

**STATEMENT OF CONTRACTOR TO OWNER AND ESCROWEE**

Draw Request No. 3 for Payment under Attorneys' Title Guaranty Fund, Inc.

**Project:** STONEY CREEK HOTEL & CONFERENCE CENTER BROKEN ARROW  
**Owner(s):** STONEY CREEK INVESTORS of BROKEN ARROW, LLC  
**Contractor:** STONEY CREEK HOSPITALITY / SC DEVELOPMENT CORP

Covers period from 1/1/2015 to 12/31/2015

The undersigned JAMES H. THOMPSON

certifies that he is PRESIDENT/OWNER

(Nature of interest in or position with contracting company)

of STONEY CREEK HOSPITALITY / SC DEVELOPMENT CORP

under Contract with STONEY CREEK INVESTORS of BROKEN ARROW, LLC

Owner(s), for DEVELOPMENT & DESIGN


That, for the purpose of this work, the following orders have been placed and the following parties contracted with, and these are the only parties who have been contracted with and/or who have furnished materials or provided labor under the aforementioned Contract for said project: That the amounts of such orders or contracts are as stated below and that there are due and to become due these parties respectively the amounts set opposite their names for materials or labor or both, and the undersigned warrants that the amounts due these parties respectively (see Column No. 6) represents materials and/or labor incorporated into the project at this date:

1	2	3	4	5	6	7
CONTRACTOR WORK/MATERIALS	CONTRACTED BUDGET	<u>DRAW 1</u>	<u>DRAW 2</u>	<u>DRAW 3</u>	<u>Total Drawn</u>	<u>Total Remaining</u>
<b>GENERAL DEVELOPMENT</b>						
<b>101-ARCHITECTURAL &amp; ENGINEERING DESIGN</b>						
Mike Hughes Architects	<b>600,000.00</b>	115,000.00	121,432.91	240,592.59	477,025.50	122,974.50
R.L. Shears Company	<b>75,000.00</b>			11,600.00	11,600.00	63,400.00
<b>SITE ENGINEERING</b>						
Cowan Group Engineering	<b>152,500.00</b>	38,947.00	86,297.32	33,181.32	158,425.64	(5,925.64)
<b>TESTING</b>						
GFAC Engineering	<b>10,450.00</b>	10,450.00			10,450.00	
<b>STRUCTURAL</b>						
Mettemeyer Engineering						
<b>MECHANICAL</b>						

CONTRACTOR WORK/MATERIALS	CONTRACTED BUDGET	DRAW 1	DRAW 2	DRAW 3	Total Drawn	Total Remaining
ELECTRICAL						
PERMITS						
MISC.						
103 - LEGAL						
Nyemaster Law Firm						
MISC.						
104 - TRAVEL & MISC.						
SC Development Corp.						
<b>TOTAL - DEVELOPMENT COSTS</b>	<b>837,950.00</b>	164,397.00	207,730.23	285,373.91	657,501.14	180,448.86
<b>TOTAL:</b>	<b>837,950.00</b>	164,397.00	207,730.23	285,373.91	657,501.14	180,448.86
<b>DATE:</b>	<b>03/10/15</b>	04/14/15	07/15/15	09/08/15		

The undersigned certifies further that this statement is made to Escrow and to said Owner for the purpose of procuring from same payment in accordance with the terms of said Contract and the ATTORNEYS' TITLE GUARANTY FUND, INC. Construction Loan Escrow and Disbursing Agreement, and is a True and Complete Statement of all Parties contracted with and of all Parties furnishing labor and/or materials, and of all amounts paid, due and to become due them.

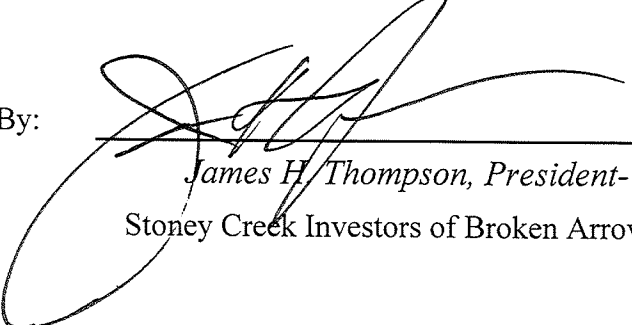
Signed this 8th day of September 20 15.

By:   
*J. Kevin McCarty, Executive V.P. / CDO*  
 Stoney Creek Hospitality

**OWNER'S APPROVAL OF REQUESTED DISBURSEMENT**

The undersigned Owner(s), or his designated architect or inspector, certifies that he has inspected the progress of the construction and that the work covered by this Request for Payment has been completed and the materials put in place in accordance with the plans, specifications and Construction Contract, that all amounts shown herein as due and owing to the named subcontractors and that he hereby approves the requested disbursement under the terms of Construction Loan Escrow and Disbursing Agreement No. \_\_\_\_\_.

Signed this 8th day of September 20 15.

By:   
*James H. Thompson, President-*  
 Stoney Creek Investors of Broken Arrow LLC



Mike Hughes Architects  
 6945 S. 69th E. Avenue  
 Tulsa, Oklahoma 74133  
 Phone: 918-481-9000 • Fax: 918-481-9003

# Invoice

## INV-11414

Date 09-08-2015 Due 09-23-2015  
 Project No. PO No.

Bill to **Jim Thompson**  
 Stoney Creek Hospitality Corporation  
 5291 Stoney Creek Court  
 Johnston, IA 50131

Project **Stoney Creek Broken Arrow (13042-00)**  
 Broken Arrow, OK

Description	Contract Amount	Prior Invoice(s)	This Invoice	Contract Balance
<b>Architectural &amp; Engineering Services</b>	<b>\$600,000.00</b>	<b>\$235,000.00</b>		
Pre-contract Services		0.00		N/A
Retainer Deposit	25,000.00	25,000.00		0.00
Schematic Design	90,000.00	90,000.00		0.00
Design Development	120,000.00	120,000.00		0.00
Construction Documents	240,000.00	0.00		0.00
Construction Documents (100%)			240,000.00	
Bidding & Negotiation	30,000.00	0.00		30,000.00
Contract Administration	120,000.00	0.00		120,000.00
Retainer Refund	-25,000.00	0.00		-25,000.00
<b>Architectural &amp; Engineering Services</b>		Subtotal	<b>\$240,000.00</b>	<b>\$125,000.00</b>
<b>Reimbursables</b>	<b>N/A</b>	<b>N/A</b>		
Construction Documents	N/A	0.00		N/A
Domino's Pizza #190531			59.04	
Domino's Pizza #203278			46.75	
Domino's Pizza #208072			32.20	
Graphic Resources #358675			83.03	
Holiday Inn Express #150421			112.37	
McDonald's #236			3.73	
Pizza Ranch #92			34.23	
Signs Now #220-28352			221.24	
<b>Reimbursables</b>		Subtotal	<b>\$592.59</b>	N/A
<b>Billing for Architectural and Engineering Services</b>		Grand Total	<b>\$240,592.59</b>	<b>\$125,000.00</b>

Total does not reflect payments or prior invoices. Past due amounts shall bear interest at 1½% per month (18% per annum).

**R.L. SHEARS COMPANY, P.C.**

**Landscape Architects**

**Stoney Creek Hotel and Conference  
Broken Arrow, Oklahoma**

Billing Period: July 2015

Invoice # 777

Invoice Date: 08/27/2015

Bill To: Stoney Creek Hospitality  
ATTN: Mr. Kevin McCarty  
5291 Stoney Creek Court  
Johnston, Iowa 50113

**Basic Service**

	Contract Amount	Earned Amount	Less Previous Invoices	Total this Invoice
Detailed Landscape Plan (Permit Set)	\$4,100.00	\$4,100.00	\$4,100.00	\$0.00
Schematic Design, Design Development, Constr. Doc:	\$54,750.00	\$7,500.00		\$7,500.00
Bidding Phase Services	\$2,950.00	\$0.00		
Construction Phase Services	\$13,200.00	\$0.00		
	<b>\$75,000.00</b>	<b>\$11,600.00</b>	<b>\$4,100.00</b>	<b>\$7,500.00</b>

**Reimbursable Expenses**

	Description	Quantity	Unit Price	Total this Invoice
Printing and Plotting	8.5x11 B&W		\$1.00	\$0.00
	11x17 B&W		\$0.35	\$0.00
	22x34 B&W	0	\$2.50	\$0.00
Mileage	Site Visits and Meetings	0	\$0.57	\$0.00
Shipping	Fed Ex			\$0.00
				<b>\$0.00</b>

<b>TOTAL AMOUNT TO DATE</b>	\$11,600.00
<b>TOTAL AMOUNT THIS INVOICE</b>	<b>\$7,500.00</b>
Total Previously Billed	\$4,100.00
Total Amount to Date	\$11,600.00
<b>Contract Amount</b>	<b>\$75,000.00</b>
Fee Amount Remaining	\$63,400.00

Subtotal Basic Services	\$7,500.00
Subtotal Reimbursable Expenses	\$0.00
<b>TOTAL DUE THIS INVOICE</b>	<b>\$7,500.00</b>

**R.L. SHEARS COMPANY, P.C.**

**Landscape Architects**

**Stoney Creek Hotel and Conference  
Broken Arrow, Oklahoma**

Billing Period: May 2015

Invoice # 763

Invoice Date: 06/19/2015

Bill To: Stoney Creek Hospitality  
ATTN: Mr. Kevin McCarty  
5291 Stoney Creek Court  
Johnston, Iowa 50113

**Basic Service**

	Contract Amount	Earned Amount	Less Previous Invoices	Total this Invoice
Detailed Landscape Plan (Permit Set)	\$4,100.00	\$4,100.00	\$0.00	\$4,100.00
Schematic Design, Design Development, Constr. Doc:	\$54,750.00	\$0.00		
Bidding Phase Services	\$2,950.00	\$0.00		
Construction Phase Services	\$13,200.00	\$0.00		
	<b>\$75,000.00</b>	<b>\$4,100.00</b>	<b>\$0.00</b>	<b>\$4,100.00</b>

**Reimbursable Expenses**

	Description	Quantity	Unit Price	Total this Invoice
Printing and Plotting	8.5x11 B&W		\$1.00	\$0.00
	11x17 B&W		\$0.35	\$0.00
	22x34 B&W	0	\$2.50	\$0.00
Mileage	Site Visits and Meetings	0	\$0.57	\$0.00
Shipping	Fed Ex			\$0.00
				<b>\$0.00</b>

**TOTAL AMOUNT TO DATE** \$4,100.00

**TOTAL AMOUNT THIS INVOICE** **\$4,100.00**

Total Previously Billed \$0.00

Total Amount to Date \$4,100.00

**Contract Amount** **\$75,000.00**

Fee Amount Remaining \$70,900.00

Subtotal Basic Services \$4,100.00

Subtotal Reimbursable Expenses \$0.00

**TOTAL DUE THIS INVOICE** **\$4,100.00**



# Cowan Group Engineering, LLC

437 W. Wilshire Blvd., Suite A  
 Oklahoma City, OK 73116-7747  
 Tel: 405-463-3369 Fax: 405-463-3381  
 jeff@cowangroup.co  
 www.cowangroup.co

## Invoice

Mr. Jim Thompson  
 Stoney Creek Hospitality  
 5291 Stoney Creek Court  
 Johnston, IA 50131

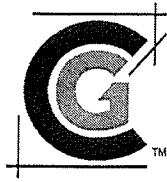
**Invoice Date:** Aug 17, 2015  
**Invoice Num:** 2055  
**Billing Through:** Jul 31, 2015

### Stoney Creek Hotel & Conference Center (14-256:) - Managed by (KDS)

Phase	Contract	% Complete	Total Billed To Date	Current Total
01-Stoney Creek - Sketch Plan	\$3,000.00	100%	\$3,000.00	\$0.00
02-Stoney Creek - Survey & Preliminary Plat	\$12,500.00	100%	\$12,500.00	\$0.00
03-Stoney Creek - Drainage Plan & Report	\$4,000.00	100%	\$4,000.00	\$0.00
04-Stoney Creek - Grading, Paving, & Drainage Plan	\$24,500.00	100%	\$24,500.00	\$0.00
05-Stoney Creek-Water, Sanitary & Storm Sewer Plan	\$25,500.00	84%	\$21,198.67	\$0.00
06-Stoney Creek - Erosion Control Plans & Details	\$4,000.00	100%	\$4,000.00	\$0.00
07-Stoney Creek - Final Platting	\$5,000.00	24%	\$1,161.00	\$1,161.00
08-Stoney Creek-Additional On-Site Infrastruct Imp	\$45,400.00	100%	\$45,400.00	\$0.00
09-Stoney Creek-Additional Off-Site Infrastruct Im	\$27,000.00	100%	\$27,000.00	\$2,365.68
10-Stoney Creek-ROW/Easement Acq. Assist. Services	\$1,600.00	100%	\$1,600.00	\$0.00
<b>TOTALS</b>	<b>\$152,500.00</b>		<b>\$144,359.67</b>	<b>\$3,526.68</b>

11-Stoney Creek-Add. Svcs.-Design \$0.00 \$5,687.20

Date	Description	Hours	Rate	Amount
7/1/2015	Civil Design	4.50	\$128.00	\$576.00
7/7/2015	Client Meetings	1.00	\$80.00	\$80.00
7/7/2015	Civil Design	5.50	\$128.00	\$704.00
7/8/2015	Civil Design	1.00	\$128.00	\$128.00
7/13/2015	Drafting	4.00	\$80.00	\$320.00
7/21/2015	Drafting	1.00	\$80.00	\$80.00
7/21/2015	Civil Design	1.00	\$128.00	\$128.00
7/21/2015	Client Meetings	2.00	\$128.00	\$256.00
7/21/2015	Civil Design	2.00	\$145.00	\$290.00
7/21/2015	Civil Design	1.50	\$145.00	\$217.50
7/21/2015	Civil Design	2.00	\$145.00	\$290.00
7/22/2015	Drafting	4.00	\$80.00	\$320.00
7/22/2015	Civil Design	1.00	\$128.00	\$128.00
7/23/2015	Civil Design	2.00	\$128.00	\$256.00
7/24/2015	Civil Design	0.50	\$128.00	\$64.00
7/27/2015	Drafting	7.00	\$80.00	\$560.00
7/27/2015	Civil Design	1.50	\$128.00	\$192.00
7/28/2015	Civil Design	1.00	\$128.00	\$128.00
7/28/2015	Civil Design	1.50	\$128.00	\$192.00
7/29/2015	Civil Design	2.50	\$80.00	\$200.00
7/29/2015	Civil Design	1.00	\$128.00	\$128.00
7/30/2015	Civil Design	0.50	\$80.00	\$40.00
7/31/2015	Civil Design	4.00	\$80.00	\$320.00



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www.cowangroup.co

## Invoice

Mr. Jim Thompson  
Stoney Creek Hospitality  
5291 Stoney Creek Court  
Johnston, IA 50131

Invoice Date: Aug 17, 2015  
Invoice Num: 2055  
Billing Through: Jul 31, 2015

### Stoney Creek Hotel & Conference Center (14-256) - Managed by (KDS)

Phase	Contract	% Complete	Total Billed To Date	Current Total
7/31/2015 Drafting		1.00	\$80.00	\$80.00
12-Stoney Creek-Add. Svcs.-Const. Svcs.	\$0.00			\$8,383.14
<b>Date</b>	<b>Description</b>	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
7/1/2015	Civil Design	3.00	\$145.00	\$435.00
7/1/2015	Civil Design	5.00	\$145.00	\$725.00
7/9/2015	Construction Administration	1.00	\$128.00	\$128.00
7/10/2015	Construction Administration	3.00	\$128.00	\$384.00
7/11/2015	Civil Design	2.00	\$145.00	\$290.00
7/13/2015	Survey Data	2.00	\$80.00	\$160.00
7/13/2015	Construction Administration	4.00	\$128.00	\$512.00
7/14/2015	Survey Data	4.50	\$80.00	\$360.00
7/14/2015	Field Survey	2.00	\$139.00	\$278.00
7/14/2015	Construction Administration	1.00	\$128.00	\$128.00
7/14/2015	Civil Design	1.50	\$128.00	\$192.00
7/15/2015	Survey Data	0.50	\$80.00	\$40.00
7/15/2015	Construction Administration	4.50	\$128.00	\$576.00
7/16/2015	Survey Data	1.00	\$80.00	\$80.00
7/16/2015	Construction Administration	3.00	\$128.00	\$384.00
7/17/2015	Construction Administration	1.50	\$128.00	\$192.00
7/20/2015	Construction Administration	1.00	\$128.00	\$128.00
7/21/2015	Construction Administration	2.50	\$128.00	\$320.00
7/22/2015	Construction Administration	1.50	\$128.00	\$192.00
7/23/2015	Construction Administration	1.00	\$128.00	\$128.00
7/24/2015	Construction Administration	3.00	\$128.00	\$384.00
7/27/2015	Construction Administration	2.00	\$128.00	\$256.00
7/27/2015	Civil Design	1.50	\$128.00	\$192.00
7/28/2015	Construction Administration	1.50	\$128.00	\$192.00
7/28/2015	Civil Design	1.50	\$128.00	\$192.00
7/29/2015	Construction Administration	1.50	\$128.00	\$192.00
7/30/2015	Construction Administration	1.00	\$1.00	\$1.00
7/30/2015	Construction Administration	1.00	\$128.00	\$128.00
7/31/2015	Construction Administration	3.00	\$128.00	\$384.00
7/31/2015	Construction Administration	2.00	\$145.00	\$290.00
7/31/2015	Contract Services	1.00	\$425.00	\$425.00

Total Earned to Date: \$144,359.67  
Invoice Total: \$17,534.60



# Cowan Group Engineering, LLC

437 W. Wilshire Blvd., Suite A  
Oklahoma City, OK 73116-7747  
Tel: 405-463-3369 Fax: 405-463-3381  
jeff@cowangroup.co  
www.cowangroup.co

## Invoice

Mr. Jim Thompson  
Stoney Creek Hospitality  
5291 Stoney Creek Court  
Johnston, IA 50131

Invoice Date: Aug 17, 2015

Invoice Num: 2055

Billing Through: Jul 31, 2015

Stoney Creek Hotel & Conference Center (14-256:) - Managed by (KDS)

Phase	Contract	% Complete	Total Billed To Date	Current Total
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Previous Outstanding Balance: \$15,646.72

Balance Due: \$33,181.32

*This invoice is due on 8/18/2015*

### Account Summary

Billed To Date	Paid To Date	Balance Due
\$ 158,425.64	\$ 125,244.32	\$ 33,181.32

Approved by: Kenneth D. Schwal 08-17-15

All invoices due upon receipt. After 30 days, a charge of 1 1/2% per month will be added to the outstanding balance.

We thank you for your business.





# Cowan Group Engineering, LLC

437 W. Wilshire Blvd., Suite A  
Oklahoma City, OK 73116-7747  
Tel: 405-463-3369 Fax: 405-463-3381  
jeff@cowangroup.co  
www.cowangroup.co

## Invoice

Mr. Jim Thompson  
Stoney Creek Hospitality  
5291 Stoney Creek Court  
Johnston, IA 50131

Invoice Date: Jul 10, 2015  
Invoice Num: 2021  
Billing Through: Jun 30, 2015

### Stoney Creek Hotel & Conference Center (14-256:) - Managed by (KDS)

Phase	Contract	% Complete	Total Billed To Date	Current Total
10-Stoney Creek-ROW/Easement Acq. Assist. Services	\$1,600.00	100%	\$1,600.00	\$0.00
1-Stoney Creek - Sketch Plan	\$3,000.00	100%	\$3,000.00	\$0.00
2-Stoney Creek - Survey & Preliminary Plat	\$12,500.00	100%	\$12,500.00	\$0.00
3-Stoney Creek - Drainage Plan & Report	\$4,000.00	100%	\$4,000.00	\$0.00
4-Stoney Creek - Grading, Paving, & Drainage Plan	\$24,500.00	100%	\$24,460.93	\$0.00
5-Stoney Creek-Water, Sanitary & Storm Sewer Plans	\$25,500.00	83%	\$21,198.67	\$0.00
6-Stoney Creek - Erosion Control Plans & Details	\$4,000.00	100%	\$4,000.00	\$0.00
7-Stoney Creek - Final Platting	\$5,000.00	0%	\$0.00	\$0.00
8-Stoney Creek-Additional On-Site Infrastruct Imp	\$45,400.00	100%	\$45,400.00	\$5,588.67
9-Stoney Creek-Additional Off-Site Infrastruct Imp	\$27,000.00	9%	\$24,634.32	\$10,000.00
<b>TOTALS</b>	<b>\$152,500.00</b>		<b>\$140,793.92</b>	<b>\$15,588.67</b>

11-Stoney Creek-Add. Svcs.-Design	\$0.00			\$58.05
▶ <b>Date</b>	<b>Description</b>	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
12-Stoney Creek-Add. Svcs.-Const. Svcs.	\$0.00			\$0.00
▶ <b>Date</b>	<b>Description</b>	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>

Total Earned to Date: \$140,793.92  
 Invoice Total: \$15,646.72  
 Previous Outstanding Balance: \$26,498.00  
 Balance Due:           \$42,144.72

This invoice is due on 7/11/2015

### Account Summary

Billed To Date	Paid To Date	Balance Due
\$ 140,891.04	\$ 98,746.32	\$ 42,144.72

Approved by: Kenneth D. Schwal 07-10-15

All invoices due upon receipt. After 30 days, a charge of 1 1/2% per month will be added to the outstanding balance.

We thank you for your business.

