



BOND NO.: K09353434

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, **Shea Homes Active Adult, LLC**, as Principal, and **Westchester Fire Insurance Company**, as Surety, are held and firmly bound unto **City of Groveland, Florida**, as Obligee, in the sum of **One Million Five Hundred Fifty Thousand Seven Hundred Seventy and 49/100 Dollars (\$1,550,770.49)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH, That, Whereas, said Principal agrees to construct the following public utility improvements in the Subdivision known as Cascades of Groveland -Trilogy Phase 5:

Sanitary Sewer, Water and Reclaimed Water Facilities according to the approved Plans and Specifications prepared by Dewberry Engineers, Inc.

and, as a condition of approving said Subdivision Final Plat, the Principal is required to give a bond to guarantee completion of said improvements.

It is hereby understood and agreed that this Bond shall be enforceable at the sole discretion of the Obligee. In the event that any of said improvements have not been installed or completed as provided herein, the Obligee may declare, in its sole discretion, the Principal to be in default of the conditions of this Bond. The decision of the Obligee shall be binding.

Whenever Obligee shall declare Principal in default of the provisions of this Bond and shall promptly notify Surety of such default, Surety shall, within 30 days do one of the following, in consultation with the Obligee:

- a. Begin to complete the work required under the terms of this Bond in accordance with the approved plans and specifications referenced above using a contractor or subcontractor agreed to by the Obligee;
- b. Tender a replacement contractor agreed to by the Obligee to complete the work required under the terms of this Bond in accordance with the approved plans and specifications referenced above; or
- c. In consultation with the Obligee, determine the cost to complete the work in this Bond and tender to Obligee funds in the amount of such cost.

Notice shall be given in writing to the Surety at:

ACE Surety North America Claims
P. O. Box 5122
Scranton, PA 18505-0554
215/640-2641


The Surety acknowledges that the Surety has irrevocably appointed ACE North American Claims acts as a claims agent for the Surety, and that, for the term of this Bond, service upon the address or phone number shown above shall be conclusively presumed to constitute effective service upon the Surety.

NOW, THEREFORE, if the said Principal shall well and truly do and perform all the covenants and obligations of said agreement on its part to be done and performed at the time and in the manner specified therein, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect and, in addition, Surety agrees to pay reasonable attorneys' fees and costs, including engineers fees, in the event that it becomes necessary to bring an action to enforce this bond.


Governing Law/Venue and Jurisdiction: This Bond shall be governed by the laws of the state of Florida without regard to conflicts of law provisions. Venue of any litigation arising out of this Bond shall be only within any court of competent jurisdiction regularly sitting in Lake County, Florida

Signed and sealed on February 9, 2016.

Shea Homes Active Adult, LLC

By  _____

Westchester Fire Insurance Company

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

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.

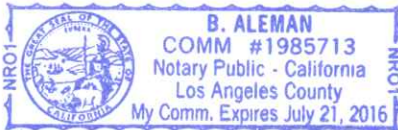
State of California

County of Los Angeles

On FEB 09 2016 before me, B. Aleman, 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

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That WESTCHESTER FIRE INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested.

Does hereby nominate, constitute and appoint Bernadette Aleman, Daravy Mady, Edward C Spector, James Ross, K D Conrad, Misty Wright, Nathan Varnold, Renato F Reyes, Simone Gerhard, Tom Branigan, Tracy Aston, all of the City of LOS ANGELES, California, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Seventy Five million dollars & zero cents (\$75,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office,

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said WESTCHESTER FIRE INSURANCE COMPANY this 20 day of August 2015.

WESTCHESTER FIRE INSURANCE COMPANY



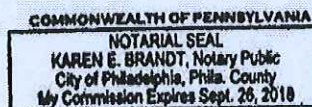
Stephen M. Haney

Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 20 day of August, AD. 2015 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the WESTCHESTER FIRE INSURANCE COMPANY to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.



Karen E. Brandt
Notary Public

I, the undersigned Assistant Secretary of the WESTCHESTER FIRE INSURANCE COMPANY, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this

day of FEB 09 2016



William L. Kelly
William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER August 20, 2017.

