

IRREVOCABLE STANDBY LETTER OF CREDIT
[Reg. 2812.4]

RE 643Q (New 2/00)

TO — "BENEFICIARY ESCROW"

NAME OF ESCROW-HOLDER	ESCROW NUMBER
ADDRESS, CITY, STATE, ZIP CODE	

FROM — "ISSUER BANK"

NAME OF ISSUER
ADDRESS, CITY, STATE, ZIP CODE

STANDBY LETTER OF CREDIT NUMBER	AMOUNT	EFFECTIVE DATE	EXPIRATION DATE
---------------------------------	--------	----------------	-----------------

SUBDIVIDER

NAME OF SUBDIVIDER
ADDRESS, CITY, STATE, ZIP CODE

ASSOCIATION

NAME OF OWNERS ASSOCIATION
ADDRESS, CITY, STATE, ZIP CODE

SUBDIVISION

NAME OF SUBDIVISION		
COUNTY	TYPE OF SUBDIVISION	BRE FILE NUMBER

We hereby establish our irrevocable Standby Letter of Credit in your favor available by payment on your draft(s) drawn at sight on Issuer Bank and presented to Issuer Bank at the address stated above. Drafts must be marked as drawn under the Standby Letter of Credit Number stated above, and be accompanied by this original of this Standby Letter of Credit and amendments, if any, and the beneficiary's statement, purportedly signed by one its officers, as follows:

"I certify that I am an officer of Beneficiary Escrow and that the amount of \$ _____ hereby drawn on Standby Letter of Credit # _____ effective _____ issued by _____ is drawn in compliance with escrow instructions to Beneficiary Escrow heretofore duly executed and delivered to Beneficiary Escrow, pursuant to the provisions of Section 2812.4 of Chapter 6, Title 10, California Code of Regulations, by Subdivider _____ and Association _____."

Special Conditions:

1. Partial drawings are permitted.
2. It is a condition of this Standby Letter of Credit that it shall be deemed to be automatically extended, without amendment, for a period of one year from the present or future expiration date hereof unless, sixty (60) days prior to any such date, we notify the Beneficiary Escrow in writing that we elect not to consider this letter of credit to be renewed

for an additional one year period. In this event you may draw on us by presenting your sight draft.

We engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Except so far as expressly stated, this credit is subject to the “Uniform Customs and Practice for Documentary Credits” (1993 Revision) International Chamber of Commerce (Publication No. 500).

Dated: _____

Name of Bank

Authorized Signature of Bank Official

Title of Person Signing

Address

City, State, & Zip Code