



Exhibit – Commercial Property

The commercial real estate industry, while performing similar functions of residential real estate, differs from the systems and organizational platform that is normally experienced in a residential real estate transaction.

Often commercial brokers are not members of a local MLS, nor may the local MLS have the capacity to help them co-broker commercial sales. Therefore, without a set of local MLS “rules and regulations”, commercial agents operate rather autonomously.

Additionally, many are not members of the National Association of REALTORS®, thus not identifying themselves as REALTORS®. This absence of local MLS guidelines, nationally recognized code of ethics, and standard of practice, translates into commercial agents often developing their own “protocols”.

Coastal Pacific Real Estate requires all commercial transactions, including purchases and sales, be represented by Susan Forster and Justin Chimento. Coastal Pacific Real Estate shall pay a referral fee to any associate referring a commercial transaction.