

**RESOLUTION NO. 2516**

**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 PARK TRAIL SUBDIVISION.**

**WHEREAS**, the subdivision plat for Park Trail Subdivision has been presented for approval; and

**WHEREAS**, the developer desires to proceed with construction of the improvements in Park Trail Subdivision; and

**WHEREAS**, the Town has negotiated an Agreement to Construct Subdivision Improvements with the developer of Park Trail 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 Park Trail 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 2516 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 If the final plat is not recorded within such time period, final plat approval shall be rescinded with no further action and the final plat shall lapse and be of no further effect.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 Kenny J. Evans, 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 \_\_\_\_\_, 2009, by the following vote:

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTENTIONS \_\_\_\_\_ ABSENT \_\_\_\_\_

\_\_\_\_\_  
Kenny J. Evans, Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

# FINAL PLAT FOR PARK TRAIL

A RE-SUBDIVISION OF LOT 15 OF PARK PAYSON (GCR MAP 440)

BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3,  
TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF PAYSON, GILA COUNTY, ARIZONA

## OWNER / DEVELOPER

RCI, INC.  
PO BOX 1500  
PAYSON, AZ 85547  
Phone (928) 978-1869

### GENERAL NOTES

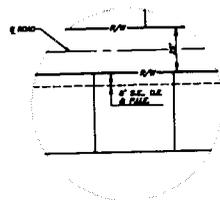
- 1) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK PLACE WILL BE PROVIDED BY THE DEVELOPER.
- 2) THIS SITE WILL INCLUDE STORM WATER CONVEYANCES. THE PARK TRAIL PROPERTY OWNER IS RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THESE DRAINAGE CONVEYANCES ON PRIVATE PROPERTY. THE TOWN OF PAYSON OR OTHER PUBLIC AGENCIES HAVING JURISDICTION POSSESS RIGHT OF ACCESS FOR CLEANING, CLEARING OR CHANNELING IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNERS.
- 3) ALL NEW LOT CORNERS AND CURVE CONTROL POINTS ARE MARKED WITH A 5/8" REBAR WITH A BRASS TAG STAMPED L.S. #34555.
- 4) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- 5) THERE ARE NO HILLSIDE LOTS IN THIS DEVELOPMENT.
- 6) NATURAL DRAINAGE CONVEYANCES, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION IMPEDES THE DRAINAGE FLOW IN ANY WAY IS STRICTLY PROHIBITED.
- 7) NO MANUFACTURED HOMES SHALL BE ALLOWED.
- 8) MINIMUM FLOOR ELEVATIONS HAVE BEEN ESTABLISHED FOR LOTS 1 THRU 4 AND LOTS 8 THRU 11.
- 9) DRAINAGE FROM THE DEVELOPED PORTION OF ALL LOTS SHALL BE DIRECTIONED TOWARD THE ADJACENT STREET OR TO THE RETENTION BASIN.
- 10) ALL LOTS SHALL HAVE INDIVIDUAL GRADING AND DRAINAGE PLANS PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER AND SHALL BE SUBMITTED TO AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT.
- 11) PARCEL "A" WILL BE CONVEYED TO THE ADJOINING PROPERTY OWNERS TO THE WEST AND WILL NOT BE A PART OF THE SUBDIVISION.
- 12) SURVEY MONUMENTS ON LOT 15 OF PARK PAYSON THAT WERE FOUND AND ACCEPTED FOR THIS SURVEY THAT DID NOT HAVE A SURVEYOR'S TAG ON THEM WERE AFFIXED WITH A BRASS TAG "LS 34555".

### LEGEND

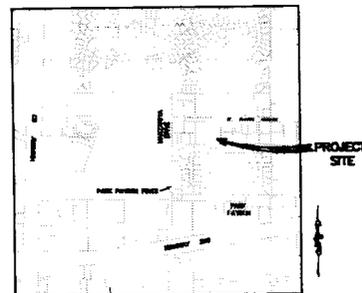
○	FOUND MONUMENTATION AS NOTED
●	CENTER LINE SURVEY MONUMENT
(R)	RECORD INFORMATION
(M)	MEASURED INFORMATION
---	BOUNDARY LINE
- - - -	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
304-07-01B	ASSESSOR'S PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	BUILDING SETBACK
N.V.A.E	NON-VEHICULAR ACCESS EASEMENT
N.D.C.	NATURAL DRAINAGE CONVEYANCE (NOTE 6)

### SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PLAN SHEET



TYPICAL PUBLIC UTILITY, DRAINAGE AND SLOPE EASEMENT  
A.T.S.



LOCATION MAP  
N.T.S.

Prepared by

GOLDEN RULE SURVEYING, LLC  
WILLIAM SHIRAM II, R.L.S.  
P.O. BOX 3300  
PAYSON, ARIZONA 85547  
PHONE: (928) 474-3377



1100 North McLane Road  
Payson, Arizona 85541  
(928) 978-4345  
Dan Fitzpatrick, P.E.  
(928) 580-2816

Project No. 9002

### DEDICATION

STATE OF ARIZONA )  
                          ) SS  
COUNTY OF GILA )

KNOW ALL MEN BY THESE PRESENTS:

THAT RCI, INC., AN ARIZONA CORPORATION HAS RE-SUBDIVIDED UNDER THE NAME OF PARK TRAIL, BEING THAT PARCEL DESCRIBED AS LOT 15 OF PARK PAYSON (GCR MAP 440), LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHED THE FINAL PLAT FOR PARK TRAIL AND HEREBY DECLARED THAT SAID PLAT SETS FORTH THE LOCATION AND OWNS THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH, RESPECTIVELY ON SAID PLAT. THE STREET SHOWN HEREON, CONSISTING OF NORTH ASHBY CIRCLE, IS HEREBY DECLARED PUBLIC ACCESS AND IS DEDICATED TO THE TOWN OF PAYSON FOR ITS USE AND FOR PUBLIC WATER AND SEWER LINES, REFUSE COLLECTION, PUBLIC UTILITIES, CABLE TELEVISION, AND EMERGENCY AND SERVICE TYPE VEHICLES AND DRAINAGE AND FLOOD CONTROL, AS INDICATED ON SAID PLAT. EASEMENTS SHALL INCLUDE THE RIGHT FOR UTILITY COMPANIES, THE TOWN OF PAYSON, AND THE NORTHERN GILA COUNTY SANITARY DISTRICT, TO ACCESS THE EASEMENTS FOR INGRESS, EGRESS, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, AND OPERATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, ELECTRICITY, AND OTHER COMMUNICATION FACILITIES. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVAL SECTION TYPE FENCING.

IN WITNESS WHEREOF:

RCI, INC., AN ARIZONA CORPORATION HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED ON THIS DAY OF \_\_\_\_\_ 2008.

BY:

JEFFREY L. ASHBY, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
                          ) SS  
COUNTY OF GILA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008 BY JEFFREY L. ASHBY WHO ACKNOWLEDGED TO BE THE PRESIDENT OF RCI, INC. AND THAT AS SUCH, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### APPROVALS

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

BY:

MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST:

TOWN CLERK

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF PAYSON,

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY:

PUBLIC WORKS DIRECTOR  
Lillian G. Garrett, P.E.  
Town of Payson  
Public Works Director

SHEET 1 OF 2

EXHIBIT "1"  
to Resolution No. 2516



# EXHIBIT "2"

to Resolution No. 2516

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

Park Trail Subdivision, Payson, Arizona

**DRAFT**

This Agreement is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and between RCI, INC., an Arizona corporation ("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 Park Trail 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, and shall constitute a default under this Agreement.
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 to construct the Improvements under this Agreement, Subdivider shall establish an escrow account (the "Escrow Account") with Pioneer Title Agency in Payson, Arizona (the "Escrow Agent"), pursuant to an agency or other agreement in form and content as generally set forth on attached Exhibit "C" (the "Agency Agreement"). Subdivider shall deposit the sum of Two Hundred Thirty-five Thousand, Two Hundred Fifty Dollars and Three Cents (\$235,250.03) in cash with the Escrow Agent, which is the amount equal to the engineer's estimate, accepted by the Town's Public Works Director, of total costs to perform Subdivider's obligations for Improvements as set forth in Exhibit "B" hereto to be constructed under this Agreement, an additional ten percent (10%) of such sum for contingency, and an additional three percent (3%) for inspection fees. This amount shall be increased from time to time on request of the Town based upon change orders issued for additional compensated work to construct and install the Improvements or other increases in the costs to perform Subdivider's obligations under this Agreement. Monies from the Escrow Account shall be disbursed by the Escrow Agent to cover the costs of constructing and installing the Improvements in the Subdivision in conformity with this

Agreement. Such funds shall be disbursed in accordance with the Agency Agreement upon direction of the Subdivider, but only upon prior approval of the Town, which approval shall not be unreasonably withheld. The Town shall agree to disbursement of such funds as are reasonable and necessary to construct and install the Improvements as provided in this Agreement. 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 and the Escrow Account in which such funds are to be placed will be used only for the purpose of installing the Improvements. Such Escrow Account shall be established within thirty (30) days of the execution of this Agreement and in no event later than the Start Date.

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 an amount equal to three percent (3%) of the amount of the engineer's estimate, accepted by the Town's Public Works Director, excluding the amount estimated by the engineer for sewer collection installations, or the actual cost to the Town of Payson for construction inspection and testing, whichever is greater. Concurrently with the establishment of the escrow account referred to in this Paragraph, Subdivider shall pay over to the Town of Payson, as a deposit against such construction inspection and testing fees, a sum equal to three percent (3%) of the engineer's estimate, accepted by the Town's Public Works Director, excluding any amount for construction of sewer collection facilities.

In the event such Escrow Account is not established in the amount required pursuant to this Paragraph (an amount equal to the engineer's estimate, accepted by the Town's Public Works Director, of total costs to perform Subdivider's obligations to construct the Improvements under this Agreement, and an additional ten percent (10%) of such sum, including increases in the costs to perform Subdivider's obligations under this Agreement), Subdivider shall provide additional security in cash or other form acceptable to the Town equal to such amount and any increase thereto of the total costs to perform Subdivider's obligations to construct the Improvements prior to commencing or continuing construction of the Improvements.

Subdivider agrees that if this Agreement is terminated because of the breach thereof by Subdivider before the completion of all Improvements required in this Agreement, Subdivider shall tender to the Town (1) cash 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.

9. Retention. The additional ten percent (10%) of funds provided for in paragraph 8 herein shall be released from commitment 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 on file with the Town and, if different, also to the known place of business for Subdivider on file with the Arizona Corporation Commission at the time of the notice 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 that is fair and 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 and superseding 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, except in the case of the sale of Units to third party home buyers in the ordinary course of business; (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 materially affect performance of the Parties under this Agreement.
16. Address of the Parties:

Subdivider: RCI, Inc. Attention: Jeffrey L. Ashby, President P. O. Box 1500 Payson, Arizona 85547	Town: Town of Payson Attention: Public Works Director 303 North Beeline Highway Payson, Arizona 85541
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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. 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.



**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 \_\_\_\_\_, 2009.

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

STATE OF ARIZONA     )  
  ) ss.  
County of Gila         )

The foregoing Agreement to Construct Subdivision Improvements for Park Trail Subdivision was signed before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Jeffrey L. Ashby, President of RCI, Inc., on behalf of the corporation.

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

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

STATE OF ARIZONA     )  
  ) ss.  
County of Gila         )

The foregoing Agreement to Construct Subdivision Improvements for Park Trail Subdivision was signed before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by Kenny J. Evans, Mayor of the Town of Payson, on behalf of the Town.

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

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

*Prepared by Town of Payson Legal Department  
September 1, 2009 (5:51pm) SIS:drs  
C:\MyFiles\Subdivisions\Park Trail\Agmt to Construct.wpd*

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

Those lots and tracts as shown on the Park Trail Subdivision Plat recorded on \_\_\_\_\_, 2009, in the Office of the Gila County Recorder, Gila County, Arizona, as Map Number \_\_\_\_\_.

**EXHIBIT "B"**  
**IMPROVEMENTS**

Those improvements as shown on the "Civil Improvement Plans for Park Trail Subdivision," consisting of sixteen sheets sealed August 5, 2009, and approved by the Town of Payson on August 31, 2009.

**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 ext. 208**

**FUNDING AGREEMENT**

**Park Trail Subdivision, Payson, Arizona**

TO: Town of Payson, Arizona

Date: \_\_\_\_\_, 2009

For the purpose of providing the assurance of construction through loan commitment, RCI, Inc., an Arizona corporation (herein referred to as "Developer"), and Pioneer Title Agency, Inc. (herein referred to as "Escrow Agent"), agree as follows:

1. That funds in the amount of Two Hundred Thirty-five Thousand, Two Hundred Fifty Dollars and Three Cents (\$235,250.03), determined by the Developer to be sufficient to cover the cost of installing the remaining work in the Park Trail Subdivision ("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 on \_\_\_\_\_, 2009 (hereinafter "Agreement to Construct Subdivision Improvements"), have been committed by the Escrow Agent and will be made available by Escrow Agent as agent for 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 Escrow Agent to pay for said Subdivision Improvements shall be made in accordance with this Funding Agreement entered into between Developer and Escrow Agent, to Developer or to a contractor or materialman upon direction of Developer, only upon receipt from the Town Public Works Director of notice which must state the amount of the disbursement approved by the Town Public Works Director 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 two (2) years of this date, it is agreed that the Town of Payson, Arizona, by giving written notice within thirty (30) days following such event to Escrow Agent 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 this Funding 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 Escrow Agent, the Escrow Agent 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 Escrow Agent in writing and give the Escrow Agent 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 this Funding Agreement to complete construction of the Improvements.
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 Escrow Agent and is not and shall not be in any way required to repay any funds disbursed to or on behalf of Developer. The Town may obtain from Escrow Agent part or all of the funds committed under this Funding Agreement in accordance with the Agreement to Construct Subdivision Improvements and this Funding Agreement and, to the extent practicable, Escrow Agent may disburse such funds in accordance with this Funding Agreement to the Town; 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. Escrow Agent agrees to disburse all its committed funds or such part as is then remaining under this Funding 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]***



