For Sale

2809 Hampton Highway York County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC Ron A. Campana, Jr.

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

> Ron@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 SALE Free Standing Retail Location 2809 Hampton Highway Yorktown, Virginia

Location: 2809 Hampton Highway

Yorktown, Virginia 23693

Description: Rare Stand Alone retail opportunity with Monument Signage at a

signalized intersection!

Centrally located at one of the most visible intersections in York County. Across the street from rebuilt military housing that recently re-opened. Across the street is an Auto Zone, 7-11 convenience store and a Food Lion anchored shopping center.

This retail building is located on the corner of Hampton Highway

and Beechwood Lane.

The property is minutes from Interstate 64, Langley Air Force Base, Oyster Point Business Park, Kiln Creek Golf Club & Resort,

and Hampton.

The space offers a very functional layout, newly renovated in

2017, and is move-in ready.

Sales Price: \$895,000.00 (\$544.40/square foot)

Improved Space: Approximately 1,644 square feet

Lot Size: .872 Acres

Zoning: GB General Business. Multiple allowable uses by right are

attached in the marketing package.

General Information:

- ➤ Rare opportunity
- > Great road frontage on Hampton Highway
- > Well established area
- > Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- ➤ Floor Plan
- > Plat
- > Aerial Maps
- Location Map
- List of uses which are allowed by right
- > Demographic Information

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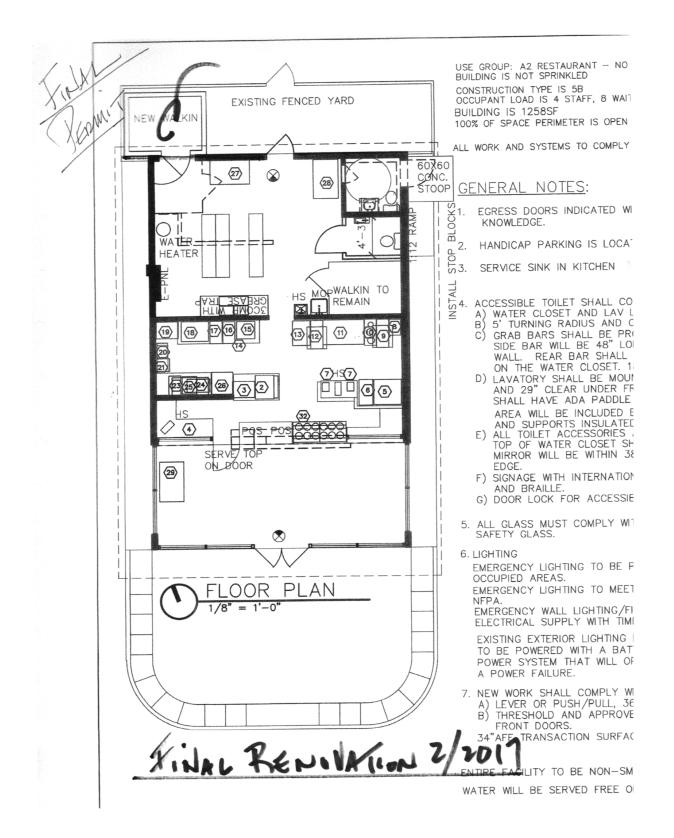
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For Sale 2809 Hampton Highway Yorktown, Virginia



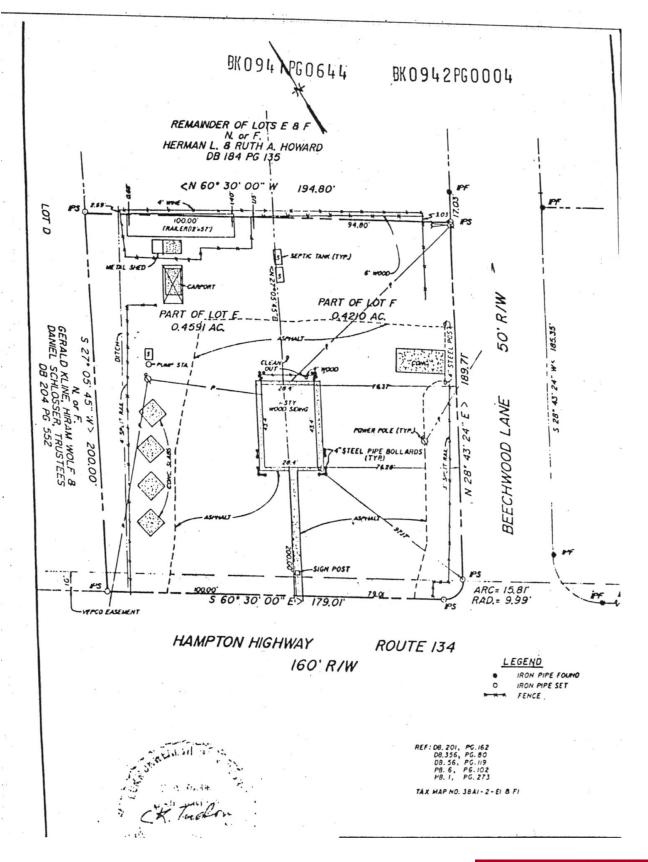


2809 Hampton Highway, Yorktown, Virginia



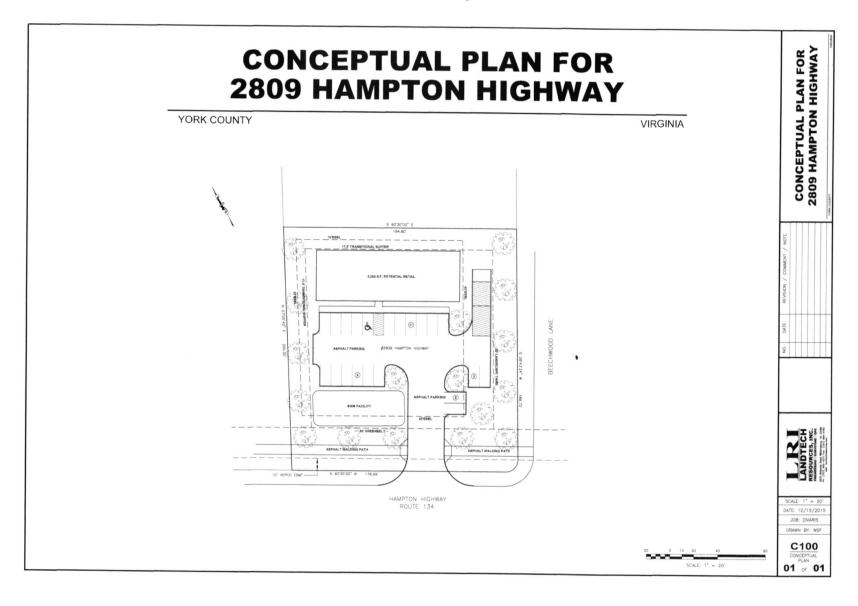


2809 Hampton Highway, Yorktown, Virginia



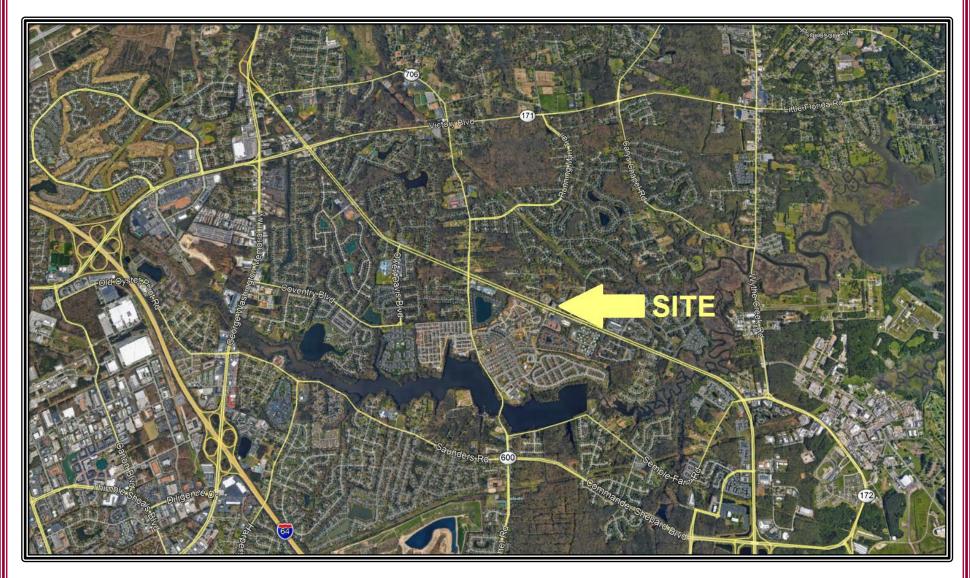


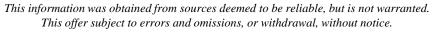
2809 Hampton Highway Yorktown, Virginia





2809 Hampton Highway, Yorktown, Virginia





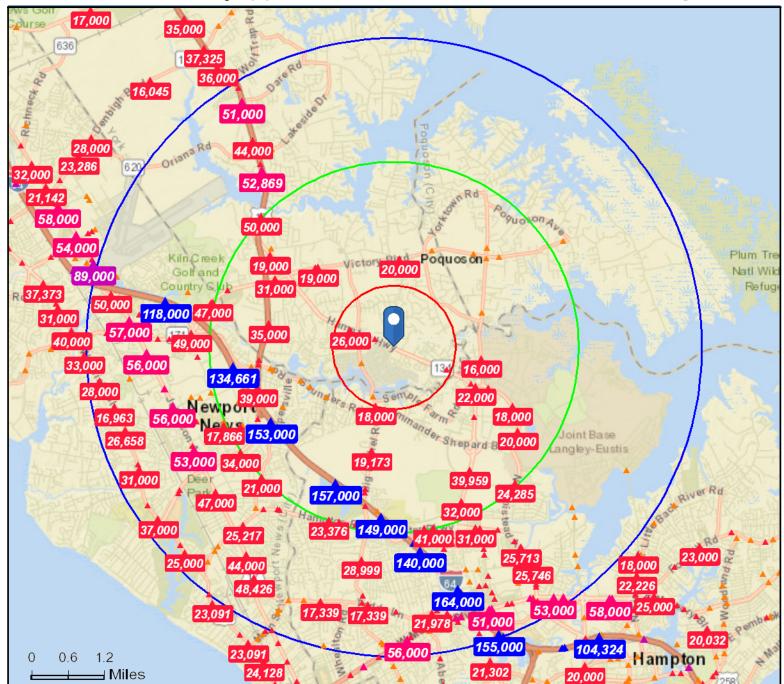


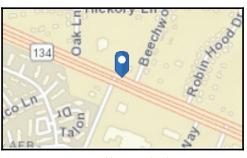


Traffic Count Map

2809 Hampton Hwy, Yorktown, Virginia, 23693 2 2809 Hampton Hwy, Yorktown, Virginia, 23693 Rings: 1, 3, 5 mile radii Prepared by Janice Lewis, CCIM

Latitude: 37.10250 Longitude: -76.41904





Source: ©2017 Kalibrate Technologies

Average Daily Traffic Volume

Lup to 6,000 vehicles per day

▲6,001 - 15,000

▲ 15,001 - 30,000

▲30,001 - 50,000

▲ 50,001 - 100,000

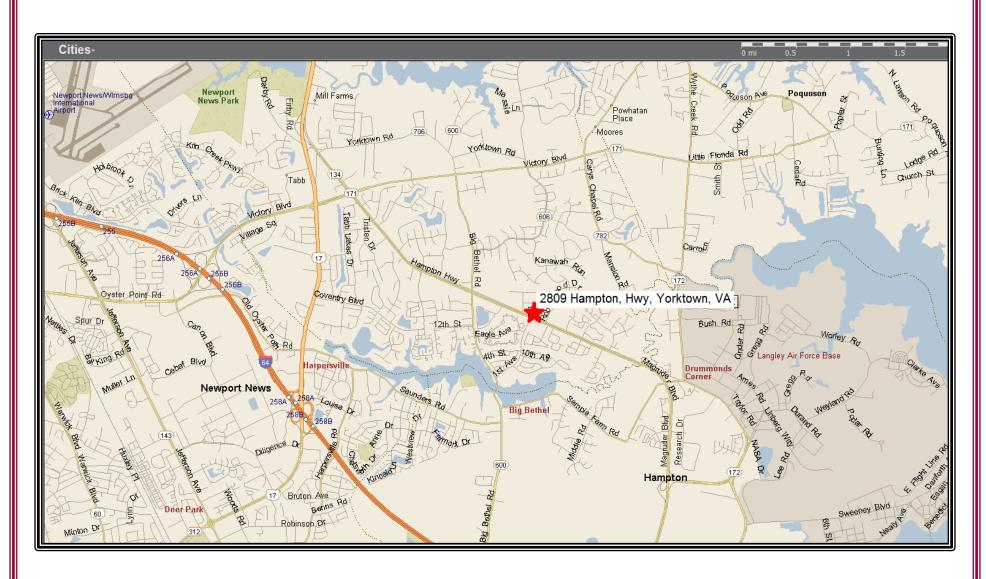
▲More than 100,000 per day



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2809 Hampton Highway Yorktown, Virginia







2809 Hampton Hwy, Yorktown, Virginia, 23693 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250 Longitude: -76.41904

Summary		sus 2010		2017		2
Population		25,035		26,203		26
Households		9,073		9,542		ç
Families		6,983		7,281		7
Average Household Size		2.76		2.75		
Owner Occupied Housing Units		5,209		5,174		5
Renter Occupied Housing Units		3,864		4,368		4
Median Age		31.1		32.5		
Trends: 2017 - 2022 Annual Rate		Area		State		Nati
Population		0.58%		0.92%		0.
Households		0.57%		0.86%		0.
Families		0.53%		0.77%		0.
Owner HHs		0.41%		0.83%		0.
Median Household Income		1.73%		2.31%		2.
n realian measenera intestine		21,7070	20	17	20	022
Households by Income			Number	Percent	Number	Pei
<\$15,000			395	4.1%	423	2
\$15,000 - \$24,999			404	4.2%	407	-
\$25,000 - \$24,999 \$25,000 - \$34,999			747	7.8%	693	-
\$35,000 - \$34,999 \$35,000 - \$49,999			1,117	11.7%	1,032	10
\$50,000 - \$74,999			1,747	18.3%		16
\$75,000 - \$74,999 \$75,000 - \$99,999			1,747	14.1%	1,588	13
					1,338	
\$100,000 - \$149,999			1,997	20.9%	2,133	21
\$150,000 - \$199,999			1,106	11.6%	1,316	13
\$200,000+			689	7.2%	889	Ś
Median Household Income			\$80,392		\$87,596	
Average Household Income			\$97,894		\$110,576	
Per Capita Income			\$35,501		\$40,093	
	Census 20	10	20	17	20	022
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	2,015	8.0%	1,966	7.5%	2,043	
5 - 9	2,097	8.4%	2,009	7.7%	1,970	
10 - 14	2,074	8.3%	1,907	7.3%	1,846	(
15 - 19	2,025	8.1%	1,724	6.6%	1,652	(
20 - 24	1,922	7.7%	1,813	6.9%	1,559	į
25 - 34	3,656	14.6%	4,809	18.4%	4,992	18
35 - 44	3,428	13.7%	3,250	12.4%	3,998	14
45 - 54	4,054	16.2%	3,409	13.0%	2,824	10
55 - 64	2,400	9.6%	3,145	12.0%	3,200	1
65 - 74	928	3.7%	1,538	5.9%	2,004	
75 - 84	348	1.4%	511	2.0%	712	:
85+	87	0.3%	123	0.5%	166	(
	Census 20			17		022
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pei
White Alone	16,180	64.6%	16,276	62.1%	16,272	60
Black Alone	5,511	22.0%	5,712	21.8%	5,780	21
American Indian Alone	111	0.4%	114	0.4%	119	۷.
Asian Alone	1,602	6.4%	1,935	7.4%	2,231	8
Pacific Islander Alone	40	0.4%	76	0.3%	2,231	(
						2
Some Other Race Alone	410	1.6%	592	2.3%	710	
Two or More Races	1,181	4.7%	1,496	5.7%	1,757	(
Hispanic Origin (Any Race)	1,388	5.5%	2,207	8.4%	2,754	10

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

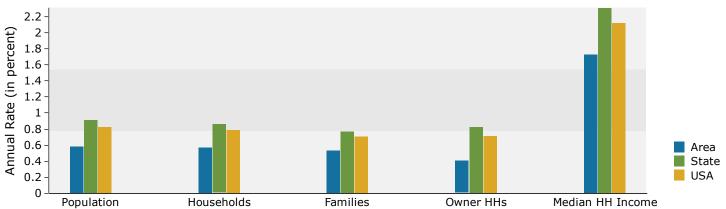


2809 Hampton Hwy, Yorktown, Virginia, 23693 Drive Time: 5 minute radius

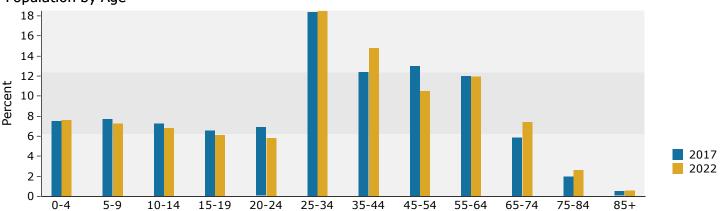
Prepared by Janice Lewis, CCIM

Latitude: 37.10250 Longitude: -76.41904

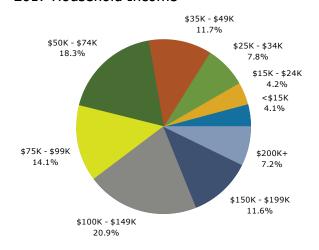
Trends 2017-2022



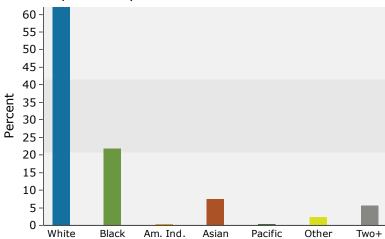
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 8.4%

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

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2809 Hampton Hwy, Yorktown, Virginia, 23693 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250 Longitude: -76.41904

Summary	Cei	nsus 2010		2017		
Population		81,275		84,048		8
Households		32,395		33,425		3
Families		21,882		22,417		- 2
Average Household Size		2.48		2.49		
Owner Occupied Housing Units		19,259		19,050		
Renter Occupied Housing Units		13,136		14,376		
Median Age		35.2		36.4		
Trends: 2017 - 2022 Annual Rate		Area		State		Na
Population		0.33%		0.92%		
Households		0.29%		0.86%		
Families		0.25%		0.77%		
Owner HHs		0.25%		0.83%		
Median Household Income		1.71%		2.31%		
		2.7.2.70	20	17	20	022
Households by Income			Number	Percent	Number	 Р
<\$15,000			2,131	6.4%	2,203	
\$15,000 \$15,000 - \$24,999			2,131	6.7%	2,186	
\$25,000 - \$24,999			2,787	8.3%	2,589	
\$35,000 - \$34,999 \$35,000 - \$49,999			4,284	12.8%	2,369 3,952	
\$55,000 - \$49,999 \$50,000 - \$74,999			7,172	21.5%	5,952 6,573	
\$75,000 - \$74,999				14.1%		
			4,700	17.5%	4,756	
\$100,000 - \$149,999			5,837		6,403	
\$150,000 - \$199,999			2,637	7.9%	3,198	
\$200,000+			1,634	4.9%	2,056	
Median Household Income			\$66,240		\$72,108	
Average Household Income			\$83,885		\$94,322	
Per Capita Income			\$33,668		\$37,757	
	Census 20	10	20	17	20	022
Population by Age	Number	Percent	Number	Percent	Number	F
0 - 4	5,439	6.7%	5,185	6.2%	5,301	
5 - 9	5,443	6.7%	5,279	6.3%	5,110	
10 - 14	5,621	6.9%	5,263	6.3%	5,138	
15 - 19	5,633	6.9%	5,035	6.0%	4,863	
20 - 24	6,699	8.2%	6,067	7.2%	5,535	
25 - 34	11,621	14.3%	13,719	16.3%	13,646	
35 - 44	10,311	12.7%	10,195	12.1%	11,668	
45 - 54	12,938	15.9%	11,165	13.3%	9,712	
55 - 64	8,767	10.8%	10,640	12.7%	10,793	
65 - 74	4,897	6.0%	6,795	8.1%	8,030	
75 - 84	2,750	3.4%	3,279	3.9%	4,054	
85+	1,158	1.4%	1,427	1.7%	1,592	
	Census 20			17		022
Race and Ethnicity	Number	Percent	Number	Percent	Number	P
White Alone	48,404	59.6%	48,735	58.0%	48,535	
Black Alone	24,192	29.8%	24,515	29.2%	24,486	
American Indian Alone	325	0.4%	336	0.4%	347	
Asian Alone	3,629	4.5%	4,368	5.2%	4,957	
Pacific Islander Alone	127	0.2%	199	0.2%	247	
Some Other Race Alone	1,236	1.5%	1,654	2.0%	1,942	
Two or More Races	3,361	4.1%	4,241	5.0%	4,925	
	-,552		-,	2-2-2	.,525	
Hispanic Origin (Any Race)	4,111	5.1%	5,922	7.0%	7,253	

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

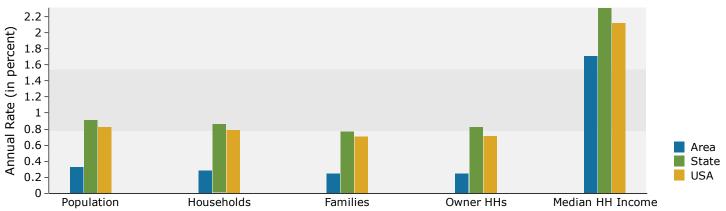


2809 Hampton Hwy, Yorktown, Virginia, 23693 Drive Time: 10 minute radius

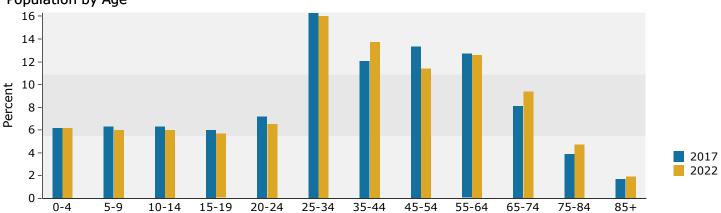
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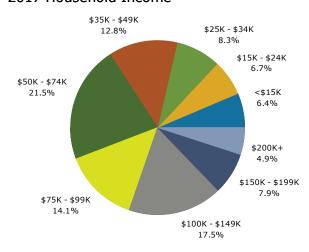
Trends 2017-2022



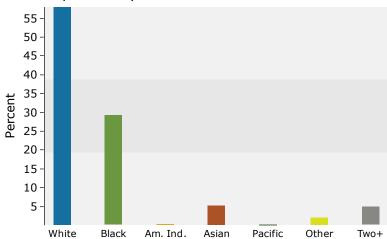
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.0%

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

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2809 Hampton Hwy, Yorktown, Virginia, 23693 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.10250 Longitude: -76.41904

Summary	Cer	sus 2010		2017		20
Population		224,816		231,556		234
Households		91,064		93,461		94
Families		58,201		59,054		59
Average Household Size		2.42		2.42		
Owner Occupied Housing Units		50,009		48,642		49
Renter Occupied Housing Units		41,055		44,820		45
Median Age		35.1		36.2		
Trends: 2017 - 2022 Annual Rate		Area		State		Natio
Population		0.27%		0.92%		0.
Households		0.25%		0.86%		0.
Families		0.15%		0.77%		0.
Owner HHs		0.16%		0.83%		0.
Median Household Income		1.01%		2.31%		2.
			20	17	20	022
Households by Income			Number	Percent	Number	Per
<\$15,000			9,393	10.1%	9,857	10
\$15,000 - \$24,999			8,870	9.5%	8,752	ç
\$25,000 - \$34,999			9,955	10.7%	9,355	ç
\$35,000 - \$49,999			14,035	15.0%	12,972	13
\$50,000 - \$74,999			18,946	20.3%	17,454	18
\$75,000 - \$99,999			11,849	12.7%	12,274	13
\$100,000 - \$149,999			12,434	13.3%	13,988	14
\$150,000 - \$199,999			4,802	5.1%	5,947	6
\$200,000+			3,178	3.4%	4,033	2
+ 200/000 !			3,273	51.70	.,000	
Median Household Income			\$54,181		\$56,968	
Average Household Income			\$70,198		\$78,619	
Per Capita Income			\$28,898		\$32,248	
	Census 20	10)17		022
Population by Age	Number	Percent	Number	Percent	Number	Pei
0 - 4	14,900	6.6%	14,120	6.1%	14,426	ϵ
5 - 9	14,409	6.4%	14,032	6.1%	13,548	5
10 - 14	14,473	6.4%	13,935	6.0%	13,715	į
15 - 19	15,527	6.9%	14,038	6.1%	13,756	
20 - 24	20,299	9.0%	18,856	8.1%	17,888	7
25 - 34	32,514	14.5%	37,139	16.0%	36,773	15
35 - 44	27,730	12.3%	27,819	12.0%	30,868	13
45 - 54	34,414	15.3%	29,848	12.9%	26,569	11
55 - 64	24,311	10.8%	28,808	12.4%	29,159	12
65 - 74	14,319	6.4%	19,248	8.3%	22,118	9
75 - 84	8,451	3.8%	9,495	4.1%	11,427	-
85+	3,469	1.5%	4,218	1.8%	4,468	1
331	Census 20			1.8%		022
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pei
White Alone	114,687	51.0%	115,946	50.1%	115,523	49
Black Alone	88,967	39.6%	89,347	38.6%	88,988	37
American Indian Alone	968	0.4%	1,012	0.4%	1,040	3/
Asian Alone	6,987	3.1%	8,543	3.7%	9,720	2
Pacific Islander Alone	277	0.1%	417	0.2%	518	(
Some Other Race Alone						2
	4,426	2.0%	5,732	2.5%	6,726	
Two or More Races	8,505	3.8%	10,559	4.6%	12,200	5
Historia Origin (Ap. Boss)	10.610	F 604	17.212	7 40/	20.000	,
Hispanic Origin (Any Race)	12,610	5.6%	17,213	7.4%	20,908	8

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

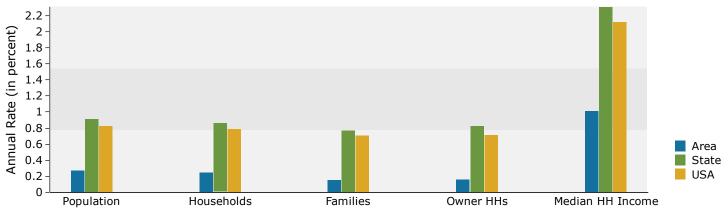


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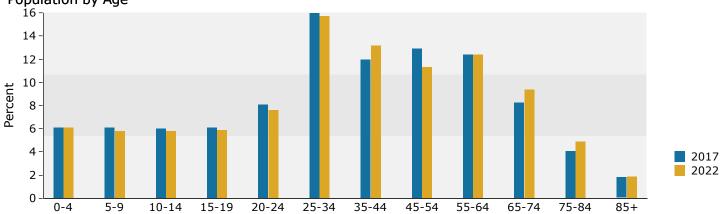
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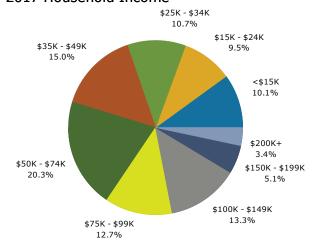




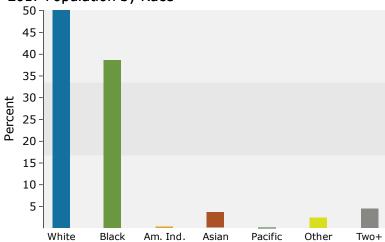
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.4%

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

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## Company of the Com	Section 2015 and the section of the	01	Ų,	0.	10.	0.	01	0.	01	101	Oi	01	Oi -				J.	AND DESCRIPTION OF THE PERSON NAMED IN		UP						1		19		UP								UP	UP U	P						Jec. 1	7-3(0)
Fig. 4. Fig. 1. Fig. 1													1																						1						Na All	V 4			9	Sec. 3	3-3(9)
Basks, with fund-introvely blank, accrossory, without diffine-through blank, accrossory, without diffine-throug		UP*	UP*	UP*	* UP	* UP	* UP*	* UP	V* UP	* UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	VIIII	,,,,,,	,,,,,	/////	,,,,,	,,,,,,	,,,,,,	7777	1111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,,,,	/////	77777	,,,,,,	WIIII	1111	,,,,,	,,,,,,	////	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	111111	7777	77777	77777		
Dark, without dire-through balk accessory, without dire-through balk places and repair balk		////			24///	/X///	04///	<i>X</i> ///		00////	2////	X////		X////					V////	/////		////									1///					Y ////	V////							The latest devices in			
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Car wash, sef-service or control settling Carding service Card						1									20.0			P	Р	Р				-	-					Р			PF	P		Р		Р			Р		110 (110)	CORP. National Confession of the Confession of t		Sec. 3	-3(45)
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dry cleaning, collection or pick-up station dry cleaning, closed type using nonflammable liquid manufacture of the control of		OF-	UP.	OP.	UP	UP	UF	UP	UP	UF	UF	UF	Ur.	Ol-	OF	OF .	OI					Р			- 20		C. W			Р							TEVE								Jr	Sec. 3-	.3(30)
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farm supplies/equipment sales and service funeral home/mortuary gas station hotel, extended stay hotel, extended stay liquor store loan office loan office general hotel, extended service hotel loan office, general hotel, extended service hotel, extended stay loan office, general hotel, extended service hotel, extended stay loan office, general hotel, extended service hotel, extended stay loan office, general loan office, gene					-			-			-			-						P		P				-										P	LES CO									10 10 10	
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office, laboratory or research P*					-			-	-								-			A COLUMN TWO						_	_		_								-			A CONTRACTOR AND ADDRESS OF THE PARTY OF THE							$\overline{}$
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	R-LL	R-43	R-R	R-33	R-22	R-15	R-13 F	R-11 R	-9 R-8	3 R-4	MD-	MD-	MD-	MD-	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-L		FA- LF/			RT-1	BB- B	B- BB	BB-B	B- HR	CHRC	HRC	DT-	DT- DT	Г- _Р	PH-1			The state of the s	PO-P		
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outdoor dining 2										+							UP*			UP*							UP*			* UP* U			FIELD						UP* U				ec. 3-3(13)
outdoor dining, downtown																							ENI C							Full				ZA*	ZA*								ec. 3-3(14)
outdoor dining, Phoebus											1 1				T.			PROPERTY.	-	PAUR			grin V		a reik									DO S		Z	ZA*		(785 T)				ec. 3-3(48)
pawn shop																	UP	UP	A Prince	UP			100				Marine Marine										(A)		409				
print shop/private postal service, max. 500 sq.																Р					118						Р						la de	Р	Р								
print shop/private postal service, max. 3000 sq. ft.																	Р																										
print shop/private postal service, no max.																		Р	Р	Р	P		P	PP		Р			P	PI	P	P	P				P		F)			
restaurant, without drive-through																P	P	P	Р	Р	W.Y.		P				P			PI		Р		Р			P	UP I	UP U	PP			
restaurant, with drive-through															PIE	P	P		Р	P		_	P				Р		P			Р	Р	Р	P	U	UP		16				
restaurant, drive-in											100						P	P		P	1000	7 1	P						P	PI		Р				N S	131					10	
restaurant, accessory, not to include drive-													V.					300													P												
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retail sales, general ^A				_						-						P P*	P	P		P			P	P	-	P	P*		P	PF	,	Р		P		The second second	P P*		UP U				- 0.0(45)
rummage sale, temporary				_	-				-	-						P*	P*	P*		P* P*	1185	-	-	-	-		P°							P*	P^		P.		P* P				ec. 3-3(15)
second-hand store sign painting shop				-	-		-	_	+	+-							P	P		P		Р	P				1										P		E)		Se	ec. 3-3(16)
sign painting snop storage facility							-			1						177.3		UP		UP		_	P	P		P			-				N TOTAL				150						
tattoo parlor					-		-			-						- 6	UP			UP	01		-	-							1			200					7.4				
tire sales					_					+						- 11	P*	P*		P*		P	P				IN A STATE OF									A THE						Se	ec. 3-3(17)
tire sales																	P*	P*		P*	_		P										1515			1 305	alcores.	1		NEW YEAR			ec. 3-3(17)
Turkish bath																P	Р	P		P							Р						K = I	Р	P		P						
upholstery shop											7					1137	P	P		P			500	Р		P	STATE OF LEGISLA										Р		F				
vehicle repair, heavy																-	1	Р		Р	P	P	P										200						221 0	94			
vehicle repair, light																P	P	P		Р	P	P	P									P		Р	P				14 1 2				
vehicle sales, of new vehicles, to include sales													Fig. 1				Р	Р		Р	7	P	P	The X					MUL												74 F	1776	
of used vehicles as accessory to new sales											100							Who is		P. Sall							Sint 115		and all limit					200			N. E	12/8					
vehicle sales, of used vehicles	_													III I				Р	V.	P		UP I	UP											100				100					
vehicle storage, including vehicle storage																																		2000								500	
accessory to sales of new vehicles or gas								- 1			William					30	UP*				577			100																		Se	ec. 3-3(42)
station						_	_		_	+	100													1										1200									
vehicle storage, including vehicle storage accessory to heavy vehicle repair																00-1	16 6	UP*		UP*	UP*	UP* L	JP*															E 18				Se	ec. 3-3(18)
vending stand, food	_			-	-	-			-	-										Elika III		-							-													0	
		11111	7777	7777	11111	1111	11111		11/11/	10111	11111	VIII	m	1111	1111	1111	11111	11111	IIII	1111	1111	11/10	III		MIII	XIIIX	///////////////////////////////////////	XIIXI	1/1/1/	VIIIVI	11111	VIIII	11111	VIII	III	XIIII	11111	01110	11/1/	1/1/1/			
college/university, public	P	P	P	P	P	P	P	/////////P	P	WIII	P	P	P	11/1	P	P	P	P	11111	MA	11111	11111	WW	W	7////	ALLIAN	P	1//////	14111	MAL	P	P		P			P		UP F	Ottors Territoria Marianto	11/1/1	11/1/1	
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP U	P UF			UP					UP		2.84		76.7						UP				P	P		UP		Total State of Street	JP		UP F				
hospital			UP								1 1 1						UP		TV-Sy	Age !				31 00 3			UP							UP			JP		F				
library, public									Р			P					P			P							Р				P	E SINERA			PP		P	PU	UP				
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museum, public			Р						P			P					Р				Р						Р				P	T THE I			P P		P	PU				8	
museum, private		UP	UP	UP	UP	UP	UP	UP U	P UF		UP	UP	UP	A.	UP		UP			UP							UP				P				UP UF		Р	PU	UP				
post office		-				-				-		-	_	-			Р			Р	Р	-					P					Р		Р		The second second	P						
religious facility	P*	P*		P*	P*	P*	P*	P* F)* P*	P*	P*	P*	P*	P*	P*	P*	P*										P*	P° F)^ P*	P* P				P*	P* P*	1	P*	P	P			Se	c. 3-3(24)
religious facility, temporary tent revival			UP		-	-					10000			-				Р			315	X 1		-						300 ((CEIT) metty						
mental health/substance abuse treatment facility													11			914		P			A STATE OF				7 200			4	1					1		No.		10				343	
school, business					-	-			-		-					P	Р	Р						J. T.			Р				P	P		Р	P		P	PI	UP P	FI			
school, dance																	P		Mar.			1		7 19			P				P			P		-			UP P				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*							100			17 18	W. II	NAME OF		72				0.50			WALL BAS				H	19.00	TE S			1				N E		Se	c. 3-3(19)
school, public or private	UP	UP	UP	UP	UP	UP	UP	UP U	P UF		UP	UP	UP		UP	UP	UP	UP	UP		200						UP			RE SI	P	Р			UP UF				UP P			N -	
RECREATIONAL								///X//		X////	VIII	XIIIA	////	11/1/	////	////	////	////	////X			///X/	///X//	//X///	/X////	XIIIX		XIIIXII	//////	XIIIXII										18///	///X//	/X///	
adult entertainment establishment													Water Land			B. H		P*		P*	No.		14 m		E AN E E A				TE IN												司 法专	Se	c. 3-3(20)
amusement center											A VIIVE		A III			1	UP	-		P	A ANT			41,11				MA								l	JP					98	
amusement operations											1						100	P		Р					1																		
auditorium											IPS Liga						Р	Р		P	200										No.	P		P	P			PI		P + 70+		-	0.0/511
banquet hall									-	-						HVS		D		-			-		+				115	UD II	D 5	E		ZA*				ZA* L	JP* ZA			Se	c. 3-3(51)
billiard hall				-				-	-				-0.46			1	Р	P		P					7/1				UP	UP U	P	P			D	-	P P		UP UI	P		To the second	
boat tour/charter boat docking facility								_	-				-	-																				DODUM A	Р			-					
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP U	P UF	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP I	UP U	P UP	UP	UP	UP	UP U	PUP	UP U	PUP	UP	UP	UP	UP UF	L	JP	l	UP UF	UP	UP U	P	
(public or private) bowling alley		-			-					-							Р	P		P											P	P		2 100	200		P	(C)		P		(Mari	
carnival					-					-					1000	1	Market Comment	UP	120	P				-	1 30																		
club/lodge, private or fraternal										-	No.	112-10			UP	UP	UP			UP	UP						UP						Visited	UP	UP		Р	1	UP				
Cide/iodgo, private of flaterilar	1	-												20 100						-				The Later	-		the second second		_				ALC: NO.			1					NAME OF TAXABLE PARTY.		

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												1	2	3 4		1000		1	IVI-1	101-2	IVI-3	1	2 3	4	5	6		1	2 3	4	5	1	2	3 1	2	3		1	2	3 4	1 1	2	
community center		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP L	JP	UP	UP	- COLON	UP		100	100						UP						1/2		P UP	UP	UP		UP	F	P		
coin-operated amusement devices, accessory	_					-										P*	P*										P*							P	* P*		P*						Sec. 3-3(21)
dance hal		_	_	-	-	-	-					-				200	01-01	P						1110		UP						P	-				UP				P		
golf course/country club		Р	Р	P	Р	Р	-	-		_						1		-				-	U	P UP		UP						P	P								P		
live entertainment 1, in conjunction with a restauran	t															ZA*	ZA*	ZA*			1 avi						ZA*		ZA	* ZA*	ZA*			ZA	A* ZA	1	ZA*	ZA*	ZA* Z	ZA* Z/	Α*		Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery																			ZA*	ZA*	ZA*											ZA*	ZA*	ZA	A* ZA*		ZA*		ZA* Z	ZA* ZA	4*		Sec. 3-3(22)
live entertainment 2, in conjunction with a restauran																UP'	UP*	UP*									UP*		UP	* UP*	UP*			UF	P* UP		UP*	UP*	UP* U	JP* UF	P*		Sec. 3-3(23)
live entertainment 2, in conjunction with a micro-brewery/distillery/winery	4																		UP*	UP*	UP*											UP*	UP*	UF	o* UP		UP*		UP* U	JP* UF	P*		Sec. 3-3(23)
marina, including boat sales, rental, storage and fue		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP L	IP UF	UP	UP	UP	UP	UP	UP	UP	UP	UP U	UP	UP	UP	UP	UP	UP UP	UP	UP	UP	UP L	JP U	P UP	UP	UP		UP L	JP U	P UP	UP	
park/playground, active		IIP	LIP	LID	LIP	HP	HP	IIP	LID	HP	LIP	IID	IIP I	IP I	UP	LIP	UP	LIP		1000		-		-			UP			-		Р	Р	11	P UP	UP	UP	P	P	F	P		
park, passive/open space																	UP		11.00				U	UP		UP	UP						P		P UP		UP	P	P	F			
recreation cente																1				1			F									a lie				0.13	AUE 129		UP	F	P		
shooting range, indoo	r																	UP		UP	UP																					100	
shooting range, trap or skee		UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP* U	P* UF	* UP	* UP*	UP*	UP*	UP*	UP*	UP*	UP* I	UP* UF	* UP*	UP*	UP*	UP*	UP* I	JP* UP	* UP*					P* UP		MATERIAL STATES						Sec. 3-3(25)
skateboard ramp			SX*	•			SX*	SX*	SX*	SX*	SX*	SX*	SX* S	X*	SX	SX*	SX*				15/15					V	SX*					P	ASSESSMENT OF THE PARTY.	S	(* SX*	SX*	SC STA			F			Sec. 3-3(26)
skating rink, ice or rolle			-	-		-	-			_							P	P														and the same of th	P				Р			F	(10)	22/	
swimming pool, commercia		-		-	+-	-	-			-				-		LID	P	P		N. IIII							P					Р	P	-	P	5550	P		UP	F		102	
theater, indoor theater, outdoor				-	+	-	-			-	-					UP	P	P				-	-				F			-			Р	F	P		P		UP	F			
AGRICULTURAL & ANIMAL-RELATED	1111	11111	1111	VIII	VIIII	XIII	11111	XIIII	11111	1111	IIIX	11110	IIIXII	11/11/	1/1/1/	VIII	VIIII	XIIII	11111	1111	IIIX	11110	111/11/	MIII	VIII	111111		XIIIX		XIII	11110			11111	1///	VIII		VIII	11/1/	11/11	WIII	VIIIX	
agriculture/farming	1////	V////	P*	W///	X////	WIII	X////	X////	(////	IIII	7///	WW.	UINI)	11/1///	77///	WIII	VIII	WIII	V/////	11111	11/1/	P	P	7////	1///4	111111	(((((((()	WIII	1111111	WIII	11/11/	<i>III</i>	111111	11/1/	74///	VIII	41111111	VIII	444	11/1/	14///	11111	Sec. 3-3(37)
animal boarding/stables			UP*		1													2			Р					1																_	Sec. 3-3(19)
community garder		P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P* F)* P	P*	P*	P*	P*	P*	P*	P*	P*	P* P	P*	P*	P*	P*	P*	P* P*	P*	P*	P*	P* F)* P	* P*	P*	P*	P*	P* F	P* P	* P*		Sec. 3-3(46)
kenne	6		UP*	+														- AVE		Р	Р																					edia is	Sec. 3-3(38)
silviculture/plant nursery, no retail sales	3		Р																P		The Colonial Colonia		P				P*									RX							Sec. 3-3(39)
silviculture/plant nursery, including retail sales		UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP* I	UP* U	P* UF	* UP	UP*	UP*	UP*	UP*			UP* I	UP* UF	* UP*	UP*	UP*	UP*	UP* U	JP* UP	* UP*	UP*	UP* I	JP* U	P* UF	P* UP*	UP*	PARTY I				UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard																				-	UP											W S										1111	
taxidermis						_												Р		Р	100			-			TOTAL TOTAL																
veterinarian office/hospita			UP*		-	-	-	-		-	_	-		-	-	200	UP*	UP*		Р	Р		-	-			UP*										Р						Sec. 3-3(28)
accessory use/structure for keeping or recreational animals		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P*	P*	P*	P*		14.01			989		3		P*		13					P	* P*					18. E.	A Rich		Sec. 3-3(29)
INDUSTRIAL	11111	1111	VIII	XIII	VIII	XIIII	VIIII	11111	11111	7777	11111	III	111/11	11/11/	WIII	XIIII	VIIII	VIIII	VIIII	IIIX	IIII	IIIX	111/11/	WIIII	1111	11110	1111111111	VIIIX	1111111	XIII	11111	IIIXI	111111	11/1/	WIII	11110		VIII	11/10	11/11	WIII	VIIIV	
blacksmith	1111	1////	V////	WIII	W////	00////	V////	XIIIA	////	11111	11110	11/1/	11/4/	1/1///	77///	WIII	4////	*////	V////X	P	P	P	P	WIII	*////	IIIII		VIIIV	11/1/11	11///	11/1/2	1111	11/1//	11111	4///	1111	9111111	Y	11111	11/11	77777	11/1/	
blast furnace/boiler works		-	1	1	1	1												17.70			P		UP UI	UP		UP																	
brewery/distillery/winery, micro														1		75.88		1000	Р	Р	P		UP UI			UP						P	P	P	* P*		P*		UP* I	PP	,		Sec. 3-3(47)
brewery/distillery																1	1000			900	P	1		UP		UP	Notice Lie					P	P		3 3 2		A PARTY OF	1000		P			
cotton gin/oil mil	1																500				Р			UP		UP									2 1002								
drop forge/power hamme																					UP			UP		UP									103		WELL THE					100	
elevator; coal, grain or flou																130	100			1000	P			UP		UP											SYSTAL						
foundry		_	-	-	_																P		UP UI	UP		UP																	
freezing plant for produce						-									-	1	- Jan	Dt		P	The second second	P	P				10 S			-			TOTAL CO				HERE SHALL						Con 2 2/42
ice storage and distribution laundry and cleaning, commercia		-			-	100000000000000000000000000000000000000	-											P*		P		P																		-		SERVICE N	Sec. 3-3(43)
machine shop or light metal fabrication										-		-				A STATE OF		-1/6	P	P		P		300	1 200						21101			P				MILE OF	- 1	JP		WAY.	
manufacturing of boats/sail-making						-				-		-				THE REAL PROPERTY.		61981E				P		TE T									UP	THE REAL PROPERTY.	P		Р		-07	P			
manufacturing/processing/treatment of baked						1							-			1650							11 1			115																	
goods, dairy products	3			-														P		Р	Р	-	-	UP		UP						Р	P						1 11				
manufacturing/processing/treatment o seafood	i l																100	P		Р	Р			UP	- 22	UP						Р	P		P			5), 1		JP			
manufacturing/processing/treatment 1																			P		115		UP UI			UP			0.0	4,170		NAME OF		Р		0.5%	AV VETE			P		(dE_1))	
manufacturing/processing/treatment 2			-		-		-											-			UP		UP UI			UP									1	Mos I	ATT AND		1				
manufacturing/processing/treatment 3				-	-			-		-						C. T.	THE STATE OF			Р	P			UP UP		UP UP						P	P			1500			-	P			
manufacturing/processing/treatment 4 th manufacturing/processing/treatment 5 th				-	-					-						NEW YEAR				P	P			UP		UP			-								A SULTA	797				Ethios A	
manufacturing/processing/treatment 5 mill, lumber or saw; including lumberyard				-	-	-						-				Toy to							UP UI			UP					Name of					190					VE ST		
mixing plant, asphalt or concrete																1				UP			UP UI			UP				19							THE PARTY			The British		(5)(5)	
motion picture studio														120		1000		0.000	Р		P			7		J. L. J				I FEED		13	UP I	P	U is		Р		I	P			
rolling mil																1	W.	1000			Р		UP UI			UP												196	V E			1/75	
												1,20	7 = 1 = 0	33	TO THE	100000	P*	P*	District	Р	Р		UP UI			UP						Р	P	111	P UP	"	P*			Р	THE PARTY NAMED IN		Sec. 3-3(30)
small artisan shor	_				O December 1							The second second	THE REAL PROPERTY.	2 200	The second second	to dispussion.	S. Carlotte	A CONTRACTOR			ALCOHOLD TO						Access to the second second	a decision in the	-				Party Ma	U	OI.				THE NAME OF STREET		Contract of the last		
small artisan snop smelting or tin, copper, iron, or zinc storage/distribution of flammable liquids																					UP P		UP UI			UP									OI.								

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-	MD- 1	MD- N	1D- 4	-M C	-1 C-	2 C-3	3 M-1	M-2	M-3	LFA-	LFA-I	FA-LF	A- LF	A-LFA	RT-1	B	B- BB-	BB-	BB- BE	B- HR	C HRC	C HF	RC DT	- DT-	DT-	PH-1	FM	FM-	FM-F	M-PO	- PO-	
storage of materials, indoor/outdoor, including				1			1	-				-	2	3	7	32						'		3 4	1 3	0		100	1 2	3	4 5					1	3			2	3	4 1	2	100
equipment rental and contractor's storage							1										1		P*	P*	P*	P*	P*			1 15		E.V.	1			1	P*	P	*									Sec. 3-3(3
tannery																1 3					UP		UP	UP U	P	UP	S								10/80									
trash or junk collection, storage, sorting or																	19 64				0.00		100			34 34	THE WAY TO SERVE THE																	
baling										T SHOW			V 15.			18					UP	UP	UP	UP U	P	UP	3-40																	
yard, railroad freight classification																					Р	Р	Р																					
yard, trucking terminal or draying																100			P		P	P	Р													111111	0788						The sale	
warehouse/distribution center												7					19		P	P	P	Р	Р	PF		P	TO THE REAL PROPERTY.					P	P	F			The second						TO THE	
wrecking; automobile, indoor																					P	UP														18 3	1							
wrecking; automobile, outdoor		,,,,,		7777	17777	, , , , , , , , , , , , , , , , , , ,		,,,,,,	,,,,,,	,,,,,,	,,,,,,	,,,,,	,,,,	,,,,,	7777	,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,		,,,,,,	P*	UP		,,,,					,,,,,,		,,,,,													Sec. 3-3(3
				X////		X////	2////	X////	X////											X////	X/////						X////////			X///X/				0///		X////	////							
bus terminal							-																				A CONTRACTOR	900							P	Р								
communication antenna, commercial building- mounted		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P* F	D* F)* P	* P*	P*	P*	P*						P*			UP* U	JP* UF	o*	P*	P	* P*	P*	P*	P*			P* F)* P*		Sec. 3-3(3
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	JP*	U	P* U	P* UF	* UP	* UP*	UP*	UP*						UP*	181			FI	UP	* UP	* UF	* UP	* UP*	UP*	UP*			UP*	UP'	97.	Sec. 3-3(3
communication tower, noncommercial 75' max.	_	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	1	Р		100	P		Р	-	Р				P		Р				The last	Р			Р	1400	Р				UP			
communication tower, noncommercial 75' to		UP	UP	UP	UP	UP	UP	UP	ÜP	UP	UP	UP	UP	UP	u	IP U	P UI	UP	UP	UP	UP				UI		UP					UP			UP	UP	UP				UP			
heliport/helistop				<u> </u>	<u> </u>			1								100			UP						_	_		12/12/				LIP	UP	1.11	D		900					5		
parking garage, commercial								1										P	<u> </u>	P	Р	Р	Р		_							0,	1	10,		Р				LIP	UP I	CONTRACTOR OF THE PARTY OF THE		
parking lot, commercial																	P	P			P	1.32					Р					1 4 4			79.9						UP I			
parking lot, accessory to PO-2 uses																- 000											The state of the s																Р	
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																																												
pier, dock, seawall related to commercial or industrial water transport																				UP	UP											The second												
railroad track spur	_														_	12			P								7					1 7 2		P									200	
transit station						_									-																		UP		A 0350	1000						79		
transmission center, government-operated	_																										DESCRIPTION OF THE PARTY OF THE					UP												
utility infrastructure/structure to house a		_	_			Р	-	-		D	Р	D	Р	-			P		Р	1	123	_					A STATE OF THE PARTY OF THE PAR														100			
government function	P	P	Р	P	P		P	P	P	Ч	P	P	P	P			1	P	P			P	P	P		P	CO. TOWN						P	P	P	Р	Р	Р				A BOOK	NE d	
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	CP	C PO	PC	PC	Р	Р	PC	PC	P	C	PC	PC		16			ENE	PC	PO	PC	PC	PC	PC	PC	PC	PC P	C PC	150	
utility plant/power plant								-												Р	Р																			Les V				
OTHER			/////	X////	\////	X////	X////	X////				////	///X/	///X//	//X//		//X///	/X////	XIIII	X////			///X/	///X///	/////	/X////			/X////	VIIIXI		XIIII	XIIII	XIII	/X///	X///					11/1/1	/////	///	
cemetery			UP														-	V PLE				UP														File					21		/ 第	
excavation, filling, borrow pit operation, extraction, processing or removal of soil	IID*	IIP*	IID*	IID*	IIP*	IID*	IIP*	IID*	IID*	IIP*	HP*	IIP*	IIP* I	IP* 11	P* 11	P* []	D*	* 110	LID*	IID*	IJD*	HP*	IIP* I	ID* 110	D*	* 110*	UP*	LIF	D* [ID*	IID*I	JP* UF	* 110*	LID*		* [][]	IID*	LID*					1 ID*	LID*	Sec. 3-3(3
, p		OI.	OI.	OI.	OI .	OI .	OI.	OI.	OI I	OI.	O.	01	01	, 0	. 0	0	Ur	O,	OI .			Oi.	01	,, ,	U	OF.	OF .	Ur	Or .	01.	OF OF	OP	OF.	Or.	UP	UF	OP-	10.21		V.		UP	8 W.	
off-premises advertising signs, existing													N. Tal	28						P*	P*				130																			Sec. 10-4(
open-air version of any use permitted in HRC-																																	UP											
promotional event															-	Z	A* ZA	* ZA		ZA*							ZA*								ZA*	ZA*	197	ZA*			18 18		1000	Sec. 3-3(3
rescue mission	_																	P							70		No. STATUTE									1355				160				
wholesaler												1				18	TE PILES	P	D	Р	D	Р	D	P		Р	1000 mm	17011				1 1000		P			DOM:			-				

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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:	