

NOTICE OF INTENTION [§11010(c)]

RE 627 (Rev. 6/99)

SUBDIVISIONS

PART I — INSTRUCTIONS

General Information

- Do not sell or lease or offer to sell or lease until a short form or a regular final subdivision public report has been issued.
- The Subdivided Lands Law requires that a Notice of Intention be submitted to the Department of Real Estate (DRE) before subdivided lands may be offered for sale or lease. The DRE may require additional information about the subdivisions through the submittal of a completed questionnaire on a DRE form in which case a full subdivision filing fee must accompany the completed questionnaire.
- Answer all of the applicable questions set forth in this Notice of Intention, attach the required documents listed below and submit to the appropriate DRE District Office. Leave no blanks. If a question is not applicable, write "Not Applicable".

Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Department of Real Estate
1651 Exposition Blvd., Sacramento, CA 95815
P.O. Box 137005 (mailing)
Sacramento, CA 95813-7005

- This form can be used for filing Rural Housing Service subdivisions. See Regulation 2790.4.

Filing Fee and Required Documents

- Application filing fee \$150.00 [Business and Professions Code 11011(b)(1)]
- Preliminary title report, policy of title insurance, or other evidence of title as of a date not earlier than 90 days prior to the date of receipt of the Notice of Intention by DRE.
- A sample copy of each instrument to be used in effecting the sale or lease of lots or units of the subdivision, e.g., deed, real property sales contract and lease, with blanks in the instrument completed in a representative fashion.
- A copy of the final, tentative, or parcel map approved by the appropriate local government. If a map is not available, a statement from the local government having jurisdiction that a map has not been required and that proposed project will not be in violation of any ordinance.

PART II — NOTICE OF INTENTION

1. OWNER

NAME	TELEPHONE NUMBER
ADDRESS	ZIP CODE

2. SUBDIVIDER OR AGENT — PLEASE SUBMIT LETTER OF AUTHORIZATION IF YOU ARE NOT THE OWNER OF RECORD.

NAME	TELEPHONE NUMBER
ADDRESS	ZIP CODE

3. TYPE OF SUBDIVISION

- STANDARD COMMUNITY APARTMENT CONVERSION TO CONDOMINIUM §2790.4 RURAL HOUSING SERVICE
 PLANNED DEVELOPMENT STOCK COOPERATIVE CONVERSION TO CONDOMINIUM OTHER: _____

4. LEGAL DESCRIPTION OF PROPERTY YOU WISH TO SELL:

LOT(S)	UNITS	NUMBER
TRACT NAME OR NUMBER		COUNTY

5. NUMBER OF ACRES OR SQUARE FEET

6. Does this comprise all of the property in this area in which you now have an ownership interest or have previously held an ownership interest? Yes NO N/A
- If your answer is "no," please answer "a" and/or "b" below.
- a. Have you previously sold parcels in this area? Yes NO N/A

If YES, list the names of purchasers and the approximate dates of sale. (Please delineate the parcels sold on an attached map or sketch.) If you need more room attach a separate page.

NAME	TELEPHONE
ADDRESS	ZIP CODE
DATE OF SALE	
NAME	TELEPHONE
ADDRESS	ZIP CODE
DATE OF SALE	

b. Do you still own additional property in this area?..... Yes NO N/A
If YES, give the legal description and attach a map or sketch delineating the property.

7. **Terms and Conditions** — State the means intended to dispose of the parcels.

8. **Services** — Describe arrangements to provide the following services:

a. Water:

b. Sewage disposal:

c. Electricity:

d. Gas:

e. Telephone:

f. Streets or roads:

g. Any other utilities:

9. **Uses** — Indicate the use(s) for which the property will be offered?

- a. Residential Residential income Agricultural Recreational
- Other (please describe):

b. Indicate zoning of all lots:

<i>Lots</i>	<i>Zoned</i>

10. Furnish any information you desire to present concerning this tract including information from which the Commissioner can make a determination that the filing of a complete questionnaire is not necessary.

11. **Purchase Money Handling** — Fill in either “a” or “b,” but not both if a fee or leasehold interest will be conveyed.

If a real property sales contract with installment payments will be used, please read paragraph “c” below before filling in either “a,” “b,” or “c”.

- a. If there is a blanket encumbrance now or will be at the time of sale or lease, please check which one of the following will apply.

Note: As defined by Section 11013, a blanket encumbrance is considered to mean a trust deed or mortgage or any other lien or encumbrance, mechanic’s lien or otherwise, securing or evidencing the payment of money and affecting land to be subdivided or affecting more than one lot or parcel of subdivided land, or an agreement affecting more than one such lot or parcel by which the owner or subdivider holds said subdivision under an option, contract to sell, or trust agreement.

- 1) All moneys of purchaser, lessee or contract vendee will be impounded in the following escrow until proper releases are obtained from any blanket encumbrance and legal title or leasehold interest is delivered to the purchaser or lessee. [B&P Code Section 11013.2(a)]

ESCROW NAME
ADDRESS

- 2) Prior to issuance of the final subdivision public report:
 - A Surety Bond (RE 600) or Blanket Surety Bond (RE 600A) to the State of California in the amount of \$ _____ will be furnished to the Real Estate Commissioner, pursuant to Section 11013.2(c) of the B&P Code; or
 - If a Blanket Surety Bond (RE 600A) has already been furnished, submit blanket bond number and name of surety.

BLANKET BOND NUMBER
NAME OF SURETY

- 3) Funds received in excess of the bond will be impounded in the following escrow, pursuant to Section 11013.2(a) of the Business and Professions Code.

ESCROW NAME
ADDRESS

- 4) Other. (Explain fully on separate sheet.)

- b. If there is no blanket encumbrance now and will be none at the time of sale or lease, please check which of the following will apply.

- 1) All moneys of purchaser, lessee or contract vendee will be impounded in the following escrow or trust account until legal title or leasehold interest is delivered to the purchaser or lessee. (Section 11013.4(a) of the B&P Code.)

NAME	CHECK ONE
ADDRESS	<input type="checkbox"/> ESCROW
	<input type="checkbox"/> TRUST ACCOUNT

- 2) Prior to issuance of the final subdivision public report:
 - A Surety Bond (RE 600) or Blanket Surety Bond (RE 600A) to the State of California in the amount of \$ _____ will be furnished to the Real Estate Commissioner, pursuant to Section 11013.4(b) of the B&P Code; or
 - If a Blanket Surety Bond (RE 600A) has already been furnished, submit blanket bond number and name of surety.

BLANKET BOND NUMBER
NAME OF SURETY

- 3) Funds received in excess of the bond will be impounded in the following escrow or trust account, pursuant to Section 11013.4(a) of the B&P Code.

NAME	CHECK ONE
ADDRESS	<input type="checkbox"/> ESCROW
	<input type="checkbox"/> TRUST ACCOUNT

- 4) Other. (Explain fully on separate sheet.)

c. Do you intend to use real property sales contracts with installment payments? Yes NO N/A

Note: Impound of purchasers' funds under a real property sales contract with installment payments may be in accordance with Sections 11013 and 11013.2 of the B&P Code, or Regulation 2791.9. If an impound alternative is elected in compliance with Regulation 2791.9, of Title 10, California Code of Regulations, submit trust agreements, and real property sales contract containing all the required provisions.

- 1) If property is to be conveyed in trust, trust agreements must conform with provisions of Regulation 2791.9.
- 2) If the alternatives of Regulation 2791.9 are not to be used, answer "a" or "b" above, whichever is applicable.


CERTIFICATION

The undersigned understands and agrees:

1. That no sales or leases or offers for sale or lease will be made until a public report is issued or until the Real Estate Commissioner has notified me that a public report is not required.
2. That the filing of a complete subdivision questionnaire and fee may be required by the Real Estate Commissioner upon receipt of this Notice of Intention.
3. That any material changes pertaining to the information submitted herewith must be promptly reported to the Department of Real Estate.

I/We hereby certify under penalty of perjury that the statements contained in this form, together with any documents submitted herewith, are full, true, complete and correct; and that I/we am/are owners of the parcels herein described or will be the owners at the time lots or parcels, improved or otherwise, are offered for sale or lease to the general public - or that I/we am/are the agent(s) authorized by such person to complete this statement.

Note: Verification made outside the State of California must be certified by a Notary Public.
Authority of agents must be verified.

SIGNATURE OF SUBDIVIDER		DATE
		
PRINTED NAME OF SUBDIVIDER	CAPACITY	
NAME OF CORPORATION, PARTNERSHIP, ETC.		
BUSINESS ADDRESS		
CITY OR TOWN	COUNTY	STATE