

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES, INC., A DELAWARE CORPORATION, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of Five Hundred Twenty Five Thousand Seven Hundred Seventy Five and no/100 - - - (\$525,775.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, Whereas, said Principal has entered into an Agreement with said Obligee, dated _____, in which said Principal agrees to construct certain designated public improvements indentified as Public water and sewer improvements and offsite storm drain and street improvements, is hereby referred to and made a part hereof, located at Ford Road, and said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, if the said Principal shall well and truly do and perform all the covenants, conditions and obligations of said agreement on its part to be done and performed at the time and in the manner specified therein, and shall indemnity and hold harmless the Obligee, its officers, agents and employees, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect. As part of the obligation secured hereby and in addition to the face amount specified, Surety agrees to pay reasonable costs, expenses and fees, including attorneys' fees incurred by the Obligee in successfully enforcing such obligation.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed hereunder or the specifications accompanying the same shall in no way affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement, or to the work, or to the specifications.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact this 25th day of February, 2026.

SHEA HOMES, INC., A DELAWARE CORPORATION
(Principal)

BERKLEY INSURANCE COMPANY
(Surety)

*See attached signature block

By: _____
APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

By: 
Edward C. Spector, Attorney-in-Fact

Date: 3/12/26

By: 
Aaron C. Harp, City Attorney 3.12.26 AF

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 Los Angeles)

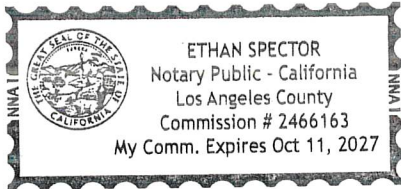
On FEB 25 2026 before me, Ethan Spector, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Edward C. Spector
Name(s) of Signer(s)

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 [Handwritten Signature]
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 or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

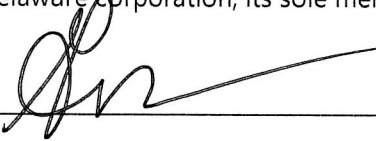
- Signer's Name
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Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

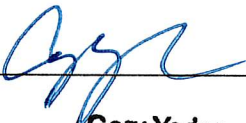
Bond Number: 0275639

Shea Homes, Inc.
a Delaware corporation, its sole member

By:  _____

Name: Gina Gordon
Authorized Agent

Title: _____

By:  _____

Name: Cory Yoder
Authorized Agent

Title: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange)

On March 5, 2026 before me, Bonnie MacEwan-Campbell, Notary Public
(insert name and title of the officer)

personally appeared ----- Gina Gordon and Cory Yoder ----- +
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 Bonnie MacEwan-Campbell (Seal)



LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES, INC., A DELAWARE CORPORATION as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of Five Hundred Twenty Five Thousand Seven Hundred Seventy Five and no/100 - - - (\$525,775.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, said Principal has entered into an agreement with said Obligee dated _____, 20__, in which said principal agrees to construct certain designated public improvements, identified as Public water and sewer improvements and offsite storm drain and street improvements at Ford Road, is hereby referred to and made a part hereof; and Whereas, under the terms of said agreement, the Principal is required to file a good and sufficient payment bond with the Obligee to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code. Now, therefore, the Principal and the undersigned as corporate Surety, are held firmly bound unto the Obligee and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the agreement and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the sum of Five Hundred Twenty Five Thousand Seven Hundred Seventy Five and no/100 - - - dollars (\$525,775.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the Obligee in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect. The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition. In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on February 25th, 2026.

SHEA HOMES, INC., A DELAWARE CORPORATION
(Principal)

*See attached signature block

By: _____

BERKLEY INSURANCE COMPANY
(Surety)

By: 
Edward C. Spector, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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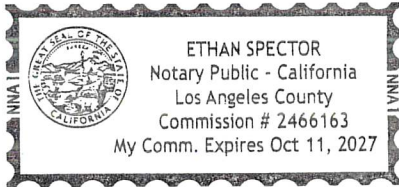
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Date Here Insert Name and Title of the Officer

Personally appeared Edward C. Spector
Name(s) of Signer(s)

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Signature of Notary Public

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


- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing


Bond Number: 0275639

Shea Homes, Inc.
a Delaware corporation, its sole member

By:  _____

Name: Gina Gordon
Authorized Agent

Title: _____

By:  _____

Name: Cory Yoder
Authorized Agent

Title: _____

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Date: 3/12/26

By:  _____
Aaron C. Harp, City Attorney


3.12.26
AG

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County of Orange)

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(insert name and title of the officer)

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subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
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paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



BOND NO.: 0275639M
PREMIUM: Included in the
Performance Bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we SHEA HOMES, INC., A DELAWARE CORPORATION, as Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing under the laws of the State of California and duly licensed to do business in the State of California, as Surety, are held and firmly bound unto the CITY OF NEWPORT BEACH, as Obligee in the penal sum of Fifty Two Thousand Five Hundred Seventy Seven and no/100 - - - (\$52,577.00) to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the obligee requires the Principal to furnish a bond conditioned to guarantee that said improvements shall be free of defects in workmanship and materials which may become apparent for a period of one (1) year following the date of acceptance of the improvements described as follows:

Ford Road. Public water and sewer improvements and offsite storm drain and street improvements.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, If the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the said period then this obligation shall be void, otherwise to remain in full force and effect.

SIGNED AND SEALED This 25th day of February, 2026.

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Date: 3/12/26

By: *José Montoya for*
Aaron C. Harp, City Attorney
3.12.26
AC

SHEA HOMES, INC., A DELAWARE CORPORATION

*see attached signature block

By _____

BERKLEY INSURANCE COMPANY

By *Edward C. Spector*
Edward C. Spector, Attorney-in-Fact

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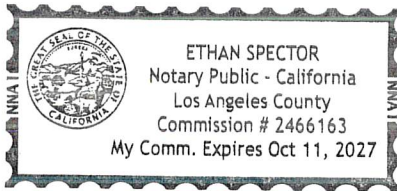
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Signer's Name _____

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

Signer Is Representing _____

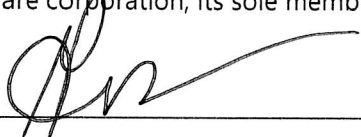
Signer's Name _____

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- Partner Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other _____

Signer Is Representing _____

Bond Number: 0275639M

Shea Homes, Inc.
a Delaware corporation, its sole member

By:  _____

Name: Gina Gordon
Authorized Agent

Title: _____

By:  _____

Name: Cory Yoder
Authorized Agent


Title: _____

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Signature  (Seal)

