

INDEMNIFICATION AGREEMENT

This agreement is entered into this _____ day of December, 200____, between the Merced County Local Agency Formation Commission (hereinafter referred to as the "LAFCO") and _____ (hereinafter referred to as "Project Sponsor") for LAFCO Application Number _____

Whereas, (district/city) is the jurisdiction that adopted the resolution of application for this application; and

Whereas, Project Sponsor (name) proposes the (describe actions required) of the property into the (district/city), the boundary of which is identified in LAFCO Application No. _____ herein after referred to as" Project"; and

Whereas, the Project Sponsor's proposal will require the LAFCO to approve a (describe actions required) and make certain environmental determinations; and

Whereas, the Project Sponsor is willing to defend, indemnify and hold LAFCO harmless for said actions;

NOW, THEREFORE, it is agreed by the parties as follows:

If LAFCO approves the Project based on the application submitted by the Project Sponsor, Project Sponsor shall indemnify, defend and hold harmless, LAFCO, its officers, employees, agents and assigns from and against any and all claims, demands, liability, judgments, awards, interest, attorney fees, costs and expenses of whatsoever kind or nature, at any time arising, in connection with any legal challenges or appeals associated with such approval. Project Sponsor's liability for indemnity under this Agreement shall apply regardless of fault, to any acts or omissions, or negligent conduct, whether active or passive, on the part of Project Sponsor, LAFCO, its officers, employees, agents or assigns associated with the application review and approval of the Project and Project Sponsor shall at its expense defend any action, suit or proceeding arising hereunder and shall reimburse and pay LAFCO for loss, cost, damage or expense (including the cost of its attorneys) suffered by LAFCO hereunder.

In any litigation, arbitration or any other proceeding where LAFCO seeks to enforce the indemnification provisions set forth above, or seeks a declaration of rights and obligations pursuant to this provision, LAFCO shall be awarded reasonable attorney fees, together with any costs and expenses incurred to resolve the dispute and to enforce the provision, if LAFCO prevails.

The obligations of Project Sponsor under this Agreement are specifically associated with and shall run with the Property and shall be binding upon any transferees, assigns and successors in interest of Project Sponsor in the ownership of the Property.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed

as of the date and year above written.

_____ (“PROJECT APPLICANT”)

By: _____

Title: _____

Date: _____

APPROVED AS TO LEGAL FORM:

_____ Attorney

By: _____

MERCED COUNTY LOCAL AGENCY FORMATION COMMISSION (“LAFCO”)

By: _____

Title: _____

Date: _____

APPROVED AS TO LEGAL FORM:

LAFCO Counsel

By: _____