



DEVELOPER PERFORMANCE AND MAINTENANCE BOND (Improvements)

Bond NO: LICX1191503

City of Kansas City, Missouri
City Planning and Development Department

KNOW ALL MEN BY THESE PRESENTS That we Paragon Star, LLC as principal ("developer"), and
(Surety Company Name) Lexon Insurance Company
(Claims Department & Contact) Attn: Claims
(Claims Department Address) 12890 Lebanon Road, Mt Juliet, TN 37122
(Telephone) 877-676-7575, (Fax), (E-mail) suretybondclaims@sompo-ins.

as sureties, are held and firmly bound unto Kansas City, a Municipal Corporation of the State of Missouri, in the sum of
One Million One Hundred Fifteen Thousand Four Hundred Sixty One Dollars and 12/100 (\$1,115,461.12) Dollars,
for the payment of which sum, well and truly to be made, we hereby bind ourselves, our heirs, executors, administrators, successors and
assigns, firmly by these presents.
WHEREAS, the said principal "developer", has been given permission by Permit No. CLDPMT-2020-00274, in City
Planning and Development and identified as File number 2019-036A, B to construct (describe work)
Street, Storm and Sanitary

NOW THEREFORE, if the said "developer" shall construct or cause to be constructed and completed the entire improvements
provided for in said Permit, and shall construct same in accordance with specifications used by the City for like improvements, and to the
lines and grades given by the City Planning and Development, all to be done subject to the approval and acceptance of the Director of City
Planning and Development of said Kansas City; and shall maintain required improvements in accordance with the "Development Agreement"
and Chapter 88 Section 88-405-03 of the Code of Ordinances of Kansas City, Missouri, and in such manner that the same shall endure
without need of any repairs for a period of two (2) years from and after the completion of said improvement and acknowledgement thereof,
and if said improvement shall endure without the need of repairs for the period of two (2) years from and after the completion and
acknowledgement thereof as aforesaid, then this obligation shall be void, otherwise to be in full force and effect until final release thereof.

Signed, sealed and dated this 15th day of October 2020

Paragon Star, LLC

(SEAL)

Principal

ATTEST: [Signature]

Lexon Insurance Company

(SEAL)

[Signature]
Surety Nicole M Johnson, Attorney-In-Fact

Approved as to amount of bond this day of 20

Director of City Planning and Development

Approved as to form and legality by Law Department.

Approved as to surety by Finance Department.

# Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Rodney W. Paddock, Eric Dedovesh, Nicole M. Johnson its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$100,000,000.00, One Hundred Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

**LEXON INSURANCE COMPANY**



BY *Brian Beggs*  
Brian Beggs  
President

### ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR  
Notary Public- State of Tennessee  
Davidson County  
My Commission Expires 05-09-23

BY *Amy Taylor*  
Amy Taylor  
Notary Public

### CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 15th Day of October, 2020.



BY *Andrew Smith*  
Andrew Smith  
Assistant Secretary

**"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."**

## INSPECTION WORKSHEET (CPLD-2023-617261) FOR CITY OF KANSAS CITY, MO

**Case Number:** CLDPMT-2020-00274      **Case Module:** Permit  
**Inspection Date:** 5/18/2023      **Inspection Status:** Passed  
**Inspector:** Troy Andersen / Troy.Andersen@kcmo.org / (816) 572-1676      **Inspection Type:** CPLD - Sewer Final Inspection

**Project Name:** PARAGON STAR DEVELOPMENT      **Parcel Number:** 67650  
**Job Address:** 1401 View High Dr.  
 Lee's Summit, MO 64081

**Inspection Comment:** Final inspection of storm and sanitary sewers has been completed. All testing was completed earlier and passed. All sewers were installed per plan and passed final inspection.

Contact Type	Company Name	Name
Agent	Fogel-Anderson	Kevin Brandon
Agent	GBA	Jacob Schweikert
Agent	Fogel-Anderson Construction	Brad Carr
Agent	George Butler Associates, Inc.	Clint Loumaster
Agent	Fogel-Anderson Construction Co.	Andy Keidel
Agent		Casey Williams
Agent	George Bulter Associates, Inc.	David Laurence
Agent	George Butler Associates, Inc	Jay Healy
Engineer	GEORGE BUTLER ASSOCIATES, INC	BRAD BURTON
Owner	PARAGON STAR LLC	

Checklist Item	Results	Comments
Sewer Final - CPLD - Sewer Final	Pass	*05/18/2023 -- Final inspection of storm and sanitary sewers has been completed. All testing was completed earlier and passed. All sewers were installed per plan and passed final inspection. -- Final inspection of storm and sanitary sewers has been completed. All testing was completed earlier and passed. All sewers were installed per plan and passed final inspection.



## INSPECTION WORKSHEET (CIBI-2023-641455) FOR CITY OF KANSAS CITY, MO

**Case Number:** CPBC-2023-00174      **Case Module:** Permit  
**Inspection Date:** 6/30/2023      **Inspection Status:** Passed  
**Inspector:** Michael Devine / Michael.Devine@kcmo.org / (816) 398-9056      **Inspection Type:** CPPU - Building Final Inspection

**Project Name:** Paragon Star Soccer Complex North Parking      **Parcel Number:** 67650  
**Job Address:** 9821 Woodson Rd  
Kansas City, MO 64138

### Inspection Comment:

Contact Type	Company Name	Name
Applicant	Fogel-Anderson	Kevin Brandon
Designated Agent		Casey Williams
General Contractor	FOGEL ANDERSON CONSTRUCTION CO	FOGEL-ANDERSON CONSTRUCTION C
Owner	Spectrum Strategies LLC	William Brown

Checklist Item	Results	Comments
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**Water Services Department**  
**Systems Engineering Division**  
**Engineering Field Services**  
**Main Extension Program**

**DATE:** 7-7-23  
**TO:** Manager, Main Extension Program  
**FROM:** Engineering Field Services, Area Supervisor  
**SUBJECT:** Project Field Sign-Off for Project # 80002212, Main Ext # M-20-04

For the subject project: Punch list completed as of 3-9-23  
 Record drawings accepted 6-30-23  
 100% completed as of 7-3-23

Project Name: View High Dr, View High PKWT, and River Rd for Paragon Star

Contractor: Clarkson Construction

Drawing #: 20589/20590

Other Agency Project: NO

YES, \_\_\_\_\_ # \_\_\_\_\_

Agency Name

Pipe used in construction of project: Class 52 DIP Class 54 DIP OTHER: \_\_\_\_\_

Appurtenances adjusted to final grade: Yes No

If no, explain: \_\_\_\_\_

Curbs in: Yes No N/A

Remarks: \_\_\_\_\_

[Signature] 7-7-23  
 Area Supervisor Date

[Signature] 7-10-2023  
 Todd Hawes, P.E. Date  
 Manager, Engineering Field Services



# INSPECTION WORKSHEET (CPLD-2023-656289) FOR CITY OF KANSAS CITY, MO

<b>Case Number:</b>	CLDPMT-2020-00274	<b>Case Module:</b>	Permit
<b>Inspection Date:</b>	7/28/2023	<b>Inspection Status:</b>	Passed
<b>Inspector:</b>	Troy Andersen / Troy.Andersen@kcmo.org / (816) 572-1676	<b>Inspection Type:</b>	CPLD - Street Final Inspection
<b>Project Name:</b>	PARAGON STAR DEVELOPMENT	<b>Parcel Number:</b>	67650
<b>Job Address:</b>	1401 View High Dr. Lee's Summit, MO 64081		
<b>Inspection Comment:</b>	All work done. Final passed.		

Contact Type	Company Name	Name
Agent	Fogel-Anderson	Kevin Brandon
Agent	GBA	Jacob Schweikert
Agent	Fogel-Anderson Construction	Brad Carr
Agent	George Butler Associates, Inc.	Clint Loumaster
Agent	Fogel-Anderson Construction Co.	Andy Keidel
Agent		Casey Williams
Agent	George Bulter Associates, Inc.	David Laurence
Agent	George Butler Associates, Inc	Jay Healy
Engineer	GEORGE BUTLER ASSOCIATES, INC	BRAD BURTON
Owner	PARAGON STAR LLC	

Checklist Item	Results	Comments
Street Final - CPLD - Street Final	Pass	All work done. Final passed.



## INSPECTION WORKSHEET (CPLD-2023-656291) FOR CITY OF KANSAS CITY, MO

<b>Case Number:</b>	CLDPMT-2020-00274	<b>Case Module:</b>	Permit
<b>Inspection Date:</b>	7/28/2023	<b>Inspection Status:</b>	Passed
<b>Inspector:</b>	Troy Andersen / Troy.Andersen@kcmo.org / (816) 572-1676	<b>Inspection Type:</b>	CPLD - Street Light/Signal Final Inspection
<b>Project Name:</b>	PARAGON STAR DEVELOPMENT	<b>Parcel Number:</b>	67650
<b>Job Address:</b>	1401 View High Dr. Lee's Summit, MO 64081		
<b>Inspection Comment:</b>	All work done. Final passed.		

Contact Type	Company Name	Name
Agent	Fogel-Anderson	Kevin Brandon
Agent	GBA	Jacob Schweikert
Agent	Fogel-Anderson Construction	Brad Carr
Agent	George Butler Associates, Inc.	Clint Loumaster
Agent	Fogel-Anderson Construction Co.	Andy Keidel
Agent		Casey Williams
Agent	George Bulter Associates, Inc.	David Laurence
Agent	George Butler Associates, Inc	Jay Healy
Engineer	GEORGE BUTLER ASSOCIATES, INC	BRAD BURTON
Owner	PARAGON STAR LLC	

Checklist Item	Results	Comments
Street Light/Signal Final - CPLD - Street Light/Signal Final	Pass	All work done. Final passed.



## INSPECTION WORKSHEET (CPLD-2023-656290) FOR CITY OF KANSAS CITY, MO

**Case Number:** CLDPMT-2020-00274      **Case Module:** Permit  
**Inspection Date:** 7/28/2023      **Inspection Status:** Passed  
**Inspector:** Troy Andersen / Troy.Andersen@kcmo.org / (816) 572-1676      **Inspection Type:** CPLD - Site Disturbance Final Inspection

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**Project Name:** PARAGON STAR DEVELOPMENT      **Parcel Number:** 67650  
**Job Address:** 1401 View High Dr.  
Lee's Summit, MO 64081  
**Inspection Comment:** All work done. Final passed.

Contact Type	Company Name	Name
Agent	Fogel-Anderson	Kevin Brandon
Agent	GBA	Jacob Schweikert
Agent	Fogel-Anderson Construction	Brad Carr
Agent	George Butler Associates, Inc.	Clint Loumaster
Agent	Fogel-Anderson Construction Co.	Andy Keidel
Agent		Casey Williams
Agent	George Bulter Associates, Inc.	David Laurence
Agent	George Butler Associates, Inc	Jay Healy
Engineer	GEORGE BUTLER ASSOCIATES, INC	BRAD BURTON
Owner	PARAGON STAR LLC	

Checklist Item	Results	Comments
Site Disturbance Final - CPLD - Site Disturbance Final	Pass	All work done. Final passed.