or flour	+	-							+	\rightarrow	-							\vdash		-	P		UP	UP	UP		UP		\rightarrow	\rightarrow	\rightarrow	\rightarrow						\rightarrow		+	4	
foundry freezing plant for produce	+	\rightarrow				-	-	-	+	\rightarrow	-					-		\vdash		+	P P		UP P	UP	UP	\vdash	UP		\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow					\rightarrow	-	+	-	
ice storage and distribution	+	-				-	-	-	+	-	-							\vdash	P*		P P		P	\vdash					-	\rightarrow	\rightarrow	\rightarrow						\rightarrow		+	-	Sec. 2-3(43)
laundry and cleaning, commercial	+	\rightarrow							+	+	-							\vdash			P P	_	P	\vdash		\vdash			\rightarrow	-	-	\dashv						\rightarrow		+	-	Jet. 2-3(43)
machine shop or light metal fabrication	+	-							+	-								\vdash			P P		P	\vdash		\vdash			\rightarrow	-	-	\rightarrow				P		\rightarrow		+	-	
manufacturing of arts and crafts	+	-				-		_	+	-	-							P*	P*		PP		UP	UP	UP		UP		\rightarrow	\rightarrow	\rightarrow	\rightarrow	\rightarrow	Р	P	,	UP	\rightarrow	UP	+	1	Sec. 2-3(30)
manufacturing of boats/sail-making	+	\rightarrow							+	\dashv											P P	_	P	0,	O,	\vdash	01			\dashv	\rightarrow	\rightarrow		-	UP		31	-	P	+	-	200. E-0(00)
manufacturing/processing/treatment of baked	+	$\overline{}$								-	-							\Box		-	-	+	_							\dashv	\dashv	\dashv			_			\dashv		+	+	
goods, dairy products																			Р		P P		UP	UP	UP		UP							Р	Р							
manufacturing/processing/treatment of seafood																			Р		РР		UP	UP	UP		UP							Р	Р				Р			
manufacturing/processing/treatment 1 ^B																				Р			UP	UP	UP		UP									Р						
manufacturing/processing/treatment 2 ^C																					UF		UP	UP	UP		UP															
manufacturing/processing/treatment 3 ^D																					Р		UP	UP	UP		UP															
manufacturing/processing/treatment 4 ^E																					ΡР		UP	UP	UP		UP							Р	Р							
	_																				ΡР		UP	UP	UP		UP															
manufacturing/processing/treatment 5F						_		_	-	_				_	_	_														_								_				
manufacturing/processing/treatment 5 ^F mill, lumber or saw; including lumberyard mixing plant, asphalt or concrete	\pm																				P JP P	Р	UP	UP	UP		UP				寸									士		

			-	One- a	nd Two	-Fami	ily Resi	dential				N	fultifan	nily Res	identia		Com	merci	al		Indus	trial an	d Land	ley Fligh	nt Appro	nach							Spec	rial						Parks	s	
				a	1	1	1			T		Ï	_ are/res/1	, / 100	Jonna		1	1					Lang	_,gr	1	1			SPI-	SPI-	SPI-	SPI-			SPI-	SPI-	SPI- S	DI I	SPI-			
	R-R	R-LL	R-43	R-33	R-22	R-15	5 R-13	R-11	R-9	R-8	R-4	MD-T	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3 N	И-1 M-	-2 M-3	M-4A	M-4B	M-5A	M-5B	M-5C	M-5D	RT-1	BBD	BBD		BBD	BBD	SPI- HRC		HRC W	ОН	он (PL	
motion picture studio																				P F															UP	Р						
rolling mill										\Box											P		UP		UP		UP															
smelting or tin, copper, iron, or zinc									\Box	\rightarrow							\Box	\perp			UP		UP	UP	UP		UP															
storage/distribution of flammable liquids			₩	_	₩	_	_	_	\vdash	\rightarrow	_					\Box	\rightarrow	\rightarrow		F	P		_	₩	┞	_				-							\vdash	4	4	_	_	
storage of materials, indoor or outdoor, including equipment rental and contractor's			1						1 1										١.	P* P	. P+	P*	P*												P*	P*						Sec. 2-3(31)
storage									Ш	\perp							\perp	\perp	<u>'</u>	P . P		Ρ-													P	P	Ш	\perp			,	Sec. 2-3(31)
tannery	_		₩	_	₩	_	+	_	\vdash	\rightarrow	_	_				\sqcup	\rightarrow	\rightarrow		_	UP		UP	UP	UP	_	UP		ш	-							\vdash	4	_	\rightarrow	_	
trash or junk collection, storage, sorting or baling			1						1 1												UP	UP	UP	UP	UP		UP															
vard, railroad freight classification			-		-	\vdash	+	+	\vdash	\dashv	\rightarrow	-				\vdash	\dashv	+		+	P	P	P	-	-	_	-		Н	\dashv							\vdash	+		+	_	
yard, trucking terminal or draying			+	_	+	\vdash	+	+	\vdash	\dashv	\neg					$\overline{}$	\rightarrow	\dashv		P F	_	P	P	-	-		-		Н	-							\vdash	+		+	_	
warehouse/distribution center			-		-		\top		\vdash	\neg						\Box	\neg	\neg		P F		Р	P	Р	Р		Р							Р	Р	Р	\vdash	\neg		$\overline{}$		
wrecking; automobile, indoor																					Р	UP																\Box				
wrecking; automobile, outdoor																					P*	UP																				Sec. 2-3(32)
UTILITIES & TRANSPORTATION			X///		1///	1//	N//	X//		/X			///				//	\mathcal{U}	1/	\mathbb{Z}	$Z\!\!\!/\!\!\!/\!\!\!/$			X///	1///													ZZ	$//\chi$	$Z\!Z\!Z$	ZZ	//////
boat tour/charter boat docking facility			_	_	_	_	_	_	\sqcup	_	_					Ш	_	_						_	_	_			Ш								\sqcup	4	Р	_		
boathouse, pier, dock, ramp; commercial	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP I	JP U	JP U	P UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP I	UP	UP (UP	
(public or private) bus terminal	-		-	-	-	-	+	+	\vdash	\rightarrow	-	-					\rightarrow	+		_	+	_	-	-	-		_		\vdash	-							В	+	В	+	+	
			+	+	+-	+	+	+	\vdash	\rightarrow	\rightarrow	-	_		_	\vdash	\rightarrow	+		+	+	_	-	-	-	-	_		Н	-								\rightarrow	'	+	+	
communication antenna, commercial building- mounted	P*	P*	P*	P*	P*	P*		P*	P*		P*	P*	P*	P*	P*	P*				P* P								P*			UP*	UP*	UP*		P*	P*			P*			Sec. 2-3(33)
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	* UP*	UP*	UP* I	UP*	UP*	UP*	UP*	UP*		UP*	UP* I	JP* L	JP* U	JP* UF	P* UP*							UP*						UP*	UP*	UP*	UP* I	UP* l	UP*	Ų	JP* S	Sec. 2-3(34
communication tower, noncommercial 75' max.	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	P F	Р					Р		Р						Р			Р	Р	Р			
communication tower, noncommercial 75' to 125'		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP I	JP L	JP U	P UP					UP		UP						UP			UP	UP	UP			
heliport/helistop			-		-		+	$\overline{}$	\vdash	\neg	\neg					\Box	\neg	\neg	ı	JP	+			-	-									UP	UP	UP	\vdash	\rightarrow		\rightarrow		
marina, including boat sales, rental, storage and fuel		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP I	JP L	JP U	P UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP I	UP	UP (UP	
parking garage, commercial			-		-	\vdash	+	+	\vdash	\dashv	\neg					\Box	\dashv	\dashv	Р	F	P	Р	Р	-	-				Н	\neg							Р	\rightarrow	Р	\rightarrow	_	
parking lot, commercial			-		-		\top		\vdash	\neg						\Box	Р	Р	Р	F	P	Р	Р	-	-			Р									\vdash	\neg		\neg		
parking lot, accessory to SPI-B uses									П																													\neg		Р		
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership							Π		П							Р					Т																	Т		T		
pier, dock, seawall related to commercial or	_			\vdash	\vdash	\vdash	+		\vdash	\dashv	\dashv					Н	\dashv	+		-	P UP			\vdash													\vdash	+	\dashv	+		
industrial water transport railroad track spur								-	\vdash	\dashv	_						4	+		P	UP			-												Р	\vdash	4	4	+	4	
transit station									+	-							-			-	+														UP	_		+		+	-	
transmission center, government-operated									+	-							\dashv				+													UP	Oi			+		+	-	
utility infrastructure/structure to house a		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р		Р	Р		Р		Р							Ū.	Р	Р	Р	Р	Р			
government function utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC			PC F	P	PC	PC	\vdash	PC		PC	PC							PC	PC	PC	PC	PC	+	-	
utility plant/power plant	1.0	1.0	1	1.5	1.0	1.0	1.0	1.0	· •			. 0				1.0	. 🤍			F	_	<u> </u>	1.0		1.0		<u> </u>										, ~		-	+		
OTHER	111	111	111	111	111	111	XII	11/1	111	7	11	77	777	111	111	1	11	11	1/	11	1111	111	177	111	111	1111	111	177	77	77	111	111	77	111	111	111		71	17%	111	111	7////
cemetery	UP		1					1			-									1	1	UP	UP	1	1		1				- /			- / /					1			
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	· UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP* I	JP* L	JP* U	JP* UF	P* UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP* I	JP* I	UP*	UP* U	JP*	Sec. 2-3(35)
off-premise advertising signs, existing				-	-	\vdash	+	_	\vdash	+							\rightarrow			P	* P*			_	\vdash	_												+		+	-	Sec. 18.1-1
open-air version of any use permitted in SPI-										+	+						\dashv	+		-	P.														UP		\vdash	+		+	+	Jec. 10.1-1
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rescue mission			-	_	-	-	-	-	\vdash	-							\rightarrow		P	D 6		_	-	-	L .		-									-		\rightarrow		\rightarrow	4	
wholesaler																			7	r F	, 1	P P	Р		P		P									Р						

^A "Retail sales, general": uses of the same general character as antique shop, appliance store, art shop, bakery (retail), boating supply store, book store, clothing store, confectionery, convenience store, dairy products store, delicatessen, department store, drapery store, drug store, dry cleaning (collection or pick-up station), florist, furniture and floor coverings store, grocery store (including produce, meat, or seafood markets), hardware store, interior decorating store, Internet café, jewelry store, newsstand, office supply/stationery store, pet shop, photography studio, shoe store and repair, or variety store.

- ^B "Manufacturing/processing/treatment 1": uses of the same general character as manufacturing/processing/treatment of aircraft and spacecraft (including component parts); medical, photographic and metering equipment; drafting, optical and musical instruments; watches and clocks; toys, novelties and games; electronic apparatus; light mechanical and electrical devices; machines (including component parts); meters; wire products; pumps; vending and office machines; appliances; electronic equipment (including parts such as coils, thermostats, heaters, generators but excluding heavy parts such as electrical power generation components); bolts, nuts, screws and rivets; firearms (excluding ammunitions and explosives); tools, dies, machinery and hardware; bakery and dairy products; fruit, vegetable, meat and poultry products (excluding slaughtering and bulk storage of animal feed or grain); pillows, quilts, clothing and textiles; or boxes, furniture and light wood products.
- ^C "Manufacturing/processing/treatment 2": uses of the same general character as manufacturing/processing/treatment of acetylene gas, acid, alcohol, ammonia, animals (dead), bituminous products, bleaching powder, bone distillation, chlorine, casein, cement, chemicals, explosives, fertilizer, gas, gelatin, gutta-percha, lacquer, lampblack, lime gypsum, linoleum, matches, offal, oil, oil cloth, paint, paper, paper pulp, plaster of Paris, plastics, potash, pyroxylin, rendering of fat, rubber, salt, shellac, size, soap, sodium compounds, shoe polish, tar products, turpentine, varnish, vegetable products, or wool.
- ^D "Manufacturing/processing/treatment 3": uses of the same general character as manufacturing/processing/treatment of animal feed, automobiles, bags, bottles, barrels, concrete, brick, tile, terra cotta, or petroleum products (excluding refinery).
- ^E "Manufacturing/processing/treatment 4": uses of the same general character as manufacturing/processing/treatment of appliances, electrical devices, light mechanical products, pottery, signs (including electric and neon), cosmetics, or pharmaceuticals.
- F "Manufacturing/processing/treatment 5": uses of the same general character as manufacturing/processing/treatment of batteries, metal products, grains, bone, horns, feathers, fur, leather, hair, canvas, cellophane, cloth, felt, paint, paper, plastic, yarn, cork, fiber, stone, tobacco, or wood.

(Added 1-8-2014)

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:	