

2018-02540

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Requested By: City Of Benson

David W. Stevens - Recorder

Cochise County, AZ

02-12-2018 01:44 PM Recording Fee \$18.50

When recorded, please return to:

City of Benson  
120 W. 6th Street  
Benson, Arizona 85602  
Attention: City Clerk

DEVELOPMENT  
AND INTERGOVERNMENTAL AGREEMENT  
FOR  
THE VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 3  
(BENSON, ARIZONA)  
by and among  
CITY OF BENSON, ARIZONA,  
THE VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 3  
(BENSON, ARIZONA)  
and  
EL DORADO BENSON LLC

THIS DISTRICT DEVELOPMENT AND INTERGOVERNMENTAL AGREEMENT (VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 3) ("Agreement"), is entered into, effective as of \_\_\_\_\_, 2017 (the "Effective Date") by and among the City of Benson, Arizona, a political subdivision of the State of Arizona ("City"), The Villages at Vigneto Revitalization District No. 3, a municipal corporation and political subdivision of the State of Arizona ("District"), and El Dorado Benson LLC, an Arizona limited liability company ("EDB") (each a "Party" and collectively the "Parties").

1. Background and Purpose.

- 1.1. The City Council, on \_\_\_\_\_, 2017, (the "Formation Date"), pursuant to a petition signed by all of the landowners, formed the District under A.R.S. §§ 48-6801 through 48-6819 (the "Act").
- 1.2. The District is comprised of the real property described and depicted in the attached **Exhibit A** (the "Property").
- 1.3. The Board of Directors of the District (the "District Board") intends to call an election to authorize the District Board to:
  - A. Annually levy, assess and collect an ad valorem property tax against all taxable property in the District at a rate sufficient to pay debt service on any issued and outstanding Bonds (the "Debt Service Tax").
  - B. Annually levy, assess and collect an ad valorem property tax at a rate of up to \$0.30 per \$100.00 of net assessed value against all taxable property in the District to pay the operational expenses of the District (the "O/M Tax").
- 1.4. This Agreement is a "development agreement" under the Act and A.R.S. § 9-500.05 and, as between the District and the City, an "intergovernmental agreement" under A.R.S. §§ 11-951 through 11-955.
- 1.5. This Agreement, among other things, establishes EDB's obligations to pay for certain costs of the District and provide certain indemnities to the District and the City.
- 1.6. This Agreement also sets forth some parameters and conditions pertaining to the use of the proceeds of any assessment bonds as described in Section 8 ("Assessment Bonds"), and revenue bonds as described in Section 9 ("Revenue Bonds") (collectively, "District Bonds") for public infrastructure and public infrastructure purposes, as described in the RD Act (each, a "Project") and amounts which will be collected with respect to the O/M Tax in the future.
- 1.7. Further, the City and the District may contract for services and enter into agreements with one another for joint or cooperative action pursuant to A.R.S. § 11-951 through 11-954 and 41-2631 through 41-2634.
- 1.8. This Agreement is consistent with the City's General Plan, as applicable to the Property on the Effective Date.

## 2. District Expenses.

- 2.1. Definition. “District Expenses” means the costs associated with (i) the repair and maintenance of public infrastructure constructed or financed by the District and not conveyed to the City; (ii) staff; and (iii) supplies and services, including, but not limited to, independent financial advisors, attorneys, bond counsel, underwriters, and engineers. District Expenses may be incurred by the District or by the City on behalf of the District, in the sole discretion of the District Board or District Manager or his designees, as appropriate. District Expenses expressly include the annual or semi-annual premium costs and expenses incurred in obtaining a policy or policies of insurance in the form and coverage amounts determined by the District Manager exercising his sole and absolute discretion, providing for comprehensive liability coverage for, from and against the City and the District, its directors, officers, agents and employees against any losses, claims, damages or liabilities, directly or indirectly, arising from or related to activities or administration of the District, including but not limited to, any losses, claims, damages or liabilities related to the offer and sale of District Bonds.
- 2.2. Payment of District Expenses. The District will, to the extent of available funds, on an annual or other administratively convenient basis, pay for District Expenses from the proceeds of the O/M Tax and the District Shortfall payments made by EDB under paragraph 2.3.
- 2.3. Shortfalls. For each fiscal year, EDB will pay to the District any amount by which that year’s District Expenses exceed the amount of O/M Tax receipts (a “District Shortfall”), provided that the District has levied or will levy for that entire fiscal year the O/M Tax at the maximum authorized rate.
- A. EDB, or, if approved by the District Manager in his sole discretion, in lieu of EDB, a homeowners association or similar association (an “HOA”), will, on or before July 1 each year, pay the District the amount of the District Shortfall projected in the adopted District Budget for the fiscal year beginning on July 1, and add or subtract (as appropriate) any amount by which the actual shortfall in the fiscal year that ended June 30 of the previous calendar year exceeded or was less than the amount actually paid by EDB for that year.
- B. The District may set off any overdue District Shortfall payments against funds otherwise owed by the District to EDB.

## 3. Indemnification.

- 3.1. Indemnified Parties. As used in this Section, “Indemnified Parties” means the City, the District, all City and District elected officials, officers, and employees, and any outside staff hired by the City who perform what otherwise would be an in-house municipal function with respect to the sale of District Bonds and District operations.
- 3.2. EDB Indemnity. Except as set forth in the next paragraph, EDB will indemnify, defend, and hold each Indemnified Party harmless for, from and against any and all losses, claims, damages or liabilities, joint or several, arising in whole or in part from any

alleged action or inaction related to the formation, District elections, activities or administration of the District or the carrying out of the provisions of this Agreement. This includes, but is not limited to, anything related to (i) the levy or collection of the ad valorem property tax against all taxable property in the District at a rate sufficient to pay debt service on any issued and outstanding bonds; (ii) the offer or sale of bonds, including any claim asserting that an untrue statement or alleged untrue statement of a material fact set forth in any offering document relating to the issuance of bonds, or any amendment or supplement thereto, or that arise out of or are based upon the omission or alleged omission to state therein a material fact required to be stated therein or which is necessary to make the statements therein (in light of the circumstances in which they were made) not misleading in any material respect; (iii) any alleged violation of state and federal laws that regulate the issuance and sale of securities; and (iv) any contract for public infrastructure or any approved, completed, or accepted public infrastructure, including claims of any contractor, vendor, subcontractor or supplier.

3.3. Exclusions. The above indemnity obligation is not applicable to any loss, claim, damage or liability to the extent that it:

- A. Is caused by the gross negligence or willful misconduct of the Indemnified Party seeking indemnification.
- B. Is covered by insurance (excluding any self-insurance or coverage provided pursuant to any insurance contracts obtained by the City in the course of its normal business and not specifically for District purposes) that names the District as an insured or beneficiary. Notwithstanding the limitation of this paragraph, EDB will indemnify and defend the Indemnified Party to the extent that such coverage is insufficient to fully do so, but that obligation is secondary to and in excess of the primary insurance, risk retention or other indemnification options or remedies of the Indemnified Party.
- C. Arises from an alleged or actual construction defect in any accepted Project that was not known to EDB and is discovered one (1) year or more following acceptance by the City or District.
- D. Is caused by a breach of this Agreement by the District, City or other Indemnified Party.
- E. Arises from any District administrative activity, tax or assessment levy, or offer or sale of Bonds, that is not related to any activity of EDB, to infrastructure that was not constructed by EDB, or to infrastructure that was the subject of an approved Report submitted by EDB.

3.4. Defense; Notification.

- A. An Indemnified Party will promptly notify EDB after receiving any written claim or threat of legal action against the Indemnified Party that is covered by the above indemnity obligation. The notification will be in writing and include a copy of the claim or threat. If an Indemnified Party fails to give the required notice, EDB's

liability on its indemnity will be reduced by, and only by, the amount of any damages attributable to that failure.

- B. If a legal action is commenced against an Indemnified Party, EDB may, or if requested by the Indemnified Party will, participate in the action or defend the Indemnified Party with counsel satisfactory to the Indemnified Party and EDB. Except as provided below, EDB will not be liable for the litigation expenses, including attorney fees, if an Indemnified Party retains its own counsel after EDB notifies the Indemnified Party that EDB is electing to assume the party's defense.
- C. EDB will, however, pay litigation expenses, including attorney fees for counsel retained by an Indemnified Party, if EDB does not provide counsel when the Indemnified Party asks it to do so, or if an Indemnified Party reasonably concludes that there may be defenses available to it and/or other Indemnified Parties that are different from or additional to those available to EDB (in which case EDB shall not have the right to direct the defense of such action on behalf of such Indemnified Party).

3.5. District Indemnity. To the extent permitted by applicable law, the District will indemnify, defend and hold harmless the City and each individual Indemnified Party (the "District Indemnified Parties") for, from and against any and all liabilities, claims or demands for injury or death to persons or damage to property arising from, in connection with, or relating to the performance of this Agreement. The District is not, however, obligated to indemnify the District Indemnified Parties with respect to damages caused by the gross negligence or willful misconduct of the District Indemnified Parties. This indemnity obligation is secondary to EDB's obligations under Section 3.2 above.

4. Tax-Exempt Status of Bonds. No Party will knowingly take, or cause to be taken, any action that would cause interest on any Bond to be includable in gross income for federal income tax purposes of the Internal Revenue Code of 1986, as amended.

5. District Notification to City. The District agrees to undertake the following actions:

5.1. Provide reasonable access to the City of all financial information of the District upon request of the City;

5.2. Notify the City as to any vacancy on the District Board as soon as practicable, but no later than 7 business days after such vacancy occurs;

5.3. Provide the City with the names and contact information for the District Manager and the District Attorney and notify the City as to any changes to such personnel;

5.4. Notify the City as to any threatened or pending litigation with the potential for liability in excess of \$50,000;

5.5. Provide the City with at least 30 days' notice of intent to issue District Bonds, together with the District underwriter's preliminary offering prospectus, so that the City may

determine compliance with the terms of this Agreement. The City must raise any concerns about whether the intended issuance of District Bonds complies with the terms of this Agreement within 21 days from receipt of the District's notice of intent.

6. Acquisition Projects. With regard to the first Assessment Bonds issued and subsequent Assessment Bonds issued during a ten-year period after issuance of the first Assessment Bonds in the District (the "Acquisition Period"), the District may use such Assessment Bonds only to acquire Projects constructed by EDB and for which EDB intends to preserve the ability to finance with the proceeds of District Bonds. The District may only approve and construct Projects itself from the proceeds of Assessment Bonds issued after expiration of the Acquisition Period.
7. Restriction on District Bond Sales. The District shall not issue Assessment Bonds or any series of the Revenue Bonds in a "public sale" (as such term is used in the RD Act) unless the Assessment Bonds or Revenue Bonds, as applicable, shall receive one of the four highest investment grade ratings by a nationally recognized bond rating agency. In the case of a sale other than a "public sale" (as such term is used in the RD Act), the Assessment Bonds or Revenue Bonds shall be sold to entities, who the District Board determines, in its sole discretion, possess the necessary sophistication to evaluate the risks associated with an investment in the Assessment Bonds or Revenue Bonds, as applicable, and with restrictions on subsequent transfer thereof under such terms as the District Board shall, in its sole discretion, approve. Further, the District and the City shall coordinate on all issues of Revenue Bonds to be repaid by utility revenues of either the City or the District.
8. Assessment Bonds. The District Board shall, from time to time and in its sole discretion, take all such reasonable action necessary for the District to levy Assessments and to issue and sell, pursuant to the provisions of the RD Act and this Agreement, Assessment Bonds. Developer shall submit data and other information pertaining to the expected average full cash value of the improved residential parcel, such as comparable sales prices, per foot construction costs, or independent estimates or appraisals.
  - 8.1. The assessments may be levied pursuant to the procedures prescribed by Section 48-6815, Arizona Revised Statutes, as amended, as nearly as practicable and except as otherwise provided by the District Board, upon all of the assessed property in an amount equal to the Financeable Amount based on the benefits to be received by and as allocated to the assessed property and shall be collected pursuant to the procedures prescribed by Sections 48-599 and 48-600, Arizona Revised Statutes, as amended, as nearly as practicable. At the request of EDB, the District shall enter into an intergovernmental agreement with the Cochise County Treasurer's Office to collect assessment payments as part of the regular Cochise County tax billing process.
  - 8.2. EDB and any land owners shall accept the assessments which are in an amount not more than the Financeable Amount against the assessed property and have the assessments allocated and recorded against the assessed property; provided, however, that the District Board may modify the assessments after the assessments have been assessed to correspond to subsequent changes, modifications or subdividing of the assessed property

but in no case shall the aggregate total of all assessments be reduced below a total necessary to provide for debt service for the corresponding Assessment Bonds.

- 8.3. In the event of nonpayment of any of the assessments, the procedures for collection thereof and sale of the applicable portion of the assessed property prescribed by Sections 48-601 through 48-607, Arizona Revised Statutes, as amended, shall apply, as nearly as practicable, except that neither the District nor the Municipality is required to purchase any of the assessed property at the sale if there is no other purchaser.
- 8.4. Assessments on single family residential lots may be prepaid at any time and the Assessment Bonds secured by such assessments shall provide for redemption on any interest payment date, without penalty or premium, unless the District approves different prepayment terms, such approval shall be deemed granted if different prepayment terms are set forth in approved bond proceedings. To prepay in whole or in part the applicable portion of any of the assessments, the following shall be paid in cash to the District: (I) the interest on such portion to the next date Assessment Bonds may be redeemed plus (II) the unpaid principal amount of such portion rounded up to the next highest multiple of \$1,000 plus (III) any premium due on such redemption date with respect to such portion plus (IV) any administrative, engineering or other fees charged by the District with respect thereto.
- 8.5. EDB and any land owners hereby acknowledge that lenders and other parties involved in financing future improvements on the assessed property (including mortgages for single family residences) may require that liens associated with the assessments (or applicable portions thereof) be paid and released prior to accepting a lien with respect to any such financing.
- 8.6. At the time of a sale other than a "public sale" (as such term is used in the RD Act), of the Assessment Bonds, an appraisal prepared by an MAI appraiser must show that the overall bulk, wholesale value of parcels comprising the assessed property with all of the Infrastructure described in the Report, and to be financed by the Assessment Bonds and/or for which performance bonds have been obtained, in place as of the date of valuation has a value to lien ratio at least three (3) times as much as the principal amount of the Assessment Bonds assessed to such parcel. In the case of a "public sale" (as such term is used in the RD Act) of Assessment Bonds, an appraisal prepared by an MAI appraiser must show that the overall bulk, wholesale value of parcels comprising the Assessed Property with all of the Infrastructure described in the Report, and to be financed by the Assessment Bonds and/or for which performance bonds have been obtained, in place as of the date of valuation has a value to lien ratio at least four (4) times as much as the principal amount of the assessment bonds assessed to such parcel.
- 8.7. If requested in the feasibility report submitted by EDB and determined to be necessary in the sole discretion of the District Board, the "sale proceeds" of the sale of the Assessment Bonds shall include an amount sufficient to fund a reserve fund, which shall be a reserve to secure payment of debt service on the Assessment Bonds, in an amount not to exceed the maximum amount permitted by the Internal Revenue Code of 1986, as

amended, and the Treasury Regulations applicable thereto. Payment from such reserve shall not effect a reduction in the amount of the assessments, and any amount collected with respect to the assessments thereafter shall be deposited to such reserve to the extent the assessments are so paid therefrom.

- 8.8. For purposes of this Section 9, “Financeable Amount” means with regard to any Project, the total of amounts necessary to pay (1) the total of all construction costs paid pursuant to construction contracts for any such Project, plus any increases to such contract amount for approved change orders, less any approved change orders decreasing the contract amount (2) (i) all other amounts related to the cost of the Project (including the cost of plans and specifications) as the District Board deems reasonable, (ii) all relevant issuance costs related to any Assessment Bonds, (iii) capitalized interest for a period not in excess of that permitted by the Act and federal law and (iv), if requested by the Developer and approved by the District Board, in its sole discretion, an amount necessary to fund a debt service reserve fund in an amount not in excess of that permitted by the RD Act and federal law as described elsewhere herein.
9. Revenue Bonds. At the request of EDB, the District Board will hold a hearing on the question of authorizing the District Board to issue Revenue Bonds to provide monies for any public infrastructure purposes consistent with the general plan. Such District Board approval will not unreasonably be withheld.
- 9.1. The District Board may pledge to the payment of its Revenue Bonds any revenues of the District or revenues to be collected by the City in trust for the District and returned to the District. The District shall prescribe fees and charges, and shall revise them when necessary, to generate revenue sufficient, together with any monies from the sources described in Section 48-717, Arizona Revised Statutes, to pay when due the principal and interest of all Revenue Bonds for the payment of which revenue has pledged. The establishment or revision of rates, fees and charges will be identified and noticed concurrently with the annual budget process.
- 9.2. Revenue Bonds will be supported by a minimum debt service coverage ratio of either (a) one hundred ten percent (110%) in 12 of the prior 18 months or (b) one hundred ten percent (110%) of projected revenues (as confirmed by an external accountant or financial advisor approved by the District and the City) as compared to maximum annual debt service of the proposed Revenue Bonds, and/or other security as deemed appropriate by the District Board. To the extent that the revenues collected by the District in any fiscal year are in excess of that required to meet that fiscal year’s outstanding Revenue Bond debt service obligations (“Excess Funds”), the Excess Funds will be paid to EDB to reimburse EDB for unreimbursed eligible public infrastructure costs that are the of the type for which the Revenue Bonds were issued. To the extent that EDB has been fully reimbursed for all applicable eligible public infrastructure costs, the excess funds will be utilized for other lawful purposes as outlined in the bond indenture.



10. District Development Agreement. The District and EDB shall enter into an additional development agreement that addresses, among other things, the public procurement process for Projects, the submittal of feasibility reports by EDB and the processing and consideration thereof by the District, conveyance of Projects to the District and subsequent dedication of such Projects to the City, and any other matters determined by the District Board.
11. Remedies. EDB agrees that the restrictions contained in this agreement are material terms of the City's contemporaneous adoption of a Resolution forming the special taxing district; should the District sell bonds that differ from those contemplated by the parties at the time EDB applied to form the special taxing district at issue or should the District otherwise not require EDB to comply with the terms of this agreement, the City would suffer irreparable harm. EDB further agrees that an award of damages is insufficient to compensate the City for any material non-compliance with the requirements of this agreement. Should the District fail to enforce the terms of this Development Agreement or fail to comply with its obligations to the City hereunder, the City therefore shall have the right to pursue (a) injunctive relief in order to prevent any violation of the requirements of this agreement regarding District operations or the bonds the District may sell or (b) such other relief including, but not limited to, a writ of mandamus to enforce the District's obligations. Nothing in this Agreement shall prevent the City from seeking or obtaining in a court of competent jurisdiction, without the necessity of posting bond therefore any injunction, a provisional remedy or other emergency relief to require compliance with the requirements of this agreement, including any restrictions it contains regarding the types of bonds the District may sell or the value to debt ratios required herein.
12. Successors; Assignments.
  - 12.1. Binding Agreement. Each Party's rights and obligations under this Agreement will inure to the benefit of, and be binding upon, its legal representatives, successors and assigns.
  - 12.2. Right to Assign. No Party may assign its rights or obligations under this Agreement to another without the prior written consent of the other Parties, who may not unreasonably withhold that consent. Notwithstanding the foregoing, EDB may assign its rights and obligations under this Agreement to an affiliated entity without the prior written consent of the City and the District, but that assignment will not operate as a release of EDB unless the District consents to such a release in writing.
  - 12.3. Sale of Individual Lots. Unless prohibited by law, this Agreement will automatically terminate as to, and will not constitute a title condition or encumbrance on, any individual lot upon conveyance of that lot to an individual purchaser (not as part of a bulk sale). In this Section, "lot" means any lot upon which a home or commercial building has been completely constructed and with respect to which a certificate of occupancy has been issued, that is shown on a recorded subdivision plat that has been approved by the City. Any title insurer may rely on this Section when issuing any commitment or policy of title insurance to the purchaser of any individual lot.

13. Cooperative Purchasing Authorized.

- 13.1. This Agreement shall cover the procurement of all materials and services which, in the opinion of the City Procurement Director and the District Procurement Director, can be obtained by cooperative procurement and will result in an opportunity for savings to the City and/or the District in the cost of the item to be procured and/or in the procurement effort expended.
- 13.2. Providing that each participant is identified in a solicitation intended for cooperative use, the City and District may acquire materials and services under such contract upon the determination of their respective procurement directors that the contract was awarded following procurement through competitive procedures reasonably similar to those set forth in the entities' respective procurement codes.
- 13.3. Should the respective procurement directors agree to engage in cooperative purchasing, the directors may develop lists of materials and/or services which will be put out to bid by each entity.
- 13.4. In the discretion of their respective procurement directors, the City and the District may engage in joint evaluation of bids or may mutually agree to accept the independent evaluation of the other.
- 13.5. City and District shall each determine in its own interests whether to award a bid on any materials or services, and in the event either decides to award a bid it shall award its own bid. Each entity shall be responsible for issuing its own job orders or purchase orders for materials and services against joint bids or contracts.
- 13.6. This Agreement is not intended to require that any vendor provide services to either entity unless such a term is stated in the solicitation.
- 13.7. Neither the City nor the District is under an obligation to perform services for one another except as may be provided in the Act or in a separate agreement.
- 13.8. Each entity acknowledges that it is solely responsible for its own budget and any budgetary responsibility for ordering materials or services against joint bids or contracts, including any expenses arising from such orders. This Agreement does not authorize the transfer of any funds between the City and District.
- 13.9. The requirements of this Section 13 shall be effective from the date this Agreement is effective through January 15, 2022. Either entity's procurement director may terminate the rights of the other entity to engage in cooperative purchasing by providing the Clerk of the other entity with written notice of termination at any time. Termination will only be effective, however, against future solicitations for materials and services, and either party may continue to order against existing joint bids or contracts in accordance with the terms of its own award and contract with the vendor.
- 13.10. EDB acknowledges that it has no rights under the provisions of this Section. The terms of this section are not intended to and do not supplant State or local procurement

requirements. Neither shall the provisions of this Section be construed as to give rise to any claim or claims by persons or entities other than those expressly identified in this Section.

14. Entire Agreement. This Agreement sets forth the entire understanding of the parties as to the matters addressed, as of the date this Agreement is executed. It is intended to reflect the mutual intent of the Parties, and will not be strictly construed against any Party.
15. Amendment. This Agreement cannot be altered or otherwise amended except by an instrument in writing signed by each of the Parties, except that an amendment signed by only EDB and the District will be effective as between them EDB and the District, provided it does not amend any right, benefit or obligation of the City.
16. Applicable Law. This Agreement will be governed by and interpreted in accordance with the laws of the State of Arizona.
17. Waiver. The waiver by any Party hereto of any right granted to it under this Agreement shall not be deemed to be a waiver of any other right granted in this Agreement nor shall the same be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived under or by this Agreement.
18. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be deemed to be an original, but all of which taken together shall constitute one of the same instrument.
19. Conflict of Interest. The City and the District each have the right, within three years after its execution, cancel this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City or the District, is, at any time during that three-year period, an employee or agent of EDB in any capacity or a consultant to EDB with respect to the subject matter of this Agreement. In addition, the City and District may each recoup from EDB any fee or commission paid or due any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of that entity. EDB has not taken and will not take any action that would give rise to a right of cancellation under this paragraph.
20. Term. Unless terminated earlier by agreement of the Parties, this Agreement will automatically terminate on December 31, 2093, or on such earlier date as all authorized Bonds have been issued and then paid in full, or such later date as any Bonds outstanding as of December 31, 2093, are paid in full.
21. Notices.
  - 21.1. All notices, certificates or other communications under this Agreement will be sufficiently given and will be deemed to have been received 48 hours after deposit in the United States mail in registered or certified form with postage fully prepaid addressed as follows:

If to City: City of Benson  
120 W. 6th Street  
Benson, Arizona 85602  
Attention: City Manager  
Facsimile: (520) 586-3375

With a copy to: Benson City Manager  
120 W. 6th Street  
Benson, Arizona 85602  
Attention: City Manager

If to District:

With a copy to:

If to EDB: El Dorado Benson LLC  
8501 N. Scottsdale Rd., Suite 120  
Scottsdale, Arizona 85253  
Facsimile: (602) 955-3543

With a copy to: Dana Stagg Belknap, Esq.  
Gallagher & Kennedy  
2575 East Camelback Road  
Phoenix, Arizona 85015  
(602) 530-8500

- 21.2. Any Party, by notice given in compliance with this Section, may designate different addresses to which subsequent notices, certificates or other communications must be sent.
22. Severability. If a court finds that a provision of this Agreement is invalid or unenforceable, that will not invalidate or render unenforceable any other provision of the Agreement.
23. Other Obligations. This Agreement does not relieve any Party of any obligation or responsibility imposed upon it by law, and the provisions of this Agreement shall not affect the Parties' rights and obligations contained in The Villages at Vigneto Development Agreement, recorded on June 2, 2016 in the Records of the Cochise County Recorder as Document Number 2016-09416.
- 23.1. This Development Agreement shall not become effective until the Mayor & Council adopt a Resolution forming The Villages at Vigneto Revitalization District No. 3.

24. Recordation. No later than ten (10) days after this Agreement is executed and delivered by each of the Parties, EDB will on behalf of the City and the District record a copy of this Agreement with the County Recorder of Cochise County, Arizona.

25. Force Majeure. No Party will be in default due to a failure to observe or perform any restriction or obligation under this Agreement if the failure is due to *Force Majeure*, so long as the Party uses its best efforts to remedy with all reasonable dispatch the event or condition causing such inability and such event or condition can be cured within a reasonable amount of time. "*Force Majeure*" means any condition or event not within the control of a party obligated to perform hereunder, including, without limitation, "acts of God"; strikes, lock-outs, or other disturbances of employer/employee relations; acts of public enemies; orders or restraints of any kind of the government of the United States or any state thereof or any of their departments, agencies, or officials, or of any civil or military authority; insurrection; civil disturbances; riots; epidemics; landslides; lightning; earthquakes; subsidence; fires; hurricanes; storms; droughts; floods; arrests; restraints of government and of people; explosion; and partial or entire failure of utilities. Failure of a Party to settle strikes, lock-outs and other disturbances of employer/employee relations or to settle legal or administrative proceedings by acceding to the demands of an opposing party, in either case when such course is in the judgment of the Party unfavorable to the Party, does not constitute failure to use its best efforts to remedy such a condition or event.

26. Legislative Acts. Notwithstanding any provision of this Agreement to the contrary, neither the District nor the City is required to do anything under this Agreement that requires a formal act of that entity's governing board until such formal act is taken. This Agreement in no way acquiesces to or obligates the City or the District Board to perform a legislative act.

27. Default.

27.1. Failure or unreasonable delay by any Party to perform or otherwise act in accordance with any term or provision of this Agreement for a period of thirty (30) days after written notice from any other Party of the failure or delay constitutes a default under this Agreement; provided, however, that if the failure or delay is such that more than thirty (30) days would reasonably be required to perform such action, then the Party will have such additional time as is reasonably necessary to perform or comply so long as the Party commences performance or compliance within the 30-day period and diligently proceeds to complete such performance or fulfill such obligation.

27.2. The default notice must specify the nature of the alleged default and the manner in which said default may be satisfactorily cured, if possible. In the event the default is not timely cured as provided above, any non-defaulting Party may exercise any legal rights or remedies for the default.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the officers of the City and of the District have duly affixed their signatures and attestations, and the officers of EDB their signature, all as of the day and year first written above.

City

By: 

Toney D. King, Sr., Mayor

Date: 12-28-17

ATTEST:



Vicki L. Vivian, CMC, City Clerk

Pursuant to A.R.S. Section 11-952(D), this Agreement has been reviewed by the undersigned attorney for the City who has determined that this Agreement is in proper form and is within the powers and authority granted pursuant to the laws of this State to the City.



**DISTRICT**

By: \_\_\_\_\_  
Chair of the District Board of Directors

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF COCHISE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ as Chair of the Board of Directors of The Villages at Vigneto Revitalization District No. 3, an Arizona revitalization district.

*[Handwritten signature and date: 1/25/17]*

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

*(Affix Seal Here)*

ATTEST:

\_\_\_\_\_  
District Clerk

Pursuant to A.R.S. Section 11-952(D), this Agreement has been reviewed by the undersigned attorney for the District, who has determined that this Agreement is in proper form and is within the powers and authority granted pursuant to the laws of this State to the District.

\_\_\_\_\_

**EDB**

El Dorado Benson LLC, an Arizona limited liability company

By: El Dorado Holdings, Inc.,  
an Arizona corporation

Its: Administrative Agent

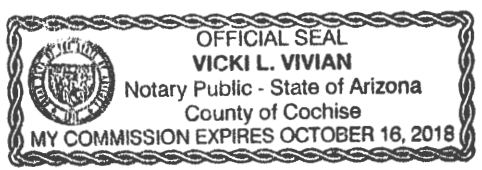
By: Michael Reinbold  
Its: Administrative Agent  
Date: 12/26/17

STATE OF ARIZONA        )  
  )ss.  
COUNTY OF COCHISE        )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2017, by Michael Reinbold, as Administrative Agent of El Dorado Holdings, Inc., a corporation under the laws of the State of Arizona, on behalf of El Dorado Benson LLC, an Arizona limited liability company.

My commission expires: 10-16-18

Vicki L. Vivian  
Notary Public





**EXHIBIT A**

**The Property**

DESCRIPTION OF REVITALIZATION DISTRICT 3 (RD-3)

Those portions of Sections 8, 9, 10, 15, 16, 17, 18, Township 18 South, Range 20 East, Gila and Salt River Meridian, all in Cochise County, Arizona described as follows:

BEGINNING at the Northeast corner of said Section 15;

Thence South 00 degrees 10 minutes 16 seconds West, 2648.49 feet along the East line of said Section 15 to the East Quarter corner thereof;

Thence South 00 degrees 05 minutes 04 seconds East, 233.83 feet along the said East line of Section 15 to an intersection with an existing drainage;

Thence the following courses along said existing drainage;

Thence South 88 degrees 12 minutes 26 seconds West, 87.02 feet;

Thence South 65 degrees 20 minutes 30 seconds West, 381.46 feet;

Thence South 22 degrees 45 minutes 46 seconds West, 100.83 feet;

Thence South 04 degrees 28 minutes 50 seconds East, 159.43 feet;

Thence South 65 degrees 53 minutes 37 seconds West, 562.31 feet;

Thence South 31 degrees 51 minutes 30 seconds West, 272.48 feet;

Thence South 66 degrees 33 minutes 09 seconds West, 185.28 feet;

Thence North 73 degrees 34 minutes 25 seconds West, 91.99 feet;

Thence South 79 degrees 36 minutes 21 seconds West, 167.52 feet;

Thence South 60 degrees 08 minutes 54 seconds West, 157.89 feet;

Thence South 56 degrees 30 minutes 12 seconds West, 310.04 feet;

Thence South 83 degrees 45 minutes 28 seconds West, 272.85 feet;

Thence North 59 degrees 29 minutes 18 seconds West, 73.29 feet;

Thence South 87 degrees 49 minutes 46 seconds West, 68.51 feet;

Thence South 35 degrees 38 minutes 59 seconds West, 266.89 feet;

Thence North 75 degrees 10 minutes 35 seconds West, 187.42 feet;

Thence South 44 degrees 39 minutes 33 seconds West, 197.41 feet;  
Thence North 64 degrees 41 minutes 42 seconds West, 167.96 feet;  
Thence South 86 degrees 01 minutes 46 seconds West, 376.74 feet;  
Thence South 63 degrees 50 minutes 57 seconds West, 288.18 feet;  
Thence North 53 degrees 38 minutes 03 seconds West, 138.90 feet;  
Thence South 88 degrees 25 minutes 25 seconds West, 277.31 feet;  
Thence North 28 degrees 46 minutes 10 seconds West, 221.04 feet;  
Thence North 81 degrees 58 minutes 49 seconds West, 269.27 feet;  
Thence South 66 degrees 43 minutes 13 seconds West, 435.30 feet;  
Thence North 52 degrees 36 minutes 50 seconds West, 315.02 feet;  
Thence South 67 degrees 18 minutes 30 seconds West, 278.11 feet;  
Thence North 71 degrees 27 minutes 03 seconds West, 347.85 feet;  
Thence North 84 degrees 46 minutes 22 seconds West, 703.82 feet;  
Thence South 65 degrees 07 minutes 54 seconds West, 329.09 feet;  
Thence South 89 degrees 51 minutes 47 seconds West, 381.25 feet;  
Thence South 80 degrees 41 minutes 23 seconds West, 397.40 feet;  
Thence South 63 degrees 23 minutes 57 seconds West, 202.81 feet;  
Thence South 75 degrees 21 minutes 38 seconds West, 93.79 feet;  
Thence North 64 degrees 43 minutes 52 seconds West, 129.20 feet;  
Thence North 89 degrees 55 minutes 31 seconds West, 215.89 feet;  
Thence South 73 degrees 48 minutes 07 seconds West, 208.24 feet;  
Thence North 62 degrees 51 minutes 23 seconds West, 221.49 feet;  
Thence North 76 degrees 07 minutes 08 seconds West, 444.62 feet;  
Thence North 86 degrees 28 minutes 19 seconds West, 440.57 feet;

Thence North 63 degrees 11 minutes 14 seconds West, 241.73 feet;  
Thence North 62 degrees 00 minutes 21 seconds West, 217.08 feet;  
Thence North 53 degrees 51 minutes 28 seconds West, 195.27 feet;  
Thence North 83 degrees 50 minutes 47 seconds West, 158.97 feet;  
Thence South 75 degrees 13 minutes 58 seconds West, 295.03 feet;  
Thence North 78 degrees 09 minutes 04 seconds West, 435.60 feet;  
Thence South 58 degrees 12 minutes 19 seconds West, 192.40 feet;  
Thence South 78 degrees 10 minutes 24 seconds West, 150.35 feet;  
Thence South 49 degrees 13 minutes 22 seconds West, 166.54 feet;  
Thence South 58 degrees 02 minutes 44 seconds West, 166.54 feet;  
Thence South 19 degrees 18 minutes 58 seconds West, 95.35 feet;  
Thence South 68 degrees 57 minutes 41 seconds West, 94.48 feet;  
Thence North 69 degrees 55 minutes 38 seconds West, 231.88 feet;  
Thence North 74 degrees 30 minutes 21 seconds West, 252.40 feet;  
Thence South 67 degrees 34 minutes 17 seconds West, 102.57 feet;  
Thence South 81 degrees 56 minutes 36 seconds West, 112.27 feet;  
Thence South 70 degrees 25 minutes 16 seconds West, 183.07 feet;  
Thence North 79 degrees 59 minutes 30 seconds West, 90.92 feet;  
Thence South 74 degrees 03 minutes 29 seconds West, 71.44 feet;  
Thence North 87 degrees 04 minutes 03 seconds West, 143.32 feet;  
Thence South 84 degrees 41 minutes 31 seconds West, 81.19 feet;  
Thence North 87 degrees 01 minutes 44 seconds West, 221.60 feet;  
Thence North 70 degrees 08 minutes 48 seconds West, 70.25 feet;  
Thence North 36 degrees 36 minutes 11 seconds West, 61.94 feet;

Thence South 89 degrees 36 minutes 50 seconds West, 59.48 feet;  
Thence North 76 degrees 17 minutes 31 seconds West, 363.37 feet;  
Thence South 89 degrees 51 minutes 44 seconds West, 185.24 feet;  
Thence South 68 degrees 59 minutes 27 seconds West, 386.29 feet;  
Thence South 75 degrees 59 minutes 03 seconds West, 87.90 feet;  
Thence South 83 degrees 36 minutes 47 seconds West, 482.03 feet;  
Thence South 82 degrees 43 minutes 29 seconds West, 321.41 feet;  
Thence North 71 degrees 39 minutes 36 seconds West, 486.93 feet;  
Thence South 78 degrees 18 minutes 34 seconds West, 142.94 feet;  
Thence North 83 degrees 50 minutes 30 seconds West, 175.56 feet;  
Thence North 74 degrees 14 minutes 50 seconds West, 454.49 feet;  
Thence South 71 degrees 23 minutes 13 seconds West, 167.88 feet;  
Thence South 43 degrees 00 minutes 32 seconds West, 92.21 feet;  
Thence South 56 degrees 04 minutes 00 seconds West, 138.35 feet;  
Thence North 86 degrees 52 minutes 37 seconds West, 316.48 feet;  
Thence North 76 degrees 50 minutes 42 seconds West, 207.23 feet;  
Thence South 87 degrees 09 minutes 05 seconds West, 326.27 feet;  
Thence South 53 degrees 44 minutes 44 seconds West, 311.05 feet;  
Thence South 80 degrees 01 minutes 52 seconds West, 485.90 feet;  
Thence South 64 degrees 46 minutes 14 seconds West, 475.99 feet to a point on the East right-of-way of State Route 90;  
Continue along the said East right-of-way of State Route 90 the following courses;  
Thence North 00 degrees 02 minutes 48 seconds East, 3449.25 feet;  
Thence South 89 degrees 57 minutes 11 seconds East, 15.00 feet;

Thence North 00 degrees 02 minutes 48 seconds East, 70.00 feet;

Thence North 89 degrees 57 minutes 15 seconds West, 15.00 feet;

Thence North 00 degrees 02 minutes 48 seconds East, 1048.66 feet to an intersection with an existing drainage;

Thence the following courses along said existing drainage;

Thence South 66 degrees 13 minutes 21 seconds East, 361.42 feet;

Thence South 77 degrees 57 minutes 49 seconds East, 272.79 feet;

Thence North 75 degrees 45 minutes 27 seconds East, 426.37 feet;

Thence North 70 degrees 26 minutes 59 seconds East, 302.39 feet;

Thence South 88 degrees 10 minutes 36 seconds East, 246.62 feet;

Thence South 41 degrees 39 minutes 30 seconds East, 192.04 feet;

Thence South 66 degrees 36 minutes 09 seconds East, 297.43 feet;

Thence South 81 degrees 13 minutes 05 seconds East, 104.85 feet;

Thence South 73 degrees 50 minutes 14 seconds East, 142.98 feet;

Thence North 81 degrees 55 minutes 11 seconds East, 202.79 feet;

Thence South 74 degrees 46 minutes 26 seconds East, 177.73 feet;

Thence South 38 degrees 34 minutes 25 seconds East, 242.07 feet;

Thence South 68 degrees 26 minutes 31 seconds East, 379.77 feet;

Thence North 52 degrees 53 minutes 13 seconds East, 372.69 feet;

Thence North 28 degrees 40 minutes 17 seconds East, 124.55 feet;

Thence North 67 degrees 35 minutes 45 seconds East, 123.71 feet;

Thence North 32 degrees 49 minutes 20 seconds East, 76.70 feet;

Thence North 74 degrees 04 minutes 53 seconds East, 135.63 feet;

Thence South 75 degrees 19 minutes 35 seconds East, 155.11 feet;

Thence South 61 degrees 05 minutes 39 seconds East, 197.48 feet;  
Thence North 65 degrees 41 minutes 17 seconds East, 162.28 feet;  
Thence North 77 degrees 36 minutes 09 seconds East, 417.96 feet;  
Thence North 40 degrees 29 minutes 42 seconds East, 377.70 feet;  
Thence North 27 degrees 37 minutes 15 seconds East, 220.38 feet;  
Thence North 49 degrees 43 minutes 20 seconds East, 96.40 feet;  
Thence South 85 degrees 10 minutes 43 seconds East, 185.96 feet;  
Thence North 59 degrees 59 minutes 00 seconds East, 220.61 feet;  
Thence North 35 degrees 54 minutes 30 seconds East, 149.92 feet;  
Thence North 58 degrees 00 minutes 12 seconds East, 102.39 feet;  
Thence North 63 degrees 37 minutes 21 seconds East, 181.58 feet;  
Thence North 44 degrees 26 minutes 50 seconds East, 347.78 feet;  
Thence North 70 degrees 03 minutes 37 seconds East, 476.85 feet;  
Thence North 79 degrees 41 minutes 17 seconds East, 286.85 feet;  
Thence North 73 degrees 18 minutes 43 seconds East, 163.03 feet;  
Thence South 89 degrees 06 minutes 26 seconds East, 245.49 feet;  
Thence North 79 degrees 20 minutes 49 seconds East, 231.40 feet;  
Thence South 85 degrees 48 minutes 33 seconds East, 150.93 feet;  
Thence North 69 degrees 18 minutes 17 seconds East, 229.11 feet;  
Thence North 83 degrees 25 minutes 31 seconds East, 1212.17 feet;  
Thence North 61 degrees 59 minutes 05 seconds East, 296.61 feet;  
Thence North 22 degrees 24 minutes 06 seconds East, 372.69 feet;  
Thence North 11 degrees 48 minutes 46 seconds West, 177.85 feet;  
Thence North 27 degrees 51 minutes 45 seconds East, 208.97 feet;

Thence North 76 degrees 01 minutes 59 seconds East, 244.37 feet;  
Thence South 89 degrees 06 minutes 33 seconds East, 270.12 feet;  
Thence North 73 degrees 56 minutes 59 seconds East, 321.02 feet;  
Thence North 52 degrees 54 minutes 30 seconds East, 111.58 feet;  
Thence North 74 degrees 50 minutes 37 seconds East, 146.51 feet;  
Thence North 61 degrees 22 minutes 55 seconds East, 266.89 feet;  
Thence South 87 degrees 00 minutes 47 seconds East, 880.51 feet;  
Thence South 71 degrees 39 minutes 29 seconds East, 353.26 feet;  
Thence North 73 degrees 15 minutes 29 seconds East, 256.78 feet;  
Thence South 58 degrees 24 minutes 16 seconds East, 310.66 feet;  
Thence North 31 degrees 00 minutes 33 seconds East, 440.58 feet;  
Thence North 70 degrees 30 minutes 18 seconds East, 123.73 feet;  
Thence South 72 degrees 45 minutes 58 seconds East, 101.10 feet;  
Thence South 46 degrees 20 minutes 28 seconds East, 105.77 feet;  
Thence South 73 degrees 16 minutes 25 seconds East, 289.39 feet;  
Thence North 73 degrees 27 minutes 01 seconds East, 388.52 feet;  
Thence South 50 degrees 33 minutes 54 seconds East, 255.37 feet;  
Thence North 84 degrees 04 minutes 58 seconds East, 309.14 feet;  
Thence North 73 degrees 29 minutes 44 seconds East, 342.58 feet;  
Thence North 17 degrees 31 minutes 17 seconds East, 89.86 feet;  
Thence North 04 degrees 52 minutes 10 seconds East, 272.06 feet;  
Thence North 29 degrees 33 minutes 22 seconds East, 100.96 feet;  
Thence North 68 degrees 01 minutes 10 seconds East, 154.53 feet;  
Thence South 30 degrees 30 minutes 54 seconds East, 178.79 feet;



Thence South 68 degrees 33 minutes 20 seconds East, 187.10 feet;

Thence North 85 degrees 33 minutes 00 seconds East, 385.90 feet;

Thence North 45 degrees 34 minutes 17 seconds East, 317.71 feet;

Thence North 46 degrees 34 minutes 18 seconds East, 302.64 feet;

Thence North 37 degrees 46 minutes 36 seconds East, 91.24 feet;

Thence South 48 degrees 08 minutes 07 seconds East, 131.95 feet;

Thence South 42 degrees 36 minutes 39 seconds East, 230.87 feet;

Thence North 59 degrees 44 minutes 29 seconds East, 349.86 feet;

Thence South 81 degrees 41 minutes 27 seconds East, 612.55 feet;

Thence North 75 degrees 40 minutes 21 seconds East, 1456.66 feet to a point on the East line of said Section 10;

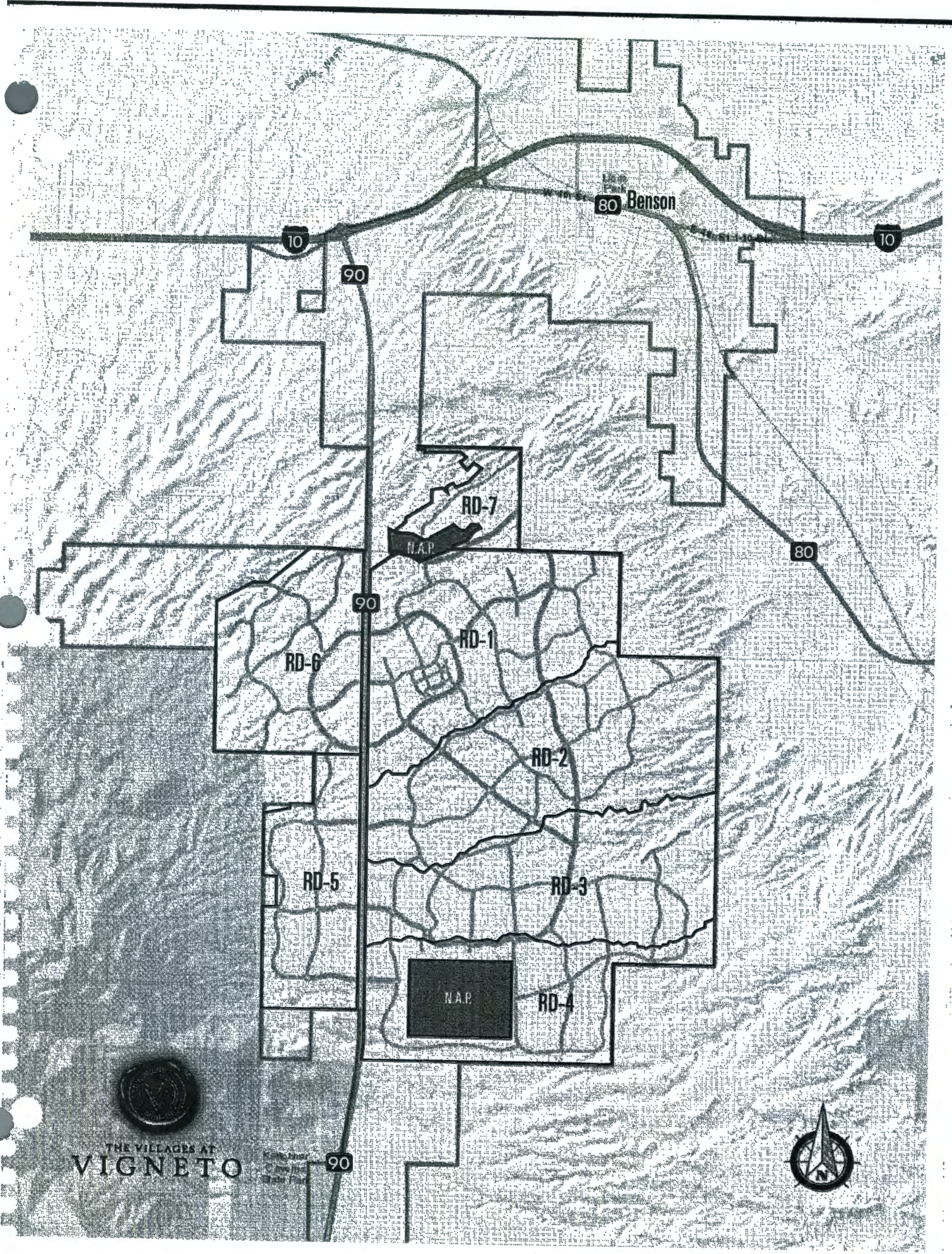
Thence South 00 degrees 07 minutes 46 seconds West, 1027.84 feet along the East line of said Section 10 to the East Quarter corner thereof;

Thence South 00 degrees 04 minutes 18 seconds West, 2644.85 feet along said East line of Section 10 to the Southeast corner thereof, also being the Northeast corner of said Section 15 and POINT OF BEGINNING.

Containing 104,474,929 square feet (2398.414 acres), more or less



EXPIRES 3/31/2018



80 Benson

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RD-7

N.A.P.

RD-1

RD-6

RD-2

RD-5

RD-3

N.A.P.

RD-4

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THE VILLAGES AT  
VIGNETO

Community  
Census Tract  
State Plan

