

## CPG Confidentiality Agreement

**RE: 5845 Richmond Highway, Alexandria, Virginia 22303 ("Property")**

The information provided about the property mentioned here is proprietary and strictly confidential. It is intended to be reviewed only by the investor ("Recipient") receiving it from CPG Realty and it should not be made available to any other person or entity without the written consent of CPG Realty. By taking possession of and reviewing the information provided, the Recipient agrees to hold and treat all such information in the strictest confidence and for the purposes of evaluating the potential purchase of the Property only. Confidentiality further extends to the Property's tenants, Property managers, and leasing brokers, whom, at no time during the Recipients review of these materials or thereafter, may approach, contact or communicate without the expressed consent of CPG Realty or the ownership. It is further agreed that Recipient will not photocopy or duplicate any provided materials and will destroy such materials immediately if the Recipient does not intend to offer to purchase the Property, or has been notified that Recipient has not been selected to purchase the Property.

The information provided has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. CPG Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. The information provided has been obtained from sources we believe to be reliable; however, CPG Realty has not verified, and will not verify, any of the information contained herein, nor has CPG Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject Property.

This Agreement shall be effective for a period of Twelve (12) months from date of execution.

Advisors and agents agree to notify their client that they are a party to and forward this executed agreement prior to any forwarding of materials. If undersigned as an advisor or agent, the undersigned hereby agrees that he or she is acting on behalf of a specific investor and will be compensated by this investor.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT CONTACT TENANT OR PROPERTY MANAGEMENT FOR ANY REASONS. PLEASE CONTACT CPG REALTY AGENT(S) FOR MORE DETAILS.

Broker: CPG Realty

Recipient:



Mychael D. Cohn  
Principal Broker  
(301) 945 0154  
mcohn@cohnpropertygroup.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signatory Name)  
(Signatory Title)  
(Signatory Phone #)  
(Signatory Email)