

OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION AND ANTITRUST BUREAU
33 CAPITOL STREET
CONCORD, NEW HAMPSHIRE 03301

ANNUAL REPORT FOR SUBDIVISION

FOR THE PERIOD _____ THROUGH _____

File Number:

Subdivision:

Location:

Date of Original Registration:

Subdivider (Registrant):

Address:

Authorized Agent of Subdivider Preparing this Report:

Address:

Tel. No.:

Have all the improvements in this subdivision been completed and all of the lots, parcels, units or interests been disposed of by the subdivider?

Yes _____ No _____

If yes, no further information need be submitted. You must complete, however, the affidavit on page 11.

*** PLEASE NOTE: THIS REPORT MUST BE RETURNED TO THE BUREAU **BY APRIL 1** EACH YEAR UNTIL THE PROJECT IS SOLD OUT. IF ADDITIONAL SPACE IS NECESSARY IN PROVIDING COMPLETE ANSWERS, YOU SHOULD ATTACH SUPPLEMENTAL SHEETS.**

For Agency Use Only:

Date Annual Report Response Received: _____

SECTION I

Please respond to all questions. If any question is not applicable, please explain.

1. Are all filings required with the New Hampshire Secretary of State current?

Yes _____ No _____ If no, please explain.

2. Is there presently pending in any jurisdiction any litigation involving the subdivision which materially affects the owners of lots, parcels, unit or interests in the subdivision or prospective purchasers of such lots, parcels, units or interests?

Yes _____ No _____ If yes, please provide details.

3. Is there presently pending in any jurisdiction any litigation against the subdivider or any officer, director, principle of the subdivider which involves subdivided lands, the disposition thereof or any aspect of the land sales business?

Yes _____ No _____ If yes, please provide details.

4. For the period _____ through _____, has the subdivider, any officer, director, partner or principle of the subdivider, any stockholder owning more than ten percent of the outstanding shares of the subdivider, or any person whose interest in the subdivider exceeds ten percent:

(a) filed a petition in bankruptcy or been the subject of an involuntary petition in bankruptcy?

Yes _____ No _____ If yes, please provide details.

(b) been the subject of any cease and desist order, suspension order, revocation of registration, or any disciplinary action by any governmental body or agency in any jurisdiction in connection with the disposition of land or any aspect of the land sales or real estate business?

Yes _____ No _____ If yes, please provide details.

(c) been indicted and/or convicted, in any jurisdiction, of a crime involving land dispositions or any aspect of the land sales business or of any crime involving fraud, deception, false pretenses, misrepresentation, false advertising, or dishonest dealings in real estate transactions?

Yes _____ No _____ If yes, please provide details.

5. Does the subdivider now own or has the subdivider purchased or obtained an option on any additional acreage contiguous to this subdivision?

Yes _____ No _____ If yes, please provide details as to the subdivider's plans for such additional acreage.

6. Are there unrecorded instruments known to the subdivider which, if recorded, would affect the condition of title to the registered property?

Yes _____ No _____ If yes, please provide details.

7. Have there been any liens or encumbrances filed or recorded against the subdivision during the period from _____ through _____?

Yes _____ No _____ If yes, please provide details.

8 (a). Has there been any material change in the plan of disposition or development of the subdivision since the date of your last application or last annual report?

Yes _____ No _____ If yes, please provide details.

(b). Is any such material change contemplated?

Yes _____ No _____ If yes, please provide details.

9. Other than the sales of individual lots, parcels, units or interests in the ordinary course of business, has there been any change in the ownership of the subdivision during the period _____ through _____?

Yes _____ No _____ If yes, please provide details.

10. If the subdivider, any officer, director or principle of the subdivider, any stockholder owning more than ten percent of the outstanding shares of the subdivider, or any person whose interest in the subdivider exceeds ten percent involved with the development, promotion or sale of any other subdivision or development located in New Hampshire?

Yes _____ No _____ If yes, please identify such subdivision or developments.

11. Is the narrative description of the promotional plan set forth in the effective Department of Housing and Urban Development (HUD) Statement of Record or most recent application for registration current?

Yes _____ No _____ If no, please provide details.

12. Have there been any changes in the instruments of disposition being used during the period through _____, other than those submitted to the Bureau with the application for registration?

Yes _____ No _____ If yes, please provide details.

13. Have there been any changes in the Public Offering Statement or HUD Property Report during the period _____ through _____, other than those submitted to the Bureau with the applications for registration?

Yes _____ No _____ If yes, attach a copy of the revised statement or report.

14. Is there a property owners' association?

Yes _____ No _____ If yes, please respond to (a) – (c) below:

(a) Have there been any changes in the articles and/or bylaws of the association during the period _____ through _____?

Yes _____ No _____ If yes, explain and submit a copy of the amended instruments.

(b) Has there been any change in the control of the property owners' association or in the dues charged by the association during the period _____ through _____?

Yes _____ No _____ If yes, explain.

(c) Identify the names and addresses of the current officers of the unit owners' association, if control has passed to the unit owners.

15. Have any amendments to the Statement of Record been filed with the Department of Housing and Urban Development, Office of Interstate Land Sales Registration during period _____ through _____?

Yes _____ No _____ If yes, attach copies of the amendments.

16. (a) Number of registered lots, parcels, units or interests? _____

(b) Number of lots, parcels, units or interests that remain unsold? _____

SECTION II

Mortgages

(If there is more than one mortgage encumbering the subdivision, please attach separate sheets for each mortgage).

1. Original amount of mortgage? _____
2. Name of mortgagee _____
Address of mortgagee _____
3. Unpaid balance \$ _____
4. Priority of mortgage (i.e. first, second, etc.) _____
5. Payments current? Yes _____ No _____
If no, date of last payment _____
6. Scheduled pay-off date _____
7. Are there provisions for the partial releases with respect to individual lots, parcels, units or interests? Yes _____ No _____
8. Release fees _____
9. Have there been any amendments to or changes in the mortgage since the subdivision was registered? Yes _____ No _____
If yes, has the statement of record or application for registration been amended?
Yes _____ No _____
Explain any changes or amendments. Submit details on a separate attachment.
10. Provide details regarding any anticipated foreclosure proceedings by the mortgagee.

SECTION III

Identification of Officers, Directors, Stockholders, Holders of Beneficial Interests, Etc.

1. Please list the current directors, president, vice-president, treasurer, and clerk of the subdivider.

<u>Name</u>	<u>Title</u>	<u>Address</u>
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2. If the subdivider is a closely held corporation, partnership, joint stock company, trust or sold proprietorship, list the name, address, and principle occupation of each trustee, stockholder, partner, or person having any beneficial interests therein.

<u>Name</u>	<u>Address</u>	<u>Principle Occupation</u>
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3. If the subdivider is a subsidiary corporation, list the name, address, and principle occupation of each stockholder or person having a beneficial interest therein, and the name, address and principle occupation of each stockholder owning more than ten percent of the shares outstanding in the corporation or corporations to which it is subsidiary.

<u>Name</u>	<u>Address</u>	<u>Principle Occupation</u>
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4. Is there presently pending, or has there been since the date of the subdivider's application or the last annual report, any action (including, but not limited to, audits, investigations, administrative conferences or proceedings, or court action) by any governmental authority – local, state or federal – which: (a) concerns any form of tax liability or potential tax liability of the subdivider or any officer director or principle of the subdivider; and (b) could materially affect the owners of lots, parcels, units or interests in the subdivision or prospective purchasers of such lots, parcels, units or interests?

Yes _____ No _____

If yes, please explain in detail the nature of the action, its present status; the governmental authority involved; the tax liability claimed or at issue; and the potential effects of the action on owners or prospective purchasers of lots, parcels, units or interests in the subdivision.

SECTION IV.

Taxes

1. Who is responsible for paying real estate taxes on the subdivision?

2. As of _____, have all real estate taxes on the subdivision which have been billed by the city or town in which the condominium is located been paid?

Yes _____ no _____

3. Are there any tax liens or other liens recorded against the subdivision?

Yes _____ no _____. If yes, explain.

4. Is there now pending, or has there been since the date of the subdivider's application or last annual report, any action (including, but not limited to audits, investigations, administrative conferences or proceedings, or court action) by any governmental authority – local, state or federal – which: (a) concerns any form of tax liability or potential tax liability of the subdivider or any officer, director or principal of the subdivider; and (b) could materially affect the owners of interests in the condominium units or prospective purchasers of interests in the subdivision?

Yes _____ no _____

If yes, please explain in detail the nature of the action, its present status; the governmental authority involved; the tax liability claimed or at issue; and the potential effects of the action on owners of interests in the subdivision or prospective purchasers of interests in the subdivision.

SECTION V

Improvements, Amenities

1. What improvements and amenities has the developer promised to purchasers? (List improvements, amenities and cost and construction data on schedule below.)

<u>Description</u>	<u>Total Cost to Complete</u>	<u>Percent Completed</u>	<u>Remaining Cost to complete</u>	<u>* Promised Completion Date</u>
Paved Streets	_____	_____	_____	_____
Graded Roads	_____	_____	_____	_____
Water System	_____	_____	_____	_____
Sewerage System	_____	_____	_____	_____
Drainage	_____	_____	_____	_____
Sidewalks, Curbs	_____	_____	_____	_____
Electrical Supply	_____	_____	_____	_____
Gas Supply	_____	_____	_____	_____
Telephone Service	_____	_____	_____	_____
Amenities/Recreational Facilities	_____	_____	_____	_____
Building/Units	_____	_____	_____	_____
Other	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

2. Is the construction of all promised improvements and amenities on or ahead of schedule?
Yes _____ No _____ If no, explain why.

* If improvements have not been completed on the promised completion date, please explain the reason(s). Also, describe the work required to complete the improvements and the projected date of completion.

AFFIDAVIT

State of

County of

I, _____, swear that the answers and statements in the foregoing Annual Report have been made by me as the authorized agent of the subdivider, that the same are true, and that I have not omitted any material facts touching upon the matters contained in said Annual Report.

Signature of Authorized Agent of Subdivider

Subscribed and sworn to before me in _____ County, in the State of _____, by _____, who personally appeared before me this _____ day of _____, 20_____.

Justice of the Peace/Notary Public

My Commission Expires:

Seal