

**Tax Collector's Office**  
 625 Court Street  
 Finance Building, Room 100  
 P. O. Box 631  
 Martinez, California 94553-0063  
 (925) 957-5280  
 (925) 957-2898 (FAX)

# Contra Costa County

**Russell V. Watts**  
 County Treasurer-Tax Collector

**Brice B. Bins**  
 Chief Deputy Treasurer-Tax Collector

**Lulis Lopez**  
 Assistant Tax Collector



Date: 7/21/2020

IF THIS TRACT IS NOT FILED PRIOR TO THE DATE TAXES ARE OPEN FOR COLLECTION (R&T CODE 2608) **THIS LETTER IS VOID.**

This will certify that I have examined the map of the proposed subdivision entitled:

<u>Tract / MS #</u>	<u>City</u>	<u>T.R.A.</u>
06-0008	Walnut Creek	98002
Parcel #: 182-150-044-2		

and have determined from the official tax records that there are no unpaid County taxes heretofore levied on the property included in the map.

The 2019-2020 tax lien has been paid in full. Our estimate of the 2020-2021 tax lien, which became a Lien on the **1st day of January, 2020** is :

**\$27,400.00**

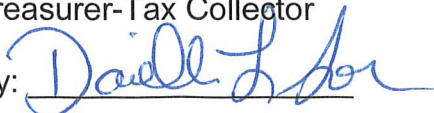
Our estimate for Supplementals taxes is:

**\$11,870.00**

This tract is not subject to a 1915 Act Bond.

The amount calculated is **void** 45 days from the date of this letter, unless this letter is accompanied with security approved by the Contra Costa County Tax Collector **Subdivision bond must be presented to the County Tax Collector for review and approval of adequacy of security prior to filing with the Clerk of the Board of Supervisors.**

RUSSEL V. WATTS  
 Treasurer-Tax Collector

By: 

# BOND FOR PAYMENT OF TAXES IN SUBDIVISION OF LAND

Executed in Duplicate

Bond No. 5290436  
Premium: \$785.00

## KNOW ALL MEN BY THESE PRESENTS

THAT WE, Montair Associates LLC as Principal(s),  
and SureTec Insurance Company as Surety, are held and  
firmly bound unto the County of Contra Costa County, State of California, in the penal sum of  
Thirty Nine Thousand Two Hundred Seventy Dollars  
(\$ \$39,270.00 ) for the payment of which sum, well and truly to be made, we bind ourselves, our  
heirs, executors, successors and assigns, jointly and severally, by these presents:

THE CONDITION of the above obligation is such that whereas, the owner(s) of a division of land  
representing a certain subdivision of real estate, to-wit:  
APN No.'s 182-150-044-2,  
Tentative Map No. 06-0008,  
intend(s) to file a map thereof with the Registrar-Recorder County Clerk's Office.

AND WHEREAS, the provisions of the State Codes require that this bond be filed with the Clerk of the  
Board of Supervisors of said County.

NOW THEREFORE, if the said principal(s) shall pay, or cause to be paid, when due, all taxes, and all  
special assessments collected like taxes, which at the time of filing said map, are a lien against such  
subdivision, or any part thereof, but not yet payable or for which a tax bill has not been prepared, then this  
obligation shall cease and be void, otherwise it shall remain in full force and effect until said taxes, which  
include amounts shown on the regular assessment roll and any supplemental roll, are paid in full,  
including any penalties and interest incurred. If legal action is required to recover under this bond, the  
protection afforded by it shall cover the payment of reasonable attorney's fees. 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.

IN WITNESS thereby, the PRINCIPAL and SURETY caused this bond to be executed on this date of  
July 23, 2020.

(Seal)

Principal: Montair Associates LLC

By: [Signature]

Surety: SureTec Insurance Company

Address: 2103 CityWest Boulevard, Suite 1300 Houston, TX 77042

By: [Signature]

Jonathan Russell, Attorney in Fact



DATE: 7/29/20  
BOND REVIEWED AND APPROVED  
CONTRA COSTA COUNTY  
TREASURER - TAX COLLECTOR  
BY: [Signature]

# SureTec Insurance Company

## LIMITED POWER OF ATTORNEY

**Know All Men by These Presents,** That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Jonathan Russell

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

**Principal:** Montair Associates LLC  
**Obligee:** Contra Costa County  
**Amount:** \$ 39,270.00

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

*Be it Resolved,* that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

*Attorney-in-Fact* may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

*Be it Resolved,* that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20<sup>th</sup> of April, 1999.)

**In Witness Whereof,** SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 6th day of April, A.D. 2017.

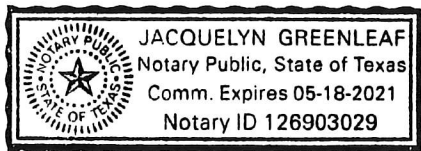


SURETEC INSURANCE COMPANY

By:   
John Knox, Jr., President

State of Texas                      ss:  
County of Harris

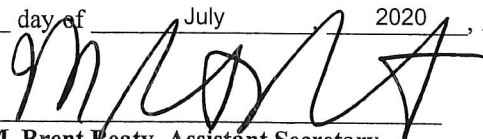
On this 6th day of April, A.D. 2017 before me personally came John Knox, Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



  
Jacquelyn Greenleaf, Notary Public  
My commission expires May 18, 2021

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 23rd day of July, 2020, A.D.

  
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.  
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of Sacramento }

On 7/23/20 before me, E. Johnson, Notary Public,  
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Jonathan Russell

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

### Description of Attached Document

Title or Type of Document: Bond for Payment of Taxes in Subdivision of Land

Document Date: 7/23/20

Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Jonathan Russell

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer is Representing:

SureTec Insurance Company

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

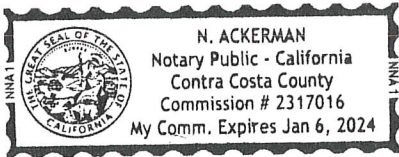
County of Contra Costa,

On July 24, 2020 before me, N. ACKERMAN, NOTARY PUBLIC, personally appeared  
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature N Ackerman  
Signature of Notary Public

Place Notary Seal Above

-----OPTIONAL-----

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title of Type of Document: Bond for Payment of Taxes in Subdivision of land  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_