

NOTICE OF INTENTION (COMMON INTEREST)

RE 624 Part III (Rev. 7/25)

Note: Submit this package and one photocopy of pages 1 and 2; attach filing fee to page 1 photocopy.

QUESTIONNAIRE

1. GENERAL INFORMATION (1.A–1.O)

A. THIS APPLICATION IS FOR A: [Check box(es)]

- ☐ FINAL PUBLIC REPORT
☐ PRELIMINARY PUBLIC REPORT
☐ OVERALL PRELIMINARY PUBLIC REPORT (MULTI-PHASE MAP PROJECTS ONLY)
☐ CONDITIONAL PUBLIC REPORT

B. TYPE OF SUBDIVISION [Check box(es)]

- | | |
|--|---|
| <input type="checkbox"/> CONDOMINIUM | <input type="checkbox"/> UNDIVIDED INTEREST |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> CONVERSION |
| <input type="checkbox"/> COMMUNITY APARTMENT | <input type="checkbox"/> MOBILE HOME |
| <input type="checkbox"/> MIXED USE | <input type="checkbox"/> TENANCY-IN-COMMON |

C. SUBDIVISION IDENTIFICATION AND LOCATION

SUBDIVISION NAME (Recorded/Tentative Map Name/No.)

TRACT NUMBER

NAME TO BE USED IN ADVERTISING

SUBDIVISION LOCATION (address/main access roads/cross streets)

CITY

COUNTY

NEAREST CITY

MILES/DIRECTION FROM CITY

D. THIS APPLICATION IS BEING SUBMITTED AS: [Check one]

- ☐ SINGLE PHASE PROJECT
☐ FIRST PHASE OF A MASTER PLANNED DEVELOPMENT (MPD) THAT WILL CONTAIN MULTIPLE OWNERS' ASSOCIATIONS.
☐ FIRST PHASE OF A MULTIPLE-PHASE SUBDIVISION WITH ALL PHASES SUBJECT TO ONE OWNERS' ASSOCIATION.

WILL THIS SUBDIVISION ALSO BE PART OF AN EXISTING MASTER PLANNED DEVELOPMENT?

☐ NO

☐ YES PROVIDE FILE NUMBER & REAL ESTATE SPECIALIST NAME BELOW.

☐ SUBSEQUENT PHASE TO AN EXISTING SUBDIVISION. PROVIDE FILE NUMBER & REAL ESTATE SPECIALIST NAME BELOW.

MASTER FILE # OR MPD FILE # (or MPD name, if number unknown)

REAL ESTATE SPECIALIST ASSIGNED TO MOST RECENT SUBSEQUENT OR MPD PHASE

E. WILL YOU ALSO FILE WITH CFPB? (Refer to Question 1.O)

☐ NO ☐ YES

F. WERE PRE-APPROVED MASTER MANAGEMENT DOCUMENTS USED?

☐ NO

☐ YES MMD # _____

MD # _____

FOR DRE USE ONLY

FILE NUMBER

AMOUNT REQUIRED

\$

AMOUNT RECEIVED

\$

REFUND AMOUNT

\$

AMT TRANSFERRED FOR LOTS

\$

FROM FILE #

G. SIZE OF THIS FILING

NUMBER OF RESIDENTIAL LOTS/UNITS/INTERESTS (Do not count common area lots)

NUMBER OF COMMERCIAL UNITS/INTERESTS/MODULES (Mixed Use Projects Only)

NUMBER OF COMMON AREA LOTS

NUMBER OF ACRES IN THIS FILING

LIST COMMON AREA LOT NUMBERS/LETTERS/MODULES

Check appropriate box(es)

Lots/Units to be: ☐ Sold ☐ Leased

☐ All residential lots to be sold vacant

☐ All residential lots to be sold with completed residential structures.

☐ Residential lots to be sold both vacant and improved with residential structures.

☐ Vacant lots to be sold under agreement obligating buyer to enter into construction contract with seller or seller controlled entity.

☐ All lots/units to be sold with age restrictions. (Defined per Civil Code 51.3, 51.11)

☐ All lots/units to be sold with Intergenerational Housing Development restrictions. (Defined per Civil Code 51.3.5)

☐ At least 50% of the lots/units will be sold subject to affordable housing financing programs. (Submit evidence.)

H. WAS A PRELIMINARY (OR OVERALL PRELIMINARY) PUBLIC REPORT ISSUED FOR THIS FILING?

☐ NO If NO, submit basic filing fee, lot fee, 15 address labels for SRP and another 15 for subdivider.

☐ YES If **PRELIMINARY** issued, enter assigned file number below. If **OVERALL PRELIMINARY** issued (covering all lots in the subdivision), enter assigned file number below and submit basic filing fee (except first phase) and 15 address labels for each party. *Note:* Any difference between originally paid lot fees and the current fees, plus a basic filing fee, must be paid for each filing in a phased project (see RE 605).

[Assigned File Number]

WHEN PUBLIC REPORT IS READY:

☐ MAIL TO SRP

☐ CALL SRP FOR PICK-UP

☐ EMAIL TO SRP

I. SUBDIVIDER INFORMATION

NAME _____

ATTENTION _____

BUSINESS ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

TELEPHONE NUMBER (INCLUDE A/C) _____

FAX NUMBER _____

EMAIL ADDRESS _____

J. SINGLE RESPONSIBLE PARTY (SRP)

NAME _____

ATTENTION _____

BUSINESS ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

TELEPHONE NUMBER (INCLUDE A/C) _____

FAX NUMBER _____

EMAIL ADDRESS _____

K. HOA BUDGET PREPARER

NAME _____

ATTENTION _____

BUSINESS ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

TELEPHONE NUMBER (INCLUDE A/C) _____

FAX NUMBER _____

EMAIL ADDRESS _____

L. MANAGEMENT DOCUMENTS PREPARER

NAME _____

ATTENTION _____

BUSINESS ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

TELEPHONE NUMBER (INCLUDE A/C) _____

FAX NUMBER _____

EMAIL ADDRESS _____

M. OVERALL PROJECT PLAN (See Part I, Figure C, for explanation of multiple-maps and phases.)

- 1) This application is for: *(check one box)*
(Enter 1st, 2nd, 3rd, etc. and 1, 2, 3, etc. in the spaces below as appropriate.)
- a) ☐ Single phase project. *(One public report covering the entire project).*
- b) ☐ This is a condominium project either located on a single lot, or on multiple lots with at least one of the lots included in more than one phase. This is the _____ phase of a _____ phase project.
- c) ☐ The _____ phase of a _____ phase project with no additional tract maps.
- d) ☐ This is a multiple-map filing, and this application covers the _____ map of _____ total single-phase maps.
- e) ☐ This is a _____ phase, _____ map filing, and this application covers the _____ phase of the _____ map.
- f) ☐ This is the _____ phase of a _____ map filing within a master planned community.
- 2) If (b), (c), (d), (e) or (f) is checked above, answer the following questions. (mark NA if not applicable)

What is the total number of acres in the overall project? _____

What is the total number of acres in the master planned community? _____

What is the total number of lots/units in the overall project? _____

What is the total number of lots/units in the overall master planned community? _____

How many lots/units, other than common area, in the overall project to date, including this filing? _____

How many lots/units, other than common area, in the overall master planned community to date, including this filing?.....

What is the approximate completion date for the overall project?

What is the approximate completion date for the overall master planned community?..

- 3) List residential and common area lot numbers/letters/modules for each phase in this overall project plan. *Attach phasing schedule if additional space is needed.* (cc for DBP)

DRE File No. (if known)	Phase	Tract Number	Residential Lot/Unit Number	Common Area Lot Numbers/ Letters/Modules

N. Improvements

1) Number of buildings containing residential units in this filing:.....

2) Estimated completion date of residential units in this filing:

3) Estimated completion date of common area improvements and facilities included in this filing:.....

4) *Describe* type of car storage, if any, such as garage, carport or open space/guest parking, and total number of each type:

5) Does this project contain exterior elevated elements as defined in Civil Code Section 5551?.....

☐ Yes ☐ No

If YES, *submit* cost estimate(s) and include applicable costs in the HOA's budget. Also, appropriate provisions should be included in the HOA's management documents/CC&Rs.

O. Will you also file with the Consumer Financial Protection Bureau (CFPB) for Interstate Land Sales registration?.....

☐ Yes ☐ No

If YES, see instructions in SPRAG and submit contract (deposit receipt/purchase agreement) with CFPB required provisions *underlined in red*.

Note: If YES and you are considering obtaining a conditional public report, you should be aware that CFPB has advised the Department of Real Estate that sales of a CFPB project under the authority of a conditional public report would be unlawful. Also, if a conditional public report is issued, it would be without the CFPB certification.

***2. SUBDIVIDER STATUS [Master File Item]**

- A. Is the subdivider a California resident? ☐ Yes ☐ No

If a nonresident of the State of California, *submit* an irrevocable consent that if any action is commenced against the subdivider in the State of California and personal service of process upon the entity or individual cannot be made in this State, a valid service may be made by delivering the Consent To Service of Process (RE 608) to the Department of Real Estate of the State of California.

- B. Is the subdivider an entity organized under the laws of a state other than California? ... ☐ Yes ☐ No

If YES, *submit* a Certificate of Status for the foreign entity to transact business in California, issued by the California Secretary of State.

3. LOCATION OF SUBDIVISION SALES RECORDS

COMPANY NAME		TELEPHONE NUMBER
NAME OF CUSTODIAN		
STREET ADDRESS (POST OFFICE BOXES ARE NOT ACCEPTABLE)		
CITY	COUNTY	ZIP CODE

4. CONDITIONAL/PRELIMINARY PUBLIC REPORT

- A. Are you requesting a conditional public report? (B&P Code §11018.12; Reg. 2790.2) ☐ Yes ☐ No

If YES, §11018.12(f) of the Business and Professions Code requires a subdivider, principal, or his or her agent shall provide a prospective purchaser with a copy of the conditional report and a written statement which includes all of the following: (Submit a copy of the statement.)

Note: If you are considering obtaining a conditional public report and the response to question 1“O” above is YES, you should be aware that CFPB has advised the Department of Real Estate that sales of a CFPB project under the authority of a conditional public report would be unlawful. Also, if a conditional public report is issued, it would be without the certification.

- 1) Specification of the information required for issuance of a public report.
- 2) Specification of the information required in the public report which is not available in the conditional public report, along with a statement of the reasons why that information is not available at the time of issuance of the conditional public report.
- 3) A statement that no person acting as a principal or agent shall sell or lease or offer for sale or lease lots or parcels in a subdivision for which a conditional public report has been issued except as provided in this article.
- 4) Specification of the requirements of Section 11018.12.

- B. If you are requesting a conditional public report, provide the name and address of the neutral escrow depository where all purchase money will be impounded, pursuant to Section 11013.2(a) or 11013.4(a) of the Business and Professions Code, until such time as the final public report is furnished to the purchaser.

NAME		CODE SECTION (CHECK ONE) <input type="checkbox"/> 11013.2(a) <input type="checkbox"/> 11013.4(a)
BUSINESS ADDRESS (POST OFFICE BOXES ARE NOT ACCEPTABLE)		
CITY	STATE	ZIP CODE

C. Are you requesting a preliminary public report? ☐ Yes ☐ No

If YES, *submit*:

- the Reservation Deposit Handling Agreement (RE 612A) completed in sample form and executed with original, not photocopied, signatures of escrow holder and subdivider;
- the Reservation Instrument (RE 612) completed in sample form; and
- an original typed preliminary public report and one pink copy (see Part I, Section VIII for specific instructions).

5. ADVERTISING AND PROMOTION [Master File Item for 5A(1)-5A(7)]

A. Indicate which of the following inducements or representations will be made in the advertising and marketing of subdivision interests.

Note: If the answer to any of the following questions is YES, enter YES on item 5A(1-9) on Part II.

Note: For each YES answer, submit details, copies of all documents proposed to be used, proposed financial arrangements, e.g., bond, letter of credit or escrowing of developer's funds, to carry out these programs, where applicable. See SPRAG for further details.

- 1) Investment merit or appreciation potential of lots, parcels or units? ☐ Yes ☐ No
- 2) Construction or equipment guarantees, including guarantees to repair latent construction defects which extend beyond one year? ☐ Yes ☐ No
- 3) Gift, free trip, rebates or other similar promotional marketing devices? ☐ Yes ☐ No
 - (a) If YES, will gift be provided at or before close of escrow? ☐ Yes ☐ No ☐ NA

If NO, *submit* RE 609 Escrow Instructions (Promotional Gifts).

- 4) Membership in club or association other than homeowners association or the use or availability for use, of commercial or recreational facilities (whether within or outside the boundaries of the subdivision) which will not be owned or controlled by the homeowners association? ☐ Yes ☐ No
- 5) Program or arrangements for resale by purchasers of subdivision interests, money back guarantee or repurchase agreement? ☐ Yes ☐ No
- 6) Program or plan for leasing or renting of subdivision interests on behalf of non-occupying owners? ☐ Yes ☐ No
- 7) Other inducements or representations that will be a part of the sales program including any program, plan or arrangements whereby a purchaser may further divide the lot, parcel or unit being offered for sale? ☐ Yes ☐ No
- 8) If subdivision is part of a "master planned community," answer YES and *submit* RE 624E. ☐ Yes ☐ No
- 9) Will future phase Association facilities be advertised which have not yet been completed? ☐ Yes ☐ No

a) If YES, list Common Area Lot Numbers/Letters/Modules and Tract number

b) If YES, *submit* RE 624A and select method of compliance cited below that will be used to comply with Section 11018.5(a)(2) of the Business and Professions Code. (Check NA if previously complied with completion arrangements)

- 1) I will utilize Subsection A of Section 11018.5(a)(2) of the Business and Professions Code (RE 611 BOND) (CC for DBP)..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of completed RE 611A for this filing and proforma security agreement and escrow instructions. (It is not necessary to submit proposed instruments if *unmodified* DRE forms will be used.)

- 2) I will utilize Subsection B of Section 11018.5(a)(2) of the Business and Professions Code, escrow instructions *or* the "621 Procedure" escrow instructions. (*Specify which one.*)..... ☐ Yes ☐ No ☐ NA

If YES, *submit* escrow instructions or *submit* RE 621.

☐ Escrow Instructions
☐ 621 Procedure

Note: For multi-builder, multiphase subdivisions wherein either of the above arrangements are designated to secure future phase common facilities completion, the Escrow Instructions and/or RE 621 require certification by each respective subdivider and their escrow holder prior to issuance of the subject final public reports. (This requirement shall conclude when a Notice of Completion or acceptable Security is provided covering the subject future phase common facilities.)

- 3) I will utilize Subsection E of Section 11018.5(a)(2) of the Business and Professions Code (Alternative Plan)(CC for DBP)..... ☐ Yes ☐ No ☐ NA

If YES, *indicate* what will be utilized and *submit* in proposed form along with security agreement and escrow instructions and completed RE 611A: (It is not necessary to submit proposed instruments if *unmodified* DRE forms will be used.)

- ☐ Set-Aside letter from an institutional lender
☐ Letter of credit from an institutional lender
☐ Other (Submit proposal)

Note: DRE forms are available for security instruments and related agreement and escrow instructions.

c) If YES, *submit* evidence of compliance for the conveyance of the future association facilities to the homeowners association and submit one of the following items: (check box)

- ☐ A recorded grant deed accompanied by evidence of lien-free title.
☐ A recorded easement agreement for maintenance, access and use for the homeowners association.
☐ A trust agreement providing for conveyance to trust for the homeowners association.
☐ A copy of the proforma grant deed conveying title to the homeowners association and irrevocable escrow instructions to be certified prior to public report issuance by both escrow officer and subdivider stating the following:

- No escrow for the sale of a subdivision interest will close until conveyance of the common area to the Association has occurred, free of all liens and encumbrances, and
- A policy of title insurance *will* be issued showing title free and clear of all liens and encumbrances, including an endorsement against future liens if the statutory periods for mechanics' and materialmen's liens have not expired.

NOTE: An executed and notarized grant deed must be submitted prior to public report issuance. (A certified copy of an executed and notarized grant deed by the escrow officer is acceptable.)

*6. TITLE/MINERAL RIGHTS

A. *Submit* preliminary report signed by an authorized employee of the title company, or a title policy, that shows true condition of title for this subdivision.

B. Is subdivider presently in title? ☐ Yes ☐ No

If NO, *submit* evidence of future vesting including a date certain by which title must be conveyed.

1) If NO, will subdivider be in title when final public report is issued? ☐ Yes ☐ No ☐ NA

C. Are there or will there be reservations of water, mineral, oil or gas rights? ☐ Yes ☐ No

If YES, the sample grant deed (item 25) must reflect reservations.

D. Have all rights to surface entry been waived? ☐ Yes ☐ No ☐ NA

If NO, *submit* arrangements for protection against surface entry.

E. Are there now any mineral rights reserved by the U.S. Government? ☐ Yes ☐ No
(See SPRAG relative to this question before answering.)

1) If YES, are rights of surface entry also reserved? ☐ Yes ☐ No ☐ NA

a) If YES, will you purchase these rights from the U.S. Government and convey them to each purchaser of a subdivision interest? ☐ Yes ☐ No ☐ NA

b) If NO, and if this is a subdivision improved with residential structures, will a title insurance policy be issued to each purchaser that includes an endorsement to insure against losses caused by surface entry? (100.29 endorsement) ☐ Yes ☐ No ☐ NA

F. Will lots/units be subject to transfer fees as defined in Section 1098 of the Civil Code?. ☐ Yes ☐ No

If YES, *submit* a copy of the recorded document required by Section 1098.5 of the Civil Code.

*7. LEASES AFFECTING TITLE [Master File Item]

A. Are there now any leases which affect title or are there any leases proposed? ☐ Yes ☐ No

If YES, *submit* a copy of all leases affecting title.

8. COASTAL ZONE PERMIT OR EXEMPTION [Master File Item]

- A. Is this subdivision located within the Coastal Zone?..... ☐ Yes ☐ No
 If YES, *submit* copy of permit or exemption.

9. USES, ZONING, HAZARDS, AIRPORTS, NUCLEAR POWER PLANTS

- A. For what use or uses will the property be offered?

- ☐ Single-Family Residential ☐ Residential-Income
☐ Recreational ☐ Agricultural
☐ Age restrictions (Defined per Civil Code 51.3, 51.11)
☐ Intergenerational Housing Development (Defined per Civil Code 51.3.5)
☐ Multi-Family Residential (describe) _____
☐ Other (describe) _____

- B. *Indicate* the zoning of the land surrounding this subdivision. (*Use descriptive language, NOT CODES. If multi-family, describe.*)

North _____

South _____

East _____

West _____

- C. Is this subdivision within two (2) statute miles of any existing airport or any proposed airports shown on the general plan of the city or county? ☐ Yes ☐ No

- 1) If YES, *state* name, location and distance to airport(s).

- 2) Is this subdivision within an “airport influence area,” also known as an “airport referral area,” as determined by an airport land use commission? ☐ Yes ☐ No

If YES, the following statement shall be included in the public report:

Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

- D. Are there any significant surrounding property uses that need to be disclosed in the public report? ☐ Yes ☐ No

- 1) If YES, *describe* and give location, direction and distance.

- E. Are there or will there be any hazards or unusual conditions in or near this subdivision such as: railroads, rock quarries, oil sumps, high tension wires, open canals, toxic and/or solid waste dumps, freeways, neighboring agricultural production, timber land production, etc.?

☐ Yes ☐ No

If YES, *describe* and give location, direction and distance.

- F. Has property in or near this subdivision been previously used as a toxic and/or solid waste dump site, oil sump, or for military training purposes?

☐ Yes ☐ No

If YES, *describe* and give location, direction and distance.

- G. Does this subdivision lie within a Nuclear Power Plant Basic Emergency Planning Zone? (Counties of San Luis Obispo, San Diego, Orange, Sacramento, San Joaquin and Amador only.)

☐ Yes ☐ No

If YES, *state* the name of the nuclear power plant and the distance from this subdivision.

- H. Are you aware of any of the following: Substances, materials, or products which may be an environmental hazard such as, but not limited to, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property?

☐ Yes ☐ No

If YES, *explain*.

- I. 1) Are you aware, or have any reason to believe, that the subject property contains any rock material which includes natural occurrences of asbestos?

☐ Yes ☐ No

Note: Serpentine rock may include asbestos fibers.

- 2) Is the property covered by a State prepared map indicating the likelihood of the presence of natural occurrences of asbestos? ☐ Yes ☐ No

Note: You may wish to contact the State Department of Conservation, Division of Mines and Geology for information regarding available maps.

- 3) Has any geologic testing been conducted on the property for the purpose of identifying the presence of asbestos fibers? ☐ Yes ☐ No

- (a) If YES, did the results indicate that asbestos fibers are present? ☐ Yes ☐ No ☐ NA

Note: A YES response to 9I(1) or 9I(2) or 9I(3)(a) above will result in a public report disclosure regarding the possibility that this subdivision contains natural occurrences of asbestos, unless geologic testing is conducted on the property and it is determined that the subdivision does not contain naturally occurring asbestos.

- J. Does the subject project include residential structures built prior to 1978 (do not include properties sold at a foreclosure sale or housing designated for the elderly)? ☐ Yes ☐ No

If YES, pursuant to federal Real Estate Disclosure and Notification Rule (24 CFR Part 35 and 40 CFR Part 745), the seller is required to disclose to prospective buyers that this property may contain lead-based paint and/or lead-based paint hazards as well as provide certain written materials as mandated by current law. The seller is required to offer all prospective buyers an opportunity to conduct a risk assessment for lead-based paint and lead-based paint hazards prior to being obligated under a purchase contract. This risk assessment may be waived by written agreement between buyer and seller. For more information on seller's obligations, you should contact the local office of the Environmental Protection Agency.

- K. 1) Is any part of this subdivision located within a *Special Flood Hazard Area* (any type Zone "A" or "V") as designated by the Federal Emergency Management Agency (FEMA)? ☐ Yes ☐ No
☐ Do not know and information not available from local jurisdiction*
- If YES, pursuant to Government Code Section 8589.3, the seller shall disclose to any prospective purchaser of property within a *Special Flood Hazard Area* the fact that the property is within this Area.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Special Flood Hazard Area* as designated by the Federal Emergency Management Agency. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Government Code Section 8589.3.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- 2) Is any part of this subdivision located within an *Area of Potential Flooding* shown on an inundation map designated pursuant to Government Code Section 8589.5?.. ☐ Yes ☐ No
☐ Do not know and information not available from local jurisdiction*
- If YES, pursuant to Government Code Section 8589.4, the seller shall disclose to any prospective purchaser of property within an *Area of Potential Flooding* shown on an inundation map the fact that the property is within this Area.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within an *Area of Potential Flooding* as shown on an inundation map. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Government Code Section 8589.4.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- 3) Is any part of this subdivision located within a *Moderate, High or Very High Fire Hazard Severity Zone* as identified by the Director of Forestry and Fire Protection or other applicable jurisdiction pursuant to Government Code Section 51178 or 51179 or Public Resources Code Sections 4201-4204 or any other state law, as applicable? ☐ Yes ☐ No ☐ No Change

If YES, check applicable box:

- ☐ State Responsibility Area
- ☐ Moderate Fire Hazard Severity Zone
 - ☐ High Fire Hazard Severity Zone
 - ☐ Very High Fire Hazard Severity Zone
- ☐ Local Responsibility Area
- ☐ Moderate Fire Hazard Severity Zone
 - ☐ High Fire Hazard Severity Zone
 - ☐ Very High Fire Hazard Severity Zone

If YES, pursuant to Government Code Section 51183.5 or any other state law, as applicable, the seller shall disclose to any prospective purchaser of property within a Fire Hazard Severity Zone the fact that the property is within a particular Zone and is subject to the maintenance requirements of Section 51182 or those maintenance requirements as may be set forth in or any other state law, as applicable.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a ☐ *Moderate* ☐ *High* ☐ *Very High Fire Hazard Severity Zone* in a ☐ state responsibility area ☐ local responsibility area. Additionally, the subdivider has advised that prospective purchasers within any of the foregoing Zones may be provided a separate disclosure as required under Government Code Section 51183.5 or any other applicable state law.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- 4) Is any part of this subdivision located within a *State Responsibility Area* (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry pursuant to Public Resources Code Section 4125?..... ☐ Yes ☐ No

If YES, pursuant to Public Resources Code Section 4136, the seller shall disclose

to any prospective purchaser of property within a *State Responsibility Area* the fact that the property is within this Area and is subject to the maintenance requirements of Section 4291.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *State Responsibility Area* (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Public Resources Code Section 4136.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- 5) Is any part of this subdivision located within a delineated *Earthquake Fault Zone* pursuant to the Alquist-Priolo Earthquake Fault Zoning Act? (Public Resources Code Section 2622).....

☐ Yes ☐ No

If YES, pursuant to Public Resources Code Section 2621.9, the seller shall disclose to any prospective purchaser of property within a delineated *Earthquake Fault Zone* the fact that the property is within this Zone.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within an *Earthquake Fault Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Public Resources Code Section 2621.9.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- 6) Is any part of this subdivision located within a *Seismic Hazard Zone* pursuant to the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.6)?

Landslide zone?

☐ Yes ☐ No

Liquefaction zone?

☐ Yes ☐ No

☐ Map not yet released
by state*

If YES, pursuant to Public Resources Code Section 2694, the seller shall disclose to any prospective purchaser of property within a *Seismic Hazard Zone* the fact that the property is within this Zone.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Seismic Hazard Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Public Resources Code Section 2694.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

- * **Future changes which place any part of the unsold lots/units in this subdivision within a natural hazard area will be considered a material change requiring the filing of an amended public report application.**

- L. Is this subdivision located within the jurisdiction of the San Francisco Bay Conservation and Development Commission?

☐ Yes ☐ No

If YES, the following statement shall be included in the public report.

**Notice of San Francisco Bay Conservation and
Development Commission Jurisdiction**

This property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions, and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

- M. Is this subdivision located within one mile of property designated as "Prime Farmland," "Farmland," "Farmland of Statewide Importance," "Farmland of Local Importance", or "Grazing Land" on the most current "Important Farmland Map" issued by the Department of Conservation, Division of Land Resource Protection?.....

☐ Yes ☐ No

If YES, the following statement shall be included in the public report.

Notice of Right to Farm

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

10. FIRE PROTECTION [Master File Item]

- A. Will this subdivision be served by fire hydrants?

☐ Yes ☐ No

If NO, *describe* what provisions, if any, are available for fire protection and *identify* the fire protection water source.

- B. Is this subdivision within five miles of a fire station *and* served by a public fire protection agency (other than volunteer fire department, U.S. Forest Service or California Department of Forestry)?..... ☐ Yes ☐ No

If YES, *name* the fire protection agency and *state* distance from fire station to project.

If NO to A or B above, *describe* what fire protection service, if any, is available and *submit* the fire protection agency will-serve letter as outlined in SPRAG. If there is no fire protection service, so state.

- C. Does this subdivision lie within the boundaries of land classified as State Responsibility Area (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry pursuant to Section 4125 of the Public Resources Code? ☐ Yes ☐ No ☐ NA

Note: Maps of State Responsibility Areas should be on file with the County Planning Department or County Assessor's Office.

Note: Check NA, if this subdivision is located in any of the following counties: Kern, Los Angeles, Marin, Orange, San Francisco, Santa Barbara, Sutter or Ventura.

If YES, *submit* a will-serve letter from fire protection agency, if any, providing structural fire protection and a will-serve letter from the appropriate Ranger Unit of the California Department of Forestry as to wildland fire protection. If the California Department of Forestry is the sole provider of fire protection, the will-serve letter requested under item B above will suffice.

11. SEWAGE DISPOSAL [Master File Item for 11D]

- A. Will this subdivision use public sewers? ☐ Yes ☐ No

If YES, *list* the name of the local public agency.

- B. Will this subdivision use private sewers? ☐ Yes ☐ No

If YES, *comply* with 1, 2 and 3 below.

- 1) Furnish the name and address of the sewer entity.

NAME OF THE PRIVATE SEWER ENTITY		TELEPHONE NUMBER
ADDRESS		
CITY	STATE	ZIP CODE

- 2) *Submit* evidence of financial arrangements for installation of the sewer system OR verification that it is already installed.

- 3) *Submit* evidence of clearance by the Public Utilities Commission, if applicable.

C. Will the purchaser be responsible for any of the following public/private sewer system costs (*excluding Septic Systems*):

1) Installation of system?..... ☐ Yes ☐ No

If YES, *state* estimated cost per lot/unit..... \$ _____

2) Extension to lot/unit? ☐ Yes ☐ No

If YES, *state* estimated cost per lot/unit..... \$ _____

3) Hook-up fees for vacant lots (including meter or other fees)?..... ☐ Yes ☐ No

If YES, *state* estimated cost per lot..... \$ _____

D. Will this subdivision use septic systems or other individual sewage systems? ☐ Yes ☐ No

If YES, *submit* a letter from the local health authority stating that a septic tank or other individual sewer system is the acceptable method of sewage disposal and will be permitted on *each and every lot* included in the application. If the letter from the local health authority does not specify that *each and every lot* is suitable for the proposed sewage disposal system, the sample escrow instructions and the sample sales agreement must provide that no sale will be closed until the purchaser has received a written opinion, satisfactory to the purchaser, from the local health authority, a registered civil engineer or geologist, that the lot/parcel is suitable for installation of a septic system or other individual sewer system and a permit would be issued on the date of the opinion, if an application for a permit were made in compliance with local permit requirements on that date.

If *purchaser* is to pay for installation, *state* estimate of cost and date estimate was made. \$ _____

If none, so state. (Date) _____

12. SOILS, FILLED GROUND & GEOLOGICAL INFORMATION

A. *State* the name(s) and street address(es) of the local *public agency* where information concerning soil conditions and/or filled ground, and/or geologic condition, in this subdivision will be available. If such reports were not prepared *specific* to this subdivision, fill-in "none."

NAME OF SOIL PUBLIC AGENCY

ADDRESS

CITY

STATE

ZIP CODE

NAME OF FILLED GROUND PUBLIC AGENCY

ADDRESS

CITY

STATE

ZIP CODE

NAME OF GEOLOGICAL REPORT PUBLIC AGENCY

ADDRESS

CITY

STATE

ZIP CODE

B. Soils Report — Check applicable box:

- ☐ Conversion project — soils report not required.
☐ Soils report waived.
☐ Not applicable, if a public agency is listed in item 12A above.

- C. If vacant lots will be offered, will there be any special costs incurred by the lot buyer as a result of the installation of a building foundation or any other construction due to unusual soil conditions? (Note: Check NA, if no vacant lots will be offered.) ☐ Yes ☐ No ☐ NA

If YES, explain and provide an estimate of such costs:

D. Check applicable box:

- ☐ There will be no fill in excess of 2 feet.
☐ Some lots have or will have fill in excess of 2 feet.
☐ All lots have or will have fill in excess of 2 feet.

13. NOT APPLICABLE TO RE 624**14. WATER SUPPLIER [Master File Item]**

If WELLS, answer NA to questions 14A-14D and proceed to question 14E.

☐ NA

A. State name and address of water supplier:

SUPPLIER NAME		
ADDRESS		
CITY	STATE	ZIP CODE

B. Water supplier:

- 1) Is water supplier one of the following? ☐ Yes ☐ No ☐ NA

If YES, check appropriate box.

- ☐ municipality ☐ county water district ☐ irrigation district
☐ community service district ☐ state water district

- 2) Is water supplier a mutual water company? ☐ Yes ☐ No ☐ NA

- a) If YES, was the mutual water company formed prior to January 1, 1998? ☐ Yes ☐ No ☐ NA

- (1) If YES, submit either a copy of the current permit to issue shares granted by the Department of Financial Protection and Innovation or all of the items under (2) below.

- (2) If NO, submit all of the following:

- Executed RE 699B (Mutual Water Company Certification);
- A copy of the certificate of the State Water Resources Control Board satisfying Sections 116270 to 116293 of the Health and Safety Code or a copy of the certification issued by local primacy agency ("LPA") if applicable;

- A copy of the statement signed either by the engineer who prepared the engineer's report pursuant to Section 14312(a)(7) of the Corporations Code or a person employed or acting on behalf of the public agency or other independent qualified person*, that the water supply and distribution system has been examined and tested and operates in accordance with the design standards of Chapter 2, Part 7 of Division 3, Title 1 of the Corporations Code; and
- Evidence of completion of the water supply and distribution system which will serve all lots to be covered by the public report.

(*Note: An independent qualified person certifying the water supply and distribution shall state their respective qualifying authority including any licenses held.)

b) Will the purchaser have to pay to acquire shares?..... ☐ Yes ☐ No ☐ NA

If YES, state an estimate of the total per lot cost to secure water service:..... \$ _____

3) Is water supplier a public utility?..... ☐ Yes ☐ No ☐ NA

a) If YES, is the subdivision located entirely within the existing service area of one of the exempt suppliers listed here?..... ☐ Yes ☐ No ☐ NA

Apple Valley Ranchos Water Co.	Park Water Co.
California American Water Co.	San Gabriel Valley Water Co.
California Water Service Co.	San Jose Water Co.
Golden State Water Co.	Suburban Water Systems
Great Oaks Water Co.	Valencia Water Co.

If NO, submit confirmation of PUC approval. See SPRAG for details.

C. Have water lines been, or will they be, installed by the subdivider?..... ☐ Yes ☐ No ☐ NA

1) Was a master geographic letter in effect at the time the subdivision map was conditionally approved by the city or county which covered installation of water lines ☐ Yes ☐ No ☐ NA

a) If NO, submit a letter from the water supplier including:

(1) A statement that financial arrangements for installation of water lines have been made.

(2) Ample water for *normal* use and fire protection (if any) will be available.

(3) Water will be furnished on demand, without exception, to each and every lot, OR, if there are exceptions, list the lots excepted and the reason(s) for the exceptions.

(4) Water is potable.

b) If YES, did the master geographic letter indicate that domestic water to be served to residents in this subdivision is potable, and there is ample water for normal use to serve each and every lot/unit on demand and for fire protection? ☐ Yes ☐ No ☐ NA

(1) If NO, submit a letter from the water supplier including the information in 14C1(a)(2), (3) and (4).

c) State approximate date water system is expected to be completed..... _____ (Date)

d) Will lot/unit purchaser have to pay for installation of service to dwelling?..... ☐ Yes ☐ No ☐ NA

If YES, *state* approximate cost. \$ _____

- D. Will the purchaser have to pay for installation of water lines?..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a letter from the water supplier indicating:

- 1) It will supply water to this subdivision.
- 2) Approximate present cost to install water lines from nearest water main to farthest lot/unit to be included in the offering.
- 3) Ample water for NORMAL household use and fire protection (if any) is available.
- 4) Water will be furnished on demand, without exception, to each and every lot/unit.
- 5) Water is potable.

- E. Will the purchaser have to drill a well? ☐ Yes ☐ No

If YES, comply with 1, 2 and 3 below:

- 1) *Submit* the following:

- a) A letter from a California licensed well driller giving estimated cost for drilling and casing a well, cost of pressure pump and system and any required conditioning equipment; and depth at which water may be found.
- b) A letter from local health authority stating that individual wells will be permitted; the type of sewage disposal system permissible with wells on the size of lot proposed; and that the water is potable.

- 2) Is a geologist's report as to availability of underground water required by local authorities? ☐ Yes ☐ No ☐ NA

If YES, *submit* report. Upon review of your file, DRE may require a geologist's report even if one is not required by local authorities.

- 3) Are there any special requirements or conditions imposed by local city/county authorities for the installation of individual wells? ☐ Yes ☐ No ☐ NA

If YES, *submit* a statement or notice from the local authority citing the special requirements or conditions.

Note: Subdivider should check with the local authorities to determine if there is a requirement that a well must be installed on each lot at the subdivider's expense prior to closing the escrow or, alternatively, that a statement from the purchaser must be obtained waiving installation of the well as a condition of sale. If the subdivider must/will install a well on each lot and the offering is vacant lots, submit exhibit 14E(1)(b) and verification of installation or pertinent escrow instructions.

- F. Was this subdivision subject to the imposition of a condition pursuant to Section 66473.7(b) of the Government Code? ☐ Yes ☐ No

If YES, *submit* a copy of the written verification of the available water supply obtained pursuant to Section 66473.7 of the Government Code.

15. SERVICES AND SCHOOLS [Master File Item]

- A. *Complete* the following information regarding utilities:

GAS COMPANY	
CITY (NOT APPLICABLE IF "800" TELEPHONE NUMBER PROVIDED)	TELEPHONE NUMBER
ELECTRIC COMPANY	
CITY (NOT APPLICABLE IF "800" TELEPHONE NUMBER PROVIDED)	TELEPHONE NUMBER
TELEPHONE COMPANY	
CITY (NOT APPLICABLE IF "800" TELEPHONE NUMBER PROVIDED)	TELEPHONE NUMBER

B. Will the subdivider extend the above-listed gas, electric and telephone lines to this subdivision? (*Note: If utility supplier lines are already adjacent to the project, mark NA.*)

- 1) Gas ☐ Yes ☐ No ☐ NA
 2) Electric ☐ Yes ☐ No ☐ NA
 3) Telephone ☐ Yes ☐ No ☐ NA

For each YES answer to 1, 2 or 3 above, *submit* evidence of financial arrangements for extension/installation.

C. Will the purchaser have to pay the cost for installation and/or extension of utility service from the suppliers named above, other than a normal connection charge?

- 1) Gas ☐ Yes ☐ No ☐ NA
 2) Electric ☐ Yes ☐ No ☐ NA
 3) Telephone ☐ Yes ☐ No ☐ NA

For each YES answer to 1, 2 or 3 above, *submit* a letter from the appropriate utility company indicating that the subdivision is within their service area, and if available, include cost estimate(s) for extension of utility services to the lots/units.

D. Has a statement been approved by the school district (*one for each school district serving the subdivision*) that shows the location of every school serving the subdivision?..... ☐ Yes ☐ No

1) If YES, *submit* the statement.

2) If NO, *submit* documentation that a statement to that effect was asked of the governing body of the school district and a copy of the letter requesting this information and *submit* school district statement once received.

16. OFF-SITE IMPROVEMENTS [*Master File Item*] (*cc for DBP*)

A. *List* the off-site improvements which the subdivider is/was required to construct for this subdivision, such as streets, drainage, cable television, etc. If none, so state.

B. Will off-site improvements be covered by an agreement with the local governing body secured by a bond, cash deposit or instrument of credit? ☐ Yes ☐ No ☐ NA

Note: If the city or county had a master geographic letter (MGL) in effect at the time the subdivision map was conditionally approved which *specifically* covers each improvement listed above, check NA.

- 1) If YES, *submit* the agreement(s) and copy of the bond(s), instrument(s) of credit, or evidence(s) of cash deposit.
 - 2) If NO, *submit* evidence that adequate financial arrangements have been made for all off-site improvements included in the offering or *submit* evidence of completion.
- C. *State* the amount of indebtedness, if any, which is a lien upon the subdivision or any part thereof under provisions of Section 66499(a)(4) of Government Code (Map Act), and which was incurred to pay for the construction of any off-site improvements..... \$ _____

17. FLOOD AND DRAINAGE [Master File Item]

- A. Was this subdivision covered by a master geographic letter (MGL), at the time the subdivision map was conditionally approved, containing a flood clause on file with the DRE?..... ☐ Yes ☐ No

If NO, *submit* a report on flood and drainage conditions from the local flood control agency or a similar authority.

Note: If the local flood agency will not issue a report until after final map approval, *submit* a statement to that effect, signed by the subdivider, and tabbed as 17A. Then *submit* the report as soon as it is available (prior to issuance of the final public report).

- B. Is this subdivision located within the San Joaquin and/or Sacramento Drainage Districts? ☐ Yes ☐ No

If YES, *submit* evidence that the property does not lie within the areas covered by floodway or flood plain maps of the Reclamation Board.

- C. Were you required to secure an approved application from the Reclamation Board for work within or near the channel of any stream or other areas subject to flooding? ☐ Yes ☐ No

18. TAXES, SPECIAL DISTRICTS AND SPECIAL ASSESSMENT DISTRICTS [Master File Item]

A. Taxes.

- 1) What is the tax area code for this subdivision? _____
- 2) What is the total tax rate for this subdivision (use the most recent tax rate information available)? _____
- 3) List the tax year _____

- B. Does this subdivision lie within a landscape lighting district (LLD) or a county service area (CSA)?..... ☐ Yes ☐ No

- 1) If YES, *name* and *describe* the function of the LLD or CSA.

- 2) If YES, *name* the administrating agency of this district.

- 3) If YES, what is the assessment for the current tax year? \$ _____

What is the anticipated assessment if not currently assessed? \$ _____

- 4) If YES, does this district or agency have authorized but unissued bonds? ☐ Yes ☐ No ☐ N/A
If YES, *submit* RE 624C.

C. Does this subdivision lie within a community facilities district (CFD)? ☐ Yes ☐ No

- 1) If YES, *name* the CFD(s). If CFD is not yet formed, *submit* RE 624C.

D. Does this subdivision lie within a special district or special assessment district? ☐ Yes ☐ No

- 1) If YES, *name* and *describe* function of the district.

- 2) If YES, does this district have any authorized but unissued bonds? ☐ Yes ☐ No ☐ N/A

If YES, *submit* RE 624C.

What is the current per lot/unit assessment for the district(s)? \$ _____

List the tax year _____

19. STREETS, COMPLETION AND MAINTENANCE [Master File Item]

- A. Describe the roads within (interior) and to (access) this subdivision with some specificity (e.g. gravel, bladed, county standard asphalt, decomposed granite, etc.). Also describe any special conditions (e.g. road maintenance agreement, not improved to county maintenance standard, not regularly snow-plowed in winter, subject to flooding in rainy season, etc.).

Access: _____

Interior: _____

- B. Are all streets (including driveways or easements which provide access) to this subdivision maintained by a public agency (city, county, etc.)? ☐ Yes ☐ No

- C. Are all streets (including driveways or easements which provide access) to the individual lots/units within this subdivision maintained by a public agency (city, county, etc.)? ☐ Yes ☐ No

- D. Are there streets and/or driveways providing access to lots/units in or to this subdivision which are neither publicly maintained, nor homeowners association maintained? .. ☐ Yes ☐ No

If YES, *submit* a registered civil engineer's letter stating the total number of linear feet of streets to be privately maintained, the annual cost per linear foot to maintain, the per lot annual maintenance obligation and the information requested in 19A.

- E. Will all streets and/or private driveways providing access to lots/units be fully improved at the time of final map approval?..... ☐ Yes ☐ No ☐ N/A

Note: If the city or county had a master geographic letter (MGL) in effect at the time the subdivision map was conditionally approved which specifically covers each improvement listed above, check NA.

- 1) If YES, *submit* the agreement(s) and copy of the bond(s), instrument(s) of credit, or evidence(s) of cash deposit.
- 2) If NO, *submit* evidence that adequate financial arrangements have been made for all off-site improvements included in the offering or submit evidence of completion.

*20. PURCHASE MONEY HANDLING

- A. Is there a blanket encumbrance now or will there be at the time of sale or lease? ☐ Yes ☐ No

- B. Will all money of purchaser, lessee or contract vendee be impounded in a neutral escrow or trust account, (see NOTE below), until proper releases are obtained from all blanket encumbrances, if any, and until legal title, or leasehold interest, as applicable, is conveyed to the purchaser, lessee or vendee [Section 11013.2(a) or 11013.4(a) of the Business and Professions Code]? (*Check code section.*) ☐ Yes ☐ No
☐ §11013.2(a)
☐ §11013.4(a)
- 1) If YES, *list* where purchase money will be impounded.

COMPANY NAME		CHECK ONE <input type="checkbox"/> ESCROW <input type="checkbox"/> TRUST ACCOUNT
BUSINESS ADDRESS (POST OFFICE BOXES ARE NOT ACCEPTABLE)		
CITY	STATE	ZIP CODE

Note: A trust account may only be used if there is not a blanket encumbrance. It may *not* be used as compliance with Section 11013.2(a) Business and Professions Code.

- 2) If NO, will a blanket bond (RE 600A) be submitted (or has one been submitted) to the DRE pursuant to Section 11013.2(c) [*bond*], 11013.4(b) [*bond*], of the Business and Professions Code? (*Check code section*) ☐ Yes ☐ No ☐ NA
☐ §11013.2(c)
☐ §11013.4(b)

Note: All purchase money received under the authority of a conditional public report must be placed in a neutral escrow depository per Section 11013.2(a) or 11013.4(a). Refer to question 4 for identification of the escrow depository to be used under a conditional public report.

- a) If YES, *submit* original blanket bond (RE 600A). If already on file, *submit* a copy and *complete* the following:

SECURITY NUMBER	AMOUNT
PRINCIPAL	
ISSUER	

- b) Will funds received in excess of the security be impounded in a neutral escrow or trust account, pursuant to Section 11013.2(a) or 11013.4(a) of the Business and Professions Code? (*Check code section.*)

☐ Yes ☐ No ☐ NA
☐ §11013.2(a)
☐ §11013.4(a)

(1) If YES, *complete* the following information.

COMPANY NAME		CHECK ONE <input type="checkbox"/> ESCROW <input type="checkbox"/> TRUST ACCOUNT
BUSINESS ADDRESS (POST OFFICE BOX IS NOT ACCEPTABLE)		
CITY	STATE	ZIP CODE

- 2) If NO, is some other arrangement proposed? (*Check code section*)

☐ Yes ☐ No ☐ NA
☐ §11013.2(d)
☐ §11013.4(f)

If YES, *explain* fully on a separate sheet.

- C. Does the owner, subdivider or agent have an interest equal to, or greater than, 5% ownership in the entity shown in 20B(1) or (2) above?

☐ Yes ☐ No

If YES, see SPRAG regarding Section 2995 of the Civil Code.

***21. REAL PROPERTY SALES CONTRACTS [Master File Item]**

- A. Do you intend to use real property sales contracts with installment payments (also known as contracts of sale or land contracts), other than Cal-Vet loans?.....

☐ Yes ☐ No

If YES, see SPRAG for details and submit sample documents.

22. NOT APPLICABLE TO RE 624

23. SAMPLE DEPOSIT RECEIPT/AGREEMENT TO PURCHASE

- A. *Submit* a copy of the purchase agreement (deposit receipt) to be used, *completed in sample form*, to show the substance of a typical transaction (must be in compliance with Regulation 2791 and applicable sections of the Civil Code), *signed* by the subdivider to affirm that all purchase agreements will conform to the sample. If the purchase agreement is pre-approved, submit the approval letter with the agreement.

If a conditional public report will be issued the purchase agreement must provide for the return of the entire sum of money paid or advanced by the purchaser if the final subdivision public report has not been issued during the term of the conditional public report, or as extended, or the purchaser is dissatisfied with the final public report because of a change pursuant to Section 11012. In addition, all purchase money received under the authority of a conditional public report must be placed in a neutral escrow depository per Section 11013.2(a) or 11013.4(a).

See SPRAG for details.

24. FINANCING [Master File Item]

- A. Will the buyer be offered financing by *other than* a state- or federally-regulated lender?

☐ Yes ☐ No

If YES, *submit* exemplar promissory note(s) and deed(s) of trust *completed in sample form*.

Note: Entities licensed by the DRE do not qualify as “state regulated lenders” for purposes of this question.

- B. Will you be offering loans with balloon payments, subsidized interest and loan payments, “creative financing” plans, equity sharing plans, any type of “affordable housing” financing or other similar financial programs?

☐ Yes ☐ No

If YES, *submit* all details along with documents (including fact sheets, if any, for approval) which will be used.

- C. Are sales in this subdivision subject to the requirements of Sections 2956 or 2963 of the Civil Code? ☐ Yes ☐ No

If YES, *submit* "arranger of credit" disclosure statement.

See SPRAG for information concerning "arranger of credit" obligations.

***25. SAMPLE GRANT DEED**

- A. Will you be offering only leasehold estates? ☐ Yes ☐ No

If NO, *submit* a copy of the proposed grant deed *completed in sample form*.

See SPRAG for details.

***26. LEASING/RENTING [Master File Item]**

- A. Is it your present intention to rent any units in this subdivision? ☐ Yes ☐ No

If YES, approximately how many units do you intend to rent, rather than to sell?..... _____

- B. Will the subdivider be offering lease options or leasehold estates for terms in excess of one year? ☐ Yes ☐ No

If YES, *submit* proposed copies of the lease and/or lease option *completed in sample form*, and, if known, indicate the approximate number of units to be leased. _____

***27. SUBDIVISION MAP (cc for DBP) [Master File Item except 27D]**

- A. Are you submitting a recorded subdivision map or waiver at this time? ☐ Yes ☐ No

If NO, *submit* a tentative subdivision map and *submit* evidence of tentative map approval.

A recorded map or waiver must be submitted before a final public report can be issued.

- B. Is there additional information pertinent to this subdivision filed or recorded in the city or county which is not fully set forth on the recorded map, i.e., a "separate document" or "additional map sheet" pursuant to Government Code §66434.2?..... ☐ Yes ☐ No

If YES, *submit* a complete set of copies of any and all such "separate documents" or "additional map sheets."

- C. Is this a vacant lot offering? ☐ Yes ☐ No

- 1) If YES, will any special fees be charged to the lot purchaser when said purchaser obtains a building permit or prior to occupancy for school impact, sewer, water, drainage, traffic mitigation, park, street tree, transportation improvement, fire and/or police department impact, etc.?..... ☐ Yes ☐ No ☐ NA

- 2) If YES, will there be any special building requirements imposed upon a purchaser due to any existing hazards or unusual uses on or near the property or due to any natural hazard area? ☐ Yes ☐ No ☐ NA

If YES, *describe*.

- D. If this is a vacant lot offering, will purchasers be required as a condition of purchase to enter into an agreement with the subdivider to build his/her residential dwelling? ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of the agreement together with a detailed explanation of the program.

***28. CONDOMINIUM PLAN (cc for DBP)**

- A. Is this subdivision a condominium project? ☐ Yes ☐ No

If YES, *submit* a proposed large-scale, dimensioned, condominium plan with definition page. A recorded condominium plan, including definition page, must be submitted before a final public report can be issued.

***29. PLOT PLAN AND LANDSCAPE PLAN (cc for DBP) [Master File Item]**

- A. *Submit* a plot plan (site plan) and a landscape plan, dimensioned and showing all improvements, including the location of recreational amenities, parking, streets, drives, alleys, landscaping, gates, fencing, and boundaries of future phases, if any.

For the Subdivision file, *submit* plans that are on *maximum* 11" x 17" size paper.

For the DBP, *submit* plans that are on *minimum* 20" x 30" size paper, at same scale as provided by the subdivider to the city or county.

Note: Electronic submittal of plans are acceptable with e-filing only.

30. VICINITY MAP (cc for DBP) [Master File Item]

- A. *Submit* a large scale, legible vicinity map showing the location of this subdivision and identifying "landmarks" to help locate this subdivision.

31. RE 624A/COMMON AREA (cc for DBP)

- A. *Submit* a completed RE 624A for any common areas and common facilities covered in this application. (If a phased project, and a DBP is being submitted per question 37A or 38A(1), *submit* a separate RE 624A for **each phase** containing common facilities/components.)

- B. Will facilities be open for public use? ☐ Yes ☐ No

If YES, *submit* an attachment/statement describing the facilities and the fees which will be charged for the use of each facility.

- C. If there is a common area lot to be owned by the homeowners association on which construction will *not* be completed prior to conveyance to the HOA, will the subdivider provide liability insurance to protect the HOA during construction (and protection to cover individual unit purchasers in a single lot phased condominium project)? ☐ Yes ☐ No ☐ NA

If YES, indicate the amount: \$ _____

See SPRAG for "Special Note" if the answer is NO or the amount is less than \$1,000,000.

32. COMPLETION OF COMMON AREAS AND FACILITIES [§11018.5]

See SPRAG for sample escrow instruction language.

- A. [§11018.5(a)(1)] Is this a “cluster housing” type planned development or a condominium project?..... ☐ Yes ☐ No ☐ NA

Note: Answer NA if project is completed or will be completed prior to the issuance of the final public report.

If YES, *submit* evidence of arrangements that have been made to assure completion of all on-site improvements, both common and individually owned. (Financial arrangements include recognized lender’s commitment to finance all the construction work pursuant to Section 11018.5(a)(1) or evidence that the subdivider has his own funds for completion of the development work. See SPRAG for options.)

- B. [§11018.5(a)(2)] Will all common area improvements including any condominium units and cluster planned development residences be completed prior to issuance of the public report? ☐ Yes ☐ No ☐ NA

Note: Answer YES, if this project is a condominium conversion with *absolutely* no renovation work to be done and no common area improvements to be added.

- 1) If YES, upon completion, *submit* a copy of the recorded Notice of Completion and answer NA to the balance of 32B.

Note: If you answer YES to 32B, the public report will not be issued until the Notice of Completion is submitted, even if all other requirements for issuance have been met. If obtaining the notice of completion will delay the issuance of the public report, you are advised to answer NO to this question and to comply with requirements for assurance of completion specified in 32B(2).

- 2) IF NO, select method(s) of compliance cited below that will be used to comply with Section 11018.5(a)(2). All security devices must be accompanied by a security agreement and escrow instructions.

- a) I will utilize Subsection A of Section 11018.5(a)(2) of the Business and Professions Code (RE 611 BOND) (CC for DBP)..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of completed RE 611 A for this filing and proforma security agreement and escrow instructions. (It is not necessary to submit proposed instruments if *unmodified* DRE forms will be used.)

- (1) If a condominium, or a planned development containing attached “cluster” type construction, does the amount of the security cover the cost of all improvements and cluster residential structures not completed at time of issuance of the public report?..... ☐ Yes ☐ No ☐ NA

Note: If NO, buyer’s escrow instructions must include appropriate provisions to assure completion of the residential structures prior to the first close of escrow.

- b) I will utilize Subsection B of Section 11018.5(a)(2) of the Business and Professions Code, escrow instructions *or* the “621 Procedure” escrow instructions. (*Specify which one.*) ☐ Yes ☐ No ☐ NA
☐ Escrow Instructions
☐ 621 Procedure

If YES, *submit* escrow instructions or *submit* RE 621.

- c) I will utilize Subsection D of Section 11018.5(a)(2) of the Business and Professions Code..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of the proposed title insurance endorsement that insures against any mechanic’s liens that may be incurred as a result of construction in this

phase or any future phases of the project, whether the construction is performed by the present subdivider or any successor-in-interest and *submit* a statement from the title company verifying that such an endorsement will be provided.

See SPRAG for additional requirements if 32B(2)(c) is to be used.

- d) I will utilize Subsection E of Section 11018.5(a)(2) of the Business and Professions Code (Alternative Plan) (CC for DBP)..... ☐ Yes ☐ No ☐ NA

If YES, *indicate* what will be utilized and submit in proposed form along with security agreement and escrow instructions and completed RE 611A: (It is not necessary to submit proposed instruments if *unmodified* DRE forms will be used.)

- ☐ Set-aside letter from an institutional lender
☐ Letter of credit from an institutional lender
☐ Other (submit proposal)

Note: DRE forms are available for security instruments and related agreement and escrow instructions.

C. Is this subdivision:

- 1) A "cluster housing" type planned development? ☐ Yes ☐ No
- 2) A "non-cluster housing" type planned development? (*All houses are separate, detached structures.*) ☐ Yes ☐ No
- 3) A condominium project wherein unit owners will not receive an undivided interest in the underlying land, i.e., wherein the "land" parcel is a separate legal parcel from the residential building parcel(s), which "land" parcel will be conveyed to the homeowners association? ☐ Yes ☐ No

33. EXISTING SUBDIVISION INTERESTS / CONDOMINIUM CONVERSIONS (*cc for DBP*)

- A. Is this subdivision an "Existing Subdivision Interest" as defined by Regulation 2790.8?... ☐ Yes ☐ No

If YES, *submit* an "Existing Subdivision Interest Disclosure Statement" in sample form.

Note: See SPRAG and Regulations 2790.8/2790.9 for details.

- B. Is this project a conversion?..... ☐ Yes ☐ No

If YES, *submit* RE 639 and an Inspection Report pursuant to Health and Safety Code Section 17973(m), if applicable.

- 1) Has an HOA been formed?..... ☐ Yes ☐ No ☐ NA

If YES, *submit* the information requested under item 38 C 3) with the DBP.

If NO, *submit* with the DBP:

- a) Reserve Study
- b) Copies of utility bills for the past 12 months and Income and Expense Statement.

- C. Is this subdivision an existing Condominium, Planned Development, Stock Cooperative or Tenancy in Common that was built over 12 months ago?..... ☐ Yes ☐ No

- 1) Has an HOA been formed?..... ☐ Yes ☐ No ☐ NA

If YES, *submit* the information requested under item 38 C 3) with the DBP.

If NO, *submit* with the DBP:

- a) Reserve Study
- b) Copies of utility bills for the past 12 months and Income and Expense Statement.

Notes:

- Comprehensive reserve study including site inspection and pictures of the components is required under item 33 if a homeowners association is not yet formed.
- The reserve study must be current (no more than 24 months old) and prepared by a qualified, independent professional company.
- If a reserve component has been replaced or renovated after the reserve study has been completed then supporting documentation should be included in the Duplicate Budget Package.
- See the Operating Cost Manual for Homeowners Associations, SPRAG, and RE 624 Part I for details.

34. SUBSIDY/MAINTENANCE AGREEMENT [*Master File Item*] (*cc for DBP*)

- A. Will any of the costs of operating and maintaining common areas and providing common services be subsidized and/or maintained in any manner by the subdivider? ☐ Yes ☐ No

If YES, *check* applicable box(es)

- 1) Subsidy Agreement ☐
- 2) Maintenance Agreement ☐
- 3) Street Maintenance Agreement and Access Easement Deed ☐

Note: A recorded Access Easement Deed must be submitted prior to public report issuance. If the Street Maintenance Agreement will be recorded and provides access rights, a separate Access Easement Deed is not required.

- 4) Subsidy and Maintenance Agreement ☐
- 5) Other ☐ / Indicate type of Agreement _____

And *Submit* the following for each Agreement marked:

- a) Contract for Subsidy and/or Maintenance Agreement
- b) Security Instrument(s) (Not applicable if unmodified DRE form will be used **and** not required to submit Security Instrument for a cash deposit. Types of Security Instruments include bond, set-aside letter or letter of credit.)
- c) Security Agreement and Escrow Instructions (Not applicable if unmodified DRE form will be used).

Note: Use of any other forms other than DRE forms are subject to qualitative review. DRE forms are available for most security instruments, and related agreements and escrow instructions (For available forms, refer to RE 600 series forms on DRE's website www.dre.ca.gov.) The amount of security must be deemed acceptable by the DRE and evidence of compliance with Regulation 2792.10 must be demonstrated.

See SPRAG and Regulation 2792.10 for details.

35. CONTRACTS OBLIGATING HOMEOWNERS ASSOCIATION [Master File Item] (cc for DBP)

- A. Are there any existing or proposed contracts (including management arrangements) obligating the homeowners association *wherein the subdivider or his subsidiary is a party to the contract*? ☐ Yes ☐ No

If YES, *submit* a copy of each such contract.

36. USE OF COMMON AREA/ ASSOCIATION PROPERTY FOR SALES [Master File Item] (cc for DBP)

- A. Will any portion of the common area or association property be used by the subdivider to carry out the sales program subsequent to close of the first escrow? ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of the agreement to be entered into with the homeowners association.

37. PROPOSED HOMEOWNERS ASSOCIATION BUDGET(S) INCLUDING PROJECT INVENTORY (cc for DBP)

- A. *Submit* a copy of the proposed budget on RE 623 including project inventory and all worksheets. RE 684A, Certification (Reviewed Budget), may not be used if there have been (or will be) any changes to the previously reviewed budget, including changes as a result of any natural hazard area.

Note: See Part I, items XIII and XIV, Figures A and B; the Operating Cost Manual for Homeowners Associations; and SPRAG for details. The Operating Cost Manual and SPRAG are available free of charge on the DRE Web site, www.dre.ca.gov by clicking on the Publications tab. Use RE 350 to order a hard copy of the publications.

- B. Will there be a capital contribution or start-up fund requirement imposed on the homeowners? ☐ Yes ☐ No

- 1) If YES, provide the section numbers from the Deposit Receipt/Purchase Agreement/ Escrow Instructions, and if applicable, the Declaration.....

(section / page)

See SPRAG for details.

(section / page)

38. INFORMATION ON FUTURE PHASES [Master File Item 38 A/B] (cc for DBP)

- A. Is this a phased project with subsequent phases to be completed? ☐ Yes ☐ No

- 1) If YES, and this is a subsequent phase to an initial phase already filed, are there any changes from the original phase (such as subsidy arrangements, change in facilities, set up of the project or change in natural hazard areas)? ☐ Yes ☐ No ☐ NA

- a) If YES, *state* the changes.

- 2) If YES to 38A(1), *submit* a proposed homeowners association budget(s) for the project for each annexation that is planned to occur within the next two years. Use RE 623. Separately tab each budget as item 38A.

- B. If YES to A, does the map for this phase show proposed future phases? ☐ Yes ☐ No ☐ NA

If NO, *submit* a map of the entire project with proposed phases delineated.

C. Has a final public report on a previous phase(s) been issued?..... ☐ Yes ☐ No

1) If YES,

a) Has at least one escrow in phase one been closed for at least one year?..... ☐ Yes ☐ No

If YES, *submit* a statement from the Association or the management company showing the dollar amount of past due assessments, for the most recent time period available, including the dollar amount of the subdivider's past due assessments, if any.

b) Was the most recent budget review over 24 months ago or longer? ☐ Yes ☐ No

c) Has there been a change to the budget information previously reviewed by DRE? ☐ Yes ☐ No

2) If YES to either 38C(1)(b) or 38C(1)(c) above, *submit* Proposed Homeowners Association budget(s).

3) If YES to either 38(C)(1)(b) or 38(C)(1)(c) and 38(C)(1)(a) above, *submit* the following:

a) A copy of the Association's current financial statements (audited, if available) for the past two years or from start-up, whichever is less, balance sheet (less than 90 days old at the time of submittal) and a year-to-date statement (current year only).

b) A copy of the Association's current adopted budget.

c) A Reserve Study. [If a Reserve Study is not available, then provide a statement indicating the date of the 1st close of escrow per phase along with copy of the grant deed(s)]

d) A copy of the Assessment and Reserve Funding Disclosure Summary form pursuant to Civil Code Section 5570.

e) A copy of the Association's current reserve bank statement and operating bank statement.

4) State date (month and year) of the most recent DRE Budget Review. [Note: if uncertain, check the Maintenance and Operational Expenses section for the most recently issued final public report for this project.] _____ (Date)

5) Provide DRE File No. (if known) of the file containing the most recent DRE Budget Review. _____

Do you have a copy of the most recent DRE Review form, RE 660C issued by the Department? ☐ Yes ☐ No

If YES, *submit* a copy of the most recent RE 660C.

NOTE: See RE 624 Part I, the Operating Cost Manual for Homeowners Associations, and SPRAG for details.

*39. ESCROW INSTRUCTIONS

A. *Submit* a copy of escrow instructions, *completed in sample form*, to show the substance of a typical transaction. If a conditional public report is to be issued, include information from items 1(a) and 1(b) below **or** an additional copy of escrow instructions must be submitted containing additional provisions referred to in items 1(a) and 1(b). In addition to any other applicable provisions, escrow instructions must include the following:

- 1) Escrow instructions must provide for return of all purchase funds to non-defaulting buyers in the event escrows are not closed on a reasonable date, e.g., 3 months, 6 months, 9 months up to a maximum of one year, which amount of time must be specified in the instructions.
 - a) If a conditional public report will be issued, also provide for the return of the entire sum of money paid or advanced by the purchaser if a final subdivision public report has not been issued during the term of the conditional public report, or as extended, or the purchaser is dissatisfied with the final public report because of a change pursuant to Section 11012.
 - b) If a conditional public report will be issued, also provide that no escrow will close, funds will not be released from escrow, and the interest contracted for will not be conveyed until a current final public report for the subdivision is furnished to the purchaser.
 - 2) In addition, they shall provide that the escrow is not to be closed and funds are not to be released from impound until title has been conveyed to the purchaser of a lot, parcel or unit, free and clear of any blanket encumbrance [except for funds covered by any purchase money security posted pursuant to Section 11013.2(c), 11013.2(d), 11013.4(b) or 11013.4(f) of the Business and Professions Code].
 - 3) Escrow instructions must be signed with original signatures (not photocopies) of the escrow officer or his designee and the subdivider verifying that all escrow instructions will conform to the sample.
- B. Will the closing of the first sales escrow be conditioned in any way upon the sale of a stated percentage (presale; e.g., lender requirements, etc.) of the lots/units in this subdivision? ☐ Yes ☐ No

If YES, state: _____

Note: Condominium Conversions Only

- C. If the application is for a condominium conversion, the escrow instructions must provide that escrows will not close and funds are not to be released from impound until the prospective purchaser has acknowledged receipt of either 1) a statement listing all substantial defects or malfunctions or 2) a statement of disclaimer and the required rescission period has expired pursuant to Civil Code Section 1134. (Reference statement 1 or 2 but not both.)

40. CONVEYANCE OF COMMON AREA [§11018.5(d) and REGULATIONS 2792.15(a) and 2792.8(a)(3)]

- A. Will purchasers receive a fractional undivided interest in the common area?..... ☐ Yes ☐ No
- B. Will the common area be conveyed to the homeowners association in this filing/phase?... ☐ Yes ☐ No
- 1) If YES, submit *one* of the following three items: (check box)
- ☐ A recorded grant deed accompanied by evidence of lien-free title.
 - ☐ A trust agreement providing for conveyance to trust for the homeowners association.
 - ☐ A copy of the proforma grant deed conveying title to the homeowners association and irrevocable escrow instructions to be certified prior to public report issuance by both escrow officer and subdivider stating the following:
 - No escrow for the sale of a subdivision interest will close until conveyance of the common area to the Association has occurred, free of all liens and encumbrances, and

- A policy of title insurance *will* be issued showing title free and clear of all liens and encumbrances, including an endorsement against future liens if the statutory periods for mechanics' and materialmen's liens have not expired.

NOTE: An executed and notarized grant deed must be submitted prior to public report issuance. (A certified copy of an executed and notarized grant deed by the escrow officer is acceptable.)

- C. List lots/units/modules which ☐ *will be* ☐ *have been* conveyed to homeowners association in this filing.

41. REGULATION 2792.9 — ASSESSMENT GUARANTEES

Submit evidence of compliance with Regulation 2792.9 to assure subdivider's payment of assessments for maintenance and operational expenses. Indicate below how you will comply.

- A. I will comply with Regulation 2792.9(a)(1). ☐ Yes ☐ No

If YES, escrow instructions, item 39, must provide that the first 80% of all interests in the subdivision covered by the final public report have been sold (or leased if that is the marketing plan) and escrows will close simultaneously.

- B. I will comply with Regulation 2792.9(a)(2). ☐ Yes ☐ No

Submit proforma security agreement and escrow instructions as well as the proforma security device if using other than a cash deposit. (Not applicable if *unmodified* DRE forms will be used.)

- C. I will comply with Regulation 2792.9(a)(3). ☐ Yes ☐ No

If YES, *submit* the complete proposed alternative plan.

Note: DRE forms are available for security instruments and related agreement and escrow instructions. The amount of the security must be deemed acceptable by DRE.

*42. RE FORMS 616, 610, 648 [Master File Item]

- A. Are the management documents submitted with this application pre-approved under the master management document (MMD) system? ☐ Yes ☐ No ☐ NA

Note: Check NA if this is a subsequent phase for which the documents were approved as part of the phase one filing.

1) If NO, *submit* a completed RE 648.

2) If YES, comply with a, b and c below:

a) *submit* a completed RE 616B, and

b) *submit* a copy of RE 616C issued by DRE

c) *list* Master Management Document Number:..... MMD# _____

- B. Are the management documents submitted with this application pre-approved under the management document (MD) procedure (B&P code 11010.10)? ☐ Yes ☐ No ☐ NA

Note: Check NA if this is a subsequent phase for which the documents were approved as part of the phase one filing.

- 1) If NO, *submit* a completed RE 648.
- 2) If YES, comply with a, b and c below:

- a) *Submit* a completed RE 610B, and
- b) *Submit* a copy of RE 610A issued by DRE
- c) *List* Management Document acceptance number: MD# _____

Note: The submitted “master management documents” must be red-lined to show project-specific additions and/or deletions as well as revisions to comply with current statutes. See SPRAG for red-lining requirements.

Proposed master management documents or proposed management documents may not be submitted with an original filing with the intent of having them approved as MMD/s or MD/s. They must be submitted alone, separate from any public report application.

43. PREVIOUS MANAGEMENT DOCUMENTS

- A. Is this application for a subsequent phase/map of a phased/multiple-map project? ☐ Yes ☐ No
- B. If YES, has a previous filing been designated as a “master file”? ☐ Yes ☐ No ☐ NA
 - 1) If YES, have there been any changes or amendments to the previously-approved management documents subsequent to the issuance of the final public report? ☐ Yes ☐ No ☐ NA
 - a) If NO, it is not necessary to submit duplicates of recorded, previously-approved documents (enter “MF” in Part II for the appropriate items).
 - b) If YES, *submit* the amended pages of the previously-approved documents, red-lined to show changes.

*44. ARTICLES OF INCORPORATION OR ASSOCIATION [Master File Item]

- A. Is the homeowners association to be incorporated? ☐ Yes ☐ No

If YES, *submit* a copy of the proposed articles of incorporation.
- B. Will articles of association be used? ☐ Yes ☐ No

If YES, *submit* a copy of proposed articles of association.

*45. BYLAWS (CC FOR DBP) [Master File Item]

- A. Will bylaws be used? ☐ Yes ☐ No

If YES, *submit* a copy of the proposed bylaws.

*46. EXISTING COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) [Master File Item]

- A. Are there presently any recorded CC&Rs other than those master file items under item 43? ☐ Yes ☐ No

If YES, *submit* a copy of **all** existing restrictions bearing evidence of recordation.

***47. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) (cc for DBP)**
[Master File Item]

- A. *Submit* a copy of the CC&Rs to be used for this subdivision. **Do not record the CC&Rs until after DRE's review and acceptance of the proposed CC&Rs.**

Note: If this filing is to serve as a master file for a phased project, proposed declaration of annexation item 49 should be submitted for review with this filing.

48. SUBORDINATION

- A. Will lots/units be subject to any monetary encumbrance(s), recorded prior to the final recorded CC&Rs, that will remain on the subdivision after the closing of the first escrow? ☐ Yes ☐ No

If YES, *submit* proposed subordination document. See SPRAG for acceptable methods.

- B. If the subdivision covered by this application is a subsequent phase/map of a phased/multiple-map project, will lots/units be subject to any monetary encumbrance which was recorded prior to the declaration of annexation or any additional CC&Rs? ☐ Yes ☐ No

If YES, *submit* evidence of subordination to the declaration of annexation or to any additional CC&Rs.

***49. DECLARATION OF ANNEXATION/SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (cc for DBP)**

- A. If this is a subsequent phase of a phased project, will a Declaration of annexation or supplemental declaration of covenants, conditions & restrictions be utilized? ☐ Yes ☐ No ☐ NA

If YES, *submit* a copy of proposed document. (Refer to restrictions of record for annexation provisions, if any.)

50. DOCUMENTS TO BE FURNISHED

Note: See Section 11018.6 of the Business and Professions Code and Section 4525 of the Civil Code for an enumeration of the documents which must be given to the purchaser prior to the transfer of an interest.

Note: See Real Estate Commissioner's Regulation 2792.23 for a list of the documents which must be delivered to the homeowners association by the subdivider within the stated time period. (Refer to Section 11018.5 of the Business and Professions Code.)

- A. Will you give a copy of the DRE reviewed budget to each purchaser and to the homeowners association? ☐ Yes ☐ No
- B. Is this project a condominium? ☐ Yes ☐ No
- If YES, will each purchaser be provided with a copy of the condominium plan? ☐ Yes ☐ No ☐ NA
- C. Is this project a condominium conversion? ☐ Yes ☐ No
- If YES, will the homeowners association be provided with copies of contracts for construction and/or renovations affecting the common areas of the project? ☐ Yes ☐ No ☐ NA


51. DUPLICATE BUDGET PACKAGE


- A. *Submit* a duplicate budget package (DBP) as described and enumerated in Part I. All items must be tabbed. Or, if applicable, submit RE 684A, Certification (Reviewed Budget).

52.**CERTIFICATION**

I/We hereby certify under penalty of perjury that the information contained in Parts II and III of this form constitutes my/our Notice of Intention to sell or lease subdivision lands, and that the information, together with any documents submitted herewith are full, true, complete and correct; and that I/we am/are the owner(s) of the lots, units or parcels herein described, or will be the owner(s) at the time lots or parcels, improved or otherwise, are offered for sale or lease to the general public – or that I am the agent authorized by such person(s) to complete this statement.

- Note:**
- Certification signed outside the State of California must be acknowledged by a notary public.
 - Prior to signing, review all answers submitted. Errors or omissions must be corrected and initialed by the subdivider(s).
 - If the subdivider is a corporation, limited liability company (LLC), partnership, etc., the individual(s) signing the certification must stipulate the capacity (e.g., president, manager, general partner, etc.) of the signer and an authorization to sign (e.g., a corporate resolution, LLC statement, partnership statement, etc.) must be submitted. *[Master File Item]*
 - If an agent will be submitting documents to Department of Real Estate on behalf of the subdivider, the subdivider must provide written authorization to that effect. *[Master File Item]*

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

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