

**SITE IMPROVEMENT
Performance Bond**

Bond # 30056112

KNOW ALL PERSONS BY THESE PRESENTS: That we Prosser Wilbert Construction, Inc.

13730 W. 108th St. Lenexa, KS 66215

Principal, and Western Surety Company,

a corporation authorized to do surety business in the State of MO

as Surety, are held and firmly bound unto City of Lee's Summit MO

220 SE Green Street, Lee's Summit, MO 64063

as Oblige, in the sum of Sixty Three Thousand Eight Hundred Seventy Four Dollars and 00/100
Dollars (\$ 63,874.00) lawful money of the United States of America, for which
payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors,
and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Oblige, guaranteeing only that the
Principal will complete site improvements as per estimate prepared by: _____

Schlagel Associates, P.A.

14920 W. 107th Street, Lenexa, KS 66215

_____ attached to and made a part hereof at certain land known as
17-135 Oakview Storage, 1420 N.E. Douglas, Lee's Summit, MO 64086; Public Turn Lane

_____ all of which improvements shall be completed on or before the date
set forth in the agreement or any extension thereof, and the Principal provides this bond as security for
such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the
terms of said agreement relating to the site improvements only and perform all such work as set forth in
the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and
effect.

No party other than the Oblige shall have any rights hereunder as against the Surety.
The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for
any reason whatsoever.

SIGNED, SEALED AND DATED THIS 7th DAY OF May, 2019.

PRINCIPAL:

Prosser Wilbert Construction, Inc.

By: Andy Prosser
Andy Prosser, President

SURETY:

Western Surety Company

By: C. LaVonne Engeman
C. LaVonne Engeman, Attorney-in-Fact



Surety Phone No. 605-336-0850

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

C. LaVonne Engeman , Individually

of Kansas City, MO its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond No.: 30056112
Principal: Prosser Wilbert Construction, Inc.
Obligee: City of Lee's Summit MO

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 27th day of February, 2018.



WESTERN SURETY COMPANY

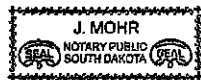
Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 27th day of February, 2018, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

June 23, 2021



J. Mohr, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 7th day of May, 2019.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



SCHLAGEL ASSOCIATES, P.A.

Engineers, Planners, Surveyors, Landscape Architects

OAKVIEW STORAGE - LEE'S SUMMIT, MISSOURI

ENGINEER'S OPINION OF PROBABLE COST

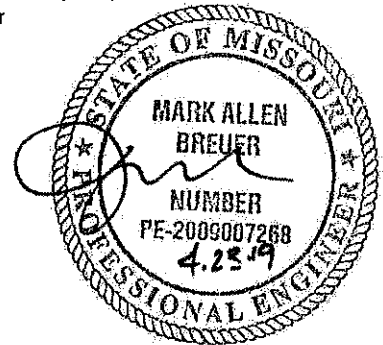
Revised 4/25/2019

PUBLIC TURN LANE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	12" Asphalt Pavement	202.0	SY	52.00	\$10,504.00
2	8" Concrete Driveway	1,120.0	SF	7.50	\$8,400.00
3	Sub Grade Stabilization	300.0	SY	2.00	\$600.00
4	Type CG-1 Curb & Gutter	253.0	LF	15.00	\$3,795.00
5	Type CG-1 Dry Curb & Gutter	40.0	LF	15.00	\$600.00
6	Type A Sidewalk Ramp	1.0	EA	1,000.00	\$1,000.00
7	Type B Sidewalk Ramp	1.0	EA	1,000.00	\$1,000.00
8	5' Concrete Walk	237.0	LF	25.00	\$5,925.00
9	Traffic Control	1.0	LS	5,000.00	\$5,000.00
10	Stiping	1.0	LS	2,000.00	\$2,000.00
11	6 ft. Concrete Walk @ Victoria Drive	285.0	LF	30.00	\$8,550.00
12	Reconstruct H.C. Ramp @ Victoria Dr	1.0	EA	1,500.00	\$1,500.00
13	Regrade/Restoration of Public ROW	1.0	LS	15,000.00	\$15,000.00
				SUBTOTAL	\$63,874.00

Disclaimers:

- 1 Since Engineer has no control over the cost of labor, materials, or equipment, or over contractor's(s) methods of determining prices, or over competitive bidding or market conditions, the estimate of construction cost and schedule provided for herein is to be made on the basis of Engineer's experience and qualifications and represents Engineer's best judgment as a professional engineer familiar with the construction industry, but Engineer cannot and does not guarantee that the bids or the Project construction cost or schedule will not vary from the Engineer's Opinion of Probable Cost and schedule prepared by Engineer.
- 2 The Engineer's Opinion of Probable Cost is based upon reasonable assumptions from a conceptual plan.
- 3 The format of this document may not be the same as the final format used to obtain con
- 4 Any use of this document other than for preliminary cost analysis is not recommended.



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