

RESOLUTION NO. 2257

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING THE FINAL PLAT AND APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS FOR BISON COVE CONDOMINIUMS PHASE 1.

WHEREAS, the subdivision plat for Bison Cove Condominiums Phase 1 has been presented for approval; and

WHEREAS, the developer desires to proceed with construction of the improvements in Bison Cove Condominiums Phase 1; and

WHEREAS, the Town has negotiated an Agreement to Construct Subdivision Improvements with the developer of Bison Cove Condominiums Phase 1 requiring the posting of assurances that such improvements will be constructed,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. That the final plat for Bison Cove Condominiums Phase 1 be and is hereby approved as depicted on Exhibit "A" attached hereto and incorporated herein, subject to the conditions, requirements, and notes written thereon or otherwise imposed.

Section 2. That the Agreement to Construct Subdivision Improvements, attached hereto as Exhibit "B" and incorporated herein as though set forth in full at this point, be and is hereby approved in substantially the form as set forth in said Exhibit "B".

Section 3. That F. Robert Edwards, Mayor of the Town of Payson, be and is hereby authorized to execute such Agreement in substantially the form attached.

Section 4. That the Town of Payson be and hereby is authorized to take such other and further actions as are necessary or appropriate to carrying out the purposes of such Agreement.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2007, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

F. Robert Edwards, Mayor

ATTEST:

APPROVED AS TO FORM:

Silvia Smith, Town Clerk

Samuel I. Streichman, Town Attorney

MAR 15 2007 G. 7



1-800-STAKE-IT
 1-800-722-3346
 (AZ STATE BOARD OF ENGINEERS)

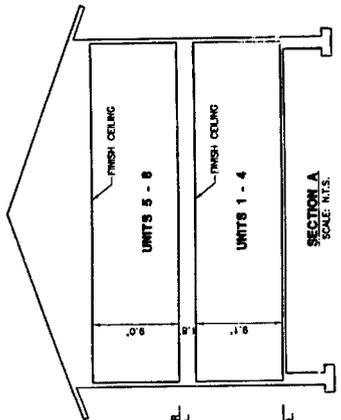
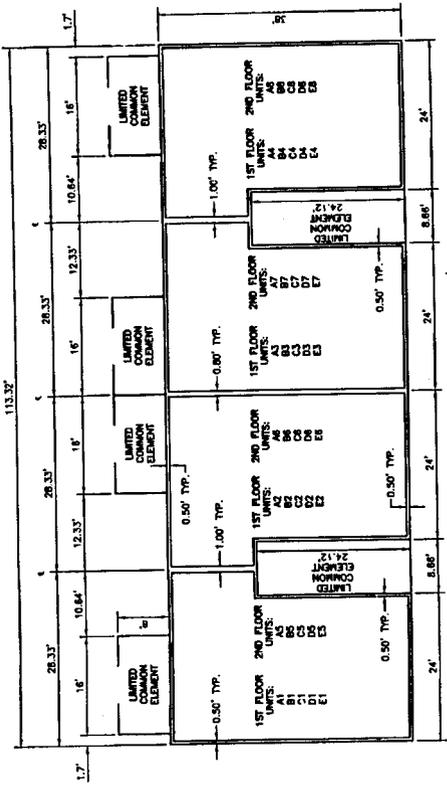
SCALE: HORIZ. 1" = 10'
 VERT. INTERVAL = 1/4"
 DRAWING NO. HRO1
 SHEET NO. 3 OF 4

CONDOMINIUM PLANS AND SECTIONS
 BUILDING A THRU E

JOB NO. 14188-001
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 DATE: 01/21/07

BISON COVE CONDOMINIUMS
 PHASE 1
 PAYSON, ARIZONA

TETRA TECH, INC.
 417 S. Bascom Avenue
 Palo Alto, CA 94301
 TEL: (650) 851-4200 FAX: (650) 851-4207



FLOOR AND CEILING ELEVATION SCHEDULE

BUILDING #	UNIT #	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		
		FIN. FLOOR EL.	FINISHED CEILING EL.							
A	1	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	2	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	
	3	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	
	4	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	4980.50	
	5	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	
	6	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	
	7	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	
	8	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	4981.00	
	B	1	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20
		2	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20
3		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
4		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
5		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
6		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
7		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
8		4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
C	1	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	2	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	3	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	4	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	5	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	6	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	7	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	8	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
D	1	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	2	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	3	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	4	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	5	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	6	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	7	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
	8	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	4982.20	
E	1	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	2	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	3	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	4	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	5	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	6	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	7	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
	8	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	4980.00	
F	1	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	2	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	3	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	4	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	5	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	6	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	7	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	
	8	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	4982.50	

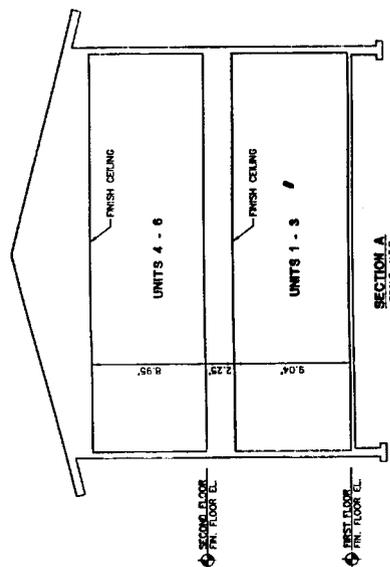
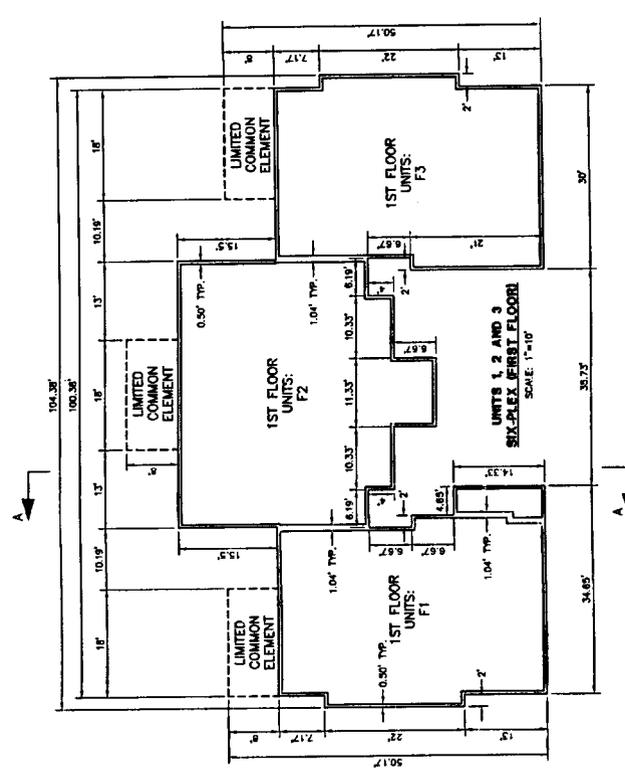
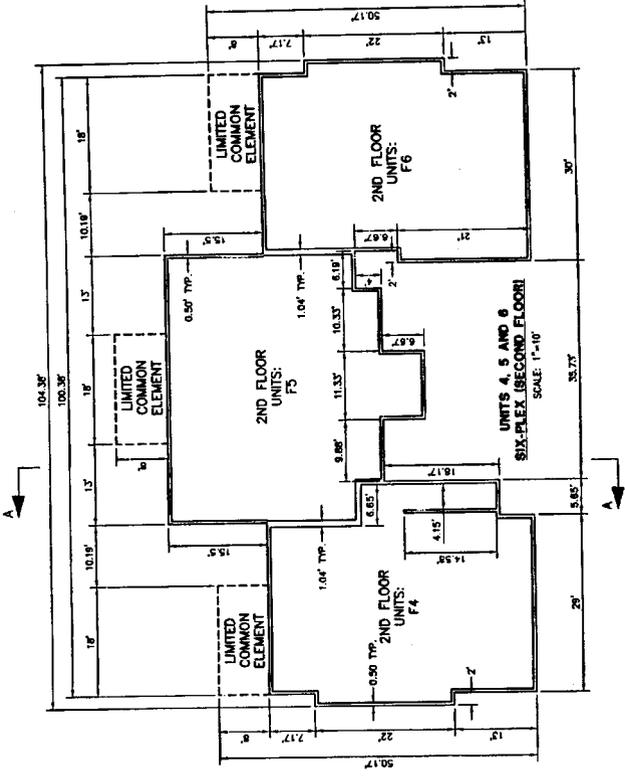
UNIT CUBIC CONTENTS

BUILDING TYPE	UNIT	50' FT. SQ. FT.	CU. FT.
ECON-FLX	1 (FIRST FLOOR)	907	8254
	2 (FIRST FLOOR)	910	8281
	3 (FIRST FLOOR)	910	8281
	4 (FIRST FLOOR)	907	8254
	5 (SECOND FLOOR)	907	8163
	6 (SECOND FLOOR)	910	8180
	7 (SECOND FLOOR)	910	8180
	8 (SECOND FLOOR)	907	8163

NOTE: UNIT DIMENSIONS SHOWN HEREON ARE TO THE INTERIOR OF EACH UNIT'S CEILING, INTERIOR WALLS AND EXTERIOR WALLS, AND TO THE FINISHED AND UNCOMPLETED FLOOR. DIMENSIONS ARE IN DECIMAL FEET AND DECIMAL INCHES UNLESS OTHERWISE NOTED.

NOTE: ALL EXTERIOR WALLS ARE 2X8 (NO.4) UNLESS OTHERWISE NOTED.

NOTE: ALL INTERIOR WALLS ARE 2X4 (NO.4) UNLESS OTHERWISE NOTED.



NOTE: UNIT DIMENSIONS SHOWN HEREON ARE TO THE INTERIOR OF EACH UNIT'S CEILING, INTERIOR WALLS, AND EXTERIOR WALLS, AND TO THE FINISHED AND UNCOATED FLOOR AND CEILING SURFACES. DIMENSIONS ARE IN DECIMAL FEET AND DECIMAL PARTS THEREOF.

NOTE: ALL EXTERIOR WALLS ARE 2X8 (NOM.) UNLESS OTHERWISE NOTED.

NOTE: ALL INTERIOR WALLS ARE 2X4 (NOM.) UNLESS OTHERWISE NOTED.

UNIT CUBIC CONTENTS

BUILDING TYPE	UNIT	LIVING UNIT SQ. FT.	CU. FT.
SIX-PLEX	1 (FIRST FLOOR)	1185	10740
	2 (FIRST FLOOR)	1444	13054
	3 (FIRST FLOOR)	1194	10794
	4 (SECOND FLOOR)	1218	11191
	5 (SECOND FLOOR)	1443	12915
	6 (SECOND FLOOR)	1194	10885

FLOOR AND CEILING ELEVATION SCHEDULE

BUILDING	UNIT	FIRST FLOOR FINISHED FLOOR E.L.	SECOND FLOOR FINISHED FLOOR E.L.
F	1	4985.00	4924.04
	2	4985.00	4994.04
	3	4985.00	4994.04
	4	4985.00	4994.04
	5	4985.00	4994.28
	6	4985.00	4994.28



SCALE: HORIZ. 1" = 10'
VERT. INTERVAL = 1/4"

DRAWING NO. **HR02**
SHEET NO. **4** OF **4**

CONDOMINIUM PLANS AND SECTIONS
BUILDING F

BISON COVE CONDOMINIUMS
PHASE 1
PAYSON, ARIZONA

TETRA TECH, INC.
411 E. WASHINGTON
TULSA, OKLAHOMA 74103-1487
TEL: 918-438-7400 FAX: 918-438-7401

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NO.	REVISIONS	DATE	BY	CHK.

EXHIBIT "B"

to Resolution No. 2257

WHEN RECORDED, RETURN TO:
Samuel I. Streichman, Town Attorney
Town of Payson Legal Department
303L North Beeline Highway
Payson, Arizona 85541
Phone: 928-474-5242, Extension 208

AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

Bison Cove Condominiums Phase 1, Payson, Arizona

DRAFT

This Agreement is made and entered into as of the _____ day of _____, 2007, by and between BISON COVE, LLC, an Arizona limited liability company ("Subdivider"), and the TOWN OF PAYSON, ARIZONA, an Arizona municipal corporation ("Town") (collectively, the "Parties"). The Parties hereby confirm and agree as follows:

RECITALS

- A. Subdivider intends to develop property located in Payson, Arizona, identified as "Bison Cove Condominiums Phase 1" (the "Subdivision"), more fully described in Exhibit "A" attached hereto and incorporated herein by this reference; and
- B. The Parties to this Agreement wish to establish specific terms, conditions, and guidelines to provide for assurances for the completion of the required subdivision improvements in the Subdivision and in and out of the Subdivision in compliance with the provisions of A.R.S. § 9-463.01(C)(8) and § 15-07-002(J) of the Payson Unified Development Code; and
- C. Town seeks to protect the health, safety, and general welfare of the community by requiring the completion of various improvements in the Subdivision and thereby to limit the harmful effects of substandard subdivision, including premature subdivision which leaves property undeveloped and unproductive; and
- D. This Agreement inures to the benefit of the Parties and is not executed for the benefit of third parties, such as, but not limited to, materialmen, laborers, or others providing work, services, or materials for the Subdivision, or for the benefit of lot or home purchasers in the Subdivision; and

E. The improvements to be constructed in the Subdivision are described in the documents referred to in Exhibit "B", attached hereto and incorporated by this reference and hereafter referred to as the "Improvements." Construction of the Improvements is to be assured to Town as provided in Paragraph 9 of this Agreement.

AGREEMENT

NOW, THEREFORE, based on the foregoing and in consideration of the Town approving a Final Plat (the "Subdivision Plat") for the Subdivision, the Parties agree as follows:

1. Construction of Subdivision Improvements. Subdivider hereby agrees to construct and install, at its own expense, all subdivision improvements for the Subdivision, as described in Exhibit "B" attached hereto. The Subdivider's obligation to complete the Improvements will arise as of the date of this Agreement (the "Start Date"). The Subdivider's obligation to complete the Improvements is independent of any obligations of the Town contained herein and is not conditioned on the sale of any lots or improvement within the development.
2. Existing Utilities. Any relocation or modification of existing utilities or public improvements to construct the Improvements shall be done at no expense to the public.
3. Assurance of Construction. This Agreement is submitted as an assurance that Subdivider will construct the Improvements as required by A.R.S. § 9-463.01(C)(8) and the Payson Town Code.
4. Start of Construction. Subdivider shall begin construction of the Improvements within six (6) months of the Start Date, and will diligently pursue completion of the Improvements. Subdivider's failure to do substantial work on the Improvements for a period of sixty (60) consecutive calendar days shall be presumptive evidence that Subdivider is failing to diligently pursue construction of the Improvements.
5. Completion of Improvements. The Improvements shall be completed by the Subdivider not more than two (2) years after the Start Date. The Improvements shall not be considered completed unless and until the Improvements have been completed in accordance with all Town regulations and all applicable plans which have been approved by the Town, and after the Town has inspected the Improvements for compliance with the plans and regulations and has accepted the Improvements in accordance with paragraph 6 herein. The period for completion of the Improvements may be extended for good cause shown at the discretion of the Town of Payson or its designated representative.
6. Acceptance of Improvements. The Town shall not accept the Improvements or maintenance responsibility for the Improvements, nor shall the Improvements be deemed accepted unless and until all of the following have occurred:

- (a) The Improvements have been completed in accordance with Paragraph 5 of this Agreement.
- (b) The Improvements and the right-of-way in which the Improvements are located have been dedicated or conveyed to the Town in accordance with the Subdivision Plat or separate instrument, as applicable.
- (c) The dedication or conveyance, as applicable, has been accepted by the Town as evidenced by the approval of the Subdivision Plat or by some other formal action.
- (d) The Town Council has acted to accept the Improvements as built. The Parties anticipate that each portion of the Improvements will be given a preliminary acceptance by the Town or its inspector; however, the Parties understand and acknowledge that no such preliminary acceptance shall be effective as a final acceptance until each of the requirements of this paragraph, including approval by the Town Council, has occurred. The Parties further understand that it shall be the sole responsibility of Subdivider to repair any Improvements which are damaged, fall into disrepair, or are defective prior to acceptance of such Improvements by the Town Council and/or the termination of the warranty period provided for in paragraph 7 herein.
- (e) The Town shall not give final acceptance for the Improvements nor shall such Improvements be deemed accepted until Subdivider's contractor(s) has(have) been paid in full and has(have) furnished complete lien releases to the Subdivider, who shall provide the Town with copies of such complete lien releases.
7. Warranty. The Subdivider warrants that the Improvements, each and every one of them, will be free from defects for a period of two (2) years from the date that the Town Council accepts the maintenance of the last Improvement completed by the Subdivider.
8. Security. To secure performance of its obligations under this Agreement, Subdivider shall procure a letter of credit from National Bank ("Financial Institution") to provide site construction assurances in the amount of Seventy-four Thousand, Eight Hundred Eighty Dollars and Fifty-eight Cents (\$74,880.58), which is the amount equal to the Engineer's Estimate of total costs to perform Subdivider's obligations under this Agreement, an additional ten percent (10%) of such sum, and an additional three percent (3%) of such sum. This amount may be increased from time to time on request of the Town based upon change orders issued for additional compensated work to construct and install such Improvements. Subdivider agrees that if this Agreement is terminated for any reason before the completion of all Improvements required under this Agreement, Subdivider shall tender to the Town (1) monetary assurances in an amount equal to the Town's estimate of the total cost to complete the Improvements, or (2) other assurances acceptable to the Town. Subdivider and Town agree that the sum referenced above will be used only for the purpose of installing the Improvements as provided in this Agreement. A copy of Financial Institution's Funding Agreement is attached hereto marked Exhibit "C" and made a part hereof by this reference.

In order to further secure performance of its obligations under this Agreement, and to provide for the acceptability of the Improvements constructed hereunder, Subdivider shall pay to the Town the greater of the amount equal to three percent (3%) of the amount of the Public Works Engineer's estimate of the cost of the Improvements, or the actual cost to the Town of Payson for inspection of the construction of the Improvements. Additionally, at its sole cost, Subdivider shall provide for all tests required by the Town of Payson and shall provide the results of all such tests, free of charge, to the Town of Payson. Prior to commencing construction or inspection of the Improvements, Subdivider shall pay over to the Town of Payson, as a deposit against such construction inspection, a sum equal to three percent (3%) of the Public Works Engineer's estimate.

9. Retention. The additional ten percent (10%) of funds provided for in paragraph 8 herein shall be released upon the final release of assurances by the Town. Such amount represents a retention in the event of a default by Subdivider to provide additional funds for completion of the Improvements by the Town. Additionally, at the request of the Subdivider, the Town may cause to be retained 10% of the construction invoices to assure compliance by a contractor with that contractor's responsibilities.
10. Town's Option Upon Default. If Subdivider materially defaults on its obligations under this Agreement, the Parties agree that, in addition to any other remedies Town may have against Subdivider for failure to perform as required under this Agreement, Town shall have and is hereby granted the right, at its sole discretion, to initiate a process to replat the Subdivision to revert to acreage of approximately the same boundary configurations of record existing before the Subdivision Plat for the Subdivision was recorded. Subdivider hereby authorizes Town to execute on behalf of Subdivider all documents necessary to replat the Subdivision, and appoints Town as its agent and attorney-in-fact to do so. The replat may exclude any dedications to the public which were made on the Subdivision Plat or by separate instrument which are deemed necessary to serve the portions of the Subdivision which are not replatted or to necessarily serve the public. Subdivider shall pay the reasonable costs incurred in replatting. Prior to initiating any action to replat the Subdivision or any portion of Subdivision, Town shall give forty-five (45) days' first-class mailed notice to Subdivider at its last known address and Subdivider shall have an opportunity to cure any such defaults within such period. In addition, if Subdivider materially defaults on its obligations under this Agreement and, after notice and opportunity to cure defaults as provided in this paragraph, the Parties agree that, without election and in addition to any other remedies Town may have against Subdivider for failure to perform as required under this Agreement, the Town may make claim against the loan procured under paragraph 8 hereinabove and receive and use said funds to complete construction of the Improvements. In this connection, the Town shall have the sole discretion in determining a default under this Agreement, which discretion the Town may exercise in any manner, whether or not the exercise of such discretion is fair or reasonable under the circumstances.
11. Termination. This Agreement shall remain in full force and effect until one of the following has occurred:

- a) All of the Improvements have been completed and accepted for maintenance by action of the Town Council and Subdivider's contractor has been paid in full and furnished complete lien releases to the Subdivider, which shall provide the Town with copies of such complete lien releases.
- b) The Subdivider has tendered substitute assurances acceptable to the Town for the completion of the Improvements.
- c) A new Subdivision Plat has been recorded for the Subdivision in compliance with any and all applicable laws and regulations.
12. Binding Effect. This Agreement shall be binding upon the Parties and their respective successors and assigns.
13. Severability. If any portion of this Agreement is found to be invalid, such finding will not affect the validity of the remainder of this Agreement, and to this end the provisions of this Agreement are severable.
14. No Waiver. No waiver of any provision of this Agreement shall be deemed to or shall constitute a waiver of any other provision, nor shall it be deemed to be a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the Town and the Subdivider; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default of the same type. The Town's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Subdivider.
15. Notice. The Subdivider agrees to provide written notice to the Town, within ten (10) days of the occurrence of (1) a change of name, corporate identity, or address of the Subdivider or the Financial Institution; (2) intent to transfer, or transfer of title to the Subdivision by deed, or transfer of title to the Subdivision by deed, contract, or operation of law; (3) the foreclosure of a lien against the Subdivision or a portion of the Subdivision, (4) the filing of a voluntary or involuntary petition of bankruptcy respecting the Subdivider; (5) any other event that may affect performance of the Parties under this Agreement.
16. Address of the Parties:
- | | |
|--|--|
| <p>Subdivider:
 Bison Cove, LLC
 16927 E. Saguaro Boulevard
 Fountain Hills, Arizona 85268
 Attention: Gary A. Martinson</p> | <p>Town:
 Town of Payson
 Attention: Public Works Engineer
 303 North Beeline Highway
 Payson, Arizona 85541</p> |
|--|--|
17. Date of Agreement. The date of this Agreement shall for all purposes be the date of the signature of the last Party to sign this Agreement.

18. Controlling Law. This Agreement and the rights of the Parties hereto shall be governed by and construed in accordance with the internal laws of the State of Arizona without regard to conflicts of laws principles.
19. Authority. The Parties acknowledge and warrant that each of them is fully authorized and empowered to execute this Agreement by and through the individual(s) executing hereinafter.
20. Further Documents. The Parties shall execute and deliver any and all such documents and perform any and all such acts as reasonably necessary or required to carry out the matters contemplated by this Agreement.
21. Representations. Each of the Parties acknowledges and warrants that it has been, or has had an opportunity to be, represented by independent counsel. This Agreement is the result of negotiation between the Parties and their respective attorneys, and the terms, conditions, and provisions of this Agreement shall be construed in a fair and even manner regardless of which party drafted this Agreement or any provision or portion thereof.
22. Counterparts. This Agreement may be executed in one or more counterparts. Each executed counterpart shall for all purposes be deemed an original, but all of which together shall constitute in the aggregate but one and the same instrument. The signature pages from one or more counterparts may be removed therefrom and attached to one or more duplicate agreements containing all original signatures.
23. Date of Performance. If this Agreement provides that any time period expires or date for performance specified in this Agreement falls on a non-business day (a Saturday, Sunday, or legal holiday recognized by the Town), such time period or performance deadline shall be extended to the Town's next business day. Except as may otherwise be set forth herein, any performance shall be timely made and completed no later than 5:00 p.m. (Payson time) on the date the performance is due.
24. Complete Agreement. This Agreement and additional written agreements described herein, if any, contain and set forth the entire and exclusive Agreement and understanding between the Parties hereto pertaining to the subject matter of this Agreement and reflect the reasonable expectations of the Parties hereto. This Agreement may not be amended or modified in any way whatsoever without the prior written consent of all Parties to this Agreement.
25. Dispute Resolution. This Agreement shall be governed and construed in accordance with the internal laws of the State of Arizona. With the written consent of both Parties, any dispute, controversy, claim, or cause of action arising out of or related to this Agreement may, but in no event need, be settled by submission to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, A.R.S. § 12-1501, *et seq.* Judgment upon any award rendered by the

arbitrator(s), if filed in Arizona Superior Court, shall be filed in the Superior Court of Gila County, Arizona; or any such dispute, controversy, claim, or cause of action may be litigated in the Superior Court of Gila County, Arizona. The venue for any such dispute shall be Gila County, Arizona, and both Parties consent in advance to such venue and jurisdiction and waive any right to object that Gila County is an inconvenient or improper forum based upon lack of venue. Neither Party shall be entitled to recover from the other party any of its attorneys' fees, costs, or expert witness fees incurred in any such dispute, controversy, claim, or cause of action, but each party shall bear its own attorneys' fees without contribution from the other party, whether the same is resolved through arbitration, litigation in a court, or otherwise.

26. Cancellation. This Agreement is subject to the provisions of A.R.S. § 38-511, the terms of which are incorporated herein by reference. Said statute provides, among other things, that if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement is, at any time while this Agreement or any extension hereof is in effect, an employee or agent of any other party to the contract, this Agreement may be canceled.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first above mentioned.

TOWN OF PAYSON,
an Arizona municipal corporation

BISON COVE, LLC,
an Arizona limited liability company

By Its Manager:

BISON COMMUNITIES, LLC,
an Arizona limited liability company

By **DRAFT**
F. Robert Edwards, Mayor

By **DRAFT**
Gary A. Martinson, Manager

ATTEST:

Silvia Smith, Town Clerk

APPROVAL AS TO FORM

The Town of Payson Legal Department has reviewed this agreement and approved it as to form, and has determined that said agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Dated this _____ day of _____, 2007.

By _____
Samuel I. Streichman, Town Attorney

STATE OF ARIZONA)
) ss.
County of Gila)

The foregoing Agreement to Construct Subdivision Improvements for Bison Cove Condominiums Phase 1 was signed before me this _____ day of _____, 2007, by Gary A. Martinson, Manager of Bison Communities, LLC, an Arizona limited liability company which is Manager for Bison Cove, LLC, on behalf of the company.

Notary Public

My commission expires:

STATE OF ARIZONA)
) ss.
County of Gila)

The foregoing Agreement to Construct Subdivision Improvements for Bison Cove Condominiums Phase 1 was signed before me this _____ day of _____, 2006, by F. Robert Edwards, Mayor of the Town of Payson, on behalf of the Town.

Notary Public

My commission expires:

*Prepared by Town of Payson Legal Department
March 9, 2007 (10:26AM) SIS:drs
C:\MyFiles\Subdivisions\Bison Cove\Agmt to Construct Phase 1.wpd*

EXHIBIT "A"
LEGAL DESCRIPTION

Those units as shown on the Bison Cove Condominiums Phase 1 final plat recorded on _____, 2007, in the Office of the Gila County Recorder, Gila County, Arizona, as Map Number _____.

**EXHIBIT “B”
IMPROVEMENTS**

Those improvements as shown on the “Bison Cove Apartments Improvement Plans,” consisting of seven sheets dated October 29, 2006, and approved by the Town of Payson on December 28, 2006.

EXHIBIT “C”
FUNDING AGREEMENT

WHEN RECORDED, RETURN TO:

**Samuel I. Streichman
Town of Payson Legal Department
303L North Beeline Highway
Payson, Arizona 85541
Phone: 928-474-5242**

FUNDING AGREEMENT

Bison Cove Condominiums Phase 1, Payson, Arizona (the "Subdivision")

TO: Town of Payson, Arizona

Date: _____, 2007

For the purpose of providing the assurance of construction through loan commitment, Bison Cove, LLC, an Arizona limited liability company (herein referred to as "Developer"), and National Bank (herein referred to as "Financial Institution"), agree as follows:

1. That funds in the amount of Seventy-four Thousand, Eight Hundred Eighty Dollars and Fifty-eight Cents (\$74,880.58), determined by the Developer to be sufficient to cover the cost of installing the remaining work in the Subdivision, including the cost of completing the Improvements required pursuant to the Agreement to Construct Subdivision Improvements entered into between the Developer and the Town of Payson (the "Town"), have been committed by Financial Institution and will be made available by the Financial Institution as agent for the Developer, all in accordance with the loan agreement dated _____ (hereinafter, the "Loan Agreement") between the Developer and the Financial Institution, and are available to the Developer.
2. Developer agrees that the funds described in Paragraph 1 above will be used only for the purpose of installing off-site and on-site subdivision improvements (hereinafter "Subdivision Improvements") in the above-named subdivision.
3. All disbursements from said funds by Financial Institution to pay for said Subdivision Improvements shall be made to Developer or to a contractor or materialman upon direction of Developer, in accordance with the Agreement to Construct Subdivision Improvements dated _____ (hereinafter "Agreement to Construct Subdivision Improvements") between Developer and the Town of Payson, Arizona, and the Loan Agreement entered into between Developer and Financial Institution, upon receipt from the Town Public Works Engineer of notice which must state the amount of the disbursement approved by the Town Public Works Engineer and that the construction of said Subdivision Improvements for the period covered by the disbursement has been accepted or preliminarily accepted in accordance with the Agreement to Construct Subdivision Improvements.

4. If Developer defaults on its obligations under the Agreement to Construct Subdivision Improvements, or if Developer abandons construction of the Subdivision Improvements, or if Developer fails to complete construction of the Subdivision Improvements covered by said funds, it is agreed that Town, by giving written notice within sixty (60) days following such event to Financial Institution of its intent to complete the Subdivision Improvements in accordance herewith, may draw on the remaining balance of the funds described in Paragraph 1 above in accordance with the Loan Agreement in order to complete construction of the Subdivision Improvements in the Subdivision. In the event Town does not draw the remaining balance of the funds within sixty (60) days of such written notice to the Financial Institution, the Financial Institution shall have the option to draw upon the remaining balance of said funds and complete the Subdivision Improvements through its agents.

5. Town agrees in the event of default as outlined in the Agreement to Construct Subdivision Improvements that, before exercising its right to initiate the process to replat the property to revert to acreage, it will notify Financial Institution in writing and give Financial Institution forty-five (45) days to agree to complete the Improvements or agree to allow the Town to draw upon the remaining funds under the Loan Agreement to complete construction of the Improvements, according to the Loan Agreement. Should both Financial Institution and Town decide not to complete the Improvements within the forty-five (45) day period mentioned above, any remaining funds available pursuant to the Loan Agreement shall be applied by Financial Institution toward reducing the Developer's outstanding loan balance with Financial Institution.

6. It is understood that, notwithstanding anything to the contrary in this Funding Agreement or any other documents relating to this Funding Agreement or the transaction of which it is a part, the Town is not a borrower of funds from Financial Institution and is not and shall not be in any way required to repay any funds disbursed to or on behalf of Developer or Borrower. The Town may obtain from Financial Institution part or all of the funds committed under the Loan Agreement in accordance with the Agreement to Construct Subdivision Improvements and this Funding Agreement and, to the extent practicable, Financial Institution may disburse such funds in accordance with said Loan Agreement to the Town of Payson; provided, however, the Parties understand and acknowledge that, in the event the Town of Payson makes claim to or utilizes such funds, or otherwise exercises its rights under said Agreement to Construct Subdivision Improvements, the Town of Payson will utilize such funds only for completion of the construction of Improvements according to the Agreement to Construct Subdivision Improvements and according to the approved plans for the construction of such Improvements. Financial Institution agrees to disburse all its committed funds or such part as is then remaining under said Loan Agreement.

7. Except as set forth in this Funding Agreement, all other terms of the Agreement to Construct Subdivision Improvements are hereby reaffirmed and ratified and shall be in full force and effect.

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[SIGNATURES ON FOLLOWING PAGE]

