

Bond No. 0229155

Premium \$ 1,193.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of one hundred ninety eight thousand and eight hundred eighty eight 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 Obligor, dated _____, 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, located at TRACT 18135, 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 indemnify and hold harmless the Obligor, 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 Obligor in successfully enforcing such obligation.

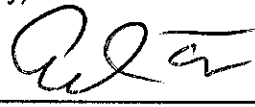
The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed hereunder or the specifications accompanying the same shall in no way affect its obligations under this bond, and it does hereby waive notice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

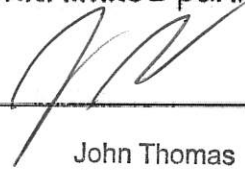
BERKLEY INSURANCE COMPANY
(Surety)


By: See Attached Signature Block

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

Bond Number: 0227655

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: _____
Title: John Thomas
Authorized Agent

By: 
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.

State of California
County of Orange

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.

Signature Bonnie MacEwan Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California

County of Los Angeles

On DEC 17 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(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature


Signature of Notary Public

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

Attest:

(Seal)

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundracken
 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 _____ day of DEC 17, 2019.

(Seal)

Vincent P. Forte

LABOR AND MATERIAL BOND

Bond Number: 0227655

Premium: Included In Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of one hundred ninety eight thousand and eight hundred eighty eight 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 2019.
of December

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

BERKLEY INSURANCE COMPANY
(Surety)

By: See Attached Signature Block

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

Bond Number: 0227655

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 

Name:

John Thomas

Title:

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.

State of California
County of Orange

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.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

On DEC 17 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(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature

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

Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte

BOND NO.: 0229155M
PREMIUM: Included in Performance Bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing under the laws of the State of DE and duly licensed to do business in the State of CA, as Surety, are held and firmly bound unto the CITY OF NEWPORT BEACH, as Obligee in the penal sum of Nineteen Thousand Eight Hundred Eighty-Eight and 10/100 Dollars (\$19,888.10) to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

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

PUBLIC STREET IMPROVEMENTS, 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 

Edward C. Spector, Attorney-in-Fact

Bond Number: 0227655

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 

Name:

John Thomas

Title:

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.

State of California
County of Orange

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.

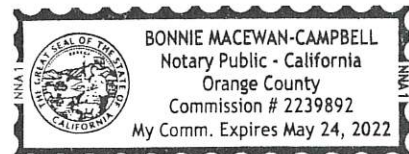
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

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WITNESS my hand and official seal.



Signature

A handwritten signature in blue ink that appears to read 'Meghan Hanes'. The signature is fluid and cursive.

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.

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

Attest:

(Seal)

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundbaken
 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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of four hundred thousand sixty three thousand seven hundred four dollars (\$463,704), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, Whereas, said Principal has entered into an Agreement with said Obligee, dated _____, in which said Principal agrees to construct certain designated public improvements indentified as PUBLIC WATER, is hereby referred to and made a part hereof, located at TRACT 18135, 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 indemnify 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,
A CALIFORNIA LIMITED PARTNERSHIP
(Principal)

By: See attached client signature block

BERKLEY INSURANCE COMPANY
(Surety)


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

Bond Number: 0227654

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____

Name: John Thomas
Title: Authorized Agent

By:  _____

Name: Brooke Doi
Title: Authorized Agent

ACKNOWLEDGMENT

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State of California
County of Orange)

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.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California

County of Los Angeles

On DEC 17 2011 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.

WITNESS my hand and official seal.



Signature

Meghan Hanes

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

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C. RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____.

(Seal)

Vincent P. Forte

LABOR AND MATERIAL BOND

Bond Number: 0227654

Premium: Included in Performance Bond

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

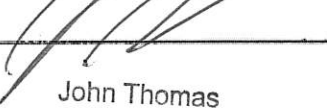
BERKLEY INSURANCE COMPANY
(Surety)

By: See attached client signature block

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

Bond Number: 0227654

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: _____
Title: John Thomas
Authorized Agent

By: 
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.

State of California
County of Orange)

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.

Signature

Bonnie MacEwan-Campbell

(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

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

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte
 Vincent P. Forte

BOND NO.: 0227654M

PREMIUM: included in the performance bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing under the laws of the State of DE and duly licensed to do business in the State of CA, as Surety, are held and firmly bound unto the CITY OF NEWPORT BEACH, as Oblige 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 heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

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

PUBLIC WATER, TRACT 18135

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, If the Principal shall indemnify the Oblige for all loss that the Oblige 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, **20**19.

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

By See attached signature block

BERKLEY INSURANCE COMPANY

(Surety)

By 

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

Bond Number: 0227654

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: _____
Title: John Thomas
Authorized Agent

By: 
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.

State of California
County of Orange

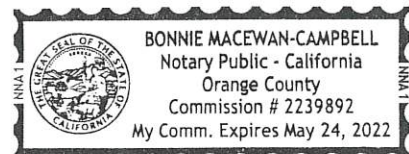
On December 19, 2019 before me, Bonnie MacEwan-Campbell, Notary Public
(insert name and title of the officer)

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.

Signature  (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

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

Attest:

(Seal)

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C. RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundracken
 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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte

Bond No. 0227653
Premium \$ 2,864.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of four hundred seventy seven thousand three hundred ninety 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 identified as PUBLIC SEWER, is hereby referred to and made a part hereof, located at TRACT 18135, 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 indemnify 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,
A CALIFORNIA LIMITED PARTNERSHIP
(Principal)

BERKLEY INSURANCE COMPANY
(Surety)

By: See attached client signature block

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

Bond Number: 0227653

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 

Name:

John Thomas

Title:

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.

State of California
County of Orange

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

WITNESS my hand and official seal.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

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WITNESS my hand and official seal.



Signature

Meghan Hanes
Signature of Notary Public

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
 WILMINGTON, DELAWARE

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

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte

LABOR AND MATERIAL BOND

Bond Number: 0227653
Premium: Included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Oblige, in the sum of four hundred seventy seven thousand three hundred ninety 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 Oblige 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 Oblige 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 Oblige 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 Oblige 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)

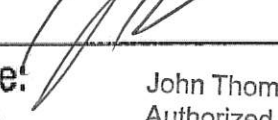
BERKLEY INSURANCE COMPANY
(Surety)


By: See attached client signature block

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

Bond Number: 0227653

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: John Thomas
Title: 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.

State of California
County of Orange)

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.

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

On FEB 27 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(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Meghan Hanes
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.

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

Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____

(Seal)

Vincent P. Forte
 Vincent P. Forte

BOND NO.: 0227653M

PREMIUM: Included in the performance bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we SHEA HOMES LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP, as
Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing under
the laws of the State of DE and duly licensed to do business in the
State of CA, as Surety, are held and firmly bound unto the CITY OF NEWPORT BEACH
as Oblige in the penal sum of Forty-Seven Thousand Seven Hundred **(\$47,739.00)** to
Thirty-Nine and 00/100 Dollars
which payment well and truly to be made we do bind ourselves, our and each of our heirs,
executors, administrators, successors and assigns jointly and severally, firmly by these
presents.

WHEREAS, the 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 SEWER, TRACT 18135


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, If the
Principal shall indemnify the Oblige for all loss that the Oblige 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

(Surety) BERKLEY INSURANCE COMPANY

By 

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

Bond Number: 0227653

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____

Name: John Thomas
Title: 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.

State of California
County of Orange

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.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California

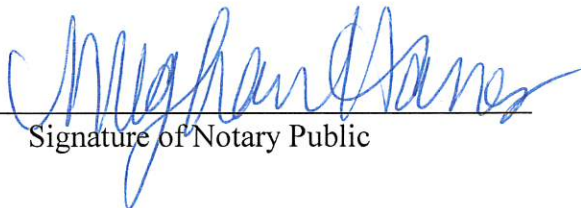
County of Los Angeles

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

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

WITNESS my hand and official seal.

Signature


Signature of Notary Public



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

Attest:

(Seal)

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____.

(Seal)

Vincent P. Forte

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Oblige, in the sum of one million eight hundred eighty one thousand two hundred eighty 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 Oblige, dated _____, 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, located at TRACT 18135, 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 indemnify and hold harmless the Oblige, 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 Oblige 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,
A CALIFORNIA LIMITED PARTNERSHIP
(Principal)

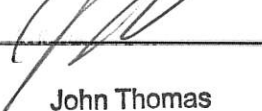
BERKLEY INSURANCE COMPANY
(Surety)


By: See attached signature block

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

Bond Number: 0227658

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: _____
Title: John Thomas
Authorized Agent

By: 
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.

State of California
County of Orange)

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

WITNESS my hand and official seal.

Signature

(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California


County of Los Angeles

On DEC 17 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(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.

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WITNESS my hand and official seal.

Signature



Signature of Notary Public



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundracken
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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte
Vincent P. Forte

LABOR AND MATERIAL BOND

Bond Number: 0227658

Premium: Included In Performance Bond

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of one million eight hundred eighty one thousand two hundred eighty 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, 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.

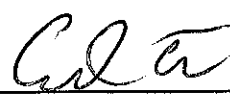
Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect. The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications 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)

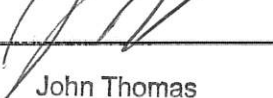
BERKLEY INSURANCE COMPANY
(Surety)

By: See attached signature block

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

Bond Number: 0227658

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: John Thomas
Title: 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.

State of California
County of Orange

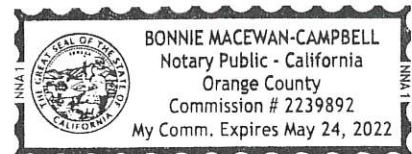
On December 19, 2019 before me, Bonnie MacEwan-Campbell, Notary Public
(insert name and title of the officer)

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.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

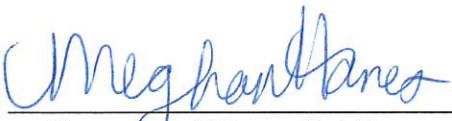
County of Los Angeles

On DEC 17 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(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature 
Signature of Notary Public

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

Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter

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 12th day of JUNE, 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, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 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 _____ day of _____, DEC 17 2019.

(Seal)

Vincent P. Forte

BOND NO.: 0229158M
PREMIUM: Included in Performance Bond

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we SHEA HOMES LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, a corporation organized, existing under the laws of the State of DE and duly licensed to do business in the State of CA, as Surety, are held and firmly bound unto the CITY OF NEWPORT BEACH, as Oblige in the penal sum of One Hundred Eighty-Eight Thousand One Hundred Twenty-Eight and 00/100 Dollars **(\$188,128.00)** to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the 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:

PRIVATE STREET & STORM DRAIN IMPROVEMENTS TRACT 18135

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, If the Principal shall indemnify the Oblige for all loss that the Oblige 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** Decemeber, **20** 19.

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

By *See attached signature block

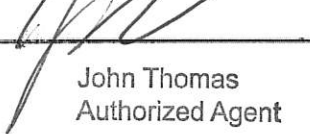
(Surety) BERKLEY INSURANCE COMPANY

By 

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

Bond Number: 0227658

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: John Thomas
Title: 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.

State of California
County of Orange

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.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

On DEC 17 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(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature

Meghan Hanes

Signature of Notary Public

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

Attest:

(Seal)

By

Ira S. Lederman
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

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STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

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MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
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 _____ day of _____, 2019.

(Seal)

Vincent P. Forte
Vincent P. Forte

Bond No. 0229157
Premium \$ 100.00

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as Principal, and BERKLEY INSURANCE COMPANY, as Surety are held and firmly bound unto CITY OF NEWPORT BEACH, as Obligee, in the sum of six thousand 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.

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 identified as FINAL MONUMENTATION, is hereby referred to and made a part hereof, located at TRACT 18135, 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 indemnify 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,
A CALIFORNIA LIMITED PARTNERSHIP
(Principal)

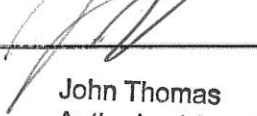
BERKLEY INSURANCE COMPANY
(Surety)


By: See attached signature block

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

Bond Number: 0227657

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: 
Name: John Thomas
Title: Authorized Agent

By: 
Name: Brooke Doi
Title: Authorized Agent

ACKNOWLEDGMENT

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State of California
County of Orange

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(insert name and title of the officer)

personally appeared ----- John Thomas and Brooke Doi -----,
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paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bonnie MacEwan-Campbell (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Los Angeles

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WITNESS my hand and official seal.

Signature

Meghan Hanes
Signature of Notary Public

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

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STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

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MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

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Given under my hand and seal of the Company, this _____ day of _____, 2019.

(Seal)

Vincent P. Forte

PUBLIC STREET IMPROVEMENTS - COST ESTIMATE



6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T.949.916.3800
F.949.916.3805
CVC-INC.NET

PROJECT: MELA-001
TRACT No: 18135
MARINERS SQUARE
DEVELOPER:

ENGINEER:
DANE MCDUGALL, PE

DATE:
3/13/2019

CALCULATED BY:
JOY HENDRICKS

PERMIT No.:
1992-2018

CONSTRUCTION ITEM	QUANTITY		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% CONTINGENCY				\$33,147
TOTAL				\$198,881



PUBLIC DOMESTIC WATER - COST ESTIMATE



6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630

T.949.916.3800
F.949.916.3805

CVC-INC.NET

PROJECT: MELA-001
TRACT No: 18135
MARINERS SQUARE
DEVELOPER:

ENGINEER:
DANE MCDUGALL, PE

DATE:
3/13/2019

CALCULATED BY:
JOY HENDRICKS

PLAN CHECK No.:
1992-2018

CONSTRUCTION ITEM	QUANTITY		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 IRRIGATION	1 EA	@	\$5,000.00	\$5,000
4" RESILIENT WEDGE GATE VALVE	3 EA	@	\$2,000.00	\$6,000
6" RESILIENT WEDGE GATE VALVE	2 EA	@	\$2,500.00	\$5,000
8" RESILIENT 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
			SUB-TOTAL	\$386,420
			20% CONTINGENCY	\$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

CVC-INC.NET

PROJECT: *MELA-001*
TRACT No: 18135
MARINERS SQUARE
DEVELOPER:

ENGINEER:
DANE MCDUGALL, PE

DATE:
3/13/2019

CALCULATED BY:
JOY HENDRICKS

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
6" PVC SDR-35	975	LF	@	\$35.00	\$34,125
JOIN PUBLIC SYSTEM	1	LS	@	\$4,000.00	\$4,000
				SUB- TOTAL	\$ 397,825
				20% CONTINGENCY	\$ 79,565
				TOTAL	\$ 477,390



PRIVATE STREET & STORM DRAIN IMPROVEMENTS - COST ESTIMATE



CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630

T.949.916.3800
F.949.916.3805

CVC-INC.NET

PROJECT:

MELA-001

TRACT No: 18135

MARINER SQUARE

DEVELOPER:

ENGINEER:
DANE MCDUGALL, 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
			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.