

For Sale
± 27.61 Acre Development Site
14601 Jefferson Avenue
Newport News, Virginia

• **Interstate Visibility** • / **Easy Access**



+/- 1500 Feet of Road Frontage

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

Tom@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

Interstate Ingress / Egress to
14601 Jefferson Avenue
Newport News, Virginia



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Campana Waltz
Commercial Real Estate, LLC

Large Tract of Commercial LAND FOR SALE

14601 Jefferson Avenue, Newport News, Virginia

Location: 14601 Jefferson Avenue
Newport News, Virginia

Site: ± 27.61 acres with approximately 1,500 feet of road frontage on Jefferson Avenue (Route 143) and tremendous visibility from Interstate 64.

Sales Price: \$2,295,000.00
(Seller may consider an installment sale.)

Traffic Count: 77,000 vehicles per day – Interstate 64
44,000 vehicles per day – Jefferson Avenue

Zoning: C-1 Retail Commercial

Utilities: Utilities available – see enclosed sewer and water maps

In Close Proximity of:

- World Renowned Colonial Williamsburg
- Busch Gardens Theme Park
- Water Country USA Theme Park
- Famous Kingsmill Resort
- Newport News / Williamsburg Airport
- Ft. Eustis Military Base
- Yorktown Naval Weapons Station
- Newport News City Park

Additional Information:

- Aerials
- Various Maps
- Zoning Text denoting C-1 Retail Commercial Uses allowed by right
- Preliminary jurisdictional determination has been completed by an environmental group and confirmed by US Army Corps of Engineers (see enclosed letters)
- Also available upon request: perennial stream assessment, Virginia Department of Historic resources map, and plat showing area of Take by VDOT. In essence, Seller has "jump started" a Buyer's due diligence process.

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11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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14601 Jefferson Avenue, Newport News, Virginia Traffic Counts



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Campana Waltz
Commercial Real Estate, LLC

Site Aerial
14601 Jefferson Avenue
Newport News, Virginia



For illustration purposes only.

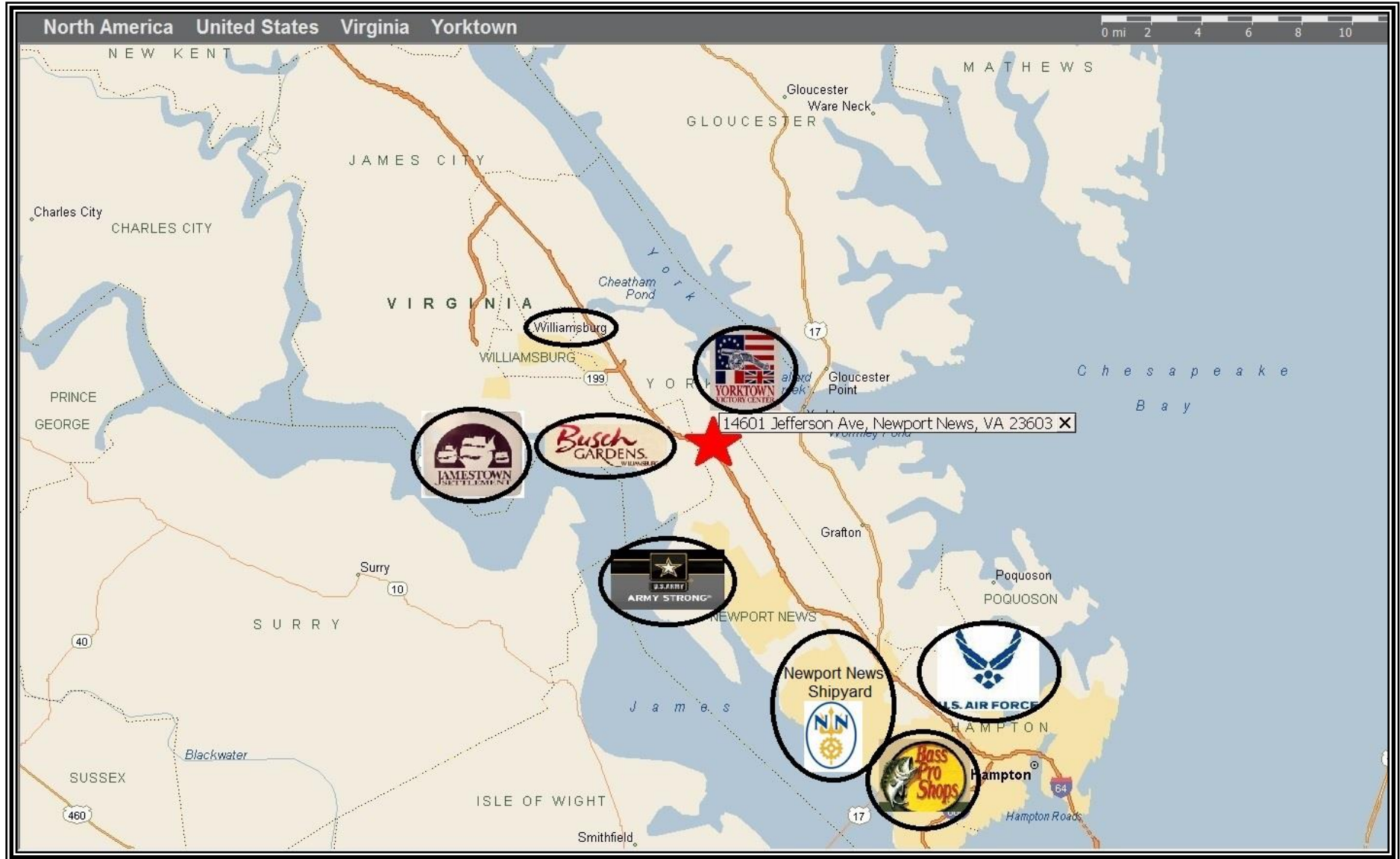
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Campana Waltz
Commercial Real Estate, LLC



Campana Waltz
Commercial Real Estate, LLC

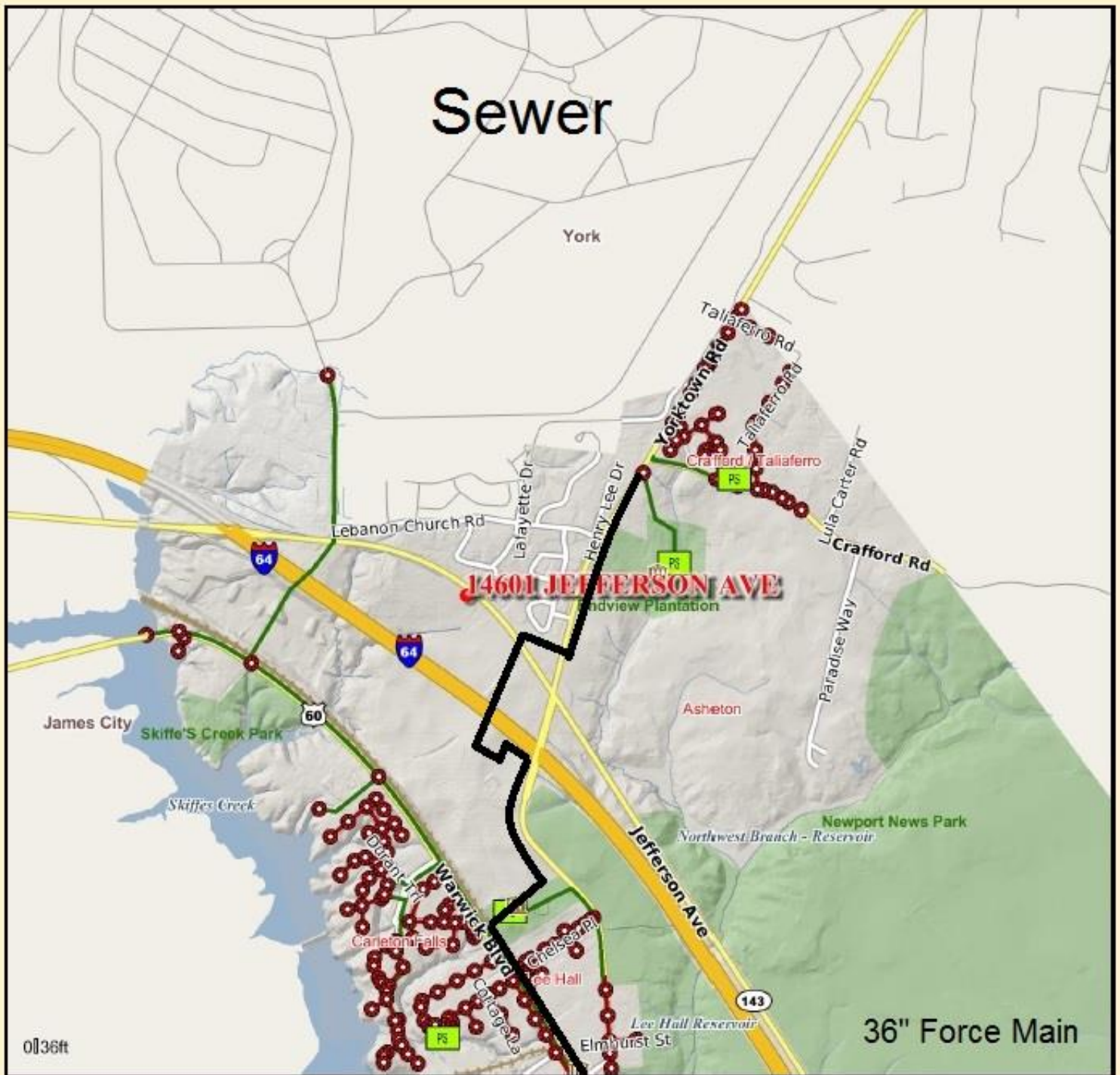
Points of interest in proximity to 14601 Jefferson Avenue, Newport News, Virginia



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Campana Waltz
Commercial Real Estate, LLC

Sewer



Legend

Intranet Map

City of Newport News



Sewer is +/- 1500' away
Source HRSD Plan #6

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Water



Legend

Regional Major Roads	Fire Stations	Primary Roads	Water Bodies
Interstates	Libraries	Water Main	Airport Runways
Primary Roads	Museums	Road Center Lines	Parks
Other	Water Lateral	Interstate (cont)	
Schools			
Hospitals			
Police Stations			

12" waterline on west side
of Jefferson Avenue

Intranet Map

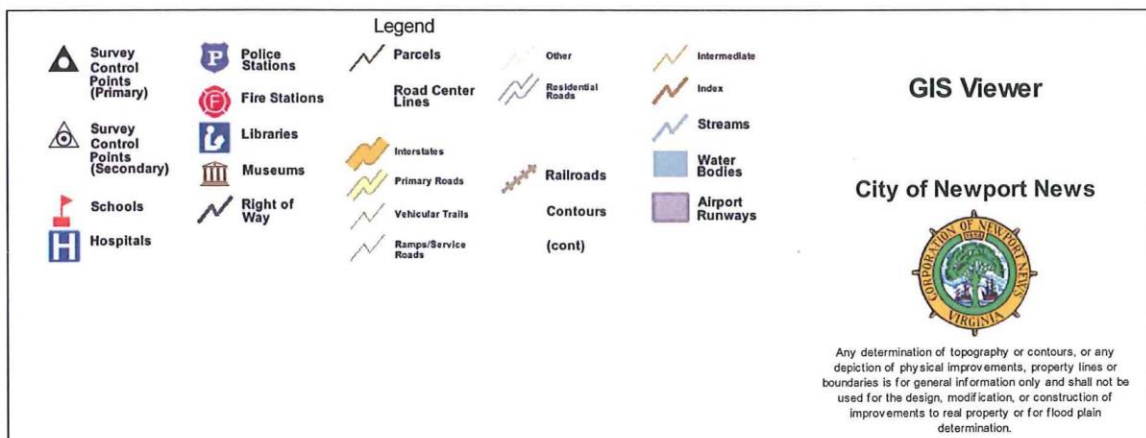
City of Newport News



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Topo Map

14601 Jefferson Avenue, Newport News, Virginia





REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NORFOLK DISTRICT CORPS OF ENGINEERS
FORT NORFOLK 803 FRONT STREET
NORFOLK VIRGINIA 23510-1096

July 28, 2015

PRELIMINARY JURISDICTIONAL DETERMINATION

Special Projects Regulatory Section
(NAO-2009-0947, Skiffes Creek Reservoir)

Mr. Thomas P. Waltz
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, BA 23606

Dear Mr. Waltz:

This letter is in regard to your request for a re-verification of the preliminary jurisdictional determination (PJD) for waters of the U.S. (tributaries and wetlands) on property known as Carleton Property, located on a 30 acre parcel in Newport News, Virginia. This is a re-verification of the original verification dated May 13, 2009. After an on-site inspection on July 23, 2015 we have added a tributary feature that begins at the culvert outfall into the tributary. We have annotated the tributary on the original drawing provided by Williamsburg Environmental Group, dated march 11, 2009, entitled "Delineation Map Carleton Property".

With the Corps added tributary reach, the drawing provides the location of the project boundary and approximate location of wetlands and tributaries on the property listed above. The basis for this delineation includes application of the Corps' 1987 Wetland Delineation Manual, use of the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, and presence of bed and bank for tributaries and open water.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ). This letter is a confirmation of the Corps preliminary jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

This is a PJD and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters or wetlands in question. Accordingly, you may either consent to jurisdiction as set out in this preliminary jurisdictional

determination and the delineation submitted by the consultant, if you agree with the determination, or you may request and obtain an approved jurisdictional determination. You may submit this preliminary jurisdictional determination and associated wetland and waters delineation with a permit application as long as a permit application includes sub-meter GPS or equal detailed drawings to accurately show project impacts to waters and wetlands.

Please be advised that archaeology sites 44NN0288 and 44NN0322 may affect this project site.

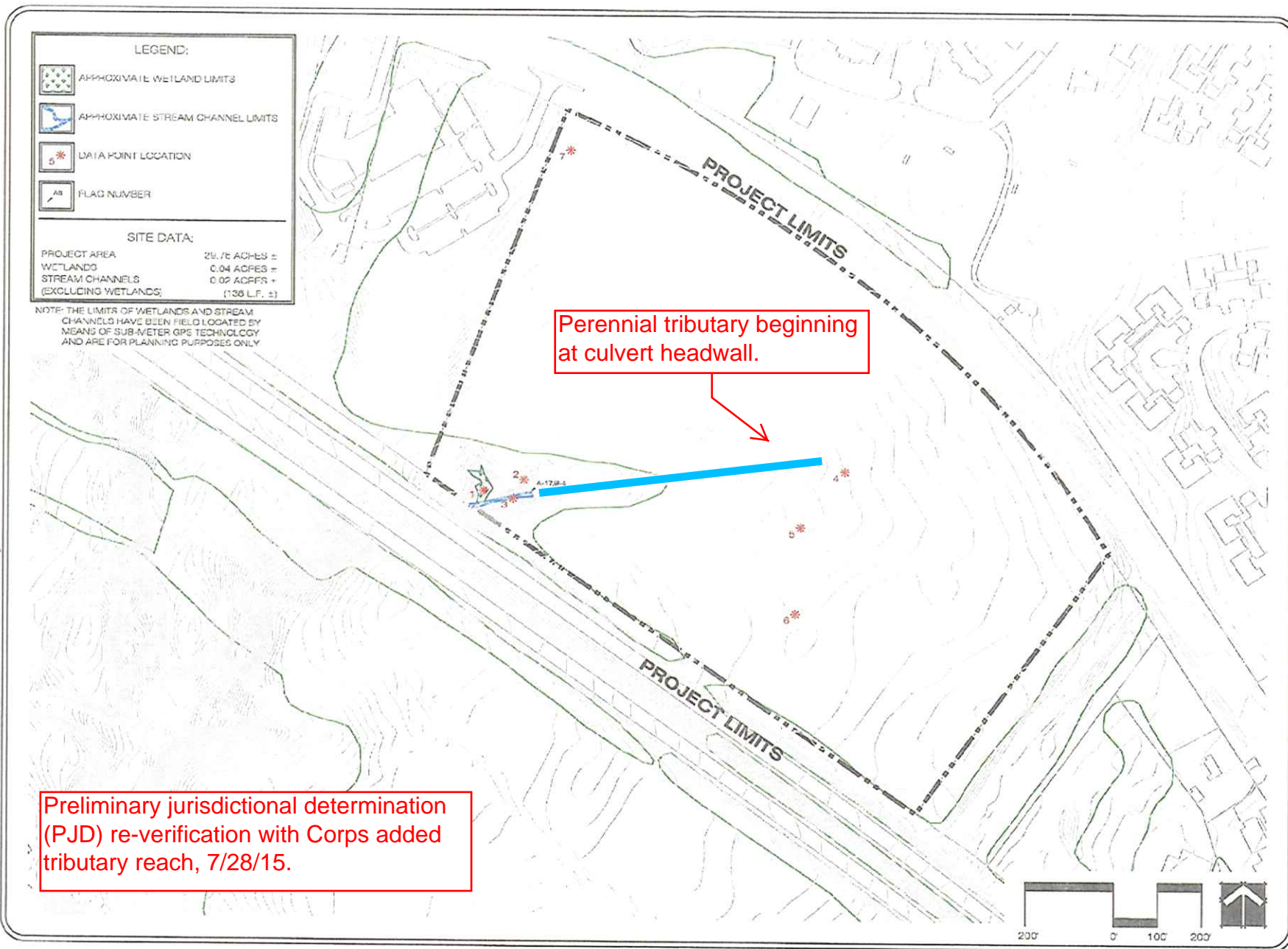
Enclosed is a copy of the "Preliminary Jurisdictional Determination Form" for your records. Please review the document, sign two copies, return one copy to the Corps within 30 days of receipt and keep one for your records. This delineation of waters and wetlands is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date.

If you have any questions, please contact me at 757-201-7794 or john.d.evans@usace.army.mil.

Sincerely,

John Evans
Special Projects Regulatory Section

Enclosure:
Preliminary Jurisdictional Determination Form



DELINEATION MAP
CARLETON PROPERTY
CITY OF NEWPORT NEWS, VIRGINIA

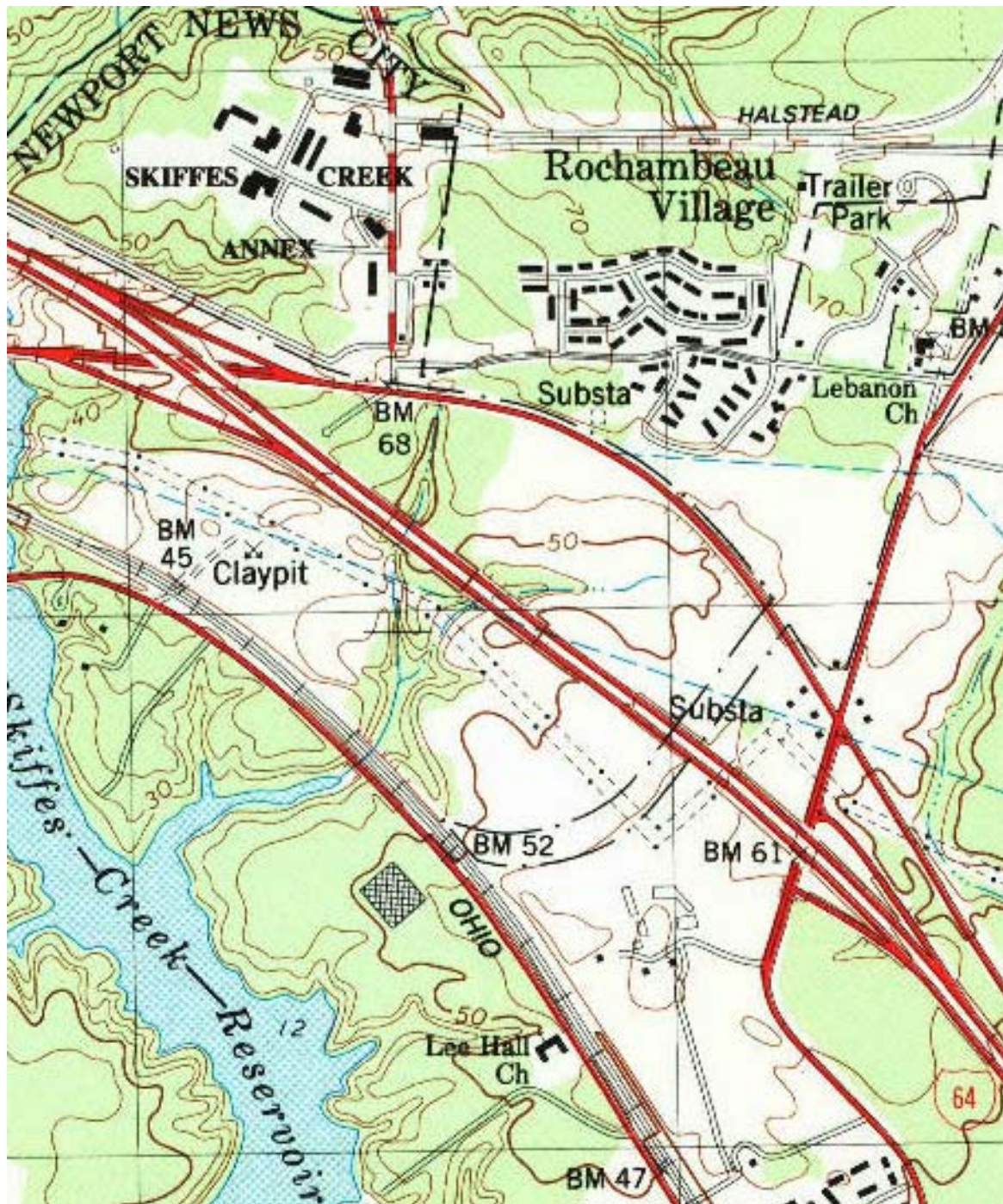
DATE: MARCH 11, 2009
 JOB NUMBER: 4027
 SCALE: 1 INCH = 200 FEET
 SOURCE: BASE MAP PROVIDED BY CITY OF NEWPORT NEWS

Topo from 1984.

Control by USGS and NOAA

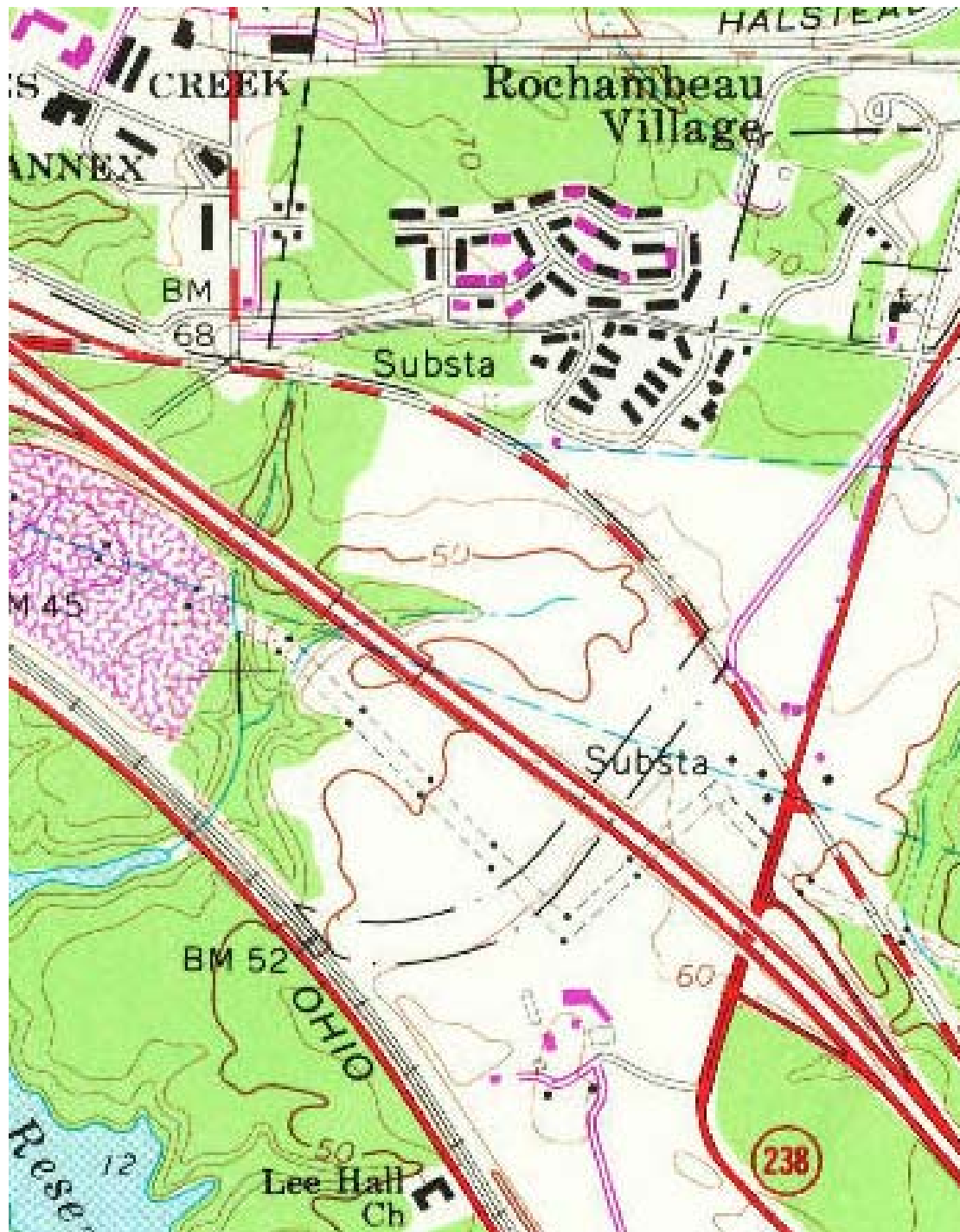
Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1965. Revised from aerial photographs taken 1978. Field checked 1982. Map edited 1984

Supersedes Army Map Service map dated 1957



1964

Topography by photogrammetric methods from aerial
photographs taken 1963. Field checked 1965
Supersedes Army Map Service map dated 1957



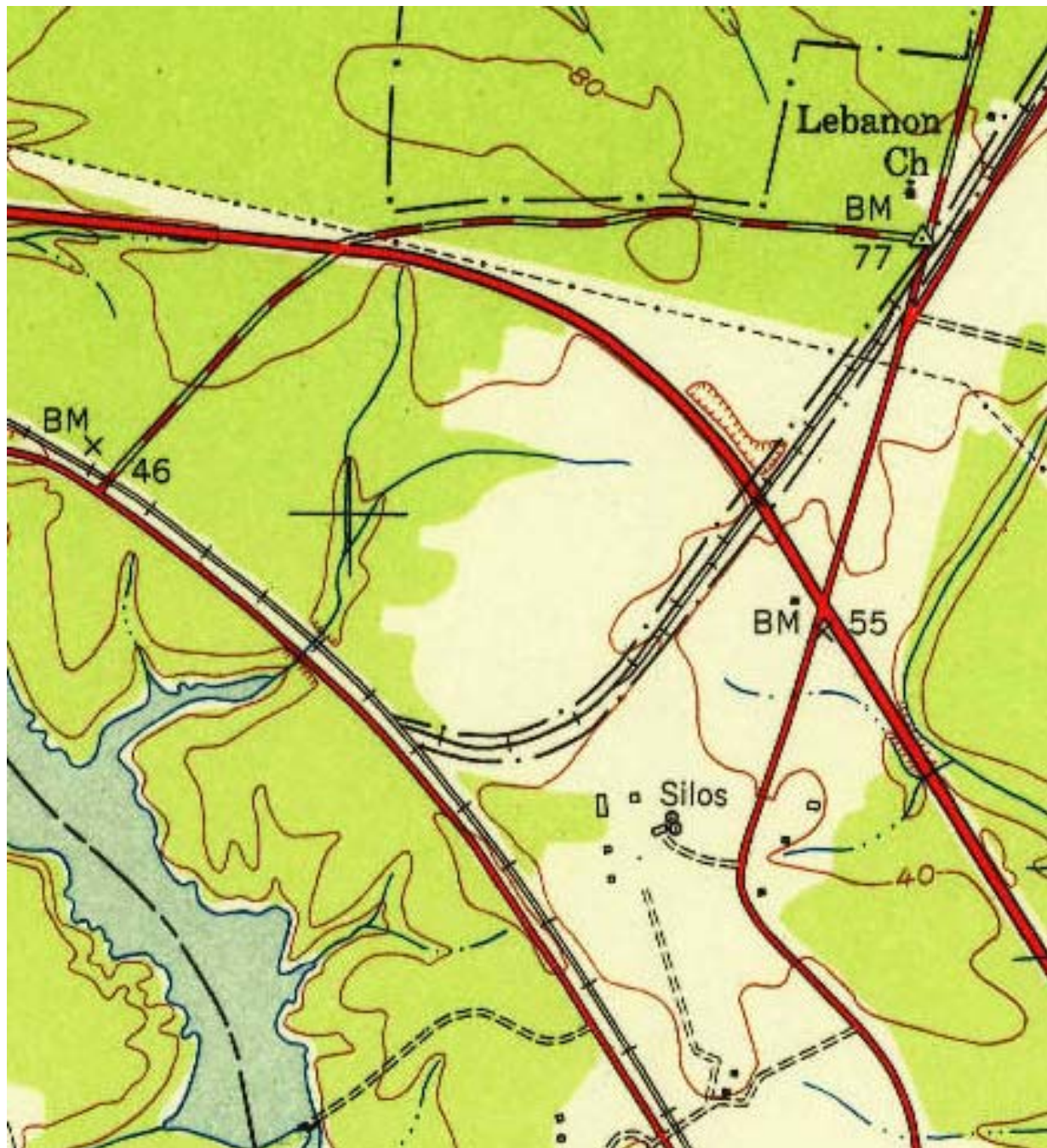
1957

Topography from aerial photographs by photogrammetric methods
and by planetable surveys 1944. Aerial photographs taken 1942
Culture and drainage revised from aerial photographs taken 1955
Field check 1957



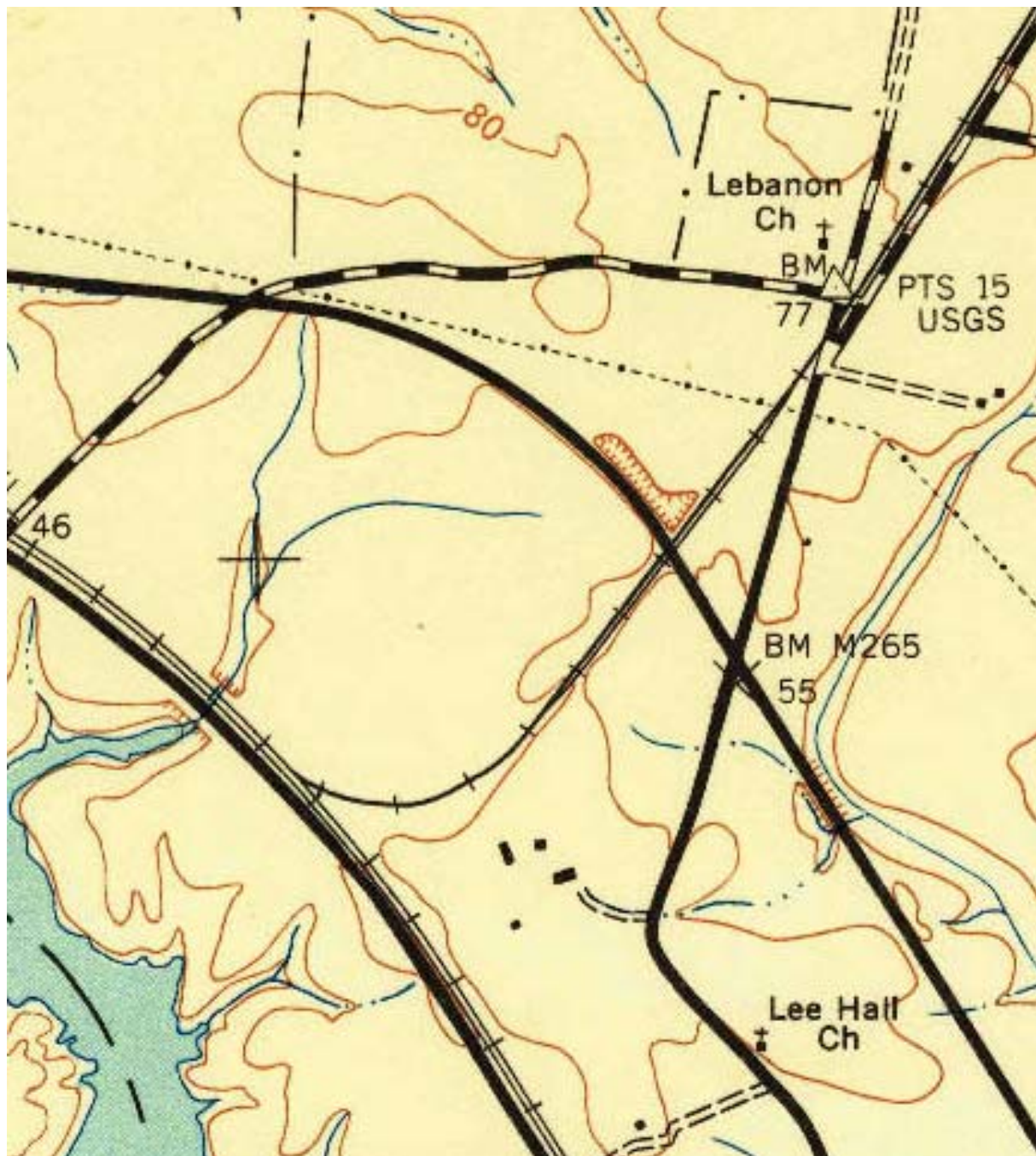
1947

Topography by plane-table surveys and photoplanimetric methods
Aerial photographs taken 1947. Field check 1950



1944

Mapped by the U. S. Coast and Geodetic Survey under the
direction of the Chief of Engineers, U. S. Army, 1943.
Control by U.S.G.S. and U.S.C. & G.S.
Planimetry by U. S. C. & G. S. from 1942 air photographs.
Planetable topography and field edit by U. S. C. & G. S., 1944.



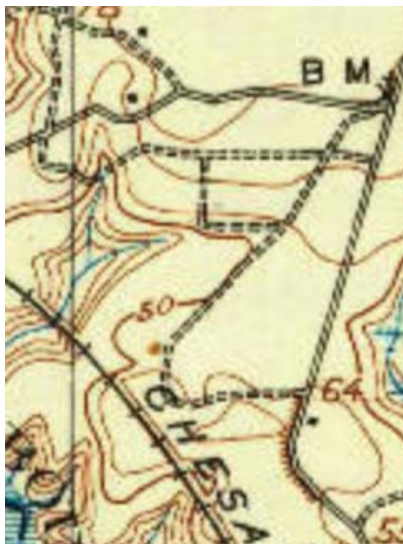
1943

Field work and compilation under the direction of
Col. W. M. Black, Corps of Engineers, U. S. A.
Department Engineer, Eastern Department,
Oct. 1910 - Jan. 1911.



1910

Control by Coast and Geodetic Survey, C.B. Kendall,
and W.N. Brown.
Surveyed in 1904 and 1905.



ATTACHMENT
PRELIMINARY JURISDICTION DETERMINATION FORM

BACKGROUND INFORMATION

- A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): 3/11/2009 and re-verified 7/28/2015
- B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:
Thomas Waltz (2014) / Carleton Interests (2009)
- C. DISTRICT OFFICE, FILE NAME, AND NUMBER:
Norfolk District Office: NAO-2009-0947
US Army Corps of Engineers
803 Front Street
Norfolk, VA 23510-1096
- D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION (use the attached table to document multiple water bodies at different site):
- State: VA County: Newport News
 - Center coordinates of site LAT: 37.2093 LONG: -76.5775
 - Name of nearest water body: Skiffes Creek Reservoir
 - Identify (estimate) amount of waters in the review area:
 - Non-wetland waters (linear feet): 850
 - Cowardin class: Palustrine
 - Stream flow:
 - Wetlands (acres): ~0.1
 - Cowardin class: Palustrine
 - Name of any water bodies on the site that have been identified as Section 10 waters:
Tidal:
Non-tidal:
- E. REVIEW PERFORMED FOR SITE EVALUATION (check all that apply):
- ☒ Office (desk) Determination. Date: 5/13/09
☒ Field Determination. Date: 7/23/15
1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring “pre-construction notification” (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant’s acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable. This preliminary JD finds that there “*may be*” waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA: DATA REVIEWED FOR PRELIMINARY JD (check all that apply): (checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - ☐ Office concurs with data sheets/delineation report.
 - ☒ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters’ study:
- ☐ U.S. Geological Survey Hydrologic Atlas:
 - ☐ USGS NHD data
 - ☐ USGS 8 and 12 digit HUC maps
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: Yorktown 1:24000

- ☒ USDA Natural Resources Conservation Service Soil Survey - Citation: Web Soil Survey
☒ National wetlands inventory map(s). Yorktown
☐ State/Local wetland inventory map(s):
☐ FEMA/FIRM maps:

100-year Floodplain Elevation is (National Geodetic Vertical Datum of 1929):

Photographs: ☒ Aerial (Name & Date): Google Earth

☒ Other (Name & Date): Bing

☐ Previous determination(s). File no. and date of response letter:

☒ Other information (please specify): We do not concur with the original stream length and have updated the PJD based on long term topographic mapping, bed and bank, and apparent perennial flow.

We received the re-verification request 2/5/14, before the original PJD expired.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and date/ of
Regulatory Project Manager
(REQUIRED)

Signature and date// of
person requesting preliminary JD
REQUIRED, (unless obtaining the
signature is impracticable)



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NORFOLK DISTRICT CORPS OF ENGINEERS
FORT NORFOLK 803 FRONT STREET
NORFOLK VIRGINIA 23510-1096

May 13, 2009

PRELIMINARY JURISDICTIONAL DETERMINATION

Western Virginia Regulatory Section
(NAO-2009-0947, Skiffes Creek Reservoir)

Carleton Interests
c/o Williamsburg Environmental Group
Mr. Kenrick Presgraves
5209 Center Street
Williamsburg, VA 23188

Dear Mr. Carleton:

This letter is in regard to your request for a preliminary jurisdictional determination for waters of the U.S. (including wetlands) on property known as Carleton Property, located on a 30 acre parcel at in Newport News, Virginia (WEG Project #4027).

The map entitled "Delineation Map Carleton Property", by WEG dated March 11, 2009 and Corps date stamped as received Mar 18 2009 on file at the Corps provides the location of waters and wetlands on the property listed above. The basis for this delineation includes application of the Corps' 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation and the presence of an ordinary high water mark.

The Norfolk District has relied on the information and data provided by the applicant or agent. If such information and data subsequently prove to be materially false or materially incomplete, this verification may be suspended or revoked, in whole or in part, and/or the Government may institute appropriate legal proceedings.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters and/or wetlands on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps preliminary jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

This is a preliminary jurisdictional determination and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters or wetlands in question. Accordingly, you may either consent to jurisdiction as set out in this preliminary jurisdictional

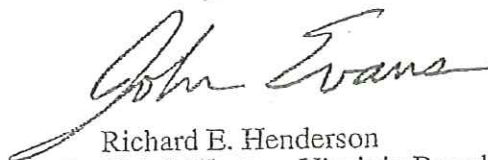
determination and the attachments hereto if you agree with the determination, or you may request and obtain an approved jurisdictional determination. This preliminary jurisdictional determination and associated wetland delineation map may be submitted with a permit application.

Please be advised that archaeology sites 44NN0288 and 44NN0322 may affect this project site.

Attached is an electronic copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign both copies, return one copy to the Corps within 30 days of receipt and keep one for your records. This delineation of waters and/or wetlands is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date.

If you have any questions, please contact John Evans at 757-201-7794 or email to john.d.evans@usace.army.mil.

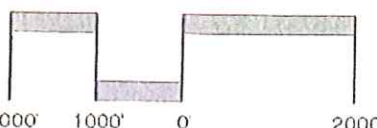
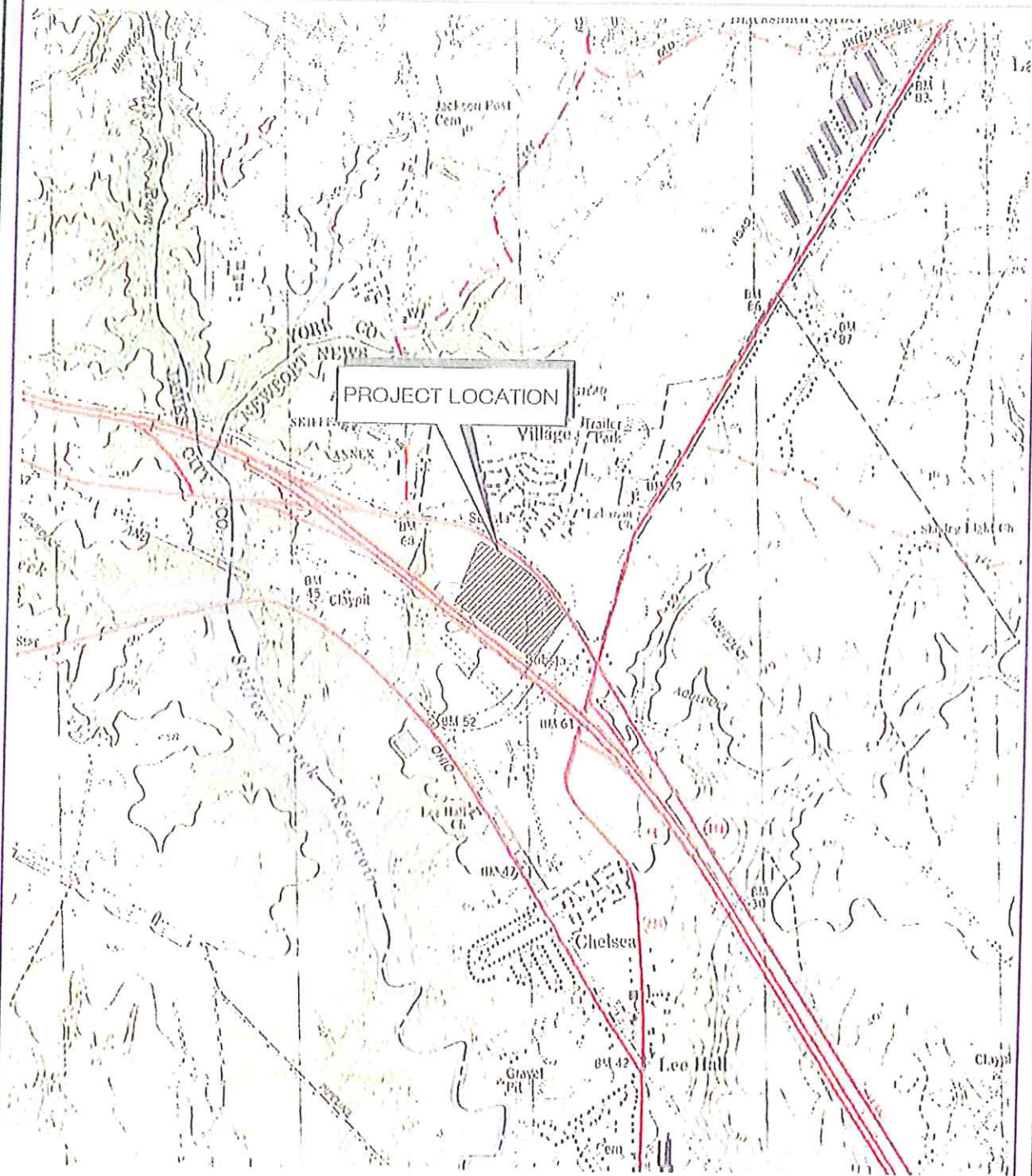
Sincerely,



Richard E. Henderson
Chief, Western Virginia Regulatory Section



Enclosures: Preliminary Jurisdictional Determination Form



SCALE: 1 INCH = 2000 FEET

LATITUDE: 37°12'38.40"N
LONGITUDE: 76°34'46.49"W

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
YORKTOWN, VA QUADRANGLE, 1984



**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

**FIGURE 1-2
PROJECT LOCATION MAP
CARLETON PROPERTY**

CITY OF NEWPORT NEWS, VIRGINIA

MAY 2009



WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

Environmental Consultants

May 18, 2009

Ms. Kathy James-Webb
Manager of Environmental Planning
City of Newport News Planning Department
2400 Washington Avenue
2nd Floor, City Hall
Newport News, Virginia 23607



FILE COPY

Re: Resource Protection Area Determination
Carlton Property, City of Newport News, Virginia
Latitude: 37° 12' 38.40"N Longitude: 76° 34' 46.49"W
WEG Project #4027

Dear Ms. James-Webb:

Williamsburg Environmental Group, Inc. (WEG) has been retained to conduct a Resource Protection Area Determination on the above-referenced project in the City of Newport News, Virginia (Figure 1-1). The approximate 30-acre site is located within the Skiffes Creek Reservoir drainage basin and is situated north of Interstate 64, south of Jefferson Avenue (Route 143), northwest of Yorktown Road (Route 238), and can be accessed from Jefferson Avenue (Figure 1-2). The focus of this investigation was to determine the location and extent of any perennial stream channels onsite or within 100-feet of the property boundaries in order to clarify the limits of any Resource Protection Area (RPA) buffers.

Stream Resources

Prior to conducting fieldwork, WEG consulted the USGS 7.5 minute Topographical Quadrangle map for Yorktown, Virginia (1984) and the online City of Newport News Geographic Information System (GIS). The USGS map shows a mostly cleared site with gently sloping terrain and an unnamed intermittent stream in the central portion of the property flowing west. A small stream system is also mapped on the Newport News GIS through the central portion of the property. However, no RPA buffers are mapped by the online GIS system.

Based on a detailed wetland delineation performed by WEG in March 2009, and subsequently confirmed by the U.S. Army Corps of Engineers (Corps) in a letter dated May 13, 2009, one stream channel is present within the project limits. It should be noted that the onsite channel has been historically straightened and reinforced with rip rap stone throughout. Furthermore, based on a review of historic aerials on the Newport News GIS, it appears that this natural drainage feature has been extended to the central portion of the property in order to capture stormwater runoff from Jefferson Avenue and upstream development.

Methods

On March 4, 2009 WEG applied the Perennial Stream Field Identification Protocol developed by the North Carolina Department of Water Quality (NCDWC), also known as the "NC Method", to a single onsite reach. The NC Method uses physical and biological parameters to identify the break between intermittent and ephemeral stream channels, and has been used extensively in Virginia to identify breaks between intermittent and perennial streams as well. A point value of 30 is generally used as a threshold above which a stream is considered to retain attributes of a perennial system. Using the NC Method, stream channels are divided into distinct reaches. Stream reaches are defined based on geomorphology, hydrology, biology, or other arbitrary

points (i.e. property lines) and data are collected along the entire designated reach length, and scores for physical and biological parameters are assigned to determine the point of perenniality.

In order to utilize the NC Method, guidance recommends that data not be collected upon receiving 0.25" of rainfall in the preceding 48 hours. This recommendation is intended to remove any bias developed from abnormally high water levels. Precipitation data collected at the Newport News International Airport weather station in Newport News, Virginia (KPIHF) shows that no precipitation was recorded in the 48 hours prior to the site visit (attached). However, 1.22-inches of precipitation were recorded on March 1, 2009. It is WEG's opinion that the recent precipitation is not likely to have lead to erroneous perennial stream scores because of the presence of other indicators (geomorphology and biology) supporting the final determination.

Results

The results derived from the application of the NC Method are detailed on the attached NC Method data sheet. Representative photographs of the onsite stream are provided as an attachment. The location of Reach 01 is depicted on the attached Resource Protection Area Determination Map.

Based on scores derived from the application of the NC Method, Reach 01 is likely under a non-perennial flow regime. Specific stream characteristics which support the non-perennial determination include weak scores for sinuosity, in-channel structure, depositional bars or benches, and groundwater flow/discharge. The absence of a diverse aquatic community is also indicative of a non-perennial flow regime. Finally, based on the detailed delineation conducted by WEG, and supported by the Corps confirmation, the drainage feature above Reach 01 is considered to be a non-jurisdictional ephemeral ditch excavated through and draining only uplands. The Delineation Map and Corps confirmation letter have been included as an attachment.

Conclusion

The NC Method was applied to one stream reach on the Carleton Property in the City of Newport News, Virginia. Based on fieldwork completed, the onsite stream channel is likely under a non-perennial flow regime and should not be included as a RPA resource. However, Reach 01 is considered to be intermittent and therefore will require a 100-foot Reservoir Protection Area buffer under Sec. 42-81 of the City of Newport News Ordinance, as shown on the attached Resource Protection Area Determination Map. The drainage feature located above Reach 01 is ephemeral and therefore should not qualify as a Reservoir Protection Area.

WEG respectfully requests a verification of these findings. If necessary, WEG would appreciate the opportunity to meet onsite and present our fieldwork. Please feel free to call to set up a site visit or if you have any questions regarding this correspondence.

Sincerely,

Keith R. Goodwin

Keith Goodwin, PWD
Senior Ecologist

Kathy James-Webb
Kathy James-Webb
Ecologist II

Enclosures

Hampton Roads Metro Area



overview

Population - 2010

Total Population	1,671,683
Total Households	628,572
Median Age	35.4

*Source: 2010 Census

Population by Age

0-19 years	26.7%
20-24 years	8.7%
25-44 years	26.9%
45-64 years	26.1%
65+ years	11.6%

*Source: 2010 Census



Median Household Income

Year

2011	\$59,211
2005	\$51,077
2000	\$42,448

*Source: U.S. Census Bureau 07-11 ACS Data

Educational Attainment

Less than 9th grade	3.1%
9th to 12th grade, no diploma	7.7%

Largest Employers

US Department of Defense
Huntington Ingalls Industries/ Newport News Shipbuilding
Sentara Healthcare
Riverside Health System
Seaworld Parks & Entertainment
Smithfield Foods, Inc.
Dominion Virginia Power
Chesapeake Reg Medical Center

click [here](#) for a full major employer (>1000) list

*Source: Virginia Employment Commission 2010

Employment by Industry

Industry	# Emps	% Emps
Natural Resources and Mining & Construction	35,900	5.0%
Manufacturing	52,200	7.3%
Trade, Transportation, and Utilities	125,100	17.3%
Information	11,800	1.6%
Financial Activities	35,700	4.9%
Professional and	96,300	13.3%

High school graduate	27.0%
Some college, no degree	25.5%
Associates Degree	8.6%
Bachelor's Degree	17.5%
Graduate/Professional Degree	10.6%
High School Graduate or Higher	89.2%

**Source: U.S. Census Bureau 07-11 ACS Data*

Labor Force

Civilian Labor Force	844,308
Employed	793,745
Unemployed	50,563
Unemployment Rate	6.0%

**Source: Virginia Employment Commission 11/12*

Business Services	38,300	4.5%
Educational and Health Services	95,200	13.1%
Leisure and Hospitality	79,700	11.0%
Other Services	34,800	4.8%
Government	157,800	21.7%

**Source: Virginia Employment Commission 3/11*

Contact

Hampton Roads Economic
Development Alliance

500 Main Street, Suite 1300

Norfolk, VA 23510

(P) 757.627.2315

(F) 757.623.3081

www.hreda.com

CITY OF NEWPORT NEWS

The city of Newport News is Virginia's fourth largest independent city and includes approximately 180,150 residents, according to the last U.S. census taken in the year 2000. The city covers an area of some 69.2 square miles and is attractively sited where the James River adjoins the Chesapeake Bay in southeastern Virginia. The city includes approximately 25 miles of shoreline and includes the largest municipal city parks east of the Mississippi River; Newport News city park, which includes two golf courses and some 5000 acres in land area. The city is governed by a Council-City Manager form of government with the City Manager appointed by the seven members of the City Council,

Major employers within the city include the Newport News shipyard, the U.S. Army's Transportation Center at Fort Eustis, and a number of research and technology and international commerce employers. The tourism industry is also an important source of revenue for the city due to its many historical and cultural attractions including Lee Hall Mansion, the Virginia Living Museum, the Virginia War Museum, Peninsula Fine Arts Center, the Mariner's Museum and the Newsome House Museum and Cultural Center.

Interstates 664 and 64 serve as major access roadways to/from the city for employment commuting. Major secondary roadways such as Warwick Blvd. and Jefferson Avenue (north/south) and J Clyde Morris Blvd., and Denbigh Blvd. (east/west) provide access to local businesses, shopping, recreational and consumer services.

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