

# SUBDIVISION TAX BOND

EXECUTED PURSUANT TO REQUIREMENTS FOR SECURITY UNDER THE CALIFORNIA LAW RELATING TO SUBDIVISIONS

Know all Men by These Presents:

That, Michael Lap Ping Hsu & Winnie Sau Kuen Lee as principal, and Jet Insurance Company, a corporation, duly organized and doing business under and by virtue of the laws of the State of North Carolina, and duly licensed for the purpose of making, guaranteeing or becoming sole surety upon bonds or undertaking required or authorized by the laws of the State of California, as Surety, are held and firmly bound unto the County of Contra Costa in the sum of Twenty-four Thousand Eight Hundred Ninety \$( \$24,890.00 )lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executor, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT,

WHEREAS, The owner(s) of a division of land representing a certain subdivision of real estate, to wit: Lot 119 Tract 2155 Map No. MS-23-00012 intend (s) to file a map thereof with the Recorder of Contra Costa County; and

WHEREAS, There are no liens against the subdivision or any part thereof for unpaid state, county, municipal or other local taxes or assessments collected as taxes except taxes or assessments not yet payable; and

WHEREAS, The provisions of the Government Code of the State of California require that this bond be filed with the Clerk of the Board of Supervisors of Contra Costa County prior to recordation of the tract/parcel map:

NOW, THEREFORE, If the above-bounden principal shall pay when due all taxes and assessments, which at the time of filing said map, are a lien against the subdivision, or any part thereof, but not yet payable then this obligation shall be null and void; otherwise to remain in full force and effect.

The obligation of the surety hereunder shall arise immediately upon the failure of the above-bounden principal to pay when due to the County of Contra Costa the aforesaid taxes and assessments and shall remain in full force and effect until said taxes and assessments, including any supplemental assessments, are paid in full including any penalties incurred. In respect to such obligation the surety waives the benefit of the provisions of Section 2845 of the Civil Code of California.

If legal action is required to recover under this bond, the protection afforded by it shall cover the payment of reasonable attorney fees.

Signed and sealed this bond, the protection afforded by it shall cover the payment of reasonable attorney fees.

Signed and sealed this March day of 3rd, 2026.

BOND NUMBER BX0082073

EFFECTIVE DATE 03/03/2026

This must be acknowledged

Before a Notary Public

Michael Lap Ping Hsu  
Principal

By [Signature]

By [Signature]

1497 Marjorie Avenue, Claremont, CA 91711

Address

(415) 271-9074

Telephone No.

Jet Insurance Company

Surety

6701 Carmel Rd Ste 250 Charlotte, NC 28226

Address of Surety

By [Signature]

David Gonsalves

Title Attorney in Fact



DATE: 3-13-2026

BOND REVIEWED AND APPROVED  
CONTRA COSTA COUNTY

TREASURER - TAX COLLECTOR

BY: [Signature]

### 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 nc  
County of Mecklenburg )

On 03/03/2026 before me, Sara C. Holt, Notary Public  
(insert name and title of the officer)

personally appeared David Gonsalves  
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 Sara C Holt  
Sara C. Holt

SARA C. HOLT  
Notary Public, North Carolina  
Mecklenburg County  
My Commission Expires  
September 11, 2027  
(Seal)

### 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.

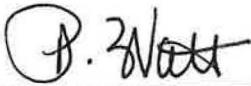
State of California  
County of Los Angeles )

On March 10, 2026 before me, P. Watt, Notary Public  
(insert name and title of the officer)

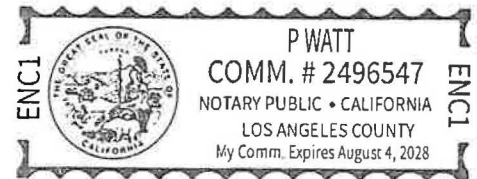
personally appeared Michael Lap Ping Hsu  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  are subscribed to the within instrument and acknowledged to me that  he/she/they executed the same in  his/her/their authorized capacity(ies), and that by  his/her/their 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 

(Seal)



# CALIFORNIA NOTARY 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 Los Angeles

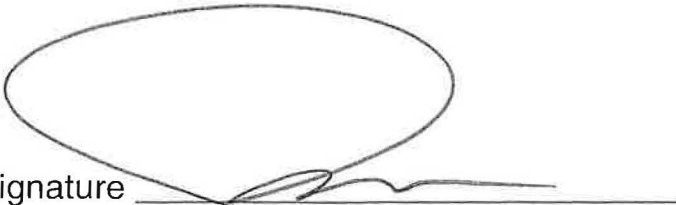
On MARCH 10<sup>TH</sup>, 2026 before me, Esther A. Marroquin /Notary Public,

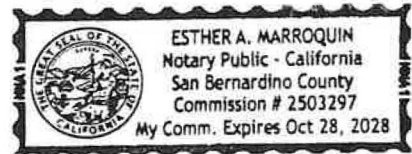
personally appeared WINNIE SAU KUEN LEE

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 



(Seal)

**JET INSURANCE COMPANY**  
**POWER OF ATTORNEY**

NOW ALL BY THESE PRESENTS: That **JET INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of North Carolina, having its principal office in Charlotte, North Carolina does hereby constitute and appoint

Name	Limit of Liability per Bond
David Gonsalves	\$24,890.00

its true and lawful Attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, provided that the liability of such shall not exceed the limit stated above.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **JET INSURANCE COMPANY** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of the following resolutions adopted by the Board of Directors of **JET INSURANCE COMPANY** by unanimous written consent dated August 03, 2018, of which the following is a true excerpt:

RESOLVED that the President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority to appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, attach the Seal of the Company thereto and deliver, bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke, at any time, any such Attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted by unanimous written consent dated August 3, 2018, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the Seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution on behalf of the Company and delivery of any bond, undertaking, contract of indemnity, recognizance and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **JET INSURANCE COMPANY** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 17<sup>th</sup> day of May, 2023.



**JET INSURANCE COMPANY**

**Spencer Silno, President**

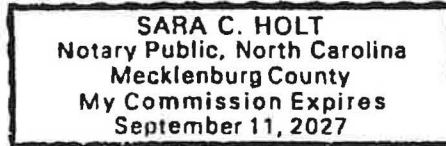
**Richard Popp, Secretary**

**STATE OF NORTH CAROLINA**  
**County of Mecklenburg**

On this 17th day of May, 2023 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of Jet Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.

Sara C. Holt  
Notary Public, State of North Carolina  
County of Mecklenburg  
My Commission Expires 09/11/2027

IN WITNESS WHEREOF, I have hereunto set my hand at Jet Insurance Company offices the day and year above written.



I, Richard Popp, Secretary of **JET INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **JET INSURANCE COMPANY**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 3rd day of March, 2026.



**Richard Popp, Secretary**