Bond No. 0229155
Premium \$ 1,193.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>one hundred ninety eight thousand and eight hundred eighty eight</u> dollars (\$198,881), 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 <u>PUBLIC STREET IMPROVEMENTS</u>, is hereby referred to and made a part hereof, located at <u>TRACT 18135</u>, 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 vold; 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

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.

costs, expenses and fees, including attorneys' fees incurred by the Obligee in successfully enforcing such

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 17th day of

December		
	TED PARTNERSHIP, ITED PARTNERSHIP	BERKLEY INSURANCE COMPANY (Surety)
By: See Attache	ed Signature Block	By: ala
		Edward C. Spector , Attorney-in-Fact

obligation.

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: ___ Name:

John Thomas Authorized Agent

By: _____ Name:

Title:

Brooke Doi

Title:

Authorized Agent

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.

Tambing of their decembers.	
State of California County ofOrange	
On December 19, 2019 before me,	Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
subscribed to the within instrument and acknowledge.	vidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in y his/her/their signature(s) on the instrument the
	ne laws of the State of California that the foregoing
WITNESS my hand and official seal.	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Commission # 2239892 My Comm. Expires May 24, 2022

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.

County of Los Angeles	
On	_ before me, _Meghan Hanes, Notary Public, personally appeared
Edward C. Spector	
person(s) whose name(s) is/ar	e subscribed to the within instrument and acknowledged to me that
he/she/they executed the same	e in his/her/their authorized capacity(ies), and that by his/her/their
	the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument	

MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County

My Comm. Expires Mar. 12, 2023

State of California

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

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

	Attest:	Berkley Insurance Company
Seal)	Ву	By When the . Holden
	Ira'S. Lederman	Jeffrey M. Hafter
	Executive Vice President & Secretary	Senior Vice President
VARNING	G: THIS POWER INVALID IF NOT PRINTED O	N BLUE "BERKLEY" SECURITY PAPER.
ST	ATE OF CONNECTICUT)	
) ss:	
	DUNTY OF FAIRFIELD)	-4
worn to be	efore me, a Notary Public in the State of Connecticu	t, this 12" day of FUNE . 2019 by

Sworn to before me, a Notary Public in the State of Connecticut, this day of day of day of holds, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, Notary Public Connecticut

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APHIL 30, 2024

Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

day of

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 12 day of JUNE , 2019.

(Seal)

LABOR AND MATERIAL BOND

Premium: Included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>one hundred ninety eight thousand and eight hundred eighty eight</u> dollars (\$198,881), 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 STREET IMPROVEMENTS, 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 one hundred ninety eight thousand and eight hundred eighty eight dollars (\$198,881), 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 17th day 20 19.

of December

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP (Principal)

BERKLEY INSURANCE COMPANY (Surety)

By: See Attached Signature Block

Edward C. Spector , Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

Ву:

Name: Title:

John Thomas Authorized Agent

Name:

Brooke Doi

Title:

Authorized Agent

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.

validity of that accum	OTIC.			
State of California County ofOrar	nge	_)		
On December 19, 2	019 before m		acEwan-Campbe	II, Notary Public
personally appeared	John Thon	nas and Brook	æ Doi	
who proved to me on the subscribed to the within his/her/their authorized person(s), or the entity	e basis of satisfactory instrument and ackn capacity(ies), and tha	/ evidence to b owledged to m It by his/her/the	e the person(s) we that he/she/theyeir signature(s) on	hose name(s) is/are y executed the same ir the instrument the
I certify under PENALTY paragraph is true and co		r the laws of th	ne State of Califor	rnia that the foregoing
WITNESS my hand and	l official seal.		I WAA!	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County
Signature Soul	lacEva Ca	(Sea		Commission # 2239892 dy Comm. Expires May 24, 2022

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	
person(s) whose name(s) is/e he/she/they-executed the sam	before me, <u>Meghan Hanes</u> , <u>Notary Public</u> , personally appeared who proved to me on the basis of satisfactory evidence to be the erre subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	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.
MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County My Comm. Expires Mar. 12, 2023	Signature of Notary Public

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

	,	
	Attest:	Berkley Insurance Company
(Seal)	ByIra S. Lederman	By Jeffrey M. Hafter
	Executive Vice President & Secretary	Senior Vice President
WARN	ING: THIS POWER INVALID IF NOT PRINTED ON	BLUE "BERKLEY" SECURITY PAPER.
	STATE OF CONNECTICUT)	
) ss:	
	COUNTY OF FAIRFIELD)	
Sworn t	to before me, a Notary Public in the State of Connecticut, t	his 12 day of 3016, 2019, by Ira S. Lederman Vice President, and the Senior Vice President.
did Juli	icy in mater who are sworn to me to be the Executive	the riesticingally secretary, and the senior vice President.

MARIA C RUNDRAKEN NOTARY PUBLIC CONNECTICUT IY COMMISSION EXPIRES

APHIL 30, 2024

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this ____

corporate seal hereunto affixed this 12 day of JUNE

respectively, of Berkley Insurance Company.

Vincent P Forte

Notary Public, State of Connecticut

BOND NO.: 0229155M

PREMIUM: Included in Performance Bond

SHEA HOMES LIMITED PARTNERSHIP,

WARRANTY BOND

KNOW ALL MEN BY THESE PRESEN	NTS, That we <u>a california limited partnership</u> , as
Principal, andBERKLEY INSURANCE COMPANY	, a corporation organized, existing under
the laws of the State of	and duly licensed to do business in the
State of <u>CA</u> , as Surety, are held a	and firmly bound unto theCITY OF NEWPORT BEACH
, as Obligee in the penal sum of Ninete	een Thousand Eight Hundred Eighty-Eight and 10/100 Dollars (\$19,888.10) to
which payment well and truly to be mad	le we do bind ourselves, our and each of our heirs,
executors, administrators, successors and	d assigns jointly and severally, firmly by these
presents.	
	pal to furnish a bond conditioned to guarantee that
	n workmanship and materials which may become
	ing the date of acceptance of the improvements
described as follows:	
PUBLIC STREET I	IMPROVEMENTS, TRACT 18135
NOW THEDEFORE THE CONDITION	NOT THE ODI ICATION IS SUCH that 16th.
Principal shall indemnify the Obligee for all	N OF THIS OBLIGATION IS SUCH that, If the loss that the Obligee may sustain by reason of any
defective materials or workmanship which b	become apparent during the said period then this
obligation shall be void, otherwise to remain	
oongavon shan oo void, omerwise to feman	in fun force and effect.
SIGNED AND SEALED This _ ^{17th} _ day o	f December , 20 19 .
· · · · · · · · · · · · · · · · · · ·	
	SHEA HOMES LIMITED PARTNERSHIP, (Principal)A CALIFORNIA LIMITED PARTNERSHIP
	_
	By See Attached Signature Block
	BERKLEY INSURANCE COMPANY
	(Surety)
	By W.C.
Edward C	Spector Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: ____ Name: ____ Title:

John Thomas Authorized Agent

Ву:

Name:

Title:

Brooke Doi

Authorized Agent

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California	
County ofLos Angeles	
he/she/they executed the sam	before me, Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
MEGHAN HANES COMM. #2280722 Notary Public - California	WITNESS my hand and official seal.
Los Angeles County My Comm. Expires Mar. 12, 2023	Signature Of Notary Public

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

2019.

Attest: Berkley Insurance Company (Seal) By Ira S. Lederman Executive Vice President & Secretary WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER. STATE OF CONNECTICUT)) ss: COUNTY OF FAIRFIELD)

APHIL 30, 2024

Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President. MARIA C RUNDBAKEN respectively, of Berkley Insurance Company. NOTARY PUBLIC COMMISSION EXPIRES Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 12 day of JUNE

Bond No. 0227654 Premium \$ 2,782.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>four hundred thousand sixty three thousand seven hundred four dollars (\$463,704</u>), 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.

Agreement with said Obligee, dated designated public improvements indentified as	S SUCH, That, Whereas, said Principal has entered into an, in which said Principal agrees to construct certain <u>PUBLIC WATER</u> , is hereby referred to and made a part hereof, s required under the terms of said agreement to furnish a bond
obligations of said agreement on its part to be therein, and shall indemnity and hold harmle obligation shall be null and void; otherwise, obligation secured hereby and in addition to	well and truly do and perform all the covenants, conditions and e done and performed at the time and in the manner specified ess the Obligee, its officers, agents and employees, then this it shall be and remain in full force and effect. As part of the the face amount specified, Surety agrees to pay reasonable s' fees incurred by the Obligee in successfully enforcing such
of the agreement or to the work to be performed in no way affect its obligations under this bond	no change, extension of time, alteration or addition to the terms ed hereunder or the specifications accompanying the same shall, and it does hereby waive notice of any such change, extension agreement, or to the work, or to the specifications.
	are of said Principal is hereto affixed and the corporate seal and attested by its duly authorized Attorney-in-Fact this day of
SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP (Principal)	BERKLEY INSURANCE COMPANY (Surety)
By: See attached client signature block	By: Wa

Edward C. Spector

, Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: ___ Name:

John Thomas Authorized Agent

Title:

Name:

Brooke Doi

Title:

Authorized Agent

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.

va	nuity of that t	document.				
	e of Californianty of	^a Orange)			
On _	December	19, 2019	_ before me, _	Bonnie MacEwa		
				and Brooke Doi		
subs his/h	cribed to the er/their autho	within instrument orized capacity(ie:	and acknow s), and that b	ledged to me that	he/she/they ature(s) on	whose name(s) is/are we executed the same in the instrument the me instrument.
	tify under PE graph is true		URY under t	he laws of the Stat	e of Califor	nia that the foregoing
MITIW	NESS my ha	nd and official sea	al.		NA I	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County
Signa	ature S	ailos E	aled a	(Seal)	M	Commission # 2239892 by Comm. Expires May 24, 2022
0			1			

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California	
County of Los Angeles	
person(s) whose name(s) is/s he/she/they executed the sam	before me, <u>Meghan Hanes</u> , <u>Notary Public</u> , personally appeared who proved to me on the basis of satisfactory evidence to be the are subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	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.
MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County My Comm. Expires Mar. 12, 2023	Signature Of Notary Public

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

	Attest:	Berkley Insurance Company
Seal)	Ву	By Jeffryth. Hoffm
	Ira'S. Lederman	Jeffrey M. Hafter
	Executive Vice President & Secretary	Senior Vice President
VARNING	G: THIS POWER INVALID IF NOT PRINTED ON	BLUE "BERKLEY" SECURITY PAPER.
ST	TATE OF CONNECTICUT)	
) ss:	
C	OUNTY OF FAIRFIELD)	
worn to be	efore me a Notary Public in the State of Connections	HIS 19 C TOUT MIA

Sworn to before me, a Notary Public in the State of Connecticut, this 17 day of , 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President, and Secretary, and the Senior Vice President, notary public Connecticut

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APHIL 30, 2024

Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

day of

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 27"day of JUNE

(Seal)

Vincent P. Forte

LABOR AND MATERIAL BOND

Bond Number: 0227654

Premium: Included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as Obligee, in the sum of <u>four hundred thousand sixty three thousand seven hundred four dollars (\$463,704)</u>, 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, 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 Oblique 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 four hundred thousand sixty three thousand seven hundred four dollars (\$463,704), 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 17th day 20 19
Of December
SHEA HOMES LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP

(Principal)

By: See attached client signature block

BERKLEY INSURANCE COMPANY

(Suretv)

Edward C. Spector , Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: ___ Name:

John Thomas

Title:

Authorized Agent

Name:

Brooke Doi

Title:

Authorized Agent

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.

validity of that document.	
State of California County ofOrange	
On December 19, 2019 before me,	Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
personally appeared John Thomas	and Brooke Doi
who proved to me on the basis of satisfactory evaluations subscribed to the within instrument and acknow	vidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in y his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the paragraph is true and correct.	he laws of the State of California that the foregoing
WITNESS my hand and official seal.	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County
Signature Bollowa Capl	Commission # 2239892 My Comm. Expires May 24, 2022 (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California	
County of Los Angeles	
person(s) whose name(s) is/e he/she/they executed the sam	before me, Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the see subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
MEGHAN HANES COMM. #2280722 Z	WITNESS my hand and official seal.
COMM. #2280722 Notary Public - California Los Angeles County My Comm. Expires Mar. 12, 2023	(Magacli

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

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RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

	,	
	Attest:	Berkley Insurance Company
(Seal)	Ву	By lefferth. Hoffen
	Ira S. Lederman	Jeffrey M. Hafter
	Executive Vice President & Secretary	Senior Vice President
WARNING: T	HIS POWER INVALID IF NOT PRINTED (ON BLUE "BERKLEY" SECURITY PAPER.
STATI	E OF CONNECTICUT)	
) ss:	
COUN	TY OF FAIRFIELD)	
Sworn to before	e me, a Notary Public in the State of Connecticu	ut, this 12 day of JUNE, 2019, by

Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of 3000, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, NOTARY PUBLIC CONNECTICUT ONNECTICUT ONNECTICUT

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 12 day of JUNE 1219.

day of _

Vincent P. Forte

Notary Public, State of Connecticut

BOND NO.: 0227654M

PREMIUM: included in the performance bond

WARRANTY BOND

SHEA HOMES LIMITED PARTNERSHIP,
KNOW ALL MEN BY THESE PRESENTS, That we A CALIFORNIA LIMITED PARTNERSHIP
Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing und
the laws of the State of DE and duly licensed to do business in the
State of <u>CA</u> , as Surety, are held and firmly bound unto the <u>CITY OF NEWPORT BEAC</u>
, as Obligee in the penal sum of Forty-Six Thousand Three Hundred Seventy and 40/100 Dollars (\$46,370.40) to
which payment well and truly to be made we do bind ourselves, our and each of our heir
executors, administrators, successors and assigns jointly and severally, firmly by the presents.
WHEREAS, the oblige 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:
PUBLIC WATER, TRACT 18135
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 17th day of December, 2019.
(Principal) SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
By See attached signature block
BERKLEY INSURANCE COMPANY
(Surety)
By Walt
Edward C. Spector Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: __ Name:

Title:

John Thomas Authorized Agent

Name: Title:

Brooke Doi

Authorized Agent

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.

validity of that document.					
State of California County ofOrange)				
On	before me, _			npbell, Notary le of the officer	
personally appeared who proved to me on the bas subscribed to the within instrhis/her/their authorized capa person(s), or the entity upon	sis of satisfactory evolutions rument and acknowledity(ies), and that b	vidence to ledged to i y his/her/tl	be the persor me that he/sh heir signature	n(s) whose nan e/they execute (s) on the instru	d the same in ument the
I certify under PENALTY OF paragraph is true and correct		ne laws of	the State of C	California that th	ne foregoing
WITNESS my hand and office	sial seal.	(0)	NIAA 1	BONNIE MACEW Notary Public Orange Commission My Comm. Expire	c - California County # 2239892
Signature	in less	(5	eal)		-000-00-00-00-000-00-00-00-00-00-00-00-

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	
person(s) whose name(s) is/e he/she/they-executed the sam	before me, _Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the erre subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
MEGHAN HANES COMM. #2280722 Notary Public - California	WITNESS my hand and official seal.
Los Angeles County My Comm. Expires Mar. 12, 2023	Signature Moglian Haneb
	Signature of Notary Public

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

	Attest:	Berkley Insurance Company
(Seal)	ByIra S. Lederman	By Junt. Hafter
	Executive Vice President & Secretary	Senior Vice President
WARNIN	G: THIS POWER INVALID IF NOT PRINTED ON	BLUE "BERKLEY" SECURITY PAPER.
S	TATE OF CONNECTICUT)	
· _) ss:	
C	COUNTY OF FAIRFIELD)	<u> 4</u>
Sworn to b	before me, a Notary Public in the State of Connecticut,	this 12 day of JUNG, 2019, by Ira S. Lederman
and Jeffrey	M. Hafter who are sworn to me to be the Executive	Vice President, and Secretary, and the Senior Vice President,
respectivel	ly, of Berkley Insurance Company. MARIA C RUNDRAKEN NOTARY PUBLIC CONNECTICUT	Mexic C. V. Sheke

day of JUNE

CERTIFICATE

APHIL 30, 2024

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or under this Power of Attorney is attached, is in full force and effect as of this date.

day of

Given under my hand and seal of the Company, this

(Seal)

corporate seal hereunto affixed this 27

Notary Public, State of Connecticut

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>four hundred seventy seven thousand three hundred ninety</u> dollars (\$477,390), 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 <u>PUBLIC SEWER</u>, is hereby referred to and made a part hereof, located at <u>TRACT 18135</u>, 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 $\frac{17th}{}$ day of

December	,20	<u> 19</u> .
SHEA HOMES	LIMITED	PARTNERSHIP
A CALIFORNIA	LIMITED	PARTNERSHIP
(Principal)		

Docombor

By: See attached client signature block

BERKLEY INSURANCE COMPANY

(Surety)

Bv:

Edward C. Spector

, Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: _/ Name;/ Title:

John Thomas Authorized Agent

Rv

Name:

Brooke Doi

Title:

Authorized Agent

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 ofOrange
OnDecember 19, 2019 before me,Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
personally appeared John Thomas and Brooke Doi
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 ir 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. BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Orange County
Signature (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California	
County of Los Angeles	
Edward C. Spector person(s) whose name(s) is/e he/she/they executed the same	before me, Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the are subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
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	WITNESS my hand and official seal.
MEGHAN HANES COMM. #2280722 Notary Public California Los Angeles County My Comm Fyrire Mar. 13, 2003 P	Signature of Notary Public

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

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RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

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	Aftest:	Berkley Insurance Company
Seal)	Ву	By When the Holden
	Ira S. Lederman	Jeffrey M. Hafter
	Executive Vice President & Secretary	Serior Vice President
VARNING	G: THIS POWER INVALID IF NOT PRINTED O	N BLUE "BERKLEY" SECURITY PAPER.
STATE OF CONNECTICUT)		
) ss:	
	OUNTY OF FAIRFIELD)	•
worn to b	efore me, a Notary Public in the State of Connecticu	t, this 12 day of FUNE 2019 by

APHIL 30, 2024

and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President, and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company. MARIA C RUNDBAKEN NOTARY PUBLIC CONNECTICUT MY COMMISSION EXPIRES Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 27" day of JUNE

day of

(Seal)

Bond Number: 0227653
Premium: Included in Performance Bond

LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>four hundred seventy seven thousand three hundred ninety</u> dollars (\$477,390), 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 SEWER, 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 four hundred seventy seven thousand three hundred ninety dollars (\$477,390), 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 17th Day 2019.

Of December

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP (Principal)

" See attached client signature block

BERKLEY INSURANCE COMPANY

(Surety)

Edward C. Spector, Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: __ Name:

Title:

John Thomas Authorized Agent

Rv.

Name:

Brooke Doi

Title:

Authorized Agent

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.

valuate of that accument.
State of California County of
On December 19, 2019 before me, Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
personally appeared John Thomas and Brooke Doi
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. BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County
Signature (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	
person(s) whose name(s) is/e he/she/they-executed the sam	before me, Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the size subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
MEGHAN HANES COMM. #2280722	WITNESS my hand and official seal.
Notary Public - California Ro Los Angeles County My Comm. Expires Mar. 12, 2023	Signature Mgaanfacere Signature of Notary Public

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

Attest:

Berkley Insurance Company

By

Ira'S. Lederman
Executive Vice President & Secretary

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

Secretary

Sec

APHIL 30, 2024

Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of 3019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President, and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN NOTARY PUBLIC CONNECTICUT

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

6---

day of

Vincent P Forte

Notary Public, State of Connecticut

BOND NO.: 0227653M

 $\ensuremath{\boldsymbol{PREMIUM:}}$ included in the performance bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS,	SHEA HOMES LIMITED PARTNERSHIP, That we A CALIFORNIA LIMITED PARTNERSHIP, 8:
Principal, andBERKLEY INSURANCE COMPANY	
	and duly licensed to do business in the
State of <u>CA</u> , as Surety, are held and forty-Seve, as Obligee in the penal sum of Thirty-Nine	n Thousand Seven Hundred and 00/100 Dollars (\$47,739.00) to
which payment well and truly to be made we	
executors, administrators, successors and ass presents.	
WHEREAS, the oblige requires the Principal to	furnish a bond conditioned to guarantee that
said improvements shall be free of defects in wo	
apparent for a period of one (1) year following the	he date of acceptance of the improvements
described as follows:	
PUBLIC SEWE	ER, TRACT 18135
NOW, THEREFORE, THE CONDITION OF Principal shall indemnify the Obligee for all loss defective materials or workmanship which becombligation shall be void, otherwise to remain in	s that the Obligee may sustain by reason of any me apparent during the said period then this
SIGNED AND SEALED This _17th_ day of _Do	ecember , 20 19 .
(Pr	shea homes limited partnership, a california limited partnership
Ву	See attached signature block
	RKLEY INSURANCE COMPANY
Ву	alco
Edward C. Spe	ector, Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: __ Name:

John Thomas Authorized Agent

Title:

Name:

Brooke Doi

Title:

Authorized Agent

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.

validity of that document.	
State of California County ofOrange	
On December 19, 2019 before me,	Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
subscribed to the within instrument and acknow	vidence to be the person(s) whose name(s) is/are redged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under t paragraph is true and correct.	he laws of the State of California that the foregoing
WITNESS my hand and official seal. Signature Period Casa Call	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Commission # 2239892 My Comm. Expires May 24, 2022

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.

Diaco	or camornia	
Count	y ofLos Angeles	
On _	FEE I 7 2019	_ before me, _Meghan Hanes, Notary Public, personally appeared
	Edward C. Spector	who proved to me on the basis of satisfactory evidence to be the
person	n (s) whose name (s) is/ ar	e subscribed to the within instrument and acknowledged to me that
	•	in his/her/their authorized capacity(ies), and that by his/her/their the person(s), or the entity upon behalf of which the person(s)
_	executed the instrumen	

MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County / Comm. Expires Mar. 12, 2023

State of California

WITNESS my hand and official seal.

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

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

Attest:

Berkley Insurance Company

By

Ira'S. Lederman
Executive Vice President & Secretary

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD

Berkley Insurance Company

By

Hafter
Senior Vice President

Senior Vice President

STATE OF CONNECTICUT)

) ss:

APHIL 30, 2024

Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of , 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, notary public Connecticut MY COMMISSION EXPIRES

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 12 day of JUNE

day of

Notary Public, State of Connecticut

Bond No. <u>0229158</u> Premium \$ 11,288.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>one million eight hundred eighty one thousand two hundred eighty</u> dollars (\$1,881,280), 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 <u>PRIVATE STREET & STORM DRAIN IMPROVEMENTS</u>, is hereby referred to and made a part hereof, located at <u>TRACT 18135</u>, 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 __17th__ day of

December , 2019 .	
SHEA HOMES LIMITED PARTNERSHIP,	BERKLEY INSURANCE COMPANY
A CALIFORNIA LIMITED PARTNERSHIP (Principal)	(Surety)
By: See attached signature block	By: Cula
	Edward C. Spector , Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: ___ Name:

Title:

John Thomas Authorized Agent

By: _____

Name:

Brooke Doi

Title: Authorized Agent

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.

validity of that document.		
State of California County ofOrange)	
OnDecember 19, 2019 before	re me, Bonnie N	MacEwan-Campbell, Notary Public t name and title of the officer)
personally appeared John T	10 • Cara 2 Cara	CA COSCO-CONTROL MODELLAND CARDANDON SPORT VISIONAL CARDANDON CARDANDON
who proved to me on the basis of satisfactors	ctory evidence to acknowledged to d that by his/her/t	be the person(s) whose name(s) is/are me that he/she/they executed the same in heir signature(s) on the instrument the
I certify under PENALTY OF PERJURY uparagraph is true and correct.	under the laws of	the State of California that the foregoing
WITNESS my hand and official seal.	. (BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Commission # 2239892 My Comm. Expires May 24, 2022
Signature Signature	(S	Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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County	of Los Angeles UEC 1 7 2019	
On		_ before me, Meghan Hanes, Notary Public, personally appeared
	Edward C. Spector	who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/ar	e subscribed to the within instrument and acknowledged to me that
he/she/t	they executed the same	e in his/her/their authorized capacity(ies), and that by his/her/their
signatu	re (s) on the instrument	t the person(s), or the entity upon behalf of which the person(s)
	xecuted the instrumen	

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

State of California

MEGHAN HANES COMM. #2280722

Notary Public - California Los Angeles County My Comm. Expires Mar. 12, 2023

Signature of Notary Public

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.000), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

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RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

(Seal) By July By July By July By July By	
(Seal) By Jun M. Hafter Ira S. Lederman Jeffrey M. Hafter	
Executive Vice President & Secretary Senior Vice President	
WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.	
STATE OF CONNECTICUT)	
) ss:	
COUNTY OF FAIRFIELD)	
Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of 3000, 2019, by Ira S. Leder and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President.	man

MARIA C RUNDBAKEN

NOTARY PUBLIC
CONNECTICUT
COMMISSION EXPIRES

APHIL 30, 2024

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 27th day of JUNE

respectively, of Berkley Insurance Company.

day of

Vincent P Forte

Notary Public, State of Connecticut

LABOR AND MATERIAL BOND

Premium: Included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>one million eight hundred eighty one thousand two hundred eighty dollars</u> (\$1,881,280), 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 PRIVATE STREET & STORM DRAIN IMPROVEMENTS, 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 one million eight hundred eighty one thousand two hundred eighty dollars (\$1,881,280), 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 17th ____, 2019_.

Day of December

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP (Principal)

BERKLEY INSURANCE COMPANY (Surety)

By: See attached signature block

Edward C. Spector , Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: _____

Name: John Thomas
Title: Authorized Agent

By: Sha

Name: Brooke Doi

Title: Authorized Agent

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.

validity of that document.	
State of California County ofOrange)
On December 19, 2019 before me,	Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is/are viedged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under paragraph is true and correct.	the laws of the State of California that the foregoing
WITNESS my hand and official seal.	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Commission # 2239892 My Comm. Expires May 24, 2022

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	
person(s) whose name(s) is/e he/she/they executed the sam	before me, _Meghan Hanes, Notary Public, personally appeared who proved to me on the basis of satisfactory evidence to be the ere subscribed to the within instrument and acknowledged to me that he in his/her/their authorized capacity(ies), and that by his/her/their at the person(s), or the entity upon behalf of which the person(s) nt.
	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.
MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County My Comm. Expires Mar. 12, 2023	Signature of Notary Public

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.000), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its

2019.

Attest:

Berkley Insurance Company

By

Ira'S. Lederman
Executive Vice President & Secretary

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

Secretary

Secretary

STATE OF CONNECTICUT)

Secretary

Secretary

Secretary

Security Paper.

STATE OF CONNECTICUT)

Secretary

Secretary

Security Paper.

STATE OF CONNECTICUT)

APHIL 30, 2024

Sworn to before me, a Notary Public in the State of Connecticut, this 12 day of 300, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN NOTARY PUBLIC CONNECTICUT MY COMMISSION EXPIRES

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

corporate seal hereunto affixed this 12"day of JUNE

___//

Notary Public, State of Connecticut

BOND NO.: 0229158M

PREMIUM: Included in Performance Bond

SHEA HOMES LIMITED PARTNERSHIP,

WARRANTY BOND

KNOW ALL MEN BY THESE PRESEN	VTS, That we A CALIFORNIA LIMITED PARTNERSHIP, as
Principal, and BERKLEY INSURANCE COMPANY	, a corporation organized, existing under
the laws of the State ofDE	, a corporation organized, existing under and duly licensed to do business in the
State of <u>CA</u> , as Surety, are held a	and firmly bound unto theCITY OF NEWPORT BEACH
, as Obligee in the penal sum of	and firmly bound unto the CITY OF NEWPORT BEACH Hundred Eighty-Eight Thousand One Hundred oby-Eight and 00/100 Dollars (\$188,128.00) to le we do bind ourselves, our and each of our heirs.
which payment well and truly to be mad	le we do bind ourselves, our and each of our heirs,
	l assigns jointly and severally, firmly by these
presents.	
	oal to furnish a bond conditioned to guarantee that
*	n workmanship and materials which may become
	ing the date of acceptance of the improvements
described as follows:	
PRIVATE STREET & STORM DRAI	N IMPORTVEMENTS TRACT 18135
TRIVATE STREET & STORM DRAI	IVIIII OKT VENERIIS TRACT 18133
Principal shall indemnify the Obligee for al	N OF THIS OBLIGATION IS SUCH that, If the I loss that the Obligee may sustain by reason of any become apparent during the said period then this in full force and effect.
SIGNED AND SEALED This 17th day o	f Decemeber , 20 19.
	SHEA HOMES LIMITED PARTNERSHIP, (Principal) A CALIFORNIA LIMITED PARTNERSHIP
	By _*See attached signature block
	BERKLEY INSURANCE COMPANY
	(Surety)
	By Cella
Edward C.	Spector , Attorney-in-Fact

SHEA HOMES LIMITED PARTNERSHIP,

a California limited partnership

By: ___ Name:

John Thomas Authorized Agent

Ву:

Title:

Name:

Brooke Doi

Title:

Authorized Agent

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.

validity of that document.	
State of California County ofOrange	
On December 19, 2019 before me	Bonnie MacEwan-Campbell, Notary Public (insert name and title of the officer)
subscribed to the within instrument and acknowledge.	evidence to be the person(s) whose name(s) is/are wledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under paragraph is true and correct.	the laws of the State of California that the foregoing
WITNESS my hand and official seal.	BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County Commission # 2239892 My Comm. Expires May 24, 2022

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.

County of Los Angeles

On ______ before me, Meghan Hanes, Notary Public, personally appeared

Edward C. Spector 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.

MEGHAN HANES COMM. #2280722 Notary Public - California Los Angeles County Comm. Expires Mar. 12, 2023

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS corporate seal		to be signed and attested by its appropriate officers and its 2019.
	Attest:	Berkley Insurance Company
(Seal)	Ву	By effect the the
	Ira'S. Lederman Executive Vice President & Secretary	Jeffrey M. Hafter Serior Vice President
WARNING:	THIS POWER INVALID IF NOT PRINTED ON BI	LUE "BERKLEY" SECURITY PAPER.
STAT	TE OF CONNECTICUT)	
COU) ss: NTY OF FAIRFIELD)	
Sworn to before and Jeffrey M.	re me, a Notary Public in the State of Connecticut, this Hafter who are sworn to me to be the Executive Vio	s 12 day of JUNE, 2019, by Ira S. Lederman ce President, and Secretary, and the Senior Vice President,

MARIA C RUNDRAKEN NOTARY PUBLIC CONNECTICUT IY COMMISSION EXPIRES

APHIL 30, 2024

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

respectively, of Berkley Insurance Company.

Vincent P. Forte

Notary Public, State of Connecticut

Bond No. 0229157 Premium \$ 100.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, <u>SHEA HOMES LIMITED PARTNERSHIP</u>, A <u>CALIFORNIA LIMITED PARTNERSHIP</u>, as Principal, and <u>BERKLEY INSURANCE COMPANY</u>, as Surety are held and firmly bound unto <u>CITY OF NEWPORT BEACH</u>, as <u>Obligee</u>, in the sum of <u>six thousand</u> dollars (\$6,000), 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.

ourselves, heirs, successors, executors and administrat	ors, jointly and severally, firmly by these presents.
THE CONDITION OF THIS OBLIGATION IS SUCH, Agreement with said Obligee, dated designated public improvements indentified as <u>FINAL I</u> part hereof, located at <u>TRACT 18135</u> , and said Princifurnish a bond for the faithful performance of said agree	_, in which said Principal agrees to construct certain MONUMENTATION, is hereby referred to and made a ipal is required under the terms of said agreement to
NOW, THEREFORE, if the said Principal shall well and obligations of said agreement on its part to be done at therein, and shall indemnity and hold harmless the Cobligation shall be null and void; otherwise, it shall be obligation secured hereby and in addition to the face costs, expenses and fees, including attorneys' fees in obligation.	and performed at the time and in the manner specified obligee, its officers, agents and employees, then this be and remain in full force and effect. As part of the amount specified, Surety agrees to pay reasonable
The Surety hereby stipulates and agrees that no chang of the agreement or to the work to be performed hereur in no way affect its obligations under this bond, and it do of time, alteration or addition to the terms of the agreem	nder or the specifications accompanying the same shall oes hereby waive notice of any such change, extension
IN WITNESS WHEREOF, the seal and signature of said the name of said Surety is hereto affixed and attested by the name of said Surety is hereto affixed and said Surety is hereto affixed and attested by the name of said Surety is hereto affixed and	
By: See attached signature block	By:

SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership

By: _____

Name: John Thomas
Title: Authorized Agent

By: \$ 500

Name: Brooke Doi

Title: Authorized Agent

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.

validity of that document.
State of California County of
On December 19, 2019 before me, Bonnie MacEwan-Campbell, Notary Public
(insert name and title of the officer)
personally appearedJohn Thomas and Brooke Doi
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
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. BONNIE MACEWAN-CAMPBELL Notary Public - California Orange County
Orlange County Commission # 2239892 My Comm. Expires May 24, 2022

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

Coun	ty of Los Angeles	
On .	DEC 1 7 2019	_ before me, _Meghan Hanes, Notary Public, personally appeared
	Edward C. Spector	who proved to me on the basis of satisfactory evidence to be the
perso	n(s) whose name(s) is/ar	e subscribed to the within instrument and acknowledged to me that
he/sh	e/they-executed the same	in his/her/their authorized capacity(ies), and that by his/her/their
_	ture (s) on the instrument, executed the instrument	the person(s), or the entity upon behalf of which the person(s) t.



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.

11-87

(Seal)

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Thomas S. Branigan; Ashraf Elmasry; Edward C. Spector; Simone Gerhard; Tracy C. Aston; Marina Tapia; KeAna Wapato; Bernadette Aleman; April Martinez; Donna Garcia; Samantha Fazzini; Rosa E. Rivas; or Meghan Hanes of Aon Risk Insurance Services West, Inc. of Los Angeles, CA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WIT corporat	NESS WHEREOF, the Company has caused these presente seal hereunto affixed this 2 th day of JUNE	sents to be signed and attested by its appropriate officers and its , 2019.
	Attest:	Berkley Insurance Company
(Seal)	ByIra S. Lederman	By Jeffrey M. Hafter
WARN	Executive Vice President & Secretary ING: THIS POWER INVALID IF NOT PRINTED O	Senior Vice President N BLUE "BERKLEY" SECURITY PAPER.
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	STATE OF CONNECTICUT)	N DECE BERKLET SECONTITIATER.
) ss:	
	COUNTY OF FAIRFIELD)	.
Sworn to	o before me, a Notary Public in the State of Connecticu	t, this 12 day of JUNG, 2019, by Ira S. Lederman

Sworn to before me, a Notary Public in the State of Connecticut, this day of da

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this

1

Vincent P. Forte

PUBLIC STREET IMPROVEMENTS - COST ESTIMATE



6 ORCHARD, SUITE 200 LAKE FOREST, CA 92630

T.949.916.3800 F.949.916.3805

PROJECT:

MELA-001

TRACT No: 18135 MARINERS SQUARE

DEVELOPER:

ENGINEER: DANE MCDOUGALL, PE

DATE: 3/13/2019 **CALCULATED BY:** JOY HENDRICKS

PERMIT No.: 1992-2018

CONSTRUCTION ITEM QUANTIT		ΓΥ		COST	TOTAL
PAVEMENT (AC, AB, PRIME & SEAL)					
8" MIN FULL-DEPTH AC	820	SF	@	\$6.00	\$4,920
COLD PLANE & OVERLAY (MORATORIUM)	1020	SF	@	\$5.00	\$5,100
SAWCUT & RECAP (MORATORIUM)	825	SF	@	\$5.00	\$4,125
CURB, GUTTER & SIDEWALK					
TYPE A 6" CURB & 18" GUTTER	105	LF	@	\$30.00	\$3,150
TYPE A 8" CURB & GUTTER	98	LF	@	\$31.00	\$3,038
STANDARD 8' WIDE CROSS GUTTER	1892	SF	@	\$25.00	\$47,300
MOD. RESIDENTIAL DRIVEWAY APPROACH	75	SF	@	\$15.00	\$1,125
CURB ACCESS RAMP	7	EA	@	\$5,000.00	\$35,000
4" SIDEWALK	2348	SF	@	\$12.00	\$28,176
RELOCATE EX. PUBLIC STREET LIGHT	1	EA	@	\$5,000.00	\$5,000
REMOVE SIDEWALK/DRIVEWAY	2800	SF	@	\$6.00	\$16,800
MISCELLANEOUS					
EROSION CONTROL	1	LS	@	\$7,000.00	\$7,000
TRAFFIC CONTROL	1	LS	@	\$5,000.00	\$5,000
			-	SUB-TOTAL	\$165,734
		20)% C(ONTINGENCY	\$33,147
				TOTAL	\$198,881



PUBLIC DOMESTIC WATER - COST ESTIMATE



6 ORCHARD, SUITE 200 LAKE FOREST, CA 92630

PROJECT: **TRACT No:** 18135 MARINERS SQUARE DEVELOPER:

MELA-001

ENGINEER: DANE MCDOUGALL, PE **DATE:** 3/13/2019

CALCULATED BY: JOY HENDRICKS

PLAN CHECK No.:

	CITE CIT ITOIL
11	2010
13	992-2018

CONSTRUCTION ITEM	QUANTI	ΓY		COST	TOTAL
WATER IMPROVEMENTS					
1" COPPER SERVICE & 1" METER	73	EA	@	\$1,700.00	\$124,100
2" COPPER SERVICE W/ 1.5" METER & BACKFLOW FOR IRIGATION	1	EA	@	\$5,000.00	\$5,000
4" RESILIENT WEDGE GATE VALVE	3	EA	@	\$2,000.00	\$6,000
6" RESILENT WEDGE GATE VALVE	2	EA	@	\$2,500.00	\$5,000
8" RESILENT WEDGE GATE VALVE	7	EA	@	\$1,700.00	\$11,900
FIRE HYDRANT ASSEMBLY	4	EA	@	\$10,000.00	\$40,000
8" D.I. FITTING & THRUST BLOCK	16	EA	@	\$1,000.00	\$16,000
8" D.I. ENDCAP & THRUST BLOCK	1	EA	@	\$1,000.00	\$1,000
BLOW-OFF ASSEMBLY	1	EA	@	\$4,000.00	\$4,000
4" DOUBLE CHECK DETECTOR ASSEMBLY	4	EA	@	\$5,000.00	\$20,000
4" PVC AWWA C900 FIRE WATER MAIN	97	LF	@	\$60.00	\$5,820
2" MULTIPLE SERVICE MANIFOLD ASSEMBLY, 1" METERS	5	EA	@	\$2,000.00	\$10,000
WATER MAIN TAP	4	EA	@	\$3,500.00	\$14,000
8" PVC CLASS 200 C900 WATER MAIN	1221	LF	@	\$100.00	\$122,100
2" FLUSH-OUT ASSEMBLY	1	EA	@	\$1,500.00	\$1,500
			ш	SUB-TOTAL	\$386,420
		20	% C	ONTINGENCY	\$77,284
				TOTAL	\$463,704



PUBLIC SANITARY SEWER - COST ESTIMATE



6 ORCHARD, SUITE 200 LAKE FOREST, CA 92630

T.949.916.3800 F.949.916.3805

PROJECT:

MELA-001

\$34,125

\$4,000

TRACT No: 18135 MARINERS SQUARE **DEVELOPER:**

ENGINEER: DANE MCDOUGALL, PE

6" PVC SDR-35

JOIN PUBLIC SYSTEM

DATE: 3/13/2019 **CALCULATED BY:** JOY HENDRICKS

975

1 LS

LF

@

PLAN CHECK No.: 1992-2018

CONSTRUCTION ITEM	QUANTITY			COST	TOTAL
SEWER IMPROVEMENTS					
48" SEWER MANHOLE	16	EA	@	\$5,000.00	\$80,000
TERMINAL CLEANOUT	12	EA	@	\$800.00	\$9,600
4" LATERAL HOUSE CONNECTION W/CLEANOUT	93	EA	@	\$2,300.00	\$213,900
8" PVC SDR-35	1405	LF	@	\$40.00	\$56,200

SUB- TOTAL		\$ 397,825	
20% C	ONTINGENCY	\$ 79,565	
	TOTAL	\$ 477.390	

\$35.00

\$4,000.00



PRIVATE STREET & STORM DRAIN IMPROVEMENTS - COST ESTIMATE



6 ORCHARD, SUITE 200 LAKE FOREST, CA 92630

PROJECT: **TRACT No:** 18135 MARINER SQUARE

MELA-001

DEVELOPER:

ENGINEER: DANE MCDOUGALL, PE

DATE: 3/13/2019 CALCULATED BY:

JOY HENDRICKS

PERMIT No.: 1992-2018

CONSTRUCTION ITEM	QUANTITY			COST	TOTAL
PAVEMENT (AC, AB, PRIME & SEAL)					
3" FULL-DEPTH AC	33055	SF	@	\$10.00	\$330,550
6" MIN FULL-DEPTH AB	33055	SF	@	\$10.00	\$330,550
CURB, GUTTER & SIDEWALK					
0" CURB ONLY	1061	LF	@	\$10.00	\$10,610
4" ROLLED CURB & GUTTER	870	LF	@	\$30.00	\$26,100
6" CURB ONLY	1971	LF	@	\$25.00	\$49,275
6" CURB & GUTTER	469	LF	@	\$30.00	\$14,070
PCC GUTTER	1000	LF	@	\$15.00	\$15,000
CURB ACCESS RAMPS	23	EA	@	\$4,500.00	\$103,500
LOCAL DEPRESSION	5	EA	@	\$1,500.00	\$7,500
0" TO 6" CURB TRANSITIONS	115	LF	@	\$30.00	\$3,450
4" TO 6" CURB TRANSITIONS	104	LF	@	\$30.00	\$3,120
4" SIDEWALK	6194	SF	@	\$7.00	\$43,358
DECORATIVE PAVEMENT	28496	SF	@	\$10.00	\$284,960
DETECTABLE WARNING SURFACE	400	SF	@	\$25.00	\$10,000
4' PRECAST CONCRETE PARKING BUMPER	4	EA	@	\$100.00	\$400
DRAINAGE					
18" HDPE STORM DRAIN	876	LF	@	\$90.00	\$78,840
24" RCP STORM DRAIN	21	LF	@	\$150.00	\$3,150
JUNCTION STRUCTURE (W/ 24" MANHOLE)	7	EA	@	\$10,000.00	\$70,000
CURB INLET CATCH BASIN	5	EA	@	\$2,500.00	\$12,500
HDPE BEND	5	EA	@	\$40.00	\$200
HDPE STORM DRAIN CLEAN OUT	2	EA	@	\$1,800.00	\$3,600
12" PVC SDR-35	237	LF	@	\$70.00	\$16,590
MODULAR WETLAND SYSTEM, MODEL 8-8-V	4	EA	@	\$25,500.00	\$102,000
MODULAR WETLAND SYSTEM, MODEL 4-8-V	1	EA	@	\$15,290.00	\$15,290
8" PVC SDR-35, BEDDING	552	LF	@	\$60.00	\$33,120
	T			SUR-TOTAL	¢1 E67 722



SUB-TOTAL \$1,567,733 20% CONTINGENCY \$313,547 TOTAL \$1,881,280



October 16, 2018

David Keely Senior City Engineer City of Newport Beach Public Works 100 Civic Center Drive Newport Beach, CA 92660

SUBJECT: TRACT 18135 MONUMENTATION BOND AMOUNT

Dear David:

Pursuant the Subdivision Map Act Section 66496 the setting of final monuments for the above referenced map is deferred. A monument bond shall be furnished to the City equal in amount to the cost of setting said monuments.

The estimated cost of setting final monuments is \$6,000.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Dane P. McDougall, LS 9297

Principal

C&V Consulting, Inc.