

PUBLIC OFFERING STATEMENT
OF

(SUBDIVISION NAME)

(COMPANY NAME)

(STREET ADDRESS)

(CITY/STATE/ZIP)

This Public Offering Statement is for information purposes only. The sub-divider is responsible for the accuracy and completeness of this statement. Home sites and/or business-use properties located at:

(City)

(State)

Units

Per Unit Price (1)

Minimum

Maximum

Give approximate size of offered lots and their intended use.

Example: One-half acre home sites.

Price of units offered in Utah. \$ _____ \$ _____

This subdivided land is offered for sale under a permit granted by the Division of Real Estate of the Department of Commerce of the State of Utah. This permit does not constitute a recommendation or endorsement as the Division has neither approved nor disapproved the merits of this offering.

Effective Date: _____

PUBLIC OFFERING STATEMENT

I. INTRODUCTORY STATEMENT

1. Set forth in a concise statement, a summary of the subdivision's history.

2. What experience does the sub-divider have in real estate development?

3. Briefly, what are the objectives of the sub-divider in developing this particular area?

4. If the sub-divider intends the use any type of promotional plan, a short but complete description of the plan is required.

II. TERMS OF THE OFFERING

1. What is the range in price of each type of unit or parcel of land offered?

Type of Parcel	Price
<hr/>	<hr/>
<hr/>	<hr/>

2. What are the different methods by which the land may be purchased?

3. The minimum down payment is _____% of the purchase price.

4. The annual interest rate is _____ %.
5. The minimum monthly payment ranges from \$_____ to \$_____ depending on the purchase price.
6. Does the purchaser have the right to prepayment? Yes No
7. What is the result of failure on the part of the purchaser to comply with the terms of the contract?

8. Are there any provisions for refunds? _____
9. What is the responsibility of the sub-divider to the purchaser when payment on the property is complete?

10. Is an exchange privilege provided by the sub-divider? _____
11. Is a resale market provided by the sub-divider? _____
12. Who is responsible for paying the recording fees, title insurance and other closing costs of the offering? _____

13. What are the terms of any protective release clauses that are provided for the protection of the purchasers?

14. How does the sub-divider propose to obtain release of the blanket encumbrances on the subdivided property?

15. If there is no provision for release clauses, what other legal steps have been taken to protect the purchaser in the event the sub-divider defaults on the blanket encumbrances?

16. What will be the disposition of the earnest money deposits made by the purchasers?

17. What steps will be taken to protect the earnest money deposits in the event that the sub-divider does not perform his obligations under the contract?

III. OFFERED PROPERTY

1. There are _____ types of units being offered to the public.

Type of Unit	Number of Units Available	Size-Square Ft. or Acres
a) _____	_____	_____
b) _____	_____	_____

2. Has the subdivision been platted? _____

If not, have the lots been staked and marked? _____

3. Briefly, what is the physical nature of the subdivided lands?

4. What is the distance in miles, by road, from the principal surrounding cities and towns?

5. What is the approximate size of the surrounding cities?

6. What is the prevailing climate for the area? _____

7. What are the material features of the subdivided lands and surrounding areas that could affect the use of the subdivision? Items to consider are such things as drainage, flood control and soil content which would require special foundation work. _____

IV. IMPROVEMENTS, UTILITIES AND OTHER SERVICES

1. Are there any completed roads, streets, curbs, gutters, sidewalks or other improvements present on the subdivided land? Yes No

a) If yes, identify and describe generally these completed improvements within the subdivision.

b) Who is responsible for the maintenance of these improvements and for their surface?

2. Are there any partially completed or proposed improvements scheduled for completion at some time in the future? _____

a) If so, when will they be built? _____

b) By whom will those improvements be completed? _____

c) Does the contract price include the cost of these improvements? Yes No

d) Who will be responsible for the maintenance of these improvements?

3. Can these improvements be constructed at the present time? Yes No

a) If not, give the reasons why they cannot be constructed or maintained presently.

4. Are there any performance bonds, or other similar assurances that the proposed improvements will be completed? Yes No

a) If there are, what are they?

5. Who will supply the electricity and gas to the lot owner at the property line?

a) If these services are not available at the property line, what is the estimated cost of bringing them to the property? _____

b) If natural gas is not available, furnish estimate cost figures for installing bottled gas units capable of adequately heating a home on the property and other necessary charges.

6. Who is responsible for providing a sewage disposal system to the property line?

a) If the system is not available at the property line, what is the estimated cost of bringing the service to the property? _____

b) If septic tanks are to be used, what is their estimated cost? _____

c) Is a permit from the local authorities necessary in order to install a septic tank?

What is the cost of such a permit? _____

d) If a septic tank is to be used, indicate the minimum square footage necessary to comply with local ordinances.

7. Is culinary water presently available at the property line?

a) If water is to be supplied by individual wells or by other means of the ultimate owner, indicate the estimated cost. _____

Indicate probable depths required for a well. _____

Indicate the results of any tests establishing that a sufficient quantity of potable water is available. _____

b) Has the water been analyzed by local health authorities? Yes No

c) What were the results of these tests? _____

8. Is telephone service available to the property line? _____

a) Who is responsible for providing the telephone service? _____

b) If the purchaser is responsible, what is the estimated cost of providing service to the individual lots? _____

Include all installation costs that the purchaser will have to bear?.

9. Is television reception available to the lots without additional cost? Yes No

10. a) Is fire protection available for the lots? Yes No

If yes, who provides it and what is the cost to the purchaser? _____

b) Is police protection available for the lots? Yes No

If yes, who provides it and what is the cost to the purchaser? _____

c) Are garbage disposal services provided for the lots? Yes No

If yes, who provides it and what is the cost to the purchaser? _____

11. Where are the nearest elementary and secondary schools located? _____

a) Who will provide the transportation of the children to these schools? _____

12. Is any public transportation available to the purchasers of lots in this subdivision? Yes No

a) If yes, what is its nature? _____

13. Where are the nearest medical and dental facilities? _____

14. Where are the nearest shopping areas? _____

15. Are any common recreational facilities to be provided for the subdivision? Yes No

a) If yes, what is their nature? _____

16. What other recreational activities are available in the immediate area? _____

V. CONDITION OF TITLE, ENCUMBRANCES, DEEDS OF RESTRICTION, ZONING

1. How and when was the subdivision acquired by the sub-divider? _____

2. What is the current condition of the title to the land comprising the subdivision?

3. Are there any outstanding mortgages, liens, or other encumbrances which could affect the passage of title? Yes No

a) If yes, what are they specifically? _____

b) If yes, what are the material terms of any encumbrances upon the subdivision?

4. Are there any restrictions of record that could affect a purchaser's use of the unit or lot?
 Yes No

a) If yes, what are they? _____

5. Are there any zoning or other government regulations that could affect the purchaser's use of the property? Yes No

a) If yes, what are they? _____

VI. TAXES AND SPECIAL ASSESSMENTS

1. What is the real estate tax rate for the current year? _____
a) Who is to pay such taxes? _____
2. Are there any special assessments which the purchaser would have to pay on the property?
 Yes No
a) If yes, what are they? _____

3. Are there any membership fees, assessments, or dues which a lot owner would have to pay as a condition to become an owner of a lot or unit within the subdivision? Yes No
a) If yes, what are they? _____

VII. THE COMPANY

1. In what year was the sub-divider organized? _____
2. What is the sub-divider's form of organization? _____
3. If a corporation, in what state was the sub-divider incorporated? _____
4. What is the location of the sub-divider's principle place of business? _____

a) Where, if any, are the branch offices located in Utah? _____

5. Does the sub-divider have any subdivision experience? Yes No
a) If yes, how extensive is that experience? _____

b) If yes, give a brief history of the registrant's business. _____

6. For information concerning the officers and directors of the registrant sub-divider, see Principal Data Sheet at the end of this form.

7. Are there any pending legal proceedings against the sub-divider which may affect the ability of the sub-divider to perform in accordance with the offering? Yes No
- a) If yes, specify the nature of the proceedings. _____
- _____

VIII. EXHIBITS, PROVIDED AT THE END OF THIS FORM

- (A) Overall map showing the subdivision and how to get to the subdivision from a nearby city or town.
- (B) A representative unit map showing all zoning requirements.
- (C) Schedule of prices and payment.
- (D) Copy of statements concerning zoning and either an attorney's opinion that the subdivision will not violate local law or an approved and recorded plat.

RECEIPT OF OFFERING STATEMENT

(To Be Placed Behind the Exhibits)

The undersigned hereby acknowledges receipt of a copy of the above and foregoing offering statement for:

(Name of subdivision)

(Name) (Address)

RECESSION RIGHTS

UTAH CODE ANNOTATED SECTION 57-11-5 (1953, AS AMENDED) PROVIDES: YOU HAVE THE OPTION TO CANCEL YOUR PURCHASE CONTRACT OR AGREEMENT OF DISPOSITION BY NOTICE TO THE SELLER UNTIL MIDNIGHT OF THE FIFTH CALENDAR DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT. WRITTEN NOTICE OF CANCELLATION MUST BE PERSONALLY DELIVERED OR SENT BY CERTIFIED MAIL, POSTMARKED BY MIDNIGHT OF THE FIFTH CALENDAR DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT.

I hereby acknowledge that I have read and understand the above provisions.

(Name) (Address)

(Date)

I hereby certify that this receipt shall be kept by the sub-divider/owner at his principal place of business in the State of Utah, or the state wherein the timeshare development is offered, for two (2) years from the above date or the term of the contract, whichever is longer.

(Agent) (Sub-divider/Owner)

(Authorized by Utah Code Annotated, Section 57-11-5 (1953, as amended))