

# SUMMARY OF AGENDA ITEM

MEETING DATE: 06/21/07

SUBMITTED BY: Legal / Engineering Depts.

RESOLUTION/ORDINANCE # 2285

**TITLE: 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 BONITA PINES SUBDIVISION**

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**PURPOSE:**

There are two purposes associated with this Resolution:

1. To approve the final condominium subdivision plat Bonita Pines Condominiums, and
2. To approve the agreement to construct subdivision improvements for Bonita Pines Condominiums. The agreement is the Town's standard agreement providing for financial assurances sufficient to complete the public improvements within the subdivision. In this case, the developer is providing a Letter of Credit from his financial institution. Should the developer fail to construct the public improvements as specified in the agreement, the loan proceeds would become available to the Town to use for completion of the improvements.

**SUMMARY OF CHANGES TO ACCOMPLISH THIS PURPOSE:**

N/A – New Resolution

**RECOMMENDED COUNCIL ACTION:**

Approval of Resolution No. 2285

**BACKGROUND:**

The preliminary plat was approved by the Town Council on June 8, 2006. The developer is now ready to begin construction.

JUN 21 2007

*G. J.*

RESOLUTION NO. 2285

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 BONITA PINES CONDOMINIUM SUBDIVISION.

WHEREAS, the subdivision plat for Bonita Pines Condominium Subdivision has been presented for approval; and

WHEREAS, the developer desires to proceed with construction of the improvements in Bonita Pines Condominium Subdivision; and

WHEREAS, the Town has negotiated an Agreement to Construct Subdivision Improvements with the developer of Bonita Pines Condominium Subdivision 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 Bonita Pines Condominium Subdivision be and is hereby approved as depicted on Exhibit "1" attached hereto and incorporated herein, subject to the conditions, requirements, and notes written thereon or otherwise imposed. Approval of the final plat pursuant to this Resolution Number 2285 is contingent upon the recording of the final plat in the Office of the Gila County Recorder within six (6) months of the approval of this Resolution. If the final plat is not recorded within such time period, final plat approval shall be rescinded with no further action and the final plat shall lapse and be of no further effect.

Section 2. That the Agreement to Construct Subdivision Improvements, attached hereto as Exhibit "2" 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 "2".

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

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Silvia Smith, Town Clerk

\_\_\_\_\_  
Samuel I. Streichman, Town Attorney

# EXHIBIT "1"

to Resolution No. 2285

## FINAL PLAT of BONITA PINES CONDOMINIUMS

OF PARCELS "A" & "B" PER RECORD OF SURVEY/MINOR LAND DIVISION MAP1282 GCR, BEING A PORTION OF LOT 10, RUSSELL SUBDIVISION ACCORDING TO PLAT MAP 73 GCR, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, RANGE 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PATSON, GILA COUNTY, ARIZONA

### APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PATSON, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

BY: \_\_\_\_\_ MAYOR, TOWN OF PATSON, ARIZONA

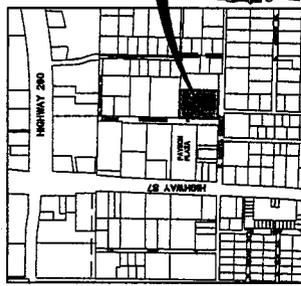
ATTEST: \_\_\_\_\_ TOWN CLERK

APPROVED BY THE TOWN PUBLIC WORKS DIRECTOR OF THE TOWN OF PATSON, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY: \_\_\_\_\_ PUBLIC WORKS DIRECTOR

### GENERAL NOTES

- BONITA PINES CONDOMINIUMS IS BEING DEVELOPED AS A CONDOMINIUM SUBDIVISION USING C-1 ZONING AS ESTABLISHED BY THE TOWN OF PATSON.
- ALL PROPERTY CORNERS OF THE BONITA PINES CONDOMINIUMS SUBDIVISION WILL BE MARKED. ALL NEW OR MISSING CORNERS WILL BE RECONSTRUCTED WITH 1/2 INCH IRON PIPE, TAGGED L.S. 12314.
- A "RECONSTRUCTION OF CONDOMINIUM AND DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS UNDER A GENERAL PLAN OF IMPROVEMENT FOR THE BENEFIT OF THE OWNERS OF THE CONDOMINIUMS" HAS BEEN FILED WITH THE GILA COUNTY RECORDS OFFICE. SETTING FORTH THE BENEFICIAL, FLEXIBLE AND REASONABLE PROCEDURES FOR THE OVERALL DEVELOPMENT, ADMINISTRATION, MAINTENANCE AND PRESERVATION OF SAID PROPERTY. THE SAID C.C.-R.S. ALSO ESTABLISHES THE COMMON ELEMENTS AND COMMON AREAS OF THE CONDOMINIUMS, THE COMMON UTILITIES AND SEWER FACILITIES AND THE STREAM WATER DRAINAGE FACILITIES ON A PORTION OF THE PROPERTY.
- THE USES FOR TRACTS SHOWN ON THIS FINAL PLAT ARE AS FOLLOWS:  
TRACT "A" - PRIVATE ACCESS AS NOTED IN THE DEDICATION. STREET, DRIVEWAY AND STORM WATER DRAINAGE IMPROVEMENTS WITHIN TRACT "A" WILL BE OWNED, MAINTAINED AND FINANCED BY THE HOMEOWNERS ASSOCIATION. TRACT "A" SHALL ALSO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.  
TRACT "B" - COMMON AREA. THE COMMON AREA WITHIN THE PROJECT BOUNDARY WILL BE OWNED, MAINTAINED AND FINANCED BY BONITA PINES CONDOMINIUMS HOMEOWNERS ASSOCIATION AND SHALL CONTAIN JOINT USE FACILITIES. TRACT "B" SHALL ALSO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.  
CONSTRUCTION IN TRACTS "A" AND "B", EXCEPT BY UTILITY COMPANIES, PUBLIC AGENCIES, AND AS ALLOWED IN THE C.C.-R.S. THIS PLAT, AND ASSOCIATED IMPROVEMENT PLANS, SHALL NOT BE FINANCED BY THE TOWN OF PATSON.  
ALL UTILITIES WITHIN BONITA PINES CONDOMINIUMS SUBDIVISION ARE TO BE UNDERGROUND.
- ALL UTILITIES WITHIN BONITA PINES CONDOMINIUMS SUBDIVISION ARE TO INCLUDE EACH UNIT'S EXTERIOR WALLS AND ROOF. ALL EXTERIOR DIMENSIONS ARE TO BE MEASURED TO THE EXTERIOR OF FOUNDATION STUMBS. EXTERIOR DIMENSIONS ARE TO BE MEASURED TO THE EXTERIOR OF FOUNDATION STUMBS.
- WALLS, FENCES AND FOLLIES ENCLOSING PAID AREAS ARE PART OF THE LIMITED COMMON ELEMENTS.
- ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE ASPHALT CONTAINED WITHIN THE UNITS, ARE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.
- THIS PLAT IS SUBSTANTIALLY COMPLETE. UPON CONSTRUCTION COMPLETION OF THE BUILDING UNITS THE PLAT MAY BE AMENDED AS DETERMINED FROM AS-BUILT MEASUREMENTS.
- ALL BUILDINGS EXCEPT BUILDING 7 SHALL BE SPARKLE PER IFC 2003 SEC. 903.2.7



VICINITY MAP  
N.T.S.

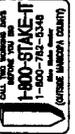
### OWNER/DEVELOPER

BLACKSTONE HOMES, LLC  
14107 E. TWILIGHT VIEW DRIVE  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE (480) 837-3538

Prepared by



Project No. 9787.0001



**BASIS OF BEARINGS**  
THE SOUTH LINE OF RUSSELL SUBDIVISION, SAID BEARING BEING S89°52'11" W.

### CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY 2006 AND THAT ALL DOCUMENTS ARE CORRECTLY REPRODUCED.



### DEDICATION

STATE OF ARIZONA )  
COUNTY OF GILA ) SS  
KNOW ALL MEN BY THESE PRESENTS:

THAT BLACKSTONE HOMES, LLC, AN ARIZONA CORPORATION, HAS SUBMITTED TO THE TOWN OF PATSON, ARIZONA, FOR APPROVAL AND RECORD OF SURVEY/MINOR LAND DIVISION MAP1282 GCR, BEING A PORTION OF LOT 10, RUSSELL SUBDIVISION ACCORDING TO PLAT MAP 73 GCR, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, RANGE 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PATSON, GILA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON, AND HEREBY PUBLISHES AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE DWELLING UNITS, STREETS, TRAILS, AND EASEMENTS, RESPECTIVELY, ON SAID PLAT. STREETS AND INTERVIEWS SHOWN HEREON, EXCLUSIVE USE OF THE DWELLING UNIT OWNERS WITHIN SAID UNITS, FOR THE COLLECTION, PUBLIC UTILITIES, CABLE TELEVISION, AND EMERGENCY AND SERVICE TRUCKS AND DRIVAGES AND FLOOD CONTROL, AND EMERGENCY AND SERVICE COMPANIES, THE TOWN OF PATSON, AND THE NORTHERN GILA COUNTY SANITARY DISTRICT, ACCESS TO THE DWELLING UNITS, AND THE INSTALLATION, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, ELECTRICITY, AND OTHER COMMUNICATION FACILITIES.

TRACTS "A" AND "B" ARE NOT TO BE USED FOR DWELLING PURPOSES BUT ARE HEREBY DEDICATED FOR THE USES AS SHOWN ON SAID PLAT. THERE IS TO BE NO CONSTRUCTION OF DWELLING UNITS OR OCCUPATION OF CONDOMINIUMS, AND RESTRICTIONS FOR COMMON AND LIMITED COMMON AREAS TO AN ASSOCIATION OF OWNERS WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF:  
BLACKSTONE HOMES, LLC AN ARIZONA CORPORATION, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
BY: ITS MANAGING MEMBER \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF GILA ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY: \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF BLACKSTONE HOMES, LLC AND THAT SAID PERSON BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER, AT COMMISSION OFFICE.

### SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3-5	SECTIONS AND SCHEDULES

### DISCLAIMER

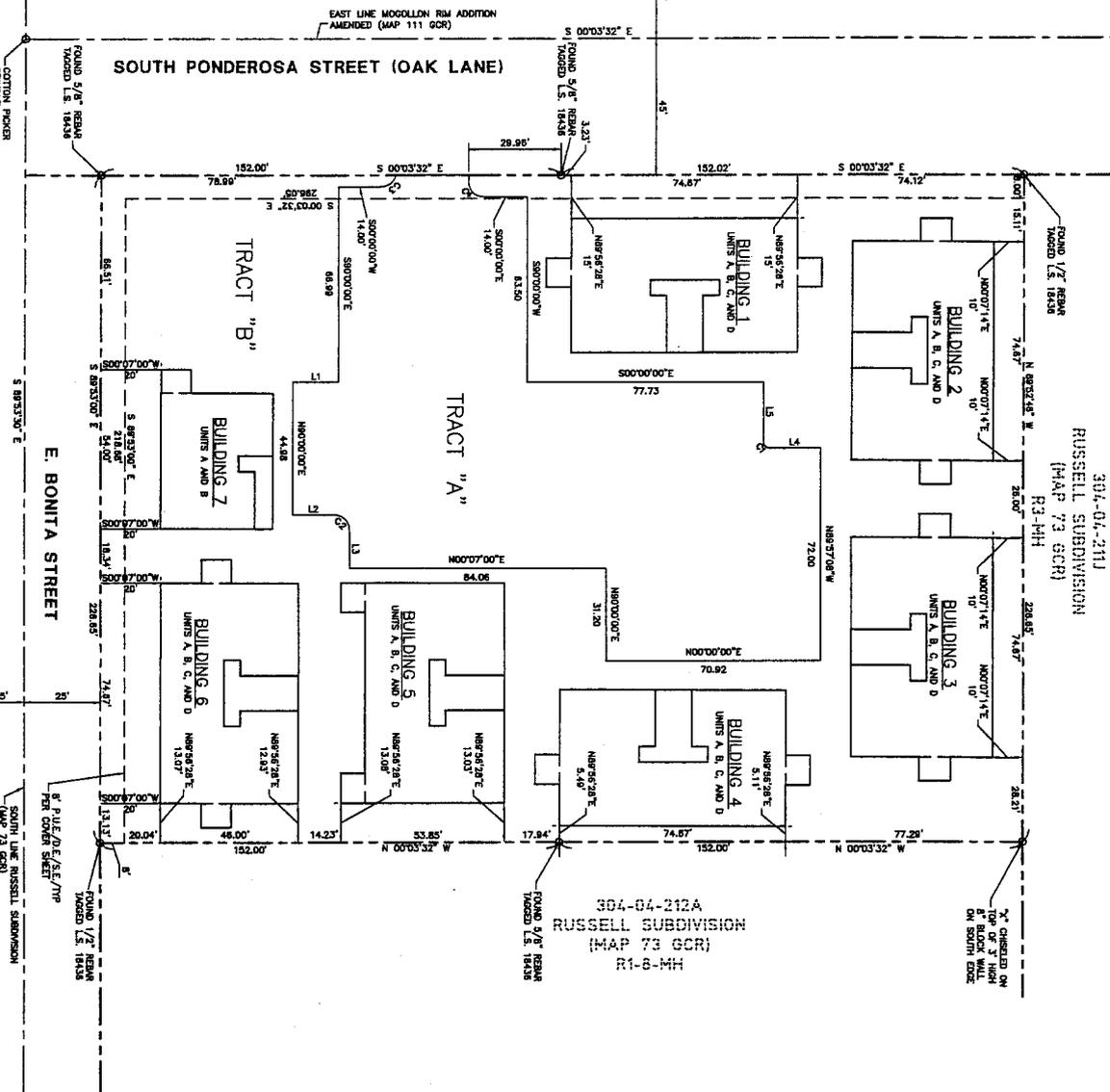
These documents have been prepared for a specific project and shall neither be shared nor used for any other purpose. Any third party who uses these documents without the written consent of the engineer is doing so at their own risk and shall be held responsible for any and all consequences. The engineer and his/her firm shall not be held responsible for any and all consequences of any and all actions taken by any third party who uses these documents for any purpose other than that intended by the engineer and his/her firm. The engineer and his/her firm shall not be held responsible for any and all consequences of any and all actions taken by any third party who uses these documents for any purpose other than that intended by the engineer and his/her firm.

304-03-638  
MOGOLLON RIM ADDITION  
AMMENDED  
(MAP 111 GCR)  
C-2

SOUTH PONDEROSA STREET (OAK LANE)

E. BONITA STREET

304-04-211  
RUSSELL SUBDIVISION  
(MAP 73 GCR)  
R3-MH



304-04-212A  
RUSSELL SUBDIVISION  
(MAP 73 GCR)  
R1-B-MH

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 000°00'00" W	18.88'
L2	N 000°07'00" E	13.98'
L3	S 88°53'00" E	13.02'
L4	S 00°02'30" W	20.40'
L5	N 88°52'30" W	20.40'

CURVE TABLE

CURVE	RAIUS	DELTA	LENGTH	TANGENT
C1	2.00'	90°00'00"	3.14'	2.00'
C2	5.00'	90°00'00"	7.85'	5.00'
C3	2.00'	72°33'00"	6.07'	4.00'
C4	5.00'	80°00'00"	7.85'	5.00'



**TF**  
TETRA TECH, INC.  
1000 N. CENTRAL AVENUE  
SUITE 100  
TULSA, OKLAHOMA 74103-2001  
TEL: 918-482-1000 FAX: 918-482-1001

**BONITA PINES CONDOMINIUMS**  
PAYSON, ARIZONA

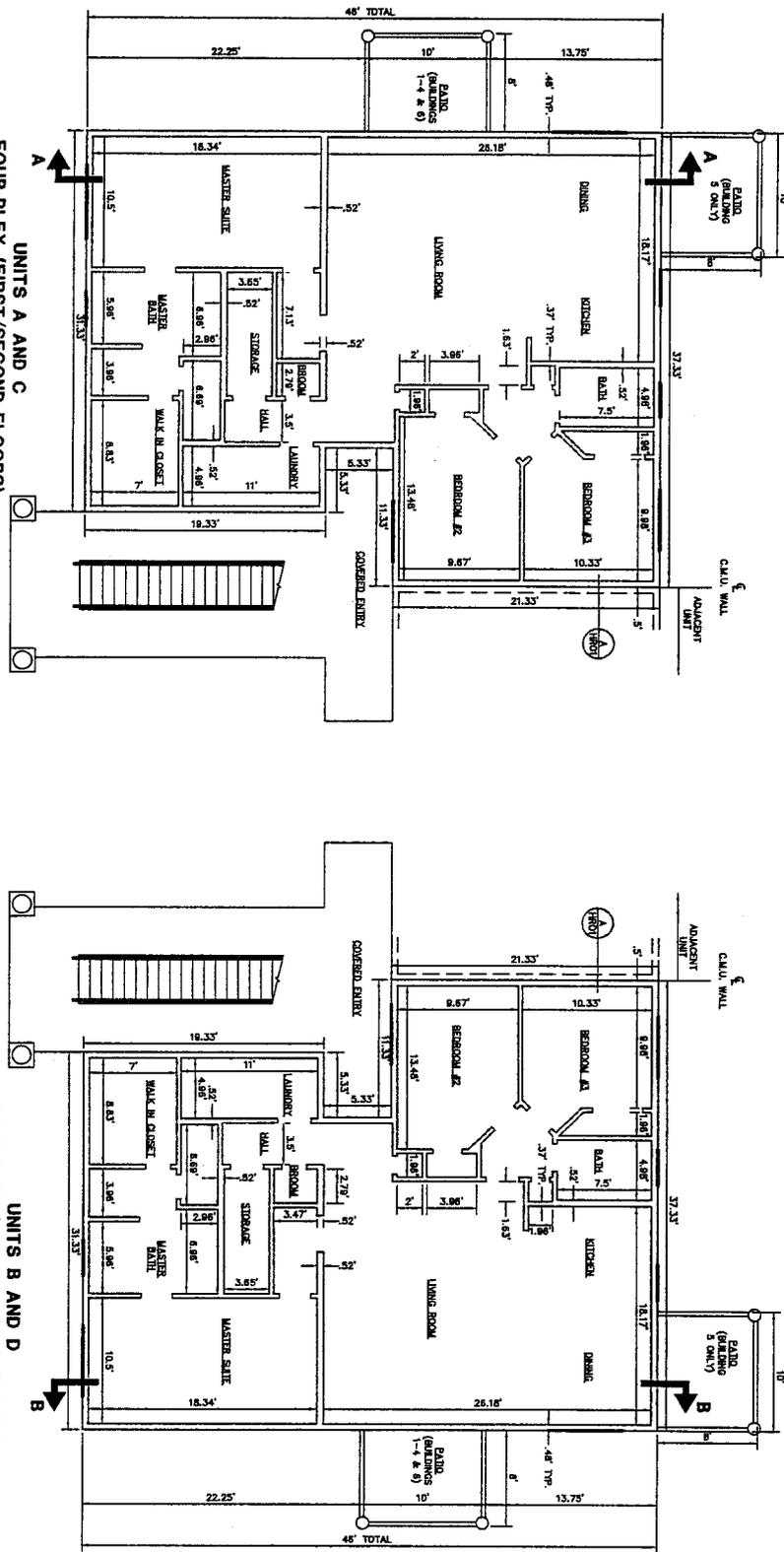
DATE	BY	REVISION
10/22/08	AKB	ISSUE FOR PERMIT
	AKB	REVISED PER COMMENTS
	AKB	REVISED PER COMMENTS

TRACT AND DWELLING UNIT LOCATIONS

DATE	BY	REVISION
10/22/08	AKB	ISSUE FOR PERMIT
	AKB	REVISED PER COMMENTS
	AKB	REVISED PER COMMENTS

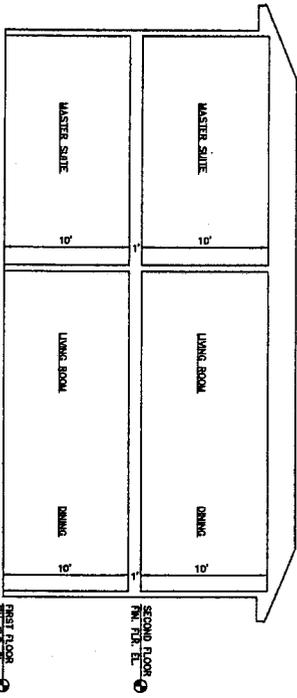




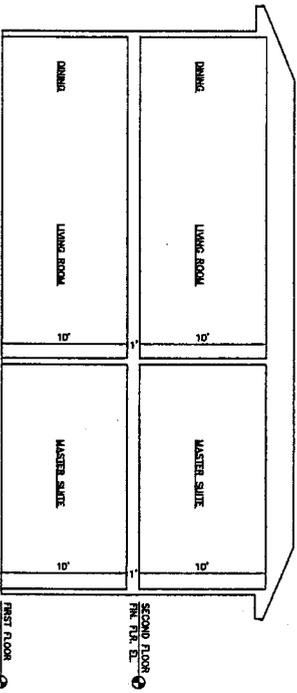


UNITS A AND C  
FOUR-PLEX (FIRST/SECOND FLOORS)  
SCALE: 1"=5'

UNITS B AND D  
FOUR-PLEX (FIRST/SECOND FLOORS)  
SCALE: 1"=5'



SECTION A  
SCALE: 1"=5'



SECTION B  
SCALE: 1"=5'

NOTE: UNIT DIMENSIONS SHOWN HEREON ARE TO THE INTERIOR OF WALLS UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS ARE 204 (NOM.) UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE	BY	CHK.

**TE** TETRA TECH, INC.  
1111 N. CENTRAL AVENUE, SUITE 100  
TULSA, OKLAHOMA 74103  
TEL: 918-438-1111 FAX: 918-438-1112

# BONITA PINES CONDOMINIUMS

PAYSON, ARIZONA

NO.	REVISION	DATE	BY	CHK.

# CONDOMINIUM PLANS AND SECTIONS

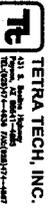
SCALE: HORIZ. 1"=5'  
VERT. 1/4"=1'-0"

**HRO2**

SHEET NO. 4 OF 5



NO.	REVISIONS	DATE	BY	CHK



# BONITA PINES CONDOMINIUMS

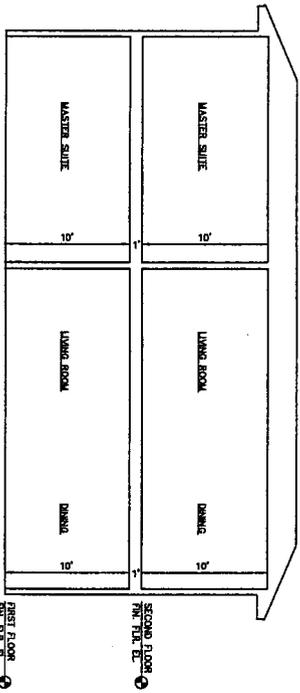
PAYSON, ARIZONA

NO.	REVISIONS	DATE	BY	CHK

# CONDOMINIUM PLANS AND SECTIONS

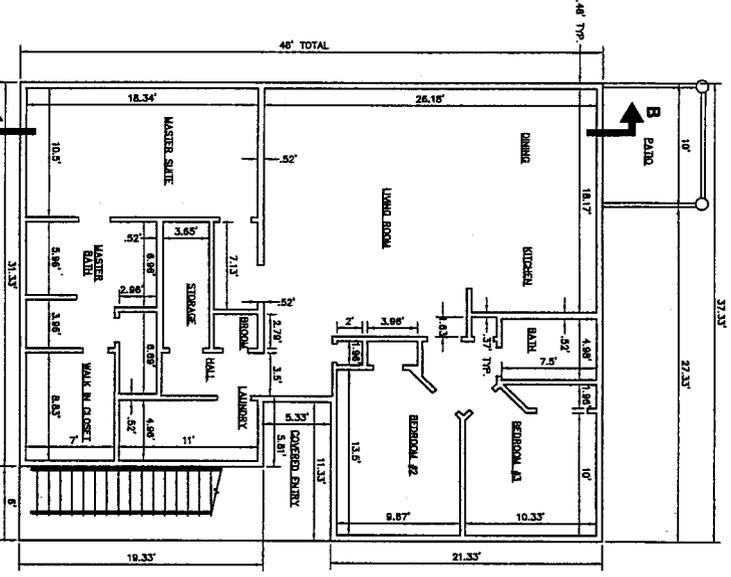
SCALE: HORIZ. 1"=5'	VERT. 1"=5'
DATE: 11/15/03	BY: JLD
PROJECT: BONITA PINES	SHEET: 5 OF 5

**SECTION B**  
SCALE: 1"=5'



SCALE: 1"=5'

**UNITS A AND B  
DUPLEX (FIRST/SECOND FLOORS)**



NOTE: UNIT DIMENSIONS SHOWN HEREIN ARE TO THE INTERIOR FINISHES. ALL DIMENSIONS ARE TO THE INTERIOR WALLS AND EXTERIOR WALLS AND TO THE FINISH WALLS. UNDEGRADED FLOOR DIMENSIONS SHOWN HEREIN ARE TO THE FINISH FLOOR. THEREFORE, SEE PLAN FOR FINISH FLOOR DIMENSIONS AND DETAILS.

NOTE: ALL EXTERIOR WALLS ARE 2X4 (NOA) UNLESS OTHERWISE NOTED.

ALL INTERIOR WALLS ARE 2X4 (NOA) UNLESS OTHERWISE NOTED.



# EXHIBIT "2"

to Resolution No. 2285

**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

### Bonita Pines Condominium Subdivision, Payson, Arizona

This Agreement is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by and between BLACKSTONE HOMES, L.L.C., 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 subdivide and develop the property located in Payson, Arizona, more fully described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"), identified as "Bonita Pines Condominium Subdivision" (the "Subdivision"); and
- B. The improvements to be constructed in the Subdivision are described in the documents referred to in Exhibit "B", attached hereto and incorporated herein by this reference, and hereafter referred to as the "Improvements." Construction of the Improvements is to be assured to the Town as provided in Paragraph 8 of this Agreement.
- C. The Parties to this Agreement wish to establish specific terms, conditions, and guidelines to provide for assurances for the completion of the required improvements in the Subdivision in compliance with the provisions of A.R.S. § 9-463.01(C)(8) and Articles 15-2 and 15-4 of the Payson Town Code; and
- D. The 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

E. 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.

## AGREEMENT

NOW, THEREFORE, based on the foregoing and in consideration of the Town approving a Final Plat (the "Subdivision Plat") for the Property, 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 Property, 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 section, 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 \_\_\_\_\_ ("Financial Institution") to provide site construction assurances in the amount of Four Hundred Fourteen Thousand, Two Hundred Sixty-nine Dollars and Thirty-two Cents (\$414,269.32), 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, excluding any amount for construction of sewer collection facilities, in the amount of Ten Thousand, Three Hundred Sixty-six Dollars and Ninety-two Cents (\$10,366.92).

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 Property to revert to acreage of approximately the same boundary configurations of record existing before the Subdivision Plat for the Property was recorded. Subdivider hereby authorizes Town to execute on behalf of Subdivider all documents necessary to replat the Property, 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 Property 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 Property or any portion of Property, 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, who 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 Property 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 or 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 Property by deed, or transfer of title to the Property by deed, contract, or operation of law; (3) the foreclosure of a lien against the Property or a portion of the Property, (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:**
- |                                   |                                  |
|-----------------------------------|----------------------------------|
| Subdivider:                       | Town:                            |
| Blackstone Homes, L.L.C.          | Town of Payson                   |
| 26506 North 74 <sup>th</sup> Lane | Attention: Public Works Engineer |
| Peoria, Arizona 85383             | 303 North Beeline Highway        |
| Attention: Gary Smith, Manager    | Payson, Arizona 85541            |

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

**BLACKSTONE HOMES, L.L.C.**  
an Arizona limited liability company

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

By           **DRAFT**            
Gary Smith, Manager

ATTEST:

\_\_\_\_\_  
Silvia Smith, Town Clerk



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Those lots and tracts as shown on the Bonita Pines Condominium Subdivision 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 "Bonita Pines Condominium Subdivision Improvement Plans," consisting of ten sheets sealed April 20, 2007, and approved by the Town of Payson on \_\_\_\_\_, 2007.

**EXHIBIT "C"**  
**FUNDING AGREEMENT**

**WHEN RECORDED, RETURN TO:**

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

**FUNDING AGREEMENT**

**Bonita Pines Condominium Subdivision, Payson, Arizona**

TO: Town of Payson, Arizona

Date: \_\_\_\_\_, 2007

For the purpose of providing the assurance of construction through loan commitment, Blackstone Homes, L.L.C., an Arizona limited liability company (herein referred to as "Developer"), and [**\*\*NAME OF LENDER**], (herein referred to as "Financial Institution"), agree as follows:

1. That funds in the amount of Four Hundred Fourteen Thousand, Two Hundred Sixty-nine Dollars and Thirty-two Cents (\$414,269.32), 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, have been committed by the Financial Institution and will be made available by the Financial Institution as agent for the Developer, all in accordance with the [**\*\*EXACT TITLE/DATE OF LOAN AGREEMENT**], (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 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, to Developer or to a contractor or materialman upon direction of Developer, only 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 within nine (9) months of this date, it is agreed that the Town of Payson, Arizona, by giving written notice within thirty (30) 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 above-referenced subdivision.

In the event the 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. The Town of Payson, Arizona, agrees in the event of default 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 the Financial Institution in writing and give the Financial Institution forty-five (45) days to agree to complete the Improvements or agree to allow the Town of Payson, Arizona, to draw upon the remaining funds under the Loan Agreement to complete construction of the Improvements, according to the Loan Agreement. Should both the Financial Institution and the Town of Payson, Arizona, 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 the Financial Institution toward reducing the Developer's outstanding loan balance with the 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 of Payson 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 of Payson 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 said 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.

*[SIGNATURES ON FOLLOWING PAGE]*



STATE OF ARIZONA )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing Funding Agreement for Bonita Pines Condominium Subdivision was signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \*\* [NAME] \_\_\_\_\_, [TITLE] \_\_\_\_\_ of [\*\*NAME OF LENDING INSTITUTION], on behalf of the Bank.

\_\_\_\_\_  
Notary Public

My commission expires:  
  
\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Gila )

The foregoing Funding Agreement for Bonita Pines Condominium Subdivision was signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, 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  
SIS:drs June 14, 2007 (3:07PM)  
C:\MyFiles\Subdivisions\Bonita Pines\Agmt to Construct.wpd*

Bonita Pines Condominium Subdivision  
Funding Agreement

Page 4