



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



July 19, 2022

22-592

Insite Real Estate
Attn: Sean Graham

*2/19/22
11/29/22*

Reference: Tax Map No. 66D (5) 30

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Property is located within the corporate limits of the County of Augusta, Virginia. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The Property is currently zoned General Business which permits retail and service establishments including coffee shops. A complete list of permitted uses for General Business Districts and sections pertaining to buffer yards, setbacks, and parking can be found at www.co.augusta.va.us.
3. A Site Plan meeting the requirements of **Section 25-673** of the Augusta County Zoning is required prior to any development or use of the property.

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Sandra K. Bunch
Sandra K. Bunch
Zoning Administrator



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July 19, 2022

Troutman Pepper Hamilton Sanders LLP
3000 Two Logan Square, Eighteenth and Arch Streets
Philadelphia, PA 19103-2799

Attention: Donna Brooks

Reference: Tax Map 84-107 and 84-112, Gary E. and Dale L. Martin

In response to your request, please be advised of the following:

The Property is located within the corporate limits of the County of Augusta, Virginia.

1. The Property is currently split zoned General Agriculture and General Industrial.
2. To the best of my knowledge, the property is currently in compliance with all applicable requirements of the Zoning Ordinance of the County. There are no known Zoning, or Building Code violations.

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Sandra K. Bunch
Zoning Administrator