

# Amberglen DEVELOPMENT LAND

IN THE HEART OF WESTSIDE PORTLAND'S "SILICON FOREST"

19900 NW COMPTON DRIVE, HILLSBORO OR



**LAND FOR SALE**  
PLEASE CALL FOR DETAILS

2+ ACRES PRIME DEVELOPMENT LAND  
MULTIFAMILY, COMMERCIAL USES & MORE  
LOCATED NEAR MAJOR EMPLOYERS & RETAIL

**REAL ESTATE  
INVESTMENT GROUP**

2839 SW 2nd Avenue, Portland OR, 97201  
503.222.1655 - www.REIG.com

PLEASE  
CONTACT  
FOR DETAILS:

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Licensed in  
Oregon  
03.04.2019

Disclosure: Listing Agents have ownership interest in the selling entity and are licensed real estate brokers in the State of Oregon.

# Amberglen DEVELOPMENT LAND

## Table of Contents

<b>1</b>	COVER	<b>6</b>	PLANNED SITE LAYOUT
<b>2</b>	CONTENTS	<b>7</b>	DEMOGRAPHICS
<b>3</b>	INVESTMENT SUMMARY	<b>8</b>	REGIONAL MAP
<b>4</b>	AREA HIGHLIGHTS	<b>9</b>	PERMITTED USES
<b>5</b>	CLOSE-IN AERIAL	<b>10</b>	DEVELOPMENT STANDARDS
		<b>11-12</b>	OREGON DISCLOSURE

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## Offer Solicitation Process:

Offers should be presented in the form of a nonbinding letter of intent, spelling out the significant terms and conditions, including, but not limited to:

- (1) Asset pricing,
- (2) Due diligence and closing time frame,
- (3) Earnest money deposit,
- (4) A description of the debt/equity structure, and
- (5) Qualifications to close.

The purchase shall require all cash to be paid at closing. Offers and development plan should be delivered to the attention of Real Estate Investment Group.



# Amberglen DEVELOPMENT LAND

## LOT FOR SALE ON PORTLAND'S HIGH-TECH WEST SIDE

REAL ESTATE INVESTMENT GROUP is pleased to offer for sale this 2.089 - acre development site in the heart of the Amberglen area of Hillsboor, Oregon. The Amberglen Business park has been one of the most active sub markets within Hillsboro - which is one of the most active suburbs in the Portland Metro area. Known as the "Silicon Forest," Hillsboro features multiple Intel campuses with a total Oregon employment index of over 15,000 people as well as many other technology and design companies. Located part way between Intel's main Ronnler acre campus and Nike's World Headquarters the Amberglen Master Plan also hosts thousands of new housing units, a new A Loft Hotel and is adjacent to Whole Foods and the Streets of Tanasbourne - one of Portland's premier shopping destinations.

The property is in close proximity to the Quatama/205th Trimet Max Line as well as has convenient access to Hwy 26 - both which lead to Portland's city center. The Tanasbourne/Amberglen area has approximately 1.25 million square feet of existing commercial office space in addition to the retail and housing units - creating it's own vibrant community.



## Property Features

### SALE PRICE: MARKET

#### 2.089 ACRES DEVELOPMENT LAND

Approx. 90,983 Usable SF

#### UC-MU ZONING

Urban Center - Mixed-Use Urban Density

#### HIGHLY-DESIRABLE LOCATION

Adjacent to Major Employers and Retail Centers

#### PERMITTED USES:

- Multifamily, Senior Housing and Potential Townhomes
- Hotel Development
- Office Building
- Retail / Commercial
- Self Storage *(Subject to Design Standards)*

#### DEVELOPMENT STANDARDS:

- Minimum Density: 43 Units / Acre
- Minimum Height: 35'
- Maximum Height: 65'+ (Potential for Higher Height)

*Please See Full Development Standards on Page 10*



# Amberglen DEVELOPMENT LAND

BEAVERTON

TANASBOURNE TOWN CENTER  
NATIONAL-ANCHORED SHOPPING CENTER



STREETS OF TANASBOURNE  
NATIONAL-ANCHORED SHOPPING CENTER



Amberglen QUAD  
FUTURE DEVELOPMENT

Amberglen LAND  
2.089 ACRES

AMBERGLEN  
BUSINESS CENTER  
15,000+ EMPLOYEES



AMBERGLEN PARK

APARTMENT DEVELOPMENT  
FUTURE CONSTRUCTION



Lot Delineations are Approximate and are for Illustrative Purposes.

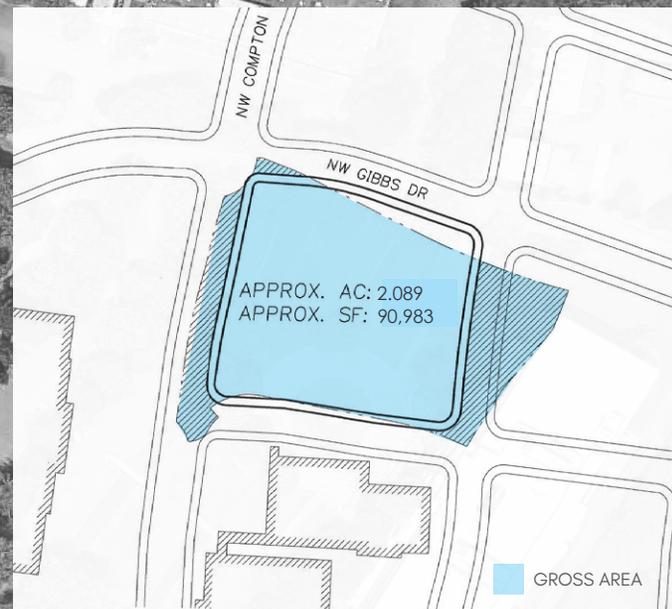
AREA HIGHLIGHTS

PAGE 4

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

# Amberglen DEVELOPMENT LAND

Bordered on the north side by the new Amberglen Quad planned development, to the south by Velapoint Insurance, to the west by Amberglen Business Center and diagonally adjacent to the beautiful Amberglen Park, the site offers 2.2 acres (95,900 SF) of net developable area.

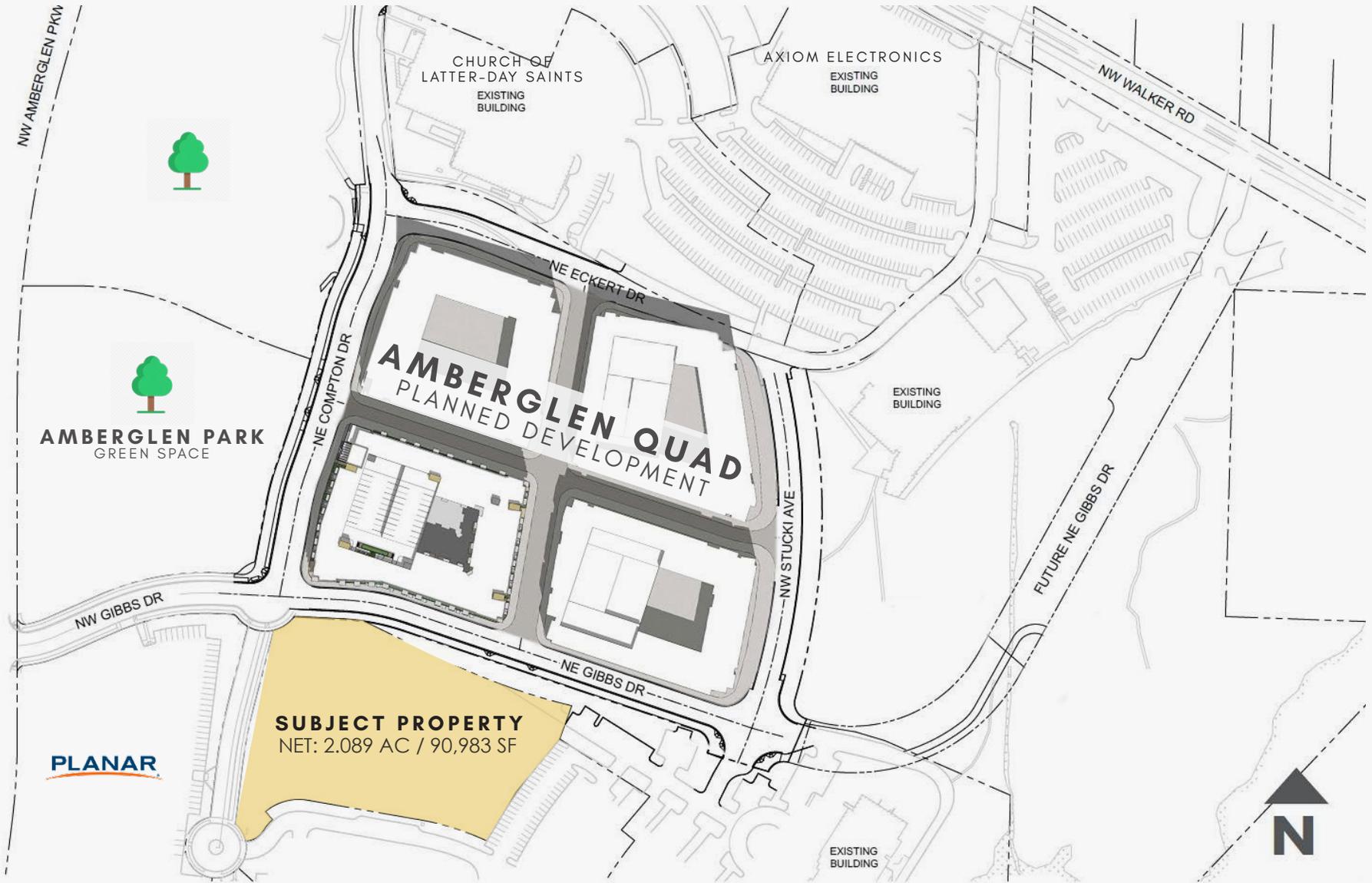


The offering is comprised of one (1) contiguous tax lot (parcel # 1N236BD00900) at the intersection of NW Compton Drive and NW Gibbs Drive. The lot features excellent location within Amberglen Business Center and is adjacent to existing/future multifamily developments.

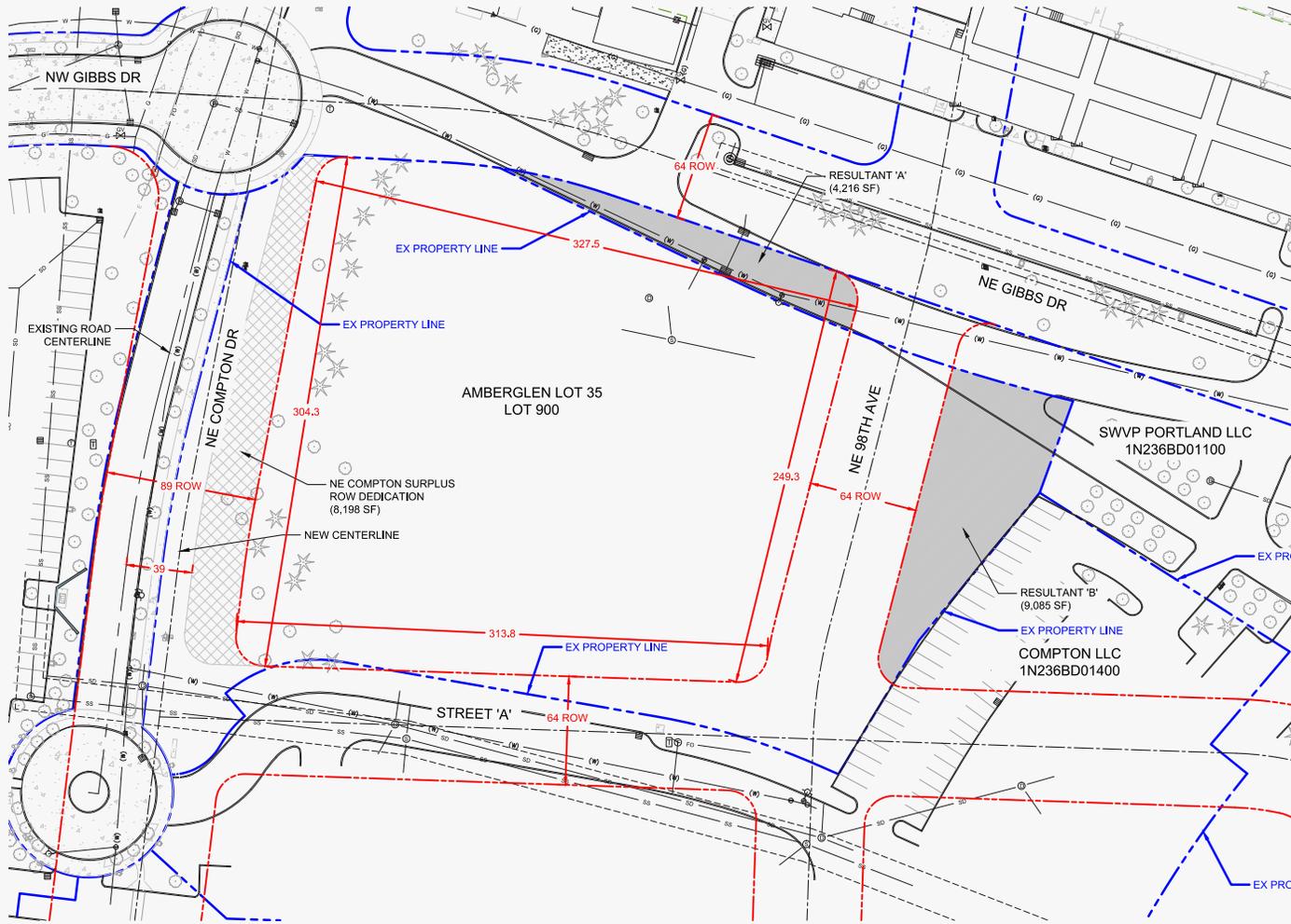
*Lot Delineations are Approximate and are for Illustrative Purposes.*

## SUBJECT PROPERTY CLOSE-IN

# Amberglen DEVELOPMENT LAND



# Amberglen DEVELOPMENT LAND



**DEVELOPMENT INFORMATION-**

SITE ADDRESS: 18900 NW COMPTON DRIVE  
HILLSBORO, OR 97006  
LOT NO: 900 (1N236BD00900)  
GROSS SITE AREA: 3.018 AC (131,453 SF)

**ROADWAY INFRASTRUCTURE-**

NW COMPTON DRIVE = 89' TOTAL ROW  
NW GIBBS DR = 64' TOTAL ROW  
NE 98TH AVE = 64' TOTAL ROW  
STREET 'A' = 64' TOTAL ROW

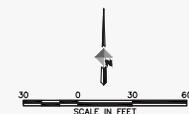
**PROPOSED INFORMATION-**

LOT 900 AFTER DEDICATION = 1.992 AC (86,767 SF)  
RESULTANT 'A' AREA = 0.097 AC (4,216 SF)  
RESULTANT 'B' AREA = 0.209 AC (9,085 SF)

**LOT 900 PLUS  
RESULTANT 'A' = 2.089 AC  
(90,983 SF)**

**LEGEND**

- EXISTING PROPERTY LINE
- FUTURE STREET ROW
- FUTURE ROW CENTERLINE
- RESULTANT AREAS
- NE COMPTON SURPLUS DEDICATION (8,198 SF)



REVISIONS		
REVI	DATE	DESCRIPTION

**DOWL**  
www.dowl.com  
720 SW Washington Street, #750  
Portland, Oregon 97205  
971-280-8641

TAI - AMBERGLEN LOT 35  
HILLSBORO, OREGON  
EXISTING CONDITIONS &  
FUTURE STREET ROW DEDICATION

PROJECT	14413.01
DATE	10/16/2017
SHEET	EX. A



# Amberglen DEVELOPMENT LAND

## Demographics

SNAPSHOT	RADIUS:	1 MILE	3 MILE	5 MILE	10 MILE
<b>Population</b>					
Estimated Population (2017)		25,010	142,012	295,437	657,336
Projected Population (2022)		27,418	155,503	323,351	717,641
Census Population (2010)		19,062	123,352	260,162	593,177
Census Population (2000)		14,722	98,173	212,956	505,782
Projected Annual Growth (2017-2022)		2,408 1.9%	13,491 1.9%	27,914 1.9%	60,306 1.8%
Historical Annual Growth (2010-2017)		5,948 4.5%	18,660 2.2%	35,275 1.9%	64,159 1.5%
Historical Annual Growth (2000-2010)		4,340 2.9%	25,179 2.6%	47,206 2.2%	87,394 1.7%
<b>Households</b>					
Estimated Households (2017)		11,095	54,777	110,111	265,519
Projected Households (2022)		11,962	58,818	118,219	285,079
Census Households (2010)		8,579	47,572	97,112	239,963
Census Households (2000)		6,779	37,486	79,648	204,044
<b>Average Household Income</b>					
Estimated Average Household Income (2017)		\$74,706	\$86,818	\$90,702	\$92,800
Projected Average Household Income (2022)		\$89,950	\$106,937	\$113,343	\$115,728
Census Average Household Income (2010)		\$60,044	\$71,420	\$74,636	\$75,758
Census Average Household Income (2000)		\$50,836	\$63,522	\$64,527	\$64,413
Projected Annual Change (2017-2022)		\$15,244 4.1%	\$20,119 4.6%	\$22,641 5.0%	\$22,928 4.9%
Historical Annual Change (2000-2017)		\$23,870 2.8%	\$23,296 2.2%	\$26,175 2.4%	\$28,387 2.6%
<b>Total Employees</b>					
Total Employees		11,031	64,033	103,450	378,130
Company Headquarter Businesses		2 0.2%	29 0.6%	47 0.5%	252 0.8%
Company Headquarter Employees		182 1.7%	8,574 13.4%	14,989 14.5%	53,705 14.2%
Employee Population per Business		12.6 to 1	14.0 to 1	11.7 to 1	11.7 to 1
Residential Population per Business		28.6 to 1	31.1 to 1	33.4 to 1	20.4 to 1
Adj. Daytime Demographics Age 16 Years or Over		17,079	100,335	179,455	558,518

### DATA HIGHLIGHTS

> 100,000 DAYTIME EMPLOYEES WITHIN 5 MILES

>140,000 ESTIMATED POPULATION WITHIN 3 MILES

(EST.) GROWTH OF >13,000 BY 2022 WITHIN 3 MILES

>54,000 HOUSEHOLDS IN 3-MILE TRADE AREA

SIGNIFICANT RISE IN HOUSEHOLD INCOME FORECASTED THROUGH 2022 IN 5 MILE RADIUS

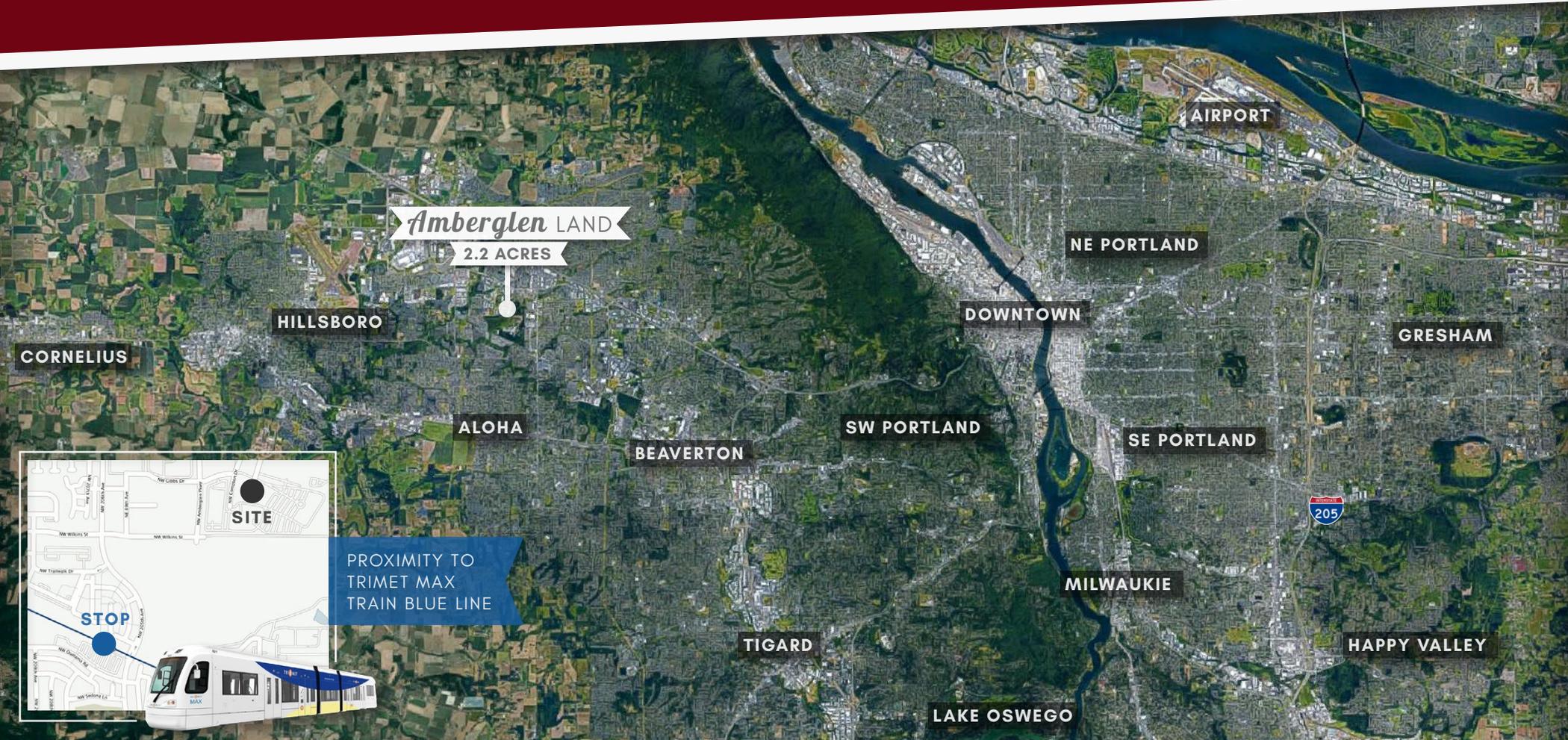
29 COMPANY HEADQUARTERS WITHIN 3 MILES

### TOP NEARBY EMPLOYERS

INTEL (RONLER ACRES, JONES FARM, HAWTHORN FARM), NIKE WORLD HEADQUARTERS, SALESFORCE, TEKTRONIX, GENENTECH, SYNOPSIS, MAXIM, ORACLE, EPSON, STANDARD INSURANCE, SOLARWORLD, KAISER PERMANENTE NORTHWEST

# Amberglen DEVELOPMENT LAND

Site accessibility is high due to the central location in west Portland's Hillsboro area, with easy commuter access to and from all zones of the greater Portland area, Vancouver as well as the many local employers and commercial establishments. The site's highly-developed surroundings in the Amberglen neighborhood increase walkability and dense transit access.



# Amberglen DEVELOPMENT LAND

## Permitted Uses

USAGE CATEGORY		ZONING DESIGNATION
<b>Use Categories in the UC-MU Zone</b>		
Use	Status	Clarifications
<b>Residential Use Categories</b>		
Household Living	P	See Housing Types Table 12.24.620-1.
Group Living	L/C	Permitted for persons with disabilities with Director's Interpretation of Reasonable Accommodation (see Subsection 12.80.050.B); all other Uses permitted with Conditional Use approval. Density calculated at 4 persons (excluding caregivers) equivalent to 1 dwelling unit.
Residential Service	P	Density calculated at 4 persons (excluding caregivers) equivalent to 1 dwelling unit.
Residential Business	P	
<b>Commercial Use Categories</b>		
Commercial Lodging	P	
Commercial Recreation	P/N	Indoor uses permitted; outdoor uses Not Permitted.
Commercial Parking	L/C	See limitations in Section <a href="#">12.24.650</a> .
Durable Goods Sales	L/C	No portion of the use to be located < 800 feet from a LRT or HCT station.
Eating and Drinking Establishments	P	
Educational Services	P	
Office	L	See limitations in Section <a href="#">12.24.650</a> .
Retail Products and Services	L	Uses to be located only on the first or second floors. Animal Service Facilities subject to additional regulations in Section <a href="#">12.24.110</a> .

Self-Service Storage	L	No portion of the use shall be located < 800 feet of a LRT or HCT station. Individual unit entrances shall not be located on any façade facing a public street, public park, or designated open space.
Vehicle Service and Repair	N	
<b>Industrial Use Categories - Only Uses Listed Below Permitted; All Other Uses Not Permitted</b>		
Industrial Service	L	See limitations in Section <a href="#">12.24.650</a> .
Manufacturing and Production	L	See limitations in Section <a href="#">12.24.650</a> .
<b>Institutional Use Categories</b>		
Colleges and Universities	C	
Community Services	P	
Detention Facilities	N	
Hospitals	C/L	Limited in size to 100 or less inpatient beds.
Major Assembly Facilities	L	Maximum facility size 50,000 sq. ft. GFA; subject to Special Use provisions in Section <a href="#">12.40.210</a> .
Schools	C	Subject to Special Use provisions in Section <a href="#">12.40.210</a> .
<b>Infrastructure and Utilities Use Categories</b>		
Aviation Facilities	N	
Parks and Open Space	C	
Public Safety Facilities	C	
Surface Alternative Transportation Facilities	P	
Telecommunications Facilities	C	Subject to Special Use provisions in Section <a href="#">12.40.240</a> .
Utility Facilities	L	With no equipment storage; subject to special use provisions in Section <a href="#">12.40.260</a> . No portion of the use to be located < 800 feet from a LRT or HCT station.



P - Primary Use    L - Limited Use    C - Conditional Use    N - Prohibited Use  
 Information contained in the above tables taken from the Hillsboro Municipal Code.  
 Please consult the full document at [this address](#).

PERMITTED USE DETAIL

PAGE 10

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# Amberglen DEVELOPMENT LAND

## Development Standards

USAGE CATEGORY		ZONING DESIGNATION	
Development Standards in the UC-MU Zone			
Standard	Requirement	Clarifications	
Minimum Lot Size	None	Subject to AmberGlen Plan District standards in Sections <a href="#">12.64.200</a> and <a href="#">12.64.800</a> as applicable.	
Maximum Lot Size	None		
Minimum Residential Density	43 du/na	See Subsection 12.24.030.G.4.	
Maximum Residential Density	None		
Minimum FAR	1.00	See Subsection 12.24.030.G.4.	
Maximum FAR	None		
Minimum Lot Dimensions	None	Lot dimensions subject to AmberGlen Plan District standards in Sections <a href="#">12.64.200</a> and <a href="#">12.64.800</a> as applicable.	
· Width (at front building plane)			
· Depth			50 feet
· Lot frontage			None
Minimum Setbacks*	None	Minimum setbacks subordinate to public utility easements and ORSC or OSSC requirements as applicable.	
· Front			
· Side and Rear	10 feet adjacent to an existing building; otherwise none		
Front Property Line Coverage*	75% of primary street frontage occupied by	Front setback area not occupied by building must contain landscaping or	
· Streets in Retail Focus Frontage areas			

and Park Streets	first 3 stories of front façade.	Usable Open Space.  Subject to AmberGlen Plan District standards in Sections <a href="#">12.64.600</a> and <a href="#">12.64.800</a> as applicable.
· All other streets	60% of primary street frontage occupied by first 3 stories of front façade.	
Maximum Setbacks*		Maximum setbacks subordinate to public utility easements and ORSC or OSSC requirements as applicable.
· Front	15 feet	
· Side and Rear	None	
Minimum Building Height*		Subject to AmberGlen Plan District standards in Section <a href="#">12.64.800</a> as applicable.
· Base Height	35 feet	
· Ground Story Height		
○ Streets in Retail Focus Frontage areas	13 feet	
○ All other Streets	10 feet	
Maximum Base Height*	65 feet	Subject to AmberGlen Plan District standards in Section <a href="#">12.64.800</a> as applicable.
Maximum Building Height	None	
Maximum Lot Coverage*		See Maximum Tower Lot Coverage in AmberGlen Plan District standards Subsection 12.64.830.C.
· First 90 feet	None	
· 105 feet and above	35%	
Minimum Usable Open Space	Varies	Subject to AmberGlen Plan District standards in Section <a href="#">12.64.800</a> as applicable.
Minimum Landscaping	Varies	Subject to AmberGlen Plan District standards in Section <a href="#">12.64.800</a> as applicable.



**OREGON REAL ESTATE INITIAL AGENCY  
DISCLOSURE PAMPHLET**  
OAR 863-015-215 (4)

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.*

**Real Estate Agency Relationships**

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

**Definition of "Confidential Information"**

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- b. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

**Duties and Responsibilities of Seller's Agent**

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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**OREF 042**  
Page 1 of 3



A seller's agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

**Duties and Responsibilities of Buyer's Agent**

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Page 2 of 3





Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

**Duties and Responsibilities of an Agent  
Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

***You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.***

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Page 3 of 3

