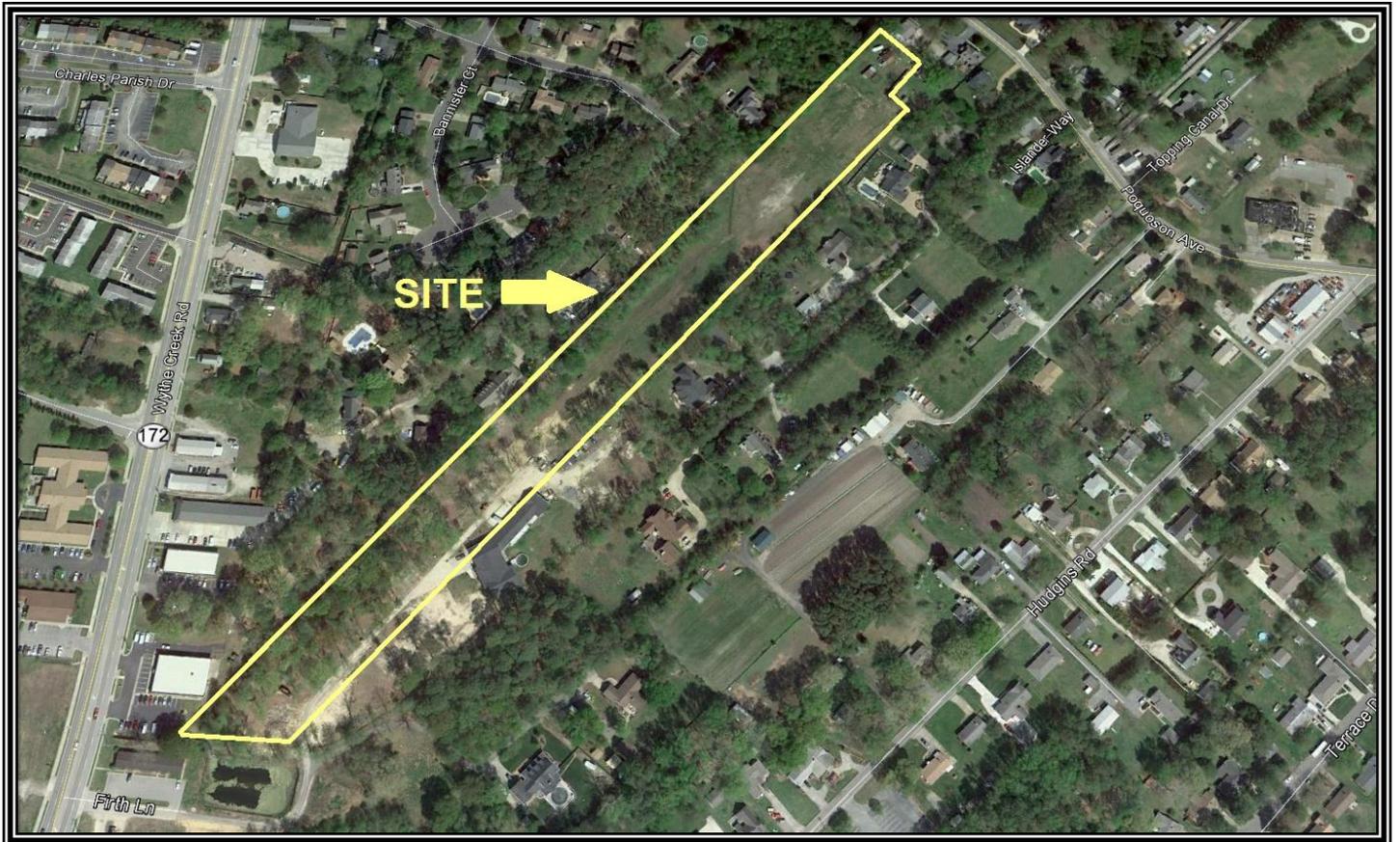


For Sale

0 Poquoson Avenue
Poquoson, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz / Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

Travis@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

*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
0 Poquoson Avenue
Poquoson, Virginia

Location: 0 Poquoson Avenue, Poquoson

Description: An elongated development parcel in desirable Poquoson, Virginia

Land Area: 7.10 acres

Sales Price: \$325,000.00

Zoning: R1 – Residential, see attached

General Information:

- Rare opportunity
- Large lots when developed
- Desirable location
- Wetlands delineation has expired
- No city sewer at site - attainable

Also included:

- Aerial Maps
- Location Map

For Additional Information, Please Contact:

Tom Waltz or Travis Waltz
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
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For Sale
0 Poquoson Avenue
Poquoson, Virginia



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Campana Waltz
Commercial Real Estate, LLC

BASIS: D.B. 391 PG.187



BOUNDARY LINE ADJUSTMENT
 OF THE PROPERTIES OF
 FIRTH HOME BUILDERS, INC.,
 TERRY LEE FIRTH & SHARON T. FIRTH,
 AND
 PAUL G. & SHELLY M. FERLEMANN
 CITY OF POQUOSON, VIRGINIA
 SCALE: 1" = 100' DATE: SEPTEMBER 18, 2009
 SHEET 2 OF 2

DAVIS AND ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE G
 YORKTOWN, VIRGINIA 23693
 757-867-8583
 757-867-8993 (FAX)

APPROVED
 CITY OF POQUOSON

BY: _____
 CITY MANAGER

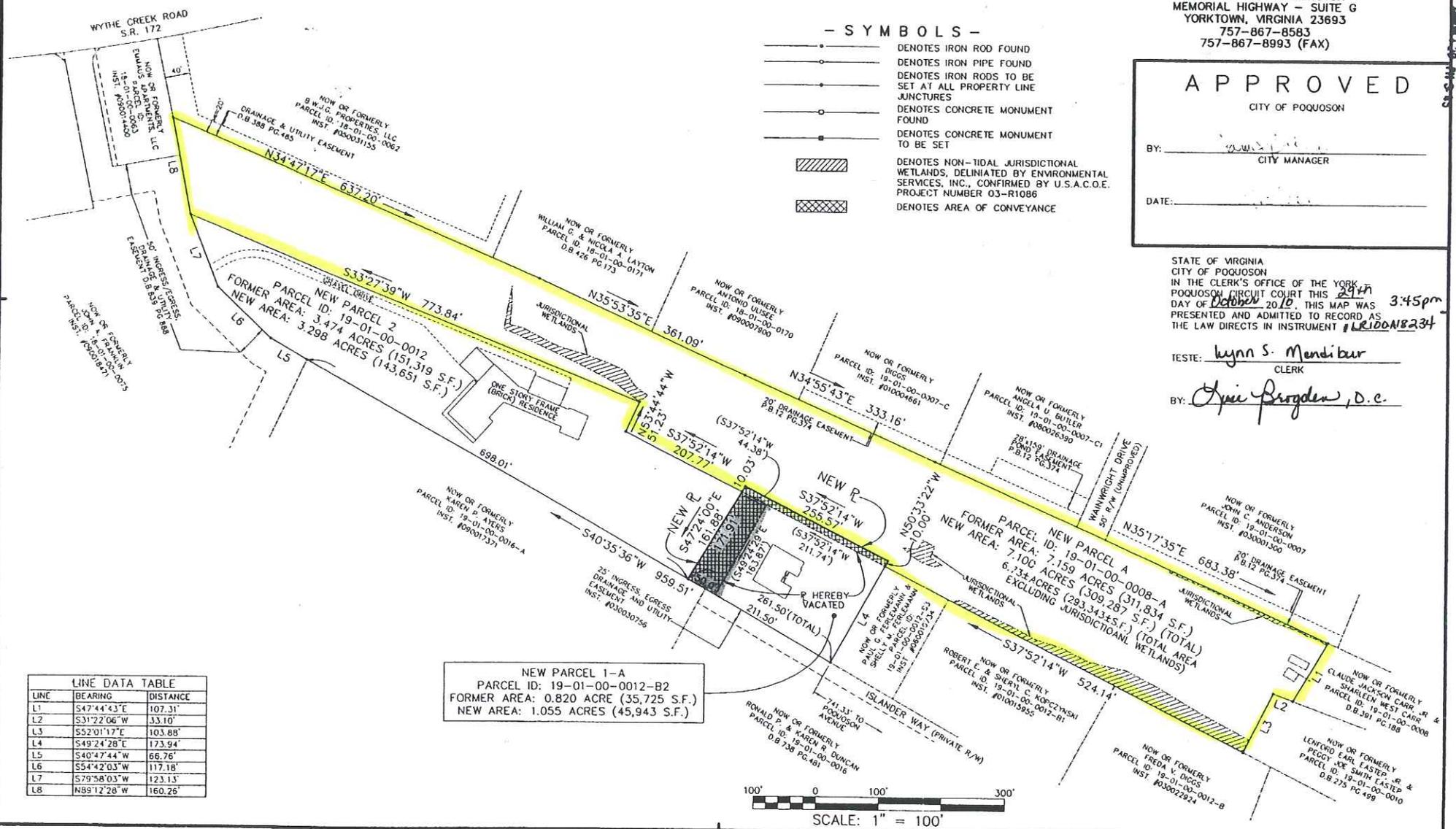
DATE: _____

STATE OF VIRGINIA
 CITY OF POQUOSON
 IN THE CLERK'S OFFICE OF THE YORK
 POQUOSON CIRCUIT COURT THIS 24th DAY OF October 2009 THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS IN INSTRUMENT # LR100018234

TESTE: Lynn S. Mendibur
 CLERK

BY: Eric Brogden, D.E.

- SYMBOLS -**
- DENOTES IRON ROD FOUND
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT TO BE SET
 - ▨ DENOTES NON-TIDAL JURISDICTIONAL WETLANDS, DELINEATED BY ENVIRONMENTAL SERVICES, INC., CONFIRMED BY U.S.A.C.O.E. PROJECT NUMBER 03-R1086
 - ▩ DENOTES AREA OF CONVEYANCE

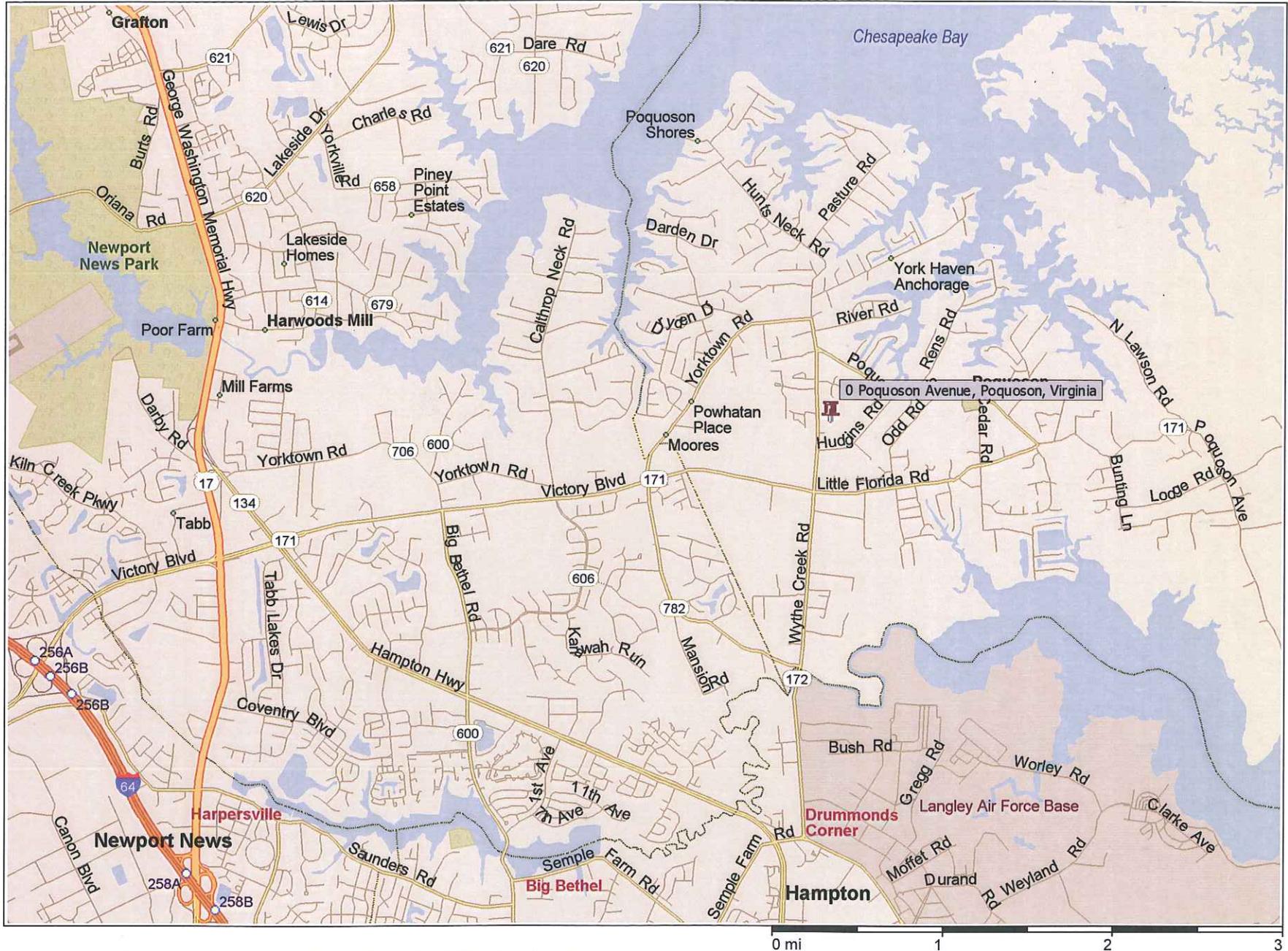


LINE	BEARING	DISTANCE
L1	S47°44'43"E	107.31'
L2	S31°22'06"W	33.10'
L3	S52°01'17"E	103.88'
L4	S49°24'28"E	173.94'
L5	S40°47'44"W	66.76'
L6	S54°42'03"W	117.18'
L7	S79°58'03"W	123.13'
L8	N89°12'28"W	160.25'

NEW PARCEL 1-A
 PARCEL ID: 19-01-00-0012-B2
 FORMER AREA: 0.820 ACRE (35,725 S.F.)
 NEW AREA: 1.055 ACRES (45,943 S.F.)

SCALE: 1" = 100'

0 Poquoson Avenue, Poquoson, Virginia



Poquoson R-1 Allowable Uses

Section 5-2. - Permitted uses.

In this district, structures to be erected or land to be used shall be for one of the following uses:

- (1) One single-family dwelling on a single lot of record.
- (2) Churches, schools and other public and semipublic facilities, with a conditional use permit.
- (3) Parks and playgrounds of a noncommercial nature.
- (4) Accessory buildings located in the back yard only.
- (5) Private garage on the same lot with the building, not maintained for the service of the public or operated or conducted for commercial or industrial use. No such private garage shall be located or erected on any residential block closer to the street than the setback line for the residence on that street or side street.
- (6) Public utilities, including poles, lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage systems. Electrical transmission lines higher than 40 feet and substations are excluded.
- (7) Home occupation signs, identification signs, temporary signs and nonelectrical temporary real estate signs which meet the requirements of the sign ordinance [appendix D].
- (8) Church bulletin boards and church identification signs shall meet the requirements of the sign ordinance.
- (9) The parking or storage of major recreational equipment including, but not limited to, travel trailers, utility trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, houseboats, or similar equipment normally used for recreational purposes shall be permitted as an accessory use subject however, to the following regulations and requirements:
 - a. Such major recreational equipment shall not be used for living, sleeping, housekeeping, or business purposes, nor shall such major recreational equipment be connected to any utility service, except for temporary periods solely for replenishing supplies, or for the servicing or repair of equipment.
 - b. Such major recreational equipment shall not be parked or stored in the front yard in any residential district, except that: (1) such major recreational equipment may be parked or stored in the front yard for a period not to exceed 48 hours for the sole purpose of loading or unloading, or (2) in the event such major recreational equipment cannot physically be placed within an enclosed garage, or cannot physically be placed in the side or rear yard of a residence without encroaching upon the lands of another, or obstructing the only means of ingress and egress to accessory buildings, or without damage to permanent accessory buildings or trees measuring at least three inches in diameter at breast height, then one piece of major recreational equipment, or a combination thereof designed to be used and operated as one unit, may be parked or stored on an improved driveway at a point furthest from the public street right-of-way upon receipt of a recreational equipment storage permit from the zoning administrator.
 - c. Nothing contained in this section shall be construed to prohibit commercial

trailers from loading and unloading in a residential district, nor to prohibit the temporary use of a trailer, on site, by a contractor, while construction is in progress.

- (10) Agriculture, with a conditional use permit.
- (11) Home occupations, with a home occupation use permit.
- (12) Structures over water, other than piers and covered boat slips meeting the criteria established by section 1-3 of this ordinance, with a conditional use permit.

(Ord. No. 526, § 2, 12-12-1983; Ord. No. 551, §§ 1, 2, 7-24-1984; Ord. No. 668, § 1, 3-24-1987; Ord. No. 772, § 1, 4-9-1990; Ord. No. 876, § 2, 4-11-1994; Ord. No. 934, § 1, 12-11-1995; Ord. No. 959, § 1, 7-22-1996)

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