

Agreement No. S26-101329

BOND No. TIC030502
PREMIUM \$255.00

MONUMENTATION BOND

WHEREAS, the Board of Supervisors of the County of Orange, State of California, and California Shea Homes Limited Partnership, a California limited partnership,(hereinafter designated as "PRINCIPAL) have entered into an Agreement whereby PRINCIPAL agrees to install and complete certain designated public improvements, which said Agreement dated _____ and identified as project: Tract 19325- Monumentation is hereby referred to and made a part of hereof; and

WHEREAS, the PRINCIPAL is required, under the terms of said Agreement, to furnish security guaranteeing the payment of the cost of setting such monuments (as defined in the Agreement).

NOW THEREFORE, we the PRINCIPAL and Trisura Insurance Company as Surety are held and firmly bound unto the County of Orange (hereinafter called 'COUNTY"), and to the Engineer or Surveyor, the penal sum of Forty Two Thousand Five Hundred Dollars (\$42,500) lawful money of the United States, for payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by their presents.

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.

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The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said Agreement or the specifications accompanying and same shall in any manner affect its obligations on this bond, and does hereby waive notice of any change, extension, alteration or addition.

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IN WITNESS WHEREOF, this information has been duly executed by the PRINCIPAL and SURETY above named, on this 9th of January, A.D. 2026.

Shea Homes Limited Partnership,
a California limited partnership

ATTACH ACKNOWLEDGEMENT

BY: 
Print Name: Jacqueline Y. Barker
Title: Authorized Agent

BY: 
Print Name: Cory Yoder
Title: Authorized Agent AND

ATTACH ACKNOWLEDGEMENT

BY: Trisura Insurance Company
SURETY COMPANY

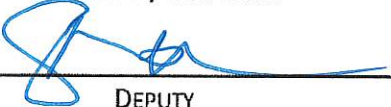
ADDRESS: _____
2 Stamford Plaza, Suite 1504, 281 Tresser Blvd.
Stamford, CT 06901

ATTACH ACKNOWLEDGEMENT

BY: 
ATTORNEY-IN-FACT
Edward C. Spector

ADDRESS: _____
777 S. Figueroa Street, 52nd Floor
Los Angeles, CA 90017

APPROVED AS TO FORM:
COUNTY COUNSEL
COUNTY OF ORANGE, CALIFORNIA

BY: 
DEPUTY

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 Orange

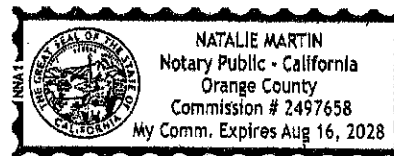
On 1/9/26 before me, Natalie Martin, a Notary Public personally appeared Cory Yoder and Jacqueline Y. Barker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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)



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)

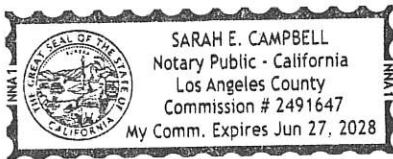
On JAN 09 2026 before me, Sarah E. Campbell, Notary Public
Date Here Insert Name and Title of the Officer

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

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

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

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

Signer Is Representing _____

Signer Is Representing _____



POWER OF ATTORNEY

Bond Number: TIC030502
Bond issuance date: January 9th, 2026

KNOW ALL MEN BY THESE PRESENTS: That TRISURA INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Oklahoma, authorized to conduct a surety business, and having its principal place of business at 2 Stamford Plaza, Suite 1504, Tresser Boulevard, Stamford, Connecticut 06901, does hereby constitute and appoint:

Timothy J Noonan, Charles R Teter III, Janina Monroe, Laura L Plaisant, Jeffrey Prevost, Jennifer G Ochs, Martha Barreras, Michelle Haase, Edward C. Spector, D. Garcia, Marina Tapia, Ethan Spector, KD Wapato, B. Aleman, Simone Gerhard, Erin Brown, Rachel A. Mullen, Sarah Campbell, Jaren A. Marx, Sandra Corona

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said TRISURA INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of TRISURA INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of TRISURA INSURANCE COMPANY at a meeting duly held on the 11th day of December, 2020.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, TRISURA INSURANCE COMPANY have each executed and attested these presents
on this 25th day of February, 2022.

STATE OF Connecticut
County of Fairfield

George Jarama, Chief Underwriting Officer, Surety



On this 25th day of February, 2022, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of TRISURA INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at
Fairfield, Connecticut the day and year first above written.

SERENA I. SZEKELY Serena I Szekely seal
Notary Public, State of Connecticut
My Commission Expires 10/31/2026
My Commission Expires: 10/31/2026, a Notary Public of Connecticut

CERTIFICATION

I, the undersigned officer of TRISURA INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, January 9th, 2026

Richard Grant, Vice President, U.S. Surety

TO CONFIRM AUTHENTICITY OF THIS BOND OR DOCUMENT EMAIL: us.surety@trisura.com