

**COMBINED NOTICE OF INTENTION
AND
REQUEST FOR FURTHER INFORMATION**

NOTE: PLEASE PROVIDE ANSWERS TO ALL QUESTIONS. FORM MUST BE TYPEWRITTEN AND COMPLETED IN ITS ENTIRETY.

TO THE REAL ESTATE COMMISSIONER OF THE STATE OF OREGON:

NOTIFICATION OF INTENT TO SELL OR LEASE LANDS WITHIN THE STATE OF _____ IS HEREBY SUBMITTED UNDER ORS 92.305 TO 92.495.

1. Name of subdivision or series partition as shown on plat or plan:

_____ located in _____ County,
consisting of _____ lots, parcels or interests.

2. Full name of subdivider, series partitioner or developer:

Business address _____ Phone _____
(Use street address not P.O. Box) ZIP

Residence address _____ Phone _____
(Use street address not P.O. Box) ZIP

3. Full name of owner of record: _____

Business address _____ Phone _____
(Use street address not P.O. Box) ZIP

Residence address _____ Phone _____
(Use street address not P.O. Box) ZIP

4. Full name of legally authorized agent: _____

Business address _____ Phone _____
(Use street address not P.O. Box) ZIP

5. List below names and address of all persons who will be actively engaged in selling or leasing lots, parcels or interests in the subdivision or series partition:

Name	Business address	Real Estate Licensee (Yes or No)
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. Is the owner, subdivider, series partitioner or developer or their agents going to advertise, sell or lease the proposed subdivision or series partition outside the State of Oregon:
___YES ___NO (Applicable only to subdivisions or series partitions located in the State of Oregon)

7. If the subdivider, series partitioner or developer is a corporation, partnership or other entity, state the names and the residence addresses of the officers and directors or the partners or the members:

8. If the owner of record of the subdivision or series partition is a corporation, partnership or other entity, state the names and the residence addresses of the officers and directors or the partners or the members:

9. State the name and address where the Public Report should be mailed:

Name _____
Address _____ Phone _____
(Use street address not P.O. Box)

10. Location of Sales Records: (In this space state the address in Oregon at which the sales records and Public Report receipt will be kept)

Name _____
Address _____ Phone _____
(Use street address not P.O. Box)

11. Enter a brief description of the land, including its legal description, and give the geographical location of the subdivision or series partition, including distances and directions to nearest towns:

12. If other than permanent residential use, what is the intended use of the subdivision or series partition:

13. Give a complete statement of the terms and conditions under which you intend to dispose of the land and of the provisions for the release of individual lots, parcels or interests being sold, from the terms and provisions of all encumbrances. Indicate if the interest will be sold on a cash or contract basis:

14. If any sales are to be made on land sale contracts, list the name and address of the escrow agent where arrangements have been made for placing of required documents and collection escrows pursuant to ORS 92.425 and OAR 30-015:

Name of escrow agent _____

Address _____ Phone _____

(Use street address not P.O. Box)

If collection escrows are required of a subdivider, series partitioner or developer, submit a copy of the written escrow instructions, a letter from the escrow company agreeing to participate and a complete "Authorization to Inspect Escrow Accounts" form along with this "Notice of Intention and Request for Further Information" application.

15. Is there a recorded plat: ____YES ____NO

16. Are there any restrictive covenants or any documents limiting the use or occupancy of lots, parcels or interests in the subdivision or series partition: ____YES ____NO

17. Have you met the requirements of local ordinances for review and approval of the subdivision or series partition: ____ YES ____ NO

18. State the name of local planning commission or governing body within whose jurisdiction your subdivision or series partition is located:

Name _____

Address _____ Phone _____

(Use street address not P.O. Box)

19. Describe what financing plan was used by you in purchasing this property for subdivision or series partition purposes. Are all encumbrances recorded? ____ YES NO (If secondary financing was used or provided for, give details).

20. Describe what financing has been used or will be used by you in providing the onsite improvements of individual lots, parcels or interests; (i.e. water, sewer, sidewalks grading, electricity, telephone, etc.)

21. Describe what financing has been used or will be used by you in constructing offsite improvements affecting construction of the subdivision or series partition as a whole: (i.e. streets, parks, storm sewers.)

22. Describe any other plan of financing or encumbrance that is not covered above in connection with the property:

23. TOPOGRAPHY

A. Describe the topography of the subdivision or series partition (i.e. level, rolling, hilly or rocky):

B. Does the elevation of the subdivision or series partition exceed 2,500 feet above sea level: ___YES ___NO

C. List all lots, parcels or interests cut by erosion: _____

D List all lots, parcels or interests containing fill or to be filled:

E. Give maximum depth of fill for each lot, parcel or interest in "D" above:

24. DRAINAGE

A. Are artificial drains or storm sewers to be installed: ___YES ___NO

B. Is subdivider, series partitioner or developer (indicate who) responsible for construction costs of all such drains or storm sewers that are to be installed? ___YES ___NO If "NO", explain fully:

C. Is the property subject to flooding? ___YES ___NO; If yes, is flood insurance obtainable for each lot, parcel or interest? ___YES ___NO

25. WATER SUPPLY

- A. Is a domestic water supply system now installed which will serve all lots, parcels or interests in the subdivision or series partition? ____YES ____NO
- B. If not, by what date will water service be available to the lot line of each lot, parcel or interest _____

- C. State whether water supply will be furnished by a municipality, water district, private water company, mutual water company, irrigation district or other supplier:

- D. Name and address of water supplier:
Name _____
Address _____ Phone _____
(Use street address not P.O. Box)
- E. Who will pay costs for installation of water to the lot line of each lot, parcel or interest: _____
- F. What costs, if any, will each lot, parcel or interest purchaser have to pay for service to his house (i.e. service connection fee)?

- G. If a mutual water company is to supply water, answer the following:
1. When was company formed? _____
 2. Does the owner of the property own shares of stock sufficient to supply each lot, parcel or interest? ____YES ____NO
 3. Are the owned shares appurtenant to land? ____YES ____NO
 4. What costs, if any, will a lot, parcel or interest purchaser have to pay for a share of stock? _____
 5. Has the water system been approved by the local health department? ____YES ____NO; and the state health division? ____YES ____NO

H. Will an association or other similar entity be formed for the purpose of construction and/or maintenance of the proposed water system? YES NO If "YES", explain fully:

I. What provision has the subdivider, series partitioner or developer made to assure an adequate quantity and purity of domestic water supply to serve all the lots, parcels or interests in the subdivision or series partition:

J. If a water system will not be provided by the subdivider, series partitioner or developer, will wells be necessary? YES NO

K. Who will pay for the cost of drilling of a well and installation of the water system?

26. SANITATION

A. Are public sewers now installed? YES NO

B. If not, will public sewers be installed? YES NO

C. Give the approximate date for completion of the sewer system:

D. Into what public sewer system will subdivision or series partition sewers discharge:

E. Who will pay the cost of installation of the sewer system to each lot line?

F. Are lots served by public sewers subject to a periodic service charge? YES NO; Are the lots subject to a connection fee? YES NO; Amount of connection fee?

G. Will an association or other similar entity be formed for the purpose of construction and/or maintenance of the proposed sewer system?

YES NO If "YES", explain fully: _____

- H. If public sewers are not to be installed, are cesspools or septic tanks or other approved systems to be used? ___YES ___NO
- I. Is the cost of a septic tank, or other system to be paid by the lot, parcel or interest purchaser? ___YES ___NO
- J. Have all lots, parcels or interests been approved for subsurface sewage disposal systems by the Department of Environmental Quality? ___YES ___NO

27. UTILITIES

A. Electricity

- 1. Is electric power service now available in the subdivision or series partition?
___YES ___NO
- 2. Is electric power service now available to each lot, parcel or interest?
___YES ___NO
- 3. If electric power service is not now available to the subdivision or series partition, does the subdivider, series partitioner or developer have a commitment from an electric power company to extend the facilities to the subdivision or series partition? ___YES ___NO
- 4. If electric and power service is not now available, where are pre- sent power facilities in relation to the subdivision or series partition?

- 5. If not now available to each lot, parcel or interest, by what date will electric power service be installed: _____
- 6. What costs will a lot, parcel or interest purchaser have to pay for extension of electric power facilities in order to receive service?

- 7. Give name, address and telephone number of company supplying electric power service:
Name _____
Address _____ Phone _____
(Use street address not P.O. Box)

B. Telephone

1. Is telephone service now available in the subdivision or series partition?
___ YES ___ NO
2. Is service now available for immediate installation to each lot, parcel or interest?
___ YES ___ NO
3. If telephone service is not now available to the subdivision or series partition, does the subdivider, series partitioner or developer have a commitment from a telephone company to extend facilities to the subdivision or series partition?
___ YES ___ NO
4. If not now available, where are present telephone facilities in relation to the subdivision or series partition?

5. If telephone service is not now available to each lot, parcel or interest, by what date will service be installed? _____
6. What costs will a lot, parcel or interest purchaser have to pay for extension of telephone facilities in order to receive telephone service?

7. Give name, address and telephone number of company supplying telephone service:

Name _____

Address _____ Phone _____
(Use street address not P.O. Box)

C. Gas

1. Is natural gas service now available in the subdivision or series partition?
___ YES ___ NO
2. Is gas service now available to each lot, parcel or interest? ___ YES ___ NO
3. If gas service is not now available to the subdivision or series partition, does the subdivider, series partitioner or developer have a commitment from a gas company to extend the facilities to the subdivision and series partition?
___ YES ___ NO
4. If gas service is not now available, where are present gas facilities in relation to the subdivision or series partition? _____

5. If not now available to each lot, parcel or interest, by what date will service be installed? _____
6. What costs will a lot, parcel or interest purchaser have to pay for extension of gas facilities in order to receive natural gas service? _____
7. Give name, address and telephone number of company supplying gas service:
 Name _____
 Address _____ Phone _____
 (Use street address not P.O. Box)

28. FIRE PROTECTION

- A. Is residential fire protection presently available to the subdivision or series partition? YES NO
- B. If not presently available, what provision will be made for residential fire protection to serve the subdivision or series partition? (Explain fully)

- C. Give name, address or telephone number of fire district, if any, serving the subdivision or series partition.
 Name _____
 Address _____ Phone _____
 (Use street address not P.O. Box)

29. PUBLIC TRANSPORTATION

- A. State what type of public transportation system presently offers service to, from and within the subdivision or series partition, if any:

- B. If public transportation is not available to, from and within the subdivision or series partition, state type, location and distance of any existing service from subdivision or series partition.

30. PUBLIC SCHOOLS

A. Elementary School

Give name, location and distance from furthest lot, parcel or interest in the subdivision or series partition:

B. Junior High School

Give name, location and distance from furthest lot, parcel or interest in the subdivision or series partition:

C. High School

Give name, location and distance from furthest lot, parcel or interest in the subdivision or series partition:

D. Does free public school bus service serve the subdivision or series partition for:

- 1. Elementary School YES NO
- 2. Junior High School YES NO
- 3. High School YES NO

31. SHOPPING, MEDICAL AND HOSPITAL FACILITIES

A. Give approximate distance or driving time to nearest community shopping center:

B. Give approximate distance or driving time to, and name of nearest community offering full shopping, medical and hospital facilities:

32. STREETS AND ROADS

A. Do streets or roads serve the subdivision or series partition? YES NO

B. If access to the subdivision or series partition is not by dedicated street or road, explain how purchasers will have legal access to the property.

C. Are streets within the subdivision or series partition now dedicated to the public?

YES NO

- D. If not, will they be dedicated to the public? YES NO
 - E. Has the appropriate local government accepted maintenance for them? YES NO; which local government? _____
 - F. If streets have not been accepted for maintenance, who will be responsible for providing maintenance? _____
 - G. Are streets within the subdivision or series partition now surfaced? YES NO; if not, will they be surfaces? YES NO
 - H. What type of surface upon completion? _____
 - I. Who will pay for surfacing? _____
 - J. When will construction of streets commence _____
 - K. When will construction of streets be completed? _____
 - L. If streets or roadways are private, who will be responsible for construction costs and maintenance? (Explain fully) _____
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W A R N I N G
 ANY PERSON WHO PROVIDES FALSE INFORMATION OR FAILS TO STATE MATERIAL FACTS PURSUANT TO ORS 92.345 TO OBTAIN A PUBLIC REPORT SHALL BE SUBJECT TO CIVIL PENALTIES AS PROVIDED IN ORS92.990 AND SUCH CONDUCT IS GROUNDS FOR WITHDRAWAL OF THE PUBLIC REPORT.

The above information is true and correct, as I verily believe.

Date _____

 Subdivider, series partitioner or developer's signature

 Subdivider, series partitioner or developer's signature