SUBDIVISION MAP TAX AND ASSESSMENT BOND

BOND NO. _____

TRACT/PARCEL MAP NO. _____

Whereas, _____, as the owner and subdivider of Final Map No. _____ intends to file a final subdivision map with the County Recorder; and

Whereas, the Subdivision Map Act requires the owner or subdivider to execute and file with the Clerk of the Board of Supervisors (hereinafter, Clerk) security for the payment of certain taxes and assessments as specified below before the final subdivision map may be recorded.

NOW, THEREFORE, _____, as Principal, and _____, as Surety, are held and firmly bound unto the County of San Diego, State of California, (hereinafter, County) in the penal sum of _____ dollars ($_____) for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, as follows:

The condition of this obligation is such that if the Principal shall pay, or cause to be paid, when due, all state, county, municipal, and local taxes and the current installment of principal and interest of all special assessments collected as taxes, which at the time the final map is recorded are a lien against the property, or any part thereof, but which are not yet payable, then this obligation shall become null and void. Otherwise, it shall remain in full force and effect. If the Principal allows the taxes and special assessments described above to become delinquent, Surety expressly agrees to pay the County of San Diego the principal sum of this security, or any portion thereof demanded, without proof of loss, upon written demand therefor by the Clerk. If the first installment of the taxes and special assessments remains unpaid as of the February 1 due date of the second installment, Surety expressly agrees to pay the County of San Diego the principal sum of this security, or any portion thereof demanded, without proof of loss, for the first installment, first installment penalties and second installment upon written demand therefore by the Clerk. The provisions of section 2845 of the Civil Code are not a condition precedent to the Surety's obligation hereunder and are hereby waived by the Surety. Surety warrants that it is authorized to act as a surety in the State of California.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

In witness whereof, the Principal and Surety have hereunto set their hands and seals this _____ day of _____, 20___.

Name of Principal

Street Address

City | State | Zip

Phone Number

Authorized Signature(s)

Name of Surety

Street Address

City | State | Zip

Phone Number

Authorized Signature (Attorney-in-Fact)

Note:

1. Attach acknowledgement of signature(s) of Principal and Surety's Attorney-in-Fact.
2. Signing individuals must be properly authorized in accordance with prior advice of this office.

References:

Gov. Code, §§ 66493, 66494 and 66499(a)(1)