

FINAL AFFIDAVIT AND AGREEMENT

STATE OF MISSOURI
COUNTY OF JACKSON

On this 9 day of June, 2021 before me, the undersigned Notary Public,
personally appeared Kevin Higdon

on behalf of Choya LLC
(name of firm, corporation or partnership)

General Contractor, Upon being duly sworn, on his oath he does say that all of the persons, firms, and corporations, including affiant, and all subcontractors, who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction and improvements on the project hereinafter described, have been paid in full and that such work has been fully completed.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of, any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, financing statement, security agreement, or conditional bills of sale have been given or are now outstanding as to any materials placed upon or installed in the aforesaid project.

The General Contractor does, for a valuable consideration, hereby agree to indemnify and save the City of Lee's Summit, Missouri, harmless against any lien, claim or suit of, or by any general contractor, subcontractor, mechanic or materialman in connection with the construction of improvements on said project.

The improvements referred to herein are situated in the County of Jackson, City of Lee's Summit, State of Missouri, and the project is described as follows:

Name of Project: Retention Basin (20204418)

The declarations herein contained are hereby affirmed.

KC
Signature of Affiant

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

Melissa Zurovski
Notary Public

My Commission Expires Aug 26, 2024

MELISSA ZUROWSKI
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission #15427247
My Commission Expires 08-26-2024



DEVELOPMENT SERVICES

Punch List

Date: Tuesday, June 01, 2021

To: Choyce LLC
PO Box 847
Lee's Summit, Mo. 64063

Re: Certificate of Substantial Completion for:
Project Title: Napa Valley 2nd plat - retention basin conversion
Permit Number: PRSUBD20204418
Permit Type: Development - Subdivision
Work Description: Napa Valley 2nd plat - retention basin conversion

A comprehensive inspection was completed for this project. It has been determined by Development Services that a Certificate of Substantial Completion can be released. The following items were incomplete as of the date of this letter. The developer, contractors and engineers have thirty (30) days to complete these deficiencies in accordance with the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. Failure to complete all items will result in a freeze of building permits until all items are corrected and a Certificate of Final Acceptance is issued.

PUNCH LIST CORRECTIONS:

1. Remove silt fence when all vegetation has been established.
2. Provide record drawings for the public storm that was relocated.
3. Provide a 3 year maintenance bond for 50% of the engineers estimated cost of construction. $111,237.00 / 2 = \underline{55,618.00}$ is the total for the maintenance bond.
4. Provide a Final Affidavit and Agreement.

We do not claim this list identifies all possible incomplete, damaged, or unfinished work - items may have been unintentionally omitted. Omission from the punch list does not relieve the Developer, Contractors, or Engineer from responsibility to complete work in accordance with approved Engineering Plans, Development Plans and Lee's Summit's Design and Construction Manual.

A handwritten signature in green ink, likely belonging to the Permit Holder.

Permit Holder
(Signature & Date)

Steven Robbins

Digitally signed by Steven Robbins
DN: cn=Steven Robbins,
ou=Development, ou=LS Users,
dc=City of Lee's Summit, dc=MO
Reason: I am approving this document
Date: 2021.06.02 14:56:40 -0500

Steve Robbins,
(Signature & Date)

Original: Public Works Inspections File

Copy:
Developer

Development Services Engineering Manager

Certificate of Substantial Completion**Date:** Tuesday, June 01, 2021**To:** Choyce LLC
PO Box 847
Lee's Summit, Mo. 64063

Project Title: Napa Valley 2nd plat - retention basin conversion
Permit Number: PRSUBD20204418
Permit Type: Development - Subdivision
Permit Work Class: Development Complete
Project Address: 1604 SW NAPA VALLEY DR, LEES SUMMIT, MO 64082

Project Parcel #: 69720102300000000

This Certificate of Substantial Completion for the infrastructure associated with the above referenced project satisfies the Development Services portion of the requirements for a building permit. The infrastructure for this subdivision has been installed and tested and can be used for its intended purpose. Incomplete items will be indicated in a separate punch list letter. The Punch List will indicate corrections and documentation that must be completed in order to receive a Certificate of Final Acceptance from Development Services. A thirty (30) calendar day time period commences from the above date of issuance for completion and submittal to the City of all required final acceptance items as directed in the City of Lee's Summit's, Design and Construction Manual, Ordinance 5813. After all requirements have been met, a Certificate of Final Acceptance will be issued. If the Certificate of Final Acceptance is not obtained within the specified time period, issuance of building permits shall be suspended until the requirements are met.

Erosion and Sediment Control

Erosion and sediment control must be established/installed according to Lee's Summit's Design and Construction Manual Sections 1000, 2150, and 5100. Erosion and sediment control must be established/installed immediately and maintained continuously - the 30 day completion period which may apply to other punch list items does not relate to erosion and sediment control.

Public Infrastructure Quantity

Sanitary Sewer	_ -n/a- _ linear feet
Stormwater	
18" HDPE	_ -145- _ linear feet
36"HDPE	- 151- linear feet
Street	_ -n/a- _ linear feet
Water	_ -n/a- _ linear feet

Building permits will be frozen on if all items on the punch list are not completed. If you have any questions about the above or any items listed on the Punch List please contact Steve Robbins, , at 969-1228.

By signing this letter, the permit holder acknowledges the receipt and accepts the terms of this Certificate of Substantial Completion.



Permit Holder
(Signature & Date)

Steven Robbins

Digitally signed by Steven Robbins
DN: CN=Steven Robbins, OU=Development,
OU=LS Users, DC=COLS, DC=LOC
Reason: I am approving this document
Date: 2021.06.01 16:42:48 -0500

Steve Robbins,
(Signature & Date)

Original: Inspections File

Copy:

Contractor

Developer

Design Engineer / Architect

Codes Administration Director

Codes Administration Manager

GIS Manager

Public Works Development Engineering Manager

Public Works Engineering Support Supervisor (PW Records)

Public Works Operations

Water Utilities Operations