

# MAINTENANCE BOND

## City of Lee's Summit

Bond No. NMO 4420

KNOW ALL MEN BY ALL THESE PRESENTS:

THAT WE, Cityscape Constructions View High LLC  
(hereinafter called the Principal), as Principal, and Merchants National Bonding, Inc.

A Corporation duly organized under the laws of the State of Iowa  
and duly licensed to transact business in the State of Missouri  
(hereinafter called Surety), as Surety, are held and firmly bound into the City of Lee's Summit,  
Missouri (hereinafter called Obligee, in the sum of (50% of the total monies paid or to be paid to the  
contractor upon completion of the work)

(\$ 53,473.00)  
Fifty-three thousand four hundred seventy-three and no-----DOLLARS,  
for the payment of which sum well and truly to be made, we, the said Principal and the Surety, bind  
ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly  
by these presents.

Sealed with our seals and dated this 29th day of July, 2022

WHEREAS, the said Principal has heretofore (description of work done and location):  
DTLS Apartments Public Storm and On-Site Public Sanitary  
114 SE Douglas St., Lee's Summit, MO 64063

and,

WHEREAS, the said Principal is required to and does guarantee said (Name of Project):  
DTLS Apartments / Elevate 114

constructed by said Principal, against any defects of workmanship or materials, which may develop  
during the period of three (3) years from acceptance by the City of Lee's Summit, Missouri.  
Acceptance of said completion of DTLS Apartments Public Storm and On-Site Public Sanitary  
as of July 29, 2022, is hereby acknowledged by the City of Lee's  
Summit, Missouri.

The condition of this obligation is such that if said Principal shall faithfully carry out and  
perform said guarantee and shall, on due notice, repair and make good at its own expense any and  
all defects in materials or workmanship in said work which may develop for a period of three  
years from the acceptance date issued by the Obligee, or shall pay over, make good and reimburse  
to said Obligee all loss and damage which said Obligee may sustain by reasons of failure or default  
of said principal so to do, then this obligation shall be null and void upon expiration of the aforesaid  
maintenance bond, otherwise shall remain in full force and effect.

Should any defective work have been done or materials supplied by any subcontractor, Principal and surety shall be liable to make good in the same manner as such work or material has been done or supplied by the Principal.

PRINCIPAL:

Cityscape Constructions View High LLC

ATTEST:

Jessica Hurst James E. Thomas, Jr.  
MANAGER

SURETY:

Merchants National Bonding, Inc.

ATTEST:

Emily D. White Elexis B. Richards  
Elexis B Richards, Attorney-in-Fact

**MERCHANTS**  
**BONDING COMPANY™**  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brenda Johnston; Cindy Stelthorn; Cynthia L Jenkins; Edward L Mournighan; Elexis B Richards; Ginger J Krahn; Michael H Bill; Michael M Bill; Mike Marsella; Sheree Hsieh

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 4th day of August, 2020.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.

By

*Larry Taylor*  
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 4th day of August 2020, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



**POLLY MASON**  
Commission Number 750576  
My Commission Expires  
January 07, 2023

*Polly Mason*  
Notary Public

(Expiration of notary's commission  
does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 1st day of April 2021.



*William Warner Jr.*  
Secretary