

GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of One Hundred Seventy Four Thousand Two Hundred Twenty Four and 70/100 --- (\$174,224.70), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Sewer and Water

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Oblige.

In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

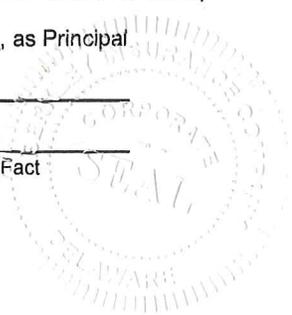
* see attached signature block, as Principal

By Berkley Insurance Company

By Edward C. Spector

Edward C. Spector

Attorney-in-Fact



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
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WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

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

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

Signer Is Representing

Signer Is Representing

Bond Number: 0195156M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____
Name:
Title:

Jacqueline Y. Barker
Authorized Agent

By:  _____
Name:
Title:

Cory Yoder
Authorized Agent

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange

On 10/30/25 before me, Natalie Martin, a Notary Public personally appeared Cory Yoder and Jacqueline Y. Barker 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.

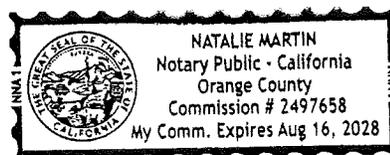
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WITNESS my hand and official seal.

Signature

Natalie Martin

(Seal)



GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Obligee, in the penal sum of Two Hundred Nineteen Thousand Sixty Six and 10/100 - - - (\$219,066.10), representing 10 percent of the contract price entered into between the Principal and Obligee, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Obligee, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Sewer Lift Station and Force Main

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Obligee, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Obligee on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Obligee.

In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

* see attached signature block, as Principal

By Berkley Insurance Company

By 
Edward C. Spector Attorney-in-Fact



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
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THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
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_____ AND _____

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County of Los Angeles)

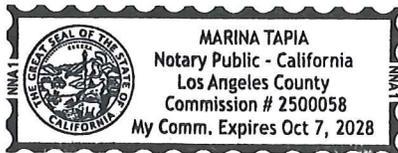
On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

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

Signer Is Representing

Signer Is Representing

Bond Number: 0195157M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: _____

Name:

Title:



Jacqueline Y. Barker
Authorized Agent

By: _____

Name:

Title:



Cory Yoder
Authorized Agent

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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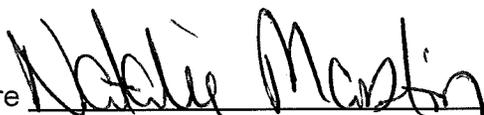
State of California
County of Orange

On 10/30/25 before me, Natalie Martin, a Notary Public personally appeared Cory Yoder and Jacqueline Y. Barker 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.

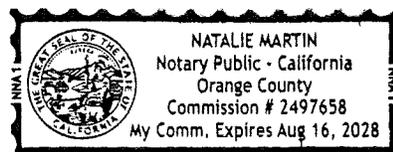
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of Five Hundred Seven Thousand Eight Hundred Sixty and 60/100 --- (\$507,860.60), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Storm Drain

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Oblige.

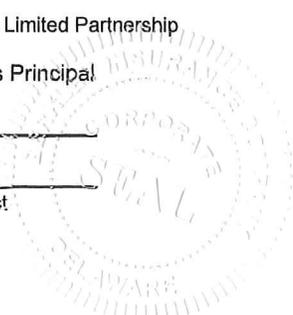
In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

* see attached signature block _____, as Principal

By Berkley Insurance Company

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



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
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OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

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NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)

County of Los Angeles)

On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

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

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

Signer Is Representing

Signer Is Representing

Bond Number: 0195158M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____
Name: **Jacqueline Y. Barker**
Title: **Authorized Agent**

By:  _____
Name: **Cory Yoder**
Title: **Authorized Agent**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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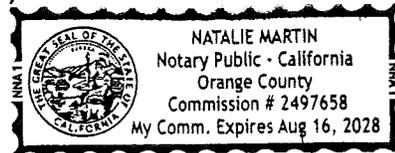
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Natalie Martin

(Seal)



GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of Two Hundred Thirty Seven Thousand Thirty Eight and 20/100 --- (\$237,038.20), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Street, Striping/Signing, Traffic Signal

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Oblige.

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Shea Homes Limited Partnership, a California Limited Partnership

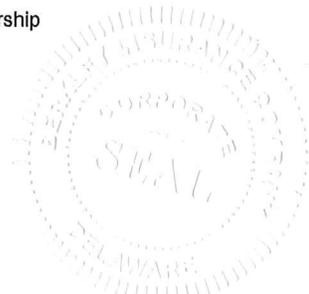
* see attached signature block, as Principal

By Berkley Insurance Company

By [Signature]

Edward C. Spector

Attorney-in-Fact



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,
PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
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WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
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County of Los Angeles)
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Other
Signer Is Representing Signer Is Representing

Bond Number: 0195159M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____
Name:
Title:

Jacqueline Y. Barker
Authorized Agent

By:  _____
Name:
Title:

Cory Yoder
Authorized Agent

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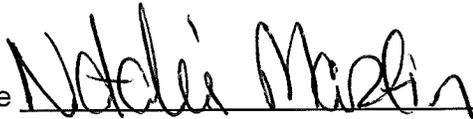
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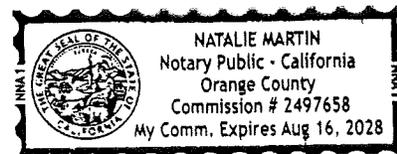
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WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of Five Hundred Ninety Thousand Nine Hundred Sixty Two and no/100 - - - (\$590,962.00), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

C05 Channel and VFPP

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Oblige.

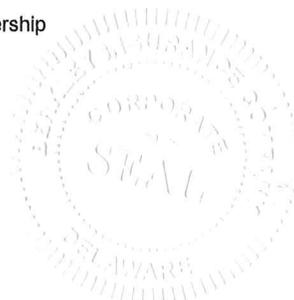
In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

* see attached signature block _____, as Principal

By Berkley Insurance Company

By 
Edward C. Spector Attorney-in-Fact



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,

PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
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OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

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

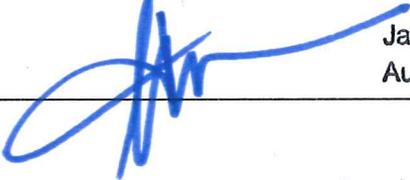
- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

Bond Number: 0195160M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____
Name: _____
Title: _____

Jacqueline Y. Barker
Authorized Agent

By:  _____
Name: _____
Title: _____

Cory Yoder
Authorized Agent

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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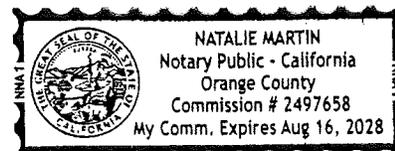
State of California
County of Orange

On 10/30/25 before me, Natalie Martin, a Notary Public personally appeared Cory Yoder and Jacqueline Y. Barker 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 Natalie Martin (Seal)



GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of Forty One Thousand Eight Hundred Fifteen and 20/100 - - (\$41,815.20), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Natural Treatment System

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

NOW, THEREFORE, the Principal and Surety, jointly and severally 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 period of one year from and after date of completion of work and acceptance thereof by Oblige.

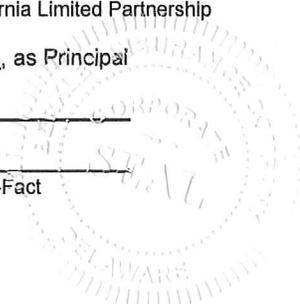
In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

* see attached signature block, as Principal

By Berkley Insurance Company

By 
Edward C. Spector Attorney-in-Fact



STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
_____ AND _____,
PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____
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WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

PRINTED NAME

MY COMMISSION EXPIRES _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)

County of Los Angeles)

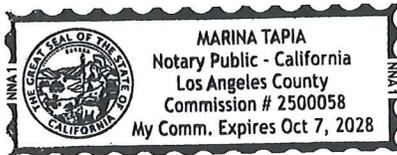
On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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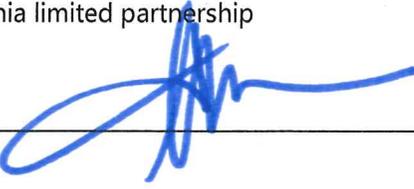
Capacity(ies) Claimed by Signer(s)

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

Signer Is Representing Signer Is Representing

Bond Number: 0195162M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By:  _____
Name: _____
Title: _____

Jacqueline Y. Barker
Authorized Agent

By:  _____
Name: _____
Title: _____

Cory Yoder
Authorized Agent

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange

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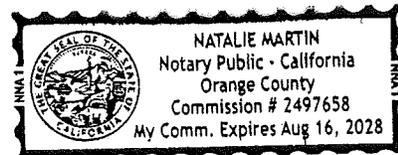
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



GUARANTEE AND WARRANTY BOND

WHEREAS, Shea Homes Limited Partnership, a California Limited Partnership, as a Principal, and Berkley Insurance Company, a corporation organized under the laws of the State of Delaware and duly authorized to do business in the State of California, as Surety, are held and firmly bound unto the City of Huntington Beach, California, as Oblige, in the penal sum of Two Hundred Fifty Nine Thousand Five Hundred Seven and 70/100 --- (\$259,507.70), representing 10 percent of the contract price entered into between the Principal and Oblige, to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally.

WHEREAS, the said Principal entered into a contract with said Oblige, dated _____ for work described as follows:

Parkside Estates – Subdivision Improvements Tract No. 15377(R) and 15419(R)

Grading and Street Repair

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee and warrant for the period of one year after completion of the work and acceptance thereof by the Oblige, against all defects in workmanship and materials during said one-year period.

WHEREAS, said work has been completed, and accepted by Oblige on _____

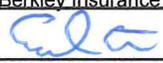
NOW, THEREFORE, the Principal and Surety, jointly and severally shall indemnify the Oblige for all loss that the Oblige may sustain by reason of any defective materials or workmanship, which become apparent during the period of one year from and after date of completion of work and acceptance thereof by Oblige.

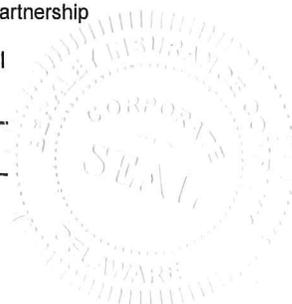
In witness whereof, this instrument has been duly executed by the principal and surety above named, on October 28th, 2025.

Shea Homes Limited Partnership, a California Limited Partnership

* see attached signature block, as Principal

By Berkley Insurance Company

By 
Edward C. Spector Attorney-in-Fact



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)

County of Los Angeles)

On OCT 28 2025 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

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Signer's Name
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Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

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

Signer Is Representing

Signer Is Representing

Bond Number: 0195163M

SHEA HOMES LIMITED PARTNERSHIP,
a California limited partnership

By: _____
Name: _____
Title: _____



Jacqueline Y. Barker
Authorized Agent

By: _____
Name: _____
Title: _____



Cory Yoder
Authorized Agent

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange

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WITNESS my hand and official seal.

Signature



(Seal)

