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6 Plaintiff Pro Per

7 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
8 **IN AND FOR THE COUNTY OF MOHAVE**

9 NANCY KNIGHT)
10)
11 Plaintiff,)
12)
13 and)
14)
15 GLEN LUDWIG and PEARL LUDWIG,)
16 Trustees of THE LUDWIG FAMILY TRUST;)
17 FAIRWAY CONSTRUCTORS, INC.;)
18 MEHDI AZARMI; JAMES B. ROBERTS and)
19 DONNA M. ROBERTS, husband and wife;)
20 JOHN DOES 1-10; JANE DOES 1-10; ABC)
21 CORPORATIONS 1-10; and XYZ)
22 PARTNERSHIPS 1-10.)
23)
24 Defendants.)

Case No.: CV 2018 04003

25 **MOTION FOR LEAVE TO AMEND**
26 **RECONSIDERATION OF**
27 **DISMISSAL OF COUNT ONE**
28 **DATED AUGUST 27, 2019**

ADDITIONAL NEW EVIDENCE IN
SUPPORT OF ONE SUBDIVISION
KNOWN AS TRACT 4076

Honorable Judge Jantzen

29 In accordance with rule 7.1 (e) Motion for Reconsideration, Plaintiff seeks
30 reversal, in whole or in part, for Dismissal of Count One of her Complaint. As cited in the
31 powers of superior court section 12-911 (A) (5) and (C), the court may, and for good
32 cause shown, modify or reverse a decision in whole or in part and on motion of a party,
33 the superior court shall make findings of fact and state conclusions on which judgment is
34 based.

35 **MEMORANDUM OF POINTS AND AUTHORITIES**



1 The main purpose of this Amended Motion for Reconsideration of the Dismissal
2 of Count One is to append the August 2019 Supra Exhibit 1, with the additional evidence
3 found in a Final Grading Report, Hydrology Reports and Drainage Studies for Desert
4 Lakes Golf Course and Estates Tract 4076 Subdivision (hereinafter (“Desert Lakes”).
5

6 Supra exhibits provided to the Hon. Judge Carlisle, prior to the April 2018 Oral
7 Argument decision to dismiss Count One, taken together with the new evidence provided
8 to this Court, is a preponderance of evidence that is persuasive given the multiple sources
9 of licensed professionals that worked on this project for the creation of the Tract 4076
10 Subdivision.
11

12 This evidence also supports Plaintiff’s claim that the project was a Master Planned
13 Community and not just a Planned Community of residences. A Master Planned
14 Community is broader in scope. The Desert Lakes Tract 4076 Master Planned
15 Community was planned and developed with estate homes, a golf course, lakes/ponds,
16 clubhouse and parking lot, and a sewer treatment plant. Arizona Department of Real
17 Estate Public Reports refer to the Master Planned Community as having no common
18 areas.
19
20
21

22 The Desert Lakes Covenants, Conditions, and Restrictions (hereinafter “CC&Rs”)
23 are intended to protect the business interests of the privately held ownership of the golf
24 course as well as the interests of all of the owners of the Desert Lakes estate lots/homes.
25 Judicial resolution in support of the rights of all property owners, regardless of what
26 phase of development is associated with their property ownership, is critical to the long-
27
28

1 term intent and protection from loss in values from self-serving interests of violators of
2 the Desert Lakes CC&Rs. The United States Supreme Court supports this contention.

3
4 From the *Cornell Law Review* Volume 21 Issue 2 February 1936 it states:

5 "...The principle that one should use his own property in such a way
6 that he does not injure that of another is to be found early in the
7 common law...The United States Supreme Court has accepted its
8 inheritance with reverence and respect, asserting that the maxim is
9 a fundamental rule of justice and right."

10
11 From the *Louisiana Law Review* Volume 21, Number 2: from the Work of the
12 Louisiana Supreme Court for the 1959-1960 Term February 1961.

13 On "Action for Enforcement"

14 "Since building restrictions are established for the benefit of the
15 surrounding property, the right to enforce the restrictions is a real
16 right running with the land..."

17 APPENDED EVIDENCE AND DISCUSSION

18 Plaintiff will use alpha characters to differentiate the new evidence exhibits from
19 the numeric nomenclature used in the August 2019 supra exhibits.

20 Supra Exhibit 1 displayed the October 1988 Preliminary Map of "Desert Lakes
21 Golf Course and Estates Tract 4076" for four phases of development (Phase I to IV).

22 Included in this Supra Exhibit were the pertinent maps for this case related to violations
23 in Phase I and Phase II (Tracts 4076 A and B) respectively.

24 A prior Court in April 2018, granted Plaintiff rights to prosecute violations only in
25 Tract 4076B under the presumption that Desert Lakes was not one subdivision but rather
26 a number of separate subdivisions. Plaintiff, prior to finding highly supportive evidence
27 for full rights within the entire Desert Lakes Subdivision, filed a Motion to Amend her
28 Complaint to restore her rights to Count One for the limited violations in Phase II (Tract
4076B). Based on the preponderance of evidence presented to this court, a ruling that

1 Plaintiff is not limited will require a new Amended Complaint. In that instance, a new
2 Amended Complaint will be filed for all violations cited to date including one the
3
4 Plaintiff recently found of a rental property owned by Fairway Constructors, Inc. in Phase
5 I as will be noted below with evidence as a part of this record.

6 The CC&Rs run with the land of which Desert Lakes Parcel VV was replatted in
7
8 1998 together with abandonment of a portion of Parcel KK from the golf course property
9 to be joined with Parcel VV for space to create 32 lots - two of those lots are owned by
10 the Plaintiff. As will be noted below, and found in the 1991 Drainage Study prepared for
11
12 Desert Lakes Development L.P., the 1991 original intent for Phase II Parcel VV was for
13 only 23 single family residential lots to be known as Tract 4076-E. Plaintiff's Legal
14 Description on her property tax statement references Desert Lakes Golf Course and
15
16 Estates Tract 4163 Unit E, Lots 8 and 9 Cont. The new evidence found in the 1991
17
18 Drainage Study together with the deception presented to Planning and Zoning for Mr.
19
20 Varner's Resolution 98-348 application to rezone Agricultural land into 32 lots of which
21
22 the maximum lot size was to be 5,775 square feet and with only a ten foot rear yard
23
24 setback, all in violation of the CC&Rs, became a fraud upon subsequent buyers,
25
26 including the Plaintiff.

27 While this fraud is not a part of this case, it is notice to the Court as additional
28
29 evidence of the need for reconsideration of Defendant's objection to the Plaintiff's
30
31 Wherefore, Paragraph F in the original January 2018 Complaint for "A Declaratory
32
33 Judgment forgiving any CC&R construction violations that were not the fault of the
34
35 purchaser of the home who unknowingly purchased a home that had been built, in error

1 or deliberately by any builder, as out of compliance with the CC&Rs.” To this end,
2 Plaintiff’s motion for Declaratory Judgment is expected to be filed shortly after October
3 30, 2019 pending the opposing counsel’s claim of filing yet another dispositive motion
4 before the end of the month of October 2019.
5

6 In June 1989, the Final Grading Report for Desert Lakes Golf Course and Estates
7 was completed. The Report was For: Bella Enterprises, Inc., Project No. 4199J048, June
8 19, 1989. The Introduction states: “This presents the results of tests and observations
9 performed in conjunction with the site grading for Desert Lakes Golf Course and Estates
10 Phase I, II, III, IV.” **Exhibit A** - Final Grading Report, 2 pages
11
12

13 In February 1991, a Drainage Study was prepared by Holland West for Desert
14 Lakes Development, L.P. for their proposed 23 single family residential lot replat of the
15 5 acre Parcel VV displayed in the 1988 Preliminary Map for Phase II. This replat was
16 designated as Tract 4076-E in 1991. But for a series of alleged corruption practices
17 regarding Parcel VV, the 23 lot replat would have maintained the integrity of the CC&Rs
18 for twenty (20’) foot front and rear setbacks. **Exhibit B** – Drainage Study, 4 pertinent
19 pages: Title Page and underscored text in pages 3-5; Drainage Maps for Tr. 4076, 3
20 pages.
21

22 The July 1995 Desert Lakes Golf Course & Estates Drainageway Analysis states
23 on page 2 “The purpose of this report is to analyze the specific drainage characteristics of
24 the drainageways shown on Figure 1. The analysis will be based on the original drainage
25 report for the Desert Lakes Golf Course and Estates Subdivision and the peak flows
26 presented therein for each of those drainageways.” **Exhibit C** – Drainageway Analysis –
27 3 pertinent pages from the 22 page report. Only the Title page and pages 2 and 9 are
28 included herein with the pertinent textual evidence underscored.

1 New evidence for the intent of Tract names to be one-and-the-same as Phases of
2 development was found in the Mohave County Assessor's legal description for a home
3 owned Fairway Constructors. Parcel 226-11-147 has the following legal description:
4 "DESERT LAKES GOLF COURSE & ESTATES TRACT 4076A PHASE 1 BLK B
5 LOT 67 CONT 7200". The physical address of the Fairway Constructors' parcel is 5829
6 S. Desert Lakes Dr. This home has bay window protrusions into the five (5') foot side
7 yard setback as noted on the 2004 plot plan B04-2934B. The tax summary indicates this
8 home is a rental. **Exhibit D** – Property Tax Statement and 2004 Plot Plan, 2 pages.
9

10
11 **ADDITIONAL LEGAL BASIS FOR CONSIDERATION**
12

13 1) The fact that Mohave County provided an Excel spreadsheet listing all parcel
14 numbers in Desert Lakes for Mr. Azarmi's 2016 attempted setback reductions to apply to
15 all lots in Desert Lakes. That spreadsheet cited a total of 59 out of 220 lots as Vacant in
16 Tract4076A Phase I alone indicating the magnitude and impact that Mr. Azarmi's
17 proposed setback reductions would have had on this community. A total of 180 Waivers
18 of County Liability were submitted to the Board of Supervisors from property owners
19 throughout Desert Lakes. The lack of full disclosure regarding the CC&Rs would have
20 placed them at risk of litigation had they followed through with building per the proposed
21 fifteen foot setbacks. 2) The fact that Desert Lakes Golf Course and Estates was
22 established and marketed as a master planned 300+ acre community with CC&Rs that
23 constitute a mutuality of benefit and burden upon all property owners. 3) The fact that
24 property owners have a constitutional right to protection of their property values. 4) The
25
26
27
28

1 fact that property owners have a constitutional right to safety from deteriorated metal
2 advertising signage posted on Desert Lakes residential lots.

3
4 **GRAMMATICAL CHANGE ARGUMENT**

5 Given the preponderance of evidence that Desert Lakes Tract 4076 is one
6 subdivision and the tracts are one-and-the-same as the Phases of development within the
7 subdivision rather than separate subdivisions, we look to the CC&Rs for the grammatical
8 change clause on the last page of every recorded Declaration of the CC&Rs to clarify the
9 intent of the language used therein and the need to differentiate tract from subdivision
10 within the language of the CC&Rs.
11

12
13 It is the grammatical insertion of Desert Lakes Tract 4076 before the word
14 subdivision that needs to be assumed as though fully stated therein. From recorded
15 Declarations in Books 1554 and 1641 respectively for tracts 4076A and 4076B,
16 Paragraphs 21 and 22 states:
17

18 “...the necessary grammatical changes required to make the provisions
19 herein apply - either to corporations or individuals, man or woman, - shall
20 in all cases be assumed as though in each case fully expressed.”

21 Grammatical deals with the integrity of the words and the meaning resting upon
22 those words. A weak and erroneous grammatical foundation occurred when the authors
23 of the CC&Rs did not append Tract 4076 to the word subdivision wherever it occurred in
24 Articles I and II.
25

26 This grammatical clarification is supported by the Mohave County Road
27 Department maintenance notices for streets within the “Desert Lakes Subdivision”; the
28 joinder of all parcels in the “Desert Lakes Subdivision” as cited by Mohave County

1 Planning and Zoning for setback reductions that went before the Board of Supervisors in
2 October 2016, and the Glen Ludwig ADRE Public Report dated June 1, 2014 whereby on
3 page 9 it states “Desert Lakes Estates and Golf Course is a recorded subdivision with
4 tract numbers 4076-A thru 4076-H that consists of 575 homes.” The Mohave County
5 Subdivision Index cites the book and page number for the Final Plats that coincide with
6 the 1988 phases of development for the Desert Lakes Golf Course and Estates
7
8 Subdivision 4076. All of which are a part of the Court record.
9

10 It is well established that Desert Lakes Development, L.P. was fully aware of the
11 one subdivision name of Tract 4076 and that their appended letter designation to 4076 did
12 not create separate subdivisions. This grammatical appending of Desert Lakes Tract 4076
13 must now be assumed as though fully expressed in order to make the provisions apply to
14 all lot owners and to the Architectural Committee for the entire Subdivision Tract 4076.
15
16 The term tract, as used in the CC&Rs, applies to specific lots within a phase of
17 development. **Exhibit E** – Grammatical change paragraphs cited on the last page of the
18 CC&R Declarations for Phase I and Phase II aka Tract 4076A and Tract 4076B
19
20 respectively. 2 pages.
21

22 LAW AND PRECEDENTS

23 A part of the legal basis for a finding of fact in support of the Plaintiff for full
24 prosecution rights in Desert Lakes is to differentiate this case from *David C. Lillard, Jr.*
25 *Plaintiff-Appellant, v. Jet Homes, Inc*, April 12, 1961, Court of Appeal of Louisiana.
26

27 Plaintiff Knight’s case is similar to Plaintiff Lillard’s case in that both cases have
28 no home owner association, both cases are setback violation cases, both cases claim a

1 “One Subdivision” right to prosecution, and both cases have Defendants disputing
2 Plaintiff’s right to prosecution due to lot ownership within units of a subdivision that
3 resulted in dismissal.
4

5 In *Lillard v, Jet Homes*, Lillard owned lots in Coleman Park Subdivision Unit 8
6 that was separate and distinct from Jet Homes ownership of lots in Coleman Park
7 Subdivision Unit 9. Unit No. 8 and Unit No. 9 were separately created by plats. Coleman
8 Park Units 8 and 9 have common boundaries just as Desert Lakes Tract 4076A and Tract
9 4076B have common boundaries; however Desert Lakes was not platted as four separate
10 subdivisions. It was platted as one subdivision and cited by a multitude of licensed
11 professionals as Desert Lakes Golf Course and Estates Tract 4076 - Phase I thru IV.
12
13

14 Naturally, this 300+ acre master planned community would be built in phases; as
15 such, the map of Phase I established the first set of estate home lots, the golf course,
16 clubhouse, parking lot, lakes/ponds, and it also defined the location of a purchase of
17 property outside the boundary of Desert Lakes that was adjacent to Phase I and Phase II
18 for the sewer treatment plant.
19
20

21 The general plan of development was followed by Desert Lakes Development,
22 L.P. with consistent language for the CC&Rs for each phase of development beginning in
23 1989 with Tract 4076A (Phase I) lots. The separately recorded CC&Rs are not
24 recognizably different in nature. They are predominantly identical for all Articles and
25 paragraphs with the exception of lot specific characteristics and needs within the
26 individual phases of developments. For example, safety provisions for vehicular access
27 onto high traffic streets was the case for Tract 4076B that inserted an additional
28

1 paragraph number (paragraph 7) into Article II as compared to the Tract 4076A

2 Declaration.

3
4 The pertinent, consistent language, for Land Use in Article II, paragraph 6 defines
5 the setback restrictions for buildings and building projections. This language and intent
6 applies to all phases of development to be imposed upon any and all subsequent
7 developers. From the first recorded Declaration in 1989 to the last recorded for Desert
8 Lakes Unit H, Tract 4159 in the year 2000, a span of eleven years, the setback restrictions
9 remained consistent.
10

11 More from the *Louisiana Law Review* Volume 21 Number 2 February 1961

12 Cited on “Action for Enforcement”:

13 “When a violation of the restrictions on the property occurs, it has been
14 indicated that those owners whose property was not affected by the
15 violation could not bring an action to enforce the covenant. However,
16 it would seem that property within a subdivision and subject to a
17 restriction would be near enough to be affected in some way by a
18 violation even though it was some distance from the place of the
19 violation...”

18 The above cited “however” disclaimer is absolutely true. Plaintiff is affected by
19 one such home with setback violations on Desert Lakes Drive. Her mailbox is among the
20 bank of mailboxes that is in close proximity to this home and this home is a constant
21 reminder of the corrupt building application and approval that the County claims was an
22 error on their part. The homeowner’s name listed is one opting-in for Mr. Azarmi’s BOS
23 resolution amendment. Lipan Blvd. and Club House Drive are regularly travelled streets
24 in Desert Lakes where the Plaintiff is further affected by the knowledge of these
25 egregious violations that needs judicial resolution for remedy.
26
27
28

More from the *Louisiana Law Review* Volume 21 Number 2 February 1961

1 Cited on "Remedies Available for Violation of Restrictions"
2 "Injunction is the usual remedy sought and granted in actions
3 concerning violations of building restrictions. In several instances
4 owners have been forced to remove buildings that were erected in
5 violation of a restriction or were forced to cease certain activities
6 that were violative of a building restriction."

7 Defendant's building violations may be corrected with remodeling garage depths
8 and with removal of all or a part of projecting patio covers. These are not costly
9 restorations for Defendant Fairway Constructors who has crews for the work and ability
10 to perform any engineering required for the cutting away of the violating portions that
11 violate the twenty foot setback. After all, their profit from a larger building footprint was
12 an ill-gotten gain.

13
14 More from the *Louisiana Law Review* Volume 21 Number 2 February 1961
15 "... It must be noted that where a violation of a building restriction is not a
16 nuisance, this fact will not be a defense to the action for violation of the
17 restrictive covenant...Even a general abandonment in one part of a
18 subdivision will not disturb the validity of the restriction in another portion
19 of the subdivision where it is still observed."

20 CONCLUSION

21 Plaintiff pleads for affirmation of rights for Count One prosecution of her January
22 2018 Complaint, in whole or in part, and if affirmed, rights to the additional violations in
23 Tract 4076B that may be included in an Amended Complaint.

24 RESPECTFULLY SUBMITTED this 18th day of October, 2019

25  _____

26 Nancy Knight, Plaintiff Pro Per

1 Copy of the foregoing emailed on October 18, 2019 to:
2 djolaw@frontiernet.net
3 Attorney for the Defendants

4 The Law Office of Daniel Oehler
5 2001 Highway 95, Suite 15,
6 Bullhead City, Arizona 86442

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Exhibit A
Final Grading Report
2 pages

*Steering -
Is this
what you needed?
Car*

FINAL GRADING REPORT
DESERT LAKES
GOLF COURSE & ESTATES
MOUNTAIN VIEW @ LIPPAN BLVD.
MOHAVE COUNTY, ARIZONA



**WESTERN
TECHNOLOGIES
INC.**
The Quality People

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For: Bella Enterprises, Inc

Project No. 4199J048

June 19, 1989



**WESTERN
TECHNOLOGIES
INC.**

1610 Riverview Drive, No. 5
Bullhead City, Arizona 86442
(602) 758-8378

INTRODUCTION

This presents the results of tests and observations performed in conjunction with the site grading for Desert Lakes Golf Course and Estates Phase I, II, III, and IV.

SITE GRADING

Building pad construction consisted of excavation from original ground elevations and by filling over prepared areas. The materials utilized as fill were obtained from on site sands and gravels.

Field density tests were performed in conjunction with the earthwork to determine the relative compaction achieved. The results of these tests are presented on Plate A-1 through A-9. Plate B indicates the results of laboratory maximum dry density and optimum moisture relationship.

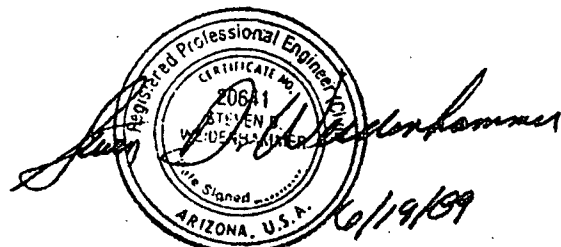
CONCLUSIONS AND RECOMMENDATIONS

Based on the results of field and laboratory tests, observation of the grading procedures, and our experience, it is our opinion that the grading contractor has complied with the recommendations of the Geotechnical Investigation report by Western Technologies Inc., Project No. 4128J402 dated February 21, 1989 and FHA Data Sheet 79g. Any future grading that would alter or affect the building pads should be performed with observation and testing by the Geotechnical Engineer.

Respectfully submitted,
WESTERN TECHNOLOGIES INC.

Adam Alvarez

Adam Alvarez
Engineering Technician



Steven D. Weidenhammer, P.E.
Manager, Materials Engineering

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Exhibit B
37 page Drainage Study
Pertinent are: Title page and pages 3-5 as underscored

3 pages: Tr. 4076 maps

RECEIVED
MAY 08 1991
MOHAVE CTY PUBLIC WORKS

DRAINAGE STUDY
DESERT LAKES GOLF COURSE AND ESTATES
TRACT 4076-E
(REPLAT OF LOTS 111-122 BLOCK F)
SECTION 35, T19N, R22W

FEBRUARY 1991

PREPARED FOR:
DESERT LAKES DEVELOPMENT, L.P.
26691 PLAZA DRIVE, SUITE 210
MISSION VIEJO, CA 92691

PREPARED BY:
HOLLAND WEST, INC.
6920 SOUTH HOLLY CIRCLE
SUITE 100
ENGLEWOOD, CO. 80112

Registered Professional Engineer
CERTIFICATE NO. 17239
WILLIAM J. HOLLAND
Signed 4/10/91
ARIZONA, U.S.A.

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I. INTRODUCTION

The proposed 23 lot, 5.0 acre single family residential subdivision is situated within the southwest quarter of the northwest quarter of Section 35, Township 19 North, Range 22 West in Mohave County, Arizona. It is bordered by Lipan Boulevard to the south, Lipan Court to the east, and Desert Lakes Golf Course to the north. The enclosed drawing depicts a vicinity map giving a visual interpretation of this location.

Lipan Court
to the
east

The topography of this site is generally a knoll constructed of compacted fill. Ground cover is denuded soils with soils being generally permeable. The site is a replat of a portion of Desert Lakes Golf Course and Estates Tract No. 4076-B and all runoff due to the proposed urbanization will ultimately discharge to the Desert Lakes Golf Course. An 80 foot wide drainage parcel is proposed at the west property line.

II. INTENT

The purpose of this report is to identify major drainage that will impact the site and provide means to safely convey off-site run-off through the site. The report will also identify and route onsite flows within the site to safe and acceptable receiving lands (Per se: Desert Lakes Golf Course). The enclosed drainage map will provide general grading outlines, identify the type, size, and location of hydraulic features and structures required to provide for storm water management. A vicinity map panel #040058-24450 is enclosed and shows the site in both areas of 100 year - base flood elevations and flood hazard factors not determined" and Zone C.

III. DESIGN CRITERIA

For basins of 200 acres or less, the ~~Rational Method~~ is by far the most common procedure used. This method was consequently selected for the on-site analysis for both the 10 year and 100 year storm event.

The Rational Formula is:

$$Q = CIA$$

Where:

Q = Peak run-off rate in cubic feet per second

C = Run-off coefficient

I = Storm intensity in inches per hour

A = Drainage tributary area in acres

"C" values were taken from the run-off coefficient chart shown in the appendix that follows.

Due to the limited size of the basin, the fact that land use is single family, and that receiving lands (Desert Lakes Golf Course) are available, ~~detention/retention ponding is not proposed~~

Offsite Flow

Historical flows are routed to the site via the existing Desert Lakes Golf Course. A hydrology report prepared by South Point Consultants indicated flows of:

$$Q_{10} = 1518 \text{ cfs}$$

~~$$Q_{100} = 3800 \text{ cfs}$$~~

100

Holland West performed a HEC I hydrology analysis as a check of the SPC report and determined flows to be:

$Q_{10} = 1393 \text{ cfs}$

~~$Q_{100} = 3224 \text{ cfs}$~~

This is a 15% discrepancy for the 100-year storm event and a 9% for the 10-year event. For the purpose of this report Holland West, Inc. ~~used the more conservative flows shown in the SPC report.~~ A channel paralleling the west property line sized to accommodate the SPC 100 year flow of 3800 cfs is proposed to pass the historic flow. The specifications of this channel are located in the appendix that follows. ~~The east bank will be armored to abate erosion and channel degradation effects.~~

Onsite Flow

On-site flows were calculated for the 10 year and 100 year storm event and are located in the appendix of this report. Historic flows were also calculated. The site was divided into three basins, Basins A, B, & C will discharge into the Desert Lakes Golf Course via an existing down drain at the north end of Lipan Court as shown on the accompanying drawing. Basin A will discharge via a proposed concrete run-down at the end of Lipan Circle into the proposed channel. ~~All finished floors will be set at an elevation to preclude inundation due to the major storm event.~~

CONCLUSION

The development of this site will generate approximately 23 lots on 5.0 acres. The channelization of offsite flows will remove the 100 year flood from the buildable areas and will be used to convey

historic and developed runoff through the site and control flooding. ~~Lots within the FEMA "Zone A" flood plain will have to be removed by means of a letter map amendment.~~ All drainage appurtenances are designed and detailed on the drainage plan. All offsite drainage will be diverted to the proposed channel. All discharges from the proposed site have been accounted for and are consistent with downstream designs and historical routes.

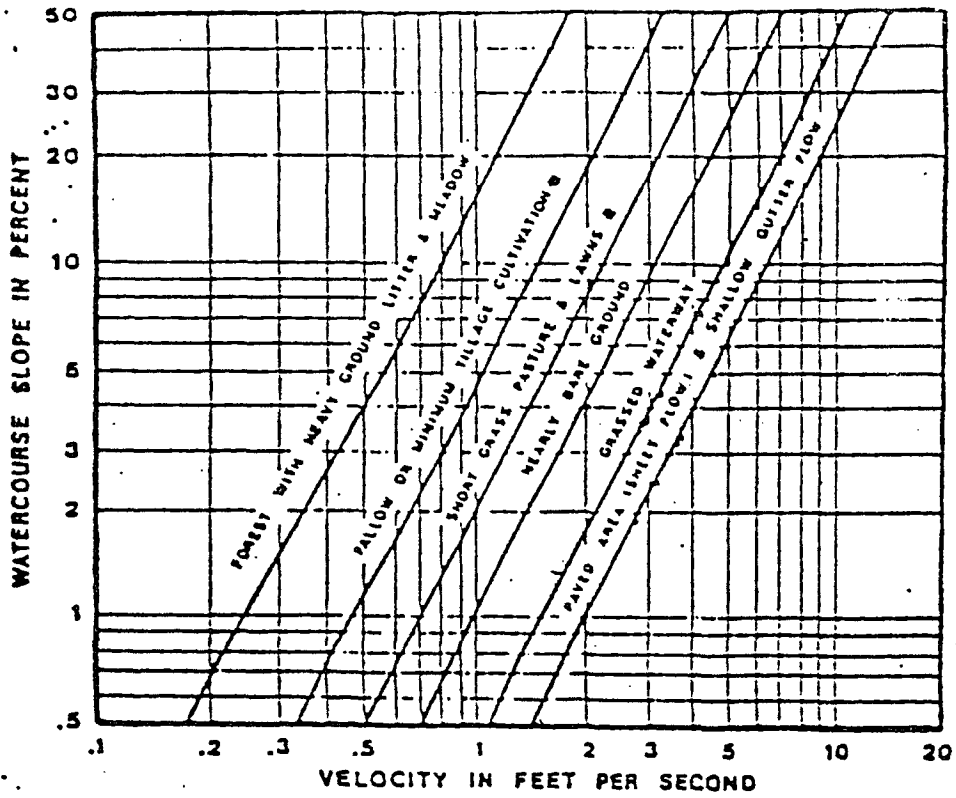
REFERENCES

1. National Flood Insurance Program. Flood Insurance Rate Map. Mohave County, Arizona (Unincorporated Areas). Panel 244 of 3450. Map Revised September 16, 1988.
2. Hydrologic Design for Highway Drainage in Arizona, Arizona Highway Department. Bridge Division, Revised March 1969.
3. Hydrology Report - Desert Lakes Golf Course and Estates - Tract No. 4076-A by South Point Consultants. March 7, 1989 (Composite Report.)

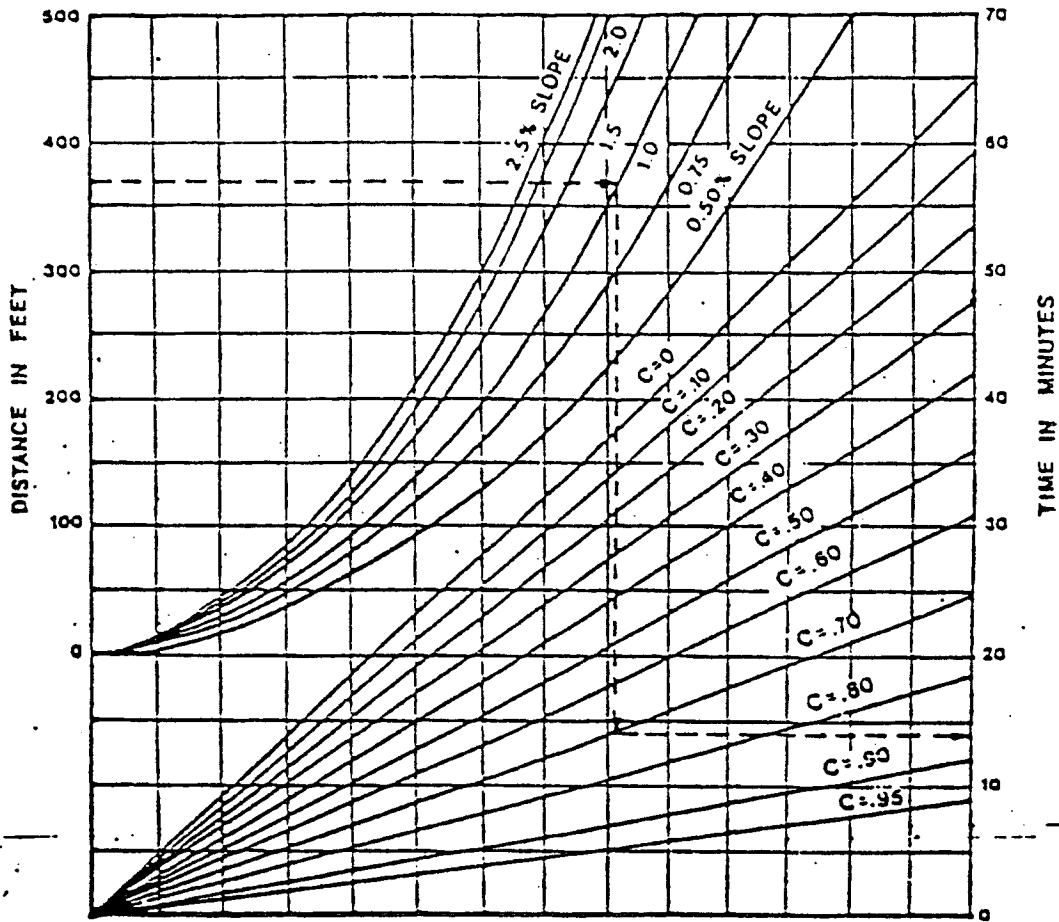
RUNOFF CO-EFFICIENTS FOR USE WITH THE RATIONAL FORMULA $Q = CIA$

<u>Land Use</u>	<u>"C" Value</u>
Paved Street or Parking Lot	0.95
Commercial Areas	0.90
Residential Areas (Average lot zoning)	0.45
Townhouses	0.55
Apartments and Condominiums	0.65
Parks and Grassed Areas (no irrigation)	0.20
Railroad Yards	0.25
Undeveloped Desert	0.35
Mountain Terrain — slopes greater than 10%	0.70
Industrial Areas	0.90
Agricultural Areas	0.20

FROM STORM DRAINAGE DESIGN MANUAL
CITY OF PHOENIX

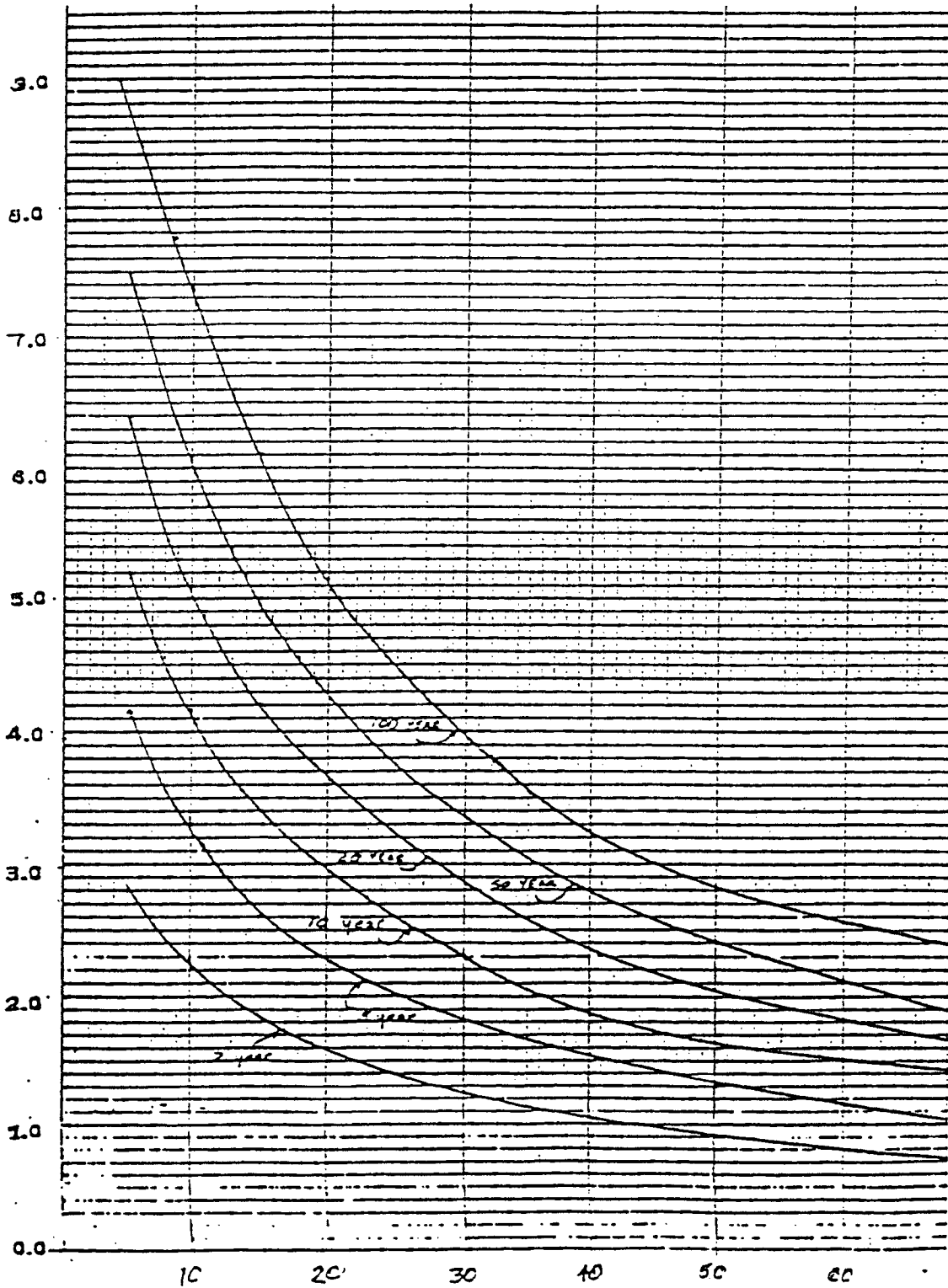


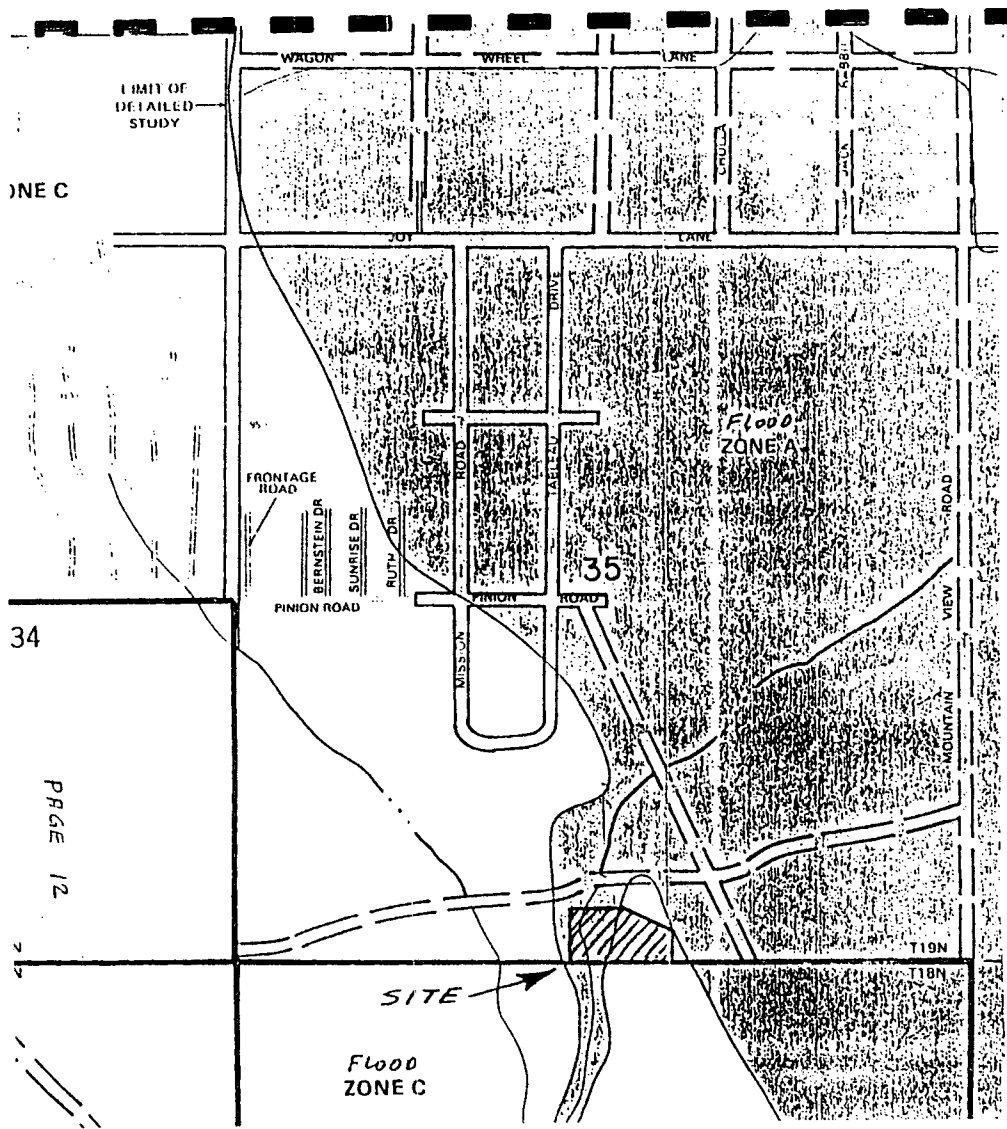
ESTIMATE OF AVERAGE FLOW VELOCITY FOR USE WITH THE RATIONAL FORMULA.



$$T_c = \frac{1.9 (1.1 - C) \sqrt{D}}{\sqrt{S}}$$

OVERLAND TIME OF FLOW CURVES





ONE C

34

PAGE 12

FIRM
FLOOD INSURANCE RATE MAP

MOHAVE COUNTY,
 ARIZONA
 (UNINCORPORATED AREAS)

PANEL 2445 OF 3450
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
 040058 2445 C

MAP REVISED:
 SEPTEMBER 16, 1988



Federal Emergency Management Agency



HOLLAND WEST, INC.

6920 South Holly Circle
Suite 100
Englewood, Colorado 80112
303.771.0020

P.O. Box 699
1800 Highway 95, Suite 5
Bullhead City, AZ 86442
1800.762.6999

Project _____ Job No. _____

Title _____

By _____ date _____ Checked _____ date _____

Scale _____ Sht. _____ of _____

Project Name: *DESERT LAKES 5*
Title: *CHANNEL CALC.*
JN: *505.05* Date: *2-13-98*
Filename:

s= 1.00 Slope
B= 40 Bottom Width of Channel
z= 4 Side Slope (z:1)
n= 0.035 Manning's n-value
l= 0.10 Depth Increment

Table of Values

Depth	Area	Vetted Perimeter	Water Width	Froude Number	Velocity	Slope	Discharge
Y (ft)	A (sq. ft.)	VP (ft)	W (ft)	FR	V (fps)	S (%)	Q (cfs)
3.50	189.00	68.86	68.00	0.882	8.35	1.00	1577.26
3.60	195.84	69.69	68.80	0.886	8.48	1.00	1660.31
3.70	202.76	70.51	69.60	0.889	8.61	1.00	1745.49
3.80	209.76	71.34	70.40	0.892	8.74	1.00	1832.81
3.90	216.84	72.16	71.20	0.895	8.87	1.00	1922.29
4.00	224.00	72.98	72.00	0.898	8.99	1.00	2013.92
4.10	231.24	73.81	72.80	0.901	9.11	1.00	2107.73
4.20	238.56	74.63	73.60	0.904	9.24	1.00	2203.72
4.30	245.96	75.46	74.40	0.907	9.36	1.00	2301.90
4.40	253.44	76.28	75.20	0.910	9.48	1.00	2402.28
4.50	261.00	77.11	76.00	0.913	9.60	1.00	2504.87
4.60	268.64	77.93	76.80	0.915	9.71	1.00	2609.69
4.70	276.36	78.76	77.60	0.918	9.83	1.00	2716.75
4.80	284.16	79.58	78.40	0.921	9.95	1.00	2826.05
4.90	292.04	80.41	79.20	0.923	10.06	1.00	2937.61
5.00	300.00	81.23	80.00	0.926	10.17	1.00	3051.44
5.10	308.04	82.06	80.80	0.928	10.28	1.00	3167.55
5.20	316.16	82.88	81.60	0.931	10.39	1.00	3285.96
5.30	324.36	83.70	82.40	0.933	10.50	1.00	3406.66
5.40	332.64	84.53	83.20	0.935	10.61	1.00	3529.69
5.50	341.00	85.35	84.00	0.938	10.72	1.00	3655.04
5.60	349.44	86.18	84.80	0.940	10.83	1.00	3782.73
5.70	357.96	87.00	85.60	0.942	10.93	1.00	3912.77
5.80	366.56	87.83	86.40	0.944	11.04	1.00	4045.18
5.90	375.24	88.65	87.20	0.946	11.14	1.00	4179.96
6.00	384.00	89.48	88.00	0.948	11.24	1.00	4317.13
6.10	392.84	90.30	88.80	0.951	11.34	1.00	4456.69
6.20	401.76	91.13	89.60	0.953	11.45	1.00	4598.67

Q10

** PER SEC. FA-A ON PLAN*

10 F100

SUBDIVISION: DESERT LAKES FILING # 6 #4097F DESIGN STORM 10 YR. RECURRENCE INTERVAL
 LOCATION _____ COMPUTED BY: T. H. G. DATE: 10-17-90 PAGE OF

Street	Design Point	Area Desig.	A (acres)	C	CA (acres)	Σ CA (acres)	n	f _o	T _c (min.)	I (in/hr)	Q (cfs)	Slope (%)	Long. L (feet)	VEL. V (fps)	Δt (min.)	Remarks
HIST. 10 YEAR	(a)	SITE	9.5	0.2	1.9	-			10	7.1	7.8	1%	100	1	10	
HIST. 10 YEAR	(b)	SITE	9.5	0.2	1.9	-			10	7.2	13.7	1%	600	1	10	
DEV. 10 YR.	(1)	A	4.2	0.95	1.9	-	4	6	10	7.1	7.6	1.0	700	2.0	6	
DEV. 10 YR.	(2)	B	5.3	0.95	2.4	-	4	5	9	7.1	7.6	0.8	500	1.8	5	
DEV. 100 YR.	(1)	A	4.2	0.95	1.9	-	4	5	9	7.4	14.7	1.0	700	2.0	6	
DEV. 100 YR.	(2)	B	5.3	0.95	2.4	-	4	5	9	7.4	17.8	0.8	500	1.8	5	

PAGE 14

Project Name: Desert Lakes 5
 Title: v' Channel
 JN: 505.05 Date: Feb. 1991
 Filename:

s= 5.00 Slope
 B= 1 Bottom Width of Channel
 z= 1 Side Slope (z:1)
 n= 0.013 Manning's n-value
 l= 0.10 Depth Increment
 0

Table of Values

Depth	Area	Wetted Perimeter	Water Width	Froude Number	Velocity	Slope	Discharge
Y (ft)	A (sq.ft.)	WP (ft)	V (ft)	FR	V (fps)	S (%)	Q (cfs)
0.10	0.11	1.28	1.20	2.901	4.98	5.00	0.55
0.20	0.24	1.57	1.40	3.124	7.34	5.00	1.76
0.30	0.39	1.85	1.60	3.242	9.08	5.00	3.54
0.40	0.56	2.13	1.80	3.322	10.51	5.00	5.89
0.50	0.75	2.41	2.00	3.383	11.76	5.00	8.82
0.60	0.96	2.70	2.20	3.434	12.87	5.00	12.36
0.70	1.19	2.98	2.40	3.478	13.90	5.00	16.54
0.80	1.44	3.26	2.60	3.518	14.86	5.00	21.39
0.90	1.71	3.55	2.80	3.554	15.76	5.00	26.95
1.00	2.00	3.83	3.00	3.588	16.62	5.00	33.25

SECTION B-B PER PLAN

LINE	ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
1	ID DESERT LAKES, FILING NO. 5, OFFSITE DRAINAGE ANALYSIS
2	ID SCS UNIT HYDROGRAPH METHOD
3	ID 10- YEAR, 24-HOUR STORM
4	ID HOLLAND WEST, INC.
5	ID NOVEMBER 26, 1990

```

*****
FLOOD HYDROGRAPH PACKAGE (HEC-1)
  FEBRUARY 1981
  REVISED 01 JUN 88
RUN DATE 11/26/1990 TIME 14:48:23
*****

```

```

*****
U.S. ARMY CORPS OF ENGINEERS
THE HYDROLOGIC ENGINEERING CENTER
  609 SECOND STREET
  DAVIS, CALIFORNIA 95616
  (916) 551-1748
*****

```

```

X   X  XXXXXXX  XXXXX   X
X   X  X      X   X   XX
X   X  X      X      X
XXXXXXX XXXX   X   XXXXX X
X   X  X      X      X
X   X  X      X   X   X
X   X  XXXXXXX  XXXXX   XXX

```

10 YEAR

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1G3, HEC1D8, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIDR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
 THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION
 NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
 DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND ANPT INFILTRATION
 KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

SCHEMATIC DIAGRAM OF STREAM NETWORK

POINT
NO. (V) ROUTING (---) DIVERSION OR PUMP FLOW
NO. (.) CONNECTOR (<<---) RETURN OF DIVERTED OR PUMPED FLOW
= OS!

*) RUNOFF ALSO COMPUTED AT THIS LOCATION

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

```

*****
FLOOD HYDROGRAPH PACKAGE (HEC-1)
  FEBRUARY 1981
  REVISED 01 JUN 88
RUN DATE 11/26/1990 TIME 14:48:23
*****

```

```

*****
U.S. ARMY CORPS OF ENGINEERS
THE HYDROLOGIC ENGINEERING CENTER
  609 SECOND STREET
  DAVIS, CALIFORNIA 95616
  (916) 551-1748
*****

```

```

DESERT LAKES, FILING NO. 5, OFFSITE DRAINAGE ANALYSIS
SCS UNIT HYDROGRAPH METHOD
10- YEAR, 24-HOUR STORM
HOLLAND WEST, INC.
NOVEMBER 26, 1990

```

```

7 IO  OUTPUT CONTROL VARIABLES
      IPRNT      4  PRINT CONTROL
      IPLOT      0  PLOT CONTROL
      QSCAL      0.  HYDROGRAPH PLOT SCALE

```

```

IT  HYDROGRAPH TIME DATA
     NMIN      5  MINUTES IN COMPUTATION INTERVAL
     IDATE     1  0  STARTING DATE
     ITIME     0000  STARTING TIME
     NQ        300  NUMBER OF HYDROGRAPH ORDINATES
     NDDATE    2  0  ENDING DATE
     NDTIME    0055  ENDING TIME
     ICENT     19  CENTURY MARK

```

```

COMPUTATION INTERVAL .08 HOURS
TOTAL TIME BASE 24.92 HOURS

```

ENGLISH UNITS

```

DRAINAGE AREA      SQUARE MILES
PRECIPITATION DEPTH  INCHES
LENGTH, ELEVATION  FEET
FLOW                CUBIC FEET PER SECOND
STORAGE VOLUME     ACRE-FEET
SURFACE AREA       ACRES
TEMPERATURE        DEGREES FAHRENHEIT

```

```

*****
8 KK  *      OS1 *      OFF-SITE BASIN OS1
      *      *
*****

```

```

3 KC  OUTPUT CONTROL VARIABLES
      IPRNT      3  PRINT CONTROL
      IPLOT      2  PLOT CONTROL
      QSCAL      0.  HYDROGRAPH PLOT SCALE

```

SUBBASIN RUNOFF DATA

SUBBASIN CHARACTERISTICS

TAREA 11.85 SQ MI AREA

PRECIPITATION DATA

DEPTHS FOR 1-PERCENT HYPOTHETICAL STORM

HYDRO-35			TP-40				TP-49				
5-MIN	15-MIN	60-MIN	2-HR	3-HR	6-HR	12-HR	24-HR	2-DAY	4-DAY	7-DAY	10-DAY
.03	.10	.37	.73	1.10	2.20	2.40	2.60	.00	.00	.00	.00

STORM AREA = 11.85

SCS LOSS RATE

STRTL .35 INITIAL ABSTRACTION
 CRVNB 85.00 CURVE NUMBER
 RTIMP .00 PERCENT IMPERVIOUS AREA

SCS DIMENSIONLESS UNITGRAPH

TLAG 3.30 LAG

UNIT HYDROGRAPH
 200 END-OF-PERIOD ORDINATES

13.	26.	38.	51.	81.	111.	141.	171.	209.	247.
286.	324.	375.	426.	478.	529.	597.	665.	733.	802.
882.	963.	1045.	1126.	1195.	1263.	1332.	1400.	1448.	1495.
1542.	1589.	1617.	1642.	1658.	1694.	1700.	1704.	1708.	1713.
1709.	1705.	1701.	1696.	1673.	1647.	1622.	1596.	1567.	1537.
1507.	1477.	1443.	1409.	1375.	1341.	1299.	1257.	1214.	1171.
1121.	1070.	1019.	967.	923.	881.	838.	795.	763.	733.
703.	673.	647.	621.	596.	570.	548.	527.	505.	484.
467.	452.	436.	420.	405.	389.	374.	358.	345.	332.
319.	306.	293.	281.	268.	255.	245.	237.	228.	220.
211.	203.	194.	186.	179.	172.	166.	159.	153.	147.
140.	134.	129.	124.	119.	114.	110.	105.	100.	96.
92.	89.	86.	82.	79.	76.	73.	70.	67.	65.
62.	60.	58.	55.	53.	50.	49.	47.	45.	43.
42.	40.	38.	37.	35.	34.	33.	31.	30.	29.
27.	26.	25.	24.	23.	23.	22.	21.	20.	19.
19.	18.	18.	17.	16.	16.	15.	15.	14.	14.
13.	13.	12.	12.	11.	11.	10.	10.	9.	9.
8.	8.	7.	7.	7.	6.	6.	5.	5.	4.
4.	4.	3.	3.	2.	2.	1.	1.	1.	0.

HYDROGRAPH AT STATION OSI

TOTAL RAINFALL = 2.55, TOTAL LOSS = 1.33, TOTAL EXCESS = 1.23

PEAK FLOW (CFS)	TIME (HR)	MAXIMUM AVERAGE FLOW (CFS)	6-HR	24-HR	72-HR	24.92-HR
1393.	16.83	.858	1093.	374.	360.	360.
		(INCHES)	1.173	1.173	1.173	1.173
		(AC-FT)	542.	741.	741.	741.

CUMULATIVE AREA = 11.85 SQ MI

RUNOFF SUMMARY
 FLOW IN CUBIC FEET PER SECOND
 TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
				6-HOUR	24-HOUR	72-HOUR			
HYDROGRAPH AT	OS1	1393.	16.83	1093.	374.	360.	11.85		

W08481 END OF REC-1 ***

↑
 10 Y.R.
 ↓

SPC. REPORT = 1518 CFS

*** NORMAL END OF HEC-1 ***

```

*****
FLOOD HYDROGRAPH PACKAGE (HEC-1)
  FEBRUARY 1961
  REVISED 01 JUN 88
RUN DATE 11/26/1990 TIME 14:38:53
*****

```

```

*****
U.S. ARMY CORPS OF ENGINEERS
THE HYDROLOGIC ENGINEERING CENTER
609 SECOND STREET
DAVIS, CALIFORNIA 95616
(916) 551-1748
*****

```

```

X  X  XXXXXXX  XXXXX  X
X  X  X      X  X    XX
X  X  X      X      X
XXXXXXXX XXXX  X      XXXX  X
X  X  X      X      X
X  X  X      X  X    X
X  X  XXXXXXX  XXXXX  XXX

```

100 YEAR

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1G, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTINP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
 THE DEFINITION OF -ANSK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION.
 NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE, SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
 DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION
 KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

HEC-1 INPUT

PAGE 1

LINE	ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
1	ID DESERT LAKES, FILING NO. 5, OFFSITE DRAINAGE ANALYSIS
2	ID SCS UNIT HYDROGRAPH METHOD
3	ID 100-YEAR, 24-HOUR STORM
4	ID HOLLAND WEST, INC.
5	ID NOVEMBER 26, 1990
6	IT 5 0 0 300
7	ID 4 0 0
	#DIAGRAM
8	KK OS1 OFF-SITE BASIN OS1
9	BA 11.85
10	PH 1 0 .64 1.40 2.45 2.69 2.87 3.20 3.59 4.00
11	LS 0 85
12	UD 3.30
13	KO 3 2
14	ZZ

SCHEMATIC DIAGRAM OF STREAM NETWORK

PUT
TNE

(V) ROUTING

(---) DIVERSION OR PUMP FLOW

J.

(.) CONNECTOR

(<---) RETURN OF DIVERTED OR PUMPED FLOW

8

OS1

**) RUNOFF ALSO COMPUTED AT THIS LOCATION

```

*****
FLOOD HYDROGRAPH PACKAGE (HEC-1)
FEBRUARY 1981
REVISED 01 JUN 88
RUN DATE 11/26/1990 TIME 14:38:53
*****

```

```

*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET *
* DAVIS, CALIFORNIA 95616 *
* (916) 551-1748 *
*****

```

```

DESERT LAKES, FILING NO. 5, OFFSITE DRAINAGE ANALYSIS
SCS UNIT HYDROGRAPH METHOD
100-YEAR, 24-HOUR STORM
HOLLAND WEST, INC.
NOVEMBER 26, 1990

```

```

7 IO OUTPUT CONTROL VARIABLES
IPRNT 4 PRINT CONTROL
IPLT 0 PLOT CONTROL
QSCAL 0. HYDROGRAPH PLOT SCALE

```

```

IT HYDROGRAPH TIME DATA
NMIN 5 MINUTES IN COMPUTATION INTERVAL
IDATE 1 0 STARTING DATE
ITIME 0000 STARTING TIME
NQ 300 NUMBER OF HYDROGRAPH ORDINATES
NDDATE 2 0 ENDING DATE
NDTIME 0055 ENDING TIME
ICENT 19 CENTURY MARK

```

```

COMPUTATION INTERVAL .08 HOURS
TOTAL TIME BASE 24.92 HOURS

```

```

ENGLISH UNITS
DRAINAGE AREA SQUARE MILES
PRECIPITATION DEPTH INCHES
LENGTH, ELEVATION FEET
FLOW CUBIC FEET PER SECOND
STORAGE VOLUME ACRE-FEET
SURFACE AREA ACRES
TEMPERATURE DEGREES FAHRENHEIT

```

```

*****

```

8 KK * OS1 * OFF-SITE BASIN OS1

13 KO OUTPUT CONTROL VARIABLES

IPRNT 3 PRINT CONTROL
IPLOT 2 PLOT CONTROL
QSCAL 0. HYDROGRAPH PLOT SCALE

SUBBASIN RUNOFF DATA

9 BA SUBBASIN CHARACTERISTICS

TAREA 11.85 SUBBASIN AREA

PRECIPITATION DATA

0 PH DEPTHS FOR 1-PERCENT HYPOTHETICAL STORM

Table with 12 columns: 5-MIN, 15-MIN, 30-MIN, 2-HR, 3-HR, 6-HR, 12-HR, 24-HR, 2-DAY, 4-DAY, 7-DAY, 10-DAY. Values range from 0.64 to 4.00.

STORM AREA = 11.85

1 LS SCS LOSS RATE

STRTL .35 INITIAL ABSTRACTION
CRVNB 85.00 CURVE NUMBER
RTIMP .00 PERCENT IMPERVIOUS AREA

12 UD SCS DIMENSIONLESS UNITGRAPH

TLAG 3.30 LAG

UNIT HYDROGRAPH
200 END-OF-PERIOD ORDINATES

Table with 10 columns of ordinates. Values range from 4 to 882.

HYDROGRAPH AT STATION OS1

TOTAL RAINFALL = 3.94, TOTAL LOSS = 1.54, TOTAL EXCESS = 2.41

PEAK FLOW TIME MAXIMUM AVERAGE FLOW
(CFS) (HR) C-UD 24-UD 72-UD 24 00-UD

10340	450
455	460
450	470
10355	480
485	490
495	500
10410	510
10415	520
420	530
425	540
10430	550
435	560
440	570
10445	580
10450	590
455	600
10500	610
10505	620
510	630
515	640
10520	650
525	660
530	670
10535	680
10540	690
545	700
10550	710
10555	720
600	730
605	740
10610	750
10615	760
520	770
10625	780
10630	790
535	800
540	810
10645	820
550	830
555	840
10700	850
10705	860
710	870
715	880
10720	890
725	900
730	910
10735	920
740	930
745	940
10750	950
10755	960
100	970
95	980
10810	990
115	1000
120	1010
10825	1020
10930	1030
1035	1040
1040	1050
10845	1060
1050	1070
1055	1080
10900	1090

11435 176.	.	.	.	.	.	0.	.	.	.	.
11440 177.	.	.	.	.	.	.0	.	.	.	.
11445 178.	.	.	.	.	.	0	.	.	.	.
11450 179.	.	.	.	.	.	0	.	.	.	.
11455 180.	.	.	.	.	.	0	.	.	.	.
11500 181.	.	.	.	.	.	0.	.	.	.	.
11505 182.	.	.	.	.	.	0.	.	.	.	.
11510 183.	.	.	.	.	.	0.	.	.	.	.
11515 184.	.	.	.	.	.	0.	.	.	.	.
11520 185.	.	.	.	.	.	0	.	.	.	.
11525 186.	.	.	.	.	.	0	.	.	.	.
11530 187.	.	.	.	.	.	0	.	.	.	.
11535 188.	.	.	.	.	.	0	.	.	.	.
11540 189.	.	.	.	.	.	0	.	.	.	.
11545 190.	.	.	.	.	.	0	.	.	.	.
11550 191.	.	.	.	.	.	0	.	.	.	.
11555 192.	.	.	.	.	.	0.	.	.	.	.
11600 193.	.	.	.	.	.	0.	.	.	.	.
11605 194.	.	.	.	.	.	0	.	.	.	.
11610 195.	.	.	.	.	.	0	.	.	.	.
11615 195.	.	.	.	.	.	0	.	.	.	.
11620 197.	.	.	.	.	.	0	.	.	.	.
11625 196.	.	.	.	.	.	0	.	.	.	.
11630 199.	.	.	.	.	.	0	.	.	.	.
11635 200.	.	.	.	.	.	0	.	.	.	.
11640 201.	.	.	.	.	.	0	.	.	.	.
11645 202.	.	.	.	.	.	0	.	.	.	.
11650 203.	.	.	.	.	.	0	.	.	.	.
11655 204.	.	.	.	.	.	0	.	.	.	.
11700 205.	.	.	.	.	.	0	.	.	.	.
11705 206.	.	.	.	.	.	0	.	.	.	.
11710 207.	.	.	.	.	.	0	.	.	.	.
11715 208.	.	.	.	.	.	0	.	.	.	.
11720 209.	.	.	.	.	.	0	.	.	.	.
11725 210.	.	.	.	.	.	0	.	.	.	.
11730 211.	.	.	.	.	.	0	.	.	.	.
11735 212.	.	.	.	.	.	0	.	.	.	.
11740 213.	.	.	.	.	.	0	.	.	.	.
11745 214.	.	.	.	.	.	0	.	.	.	.
11750 215.	.	.	.	.	.	0	.	.	.	.
11755 216.	.	.	.	.	.	0	.	.	.	.
11800 217.	.	.	.	.	.	0	.	.	.	.
11805 218.	.	.	.	.	.	0	.	.	.	.
11810 219.	.	.	.	.	.	0	.	.	.	.
11815 220.	.	.	.	.	.	0	.	.	.	.
11820 221.	.	.	.	.	.	0	.	.	.	.
11825 222.	.	.	.	.	.	0	.	.	.	.
11830 223.	.	.	.	.	.	0	.	.	.	.
11835 224.	.	.	.	.	.	0	.	.	.	.
11840 225.	.	.	.	.	.	0	.	.	.	.
11845 226.	.	.	.	.	.	0	.	.	.	.
11850 227.	.	.	.	.	.	0	.	.	.	.
11855 228.	.	.	.	.	.	0	.	.	.	.
11900 229.	.	.	.	.	.	0	.	.	.	.
11905 230.	.	.	.	.	.	0	.	.	.	.
11910 231.	.	.	.	.	.	0	.	.	.	.
11915 232.	.	.	.	.	.	0	.	.	.	.
11920 233.	.	.	.	.	.	0	.	.	.	.
11925 234.	.	.	.	.	.	0	.	.	.	.
11930 235.	.	.	.	.	.	0	.	.	.	.
11935 236.	.	.	.	.	.	0	.	.	.	.
11940 237.	.	.	.	.	.	0	.	.	.	.
11945 238.	.	.	.	.	.	0	.	.	.	.
11950 239.	.	.	.	.	.	0	.	.	.	.
11955 240.	.	.	.	.	.	0	.	.	.	.
12000 241.	.	.	.	.	.	0	.	.	.	.

RUNOFF SUMMARY
 FLOW IN CUBIC FEET PER SECOND
 TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
				6-HOUR	24-HOUR	72-HOUR			
HYDROGRAPH AT	051	3224.	15.58	2277.	731.	704.	11.85		

NORMAL END OF HEC-1 ***



100 YEAR

SPC REPORT = 3800 CFS

TR. 4076 EXHIBIT B - SHEET 1 OF 3 - DRAINAGE 9/88 - PART II

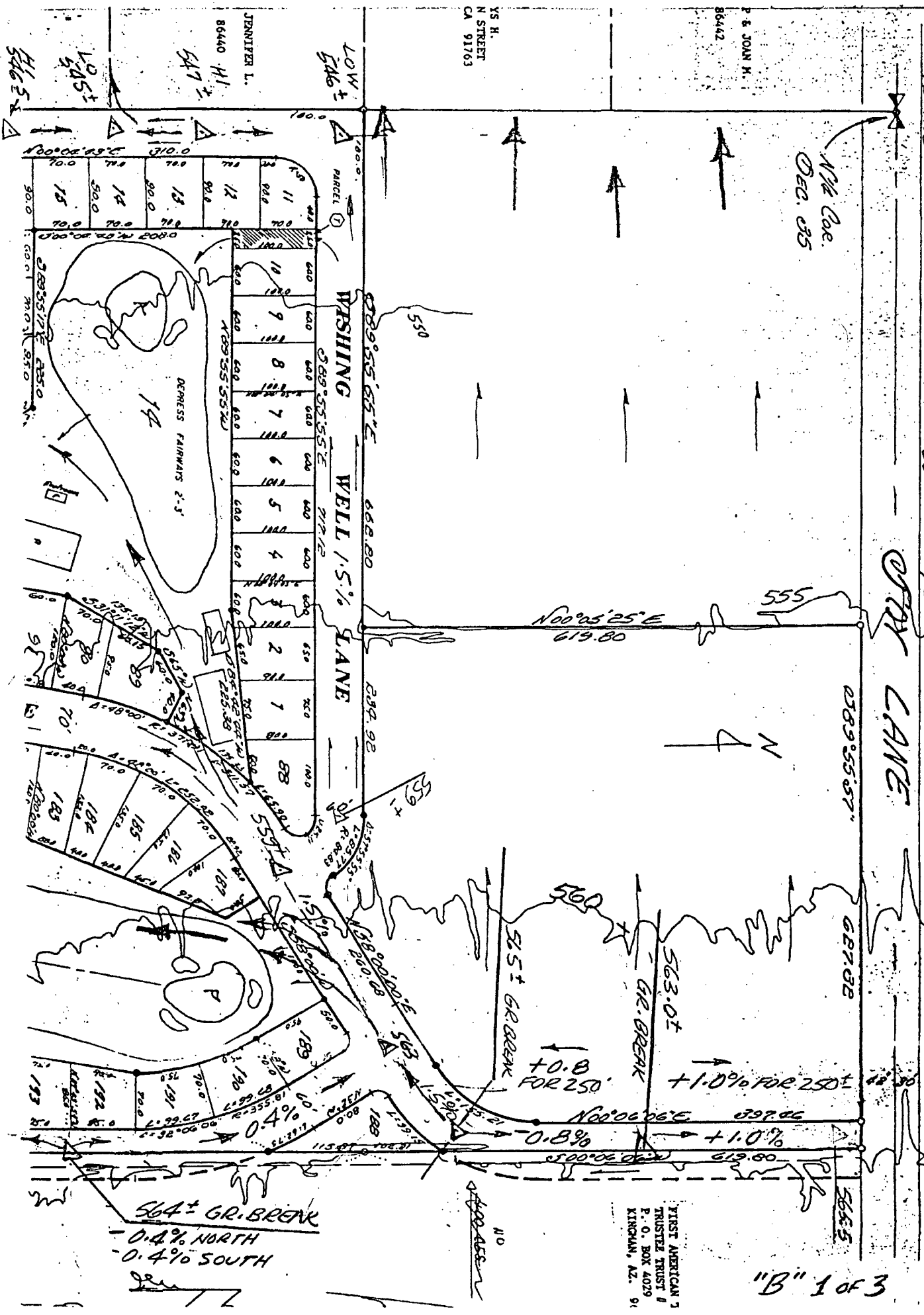
1" = 150' USE 300/2

DRY LANE

N/E Coe.
DEC. 35

"B" 1 OF 3

FIRST AMERICAN
TRUSTEE TRUST &
P. O. BOX 4029
KINGMAN, AZ. 91



YS H.
N STREET
CA 91763

P. E. JOAN M.
86442

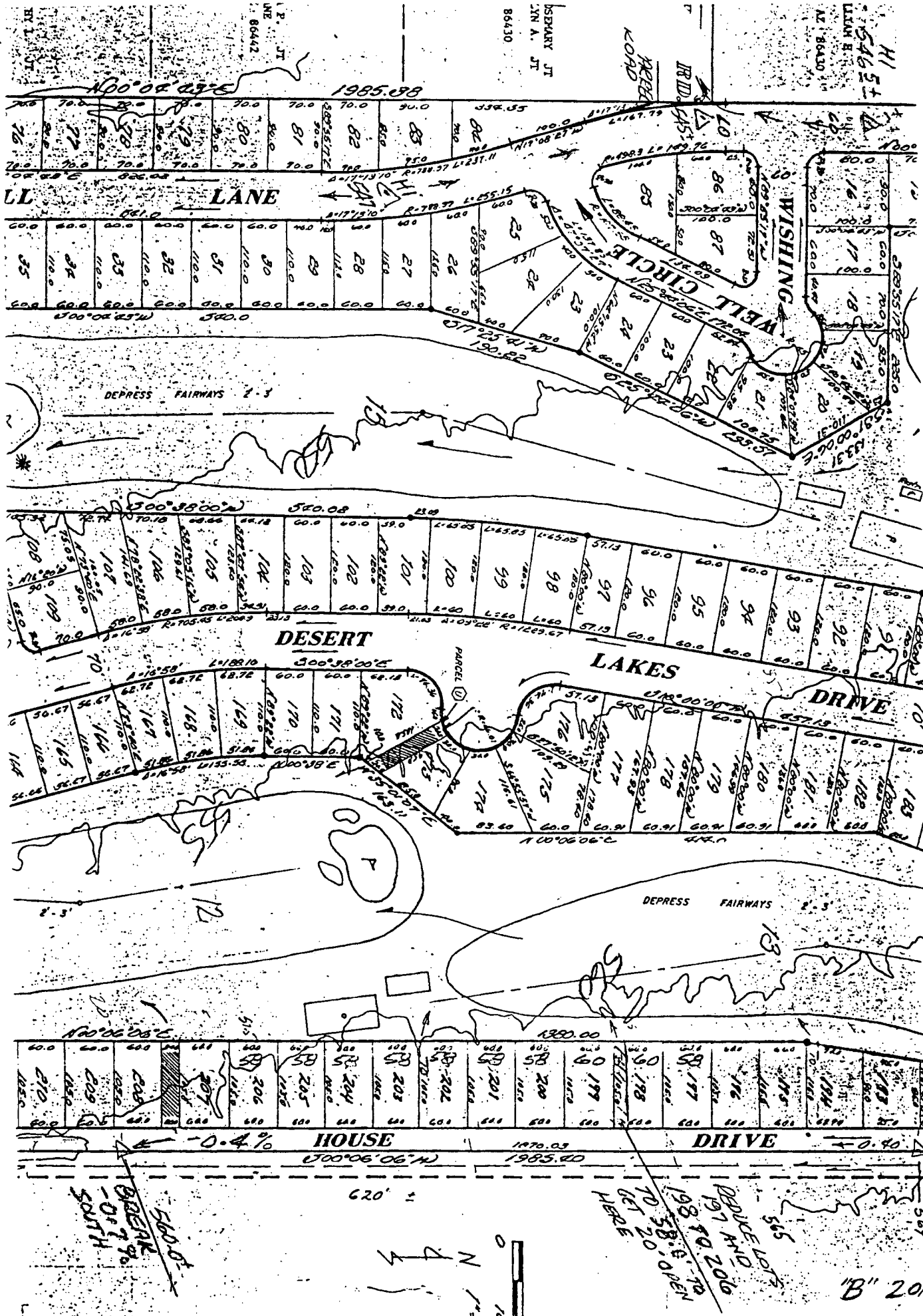
JENNIFER L.
86440 HI

LOW ELEV
5463

564± GR. BRENK
0.4% NORTH
0.4% SOUTH

NO

N. 4076 - EXHIBIT B - SHEET 2 OF 3. DRAINAGE 988 PART II



H1
54654
PLAN B
AZ: 86430

SPERRY JT
JIN A. JT
86430

1985.88

LL LANE

WISHING WELL CIRCLE

DEPRESS FAIRWAYS 2-3

DESERT

LAKES

DRIVE

DEPRESS FAIRWAYS 2-3

HOUSE

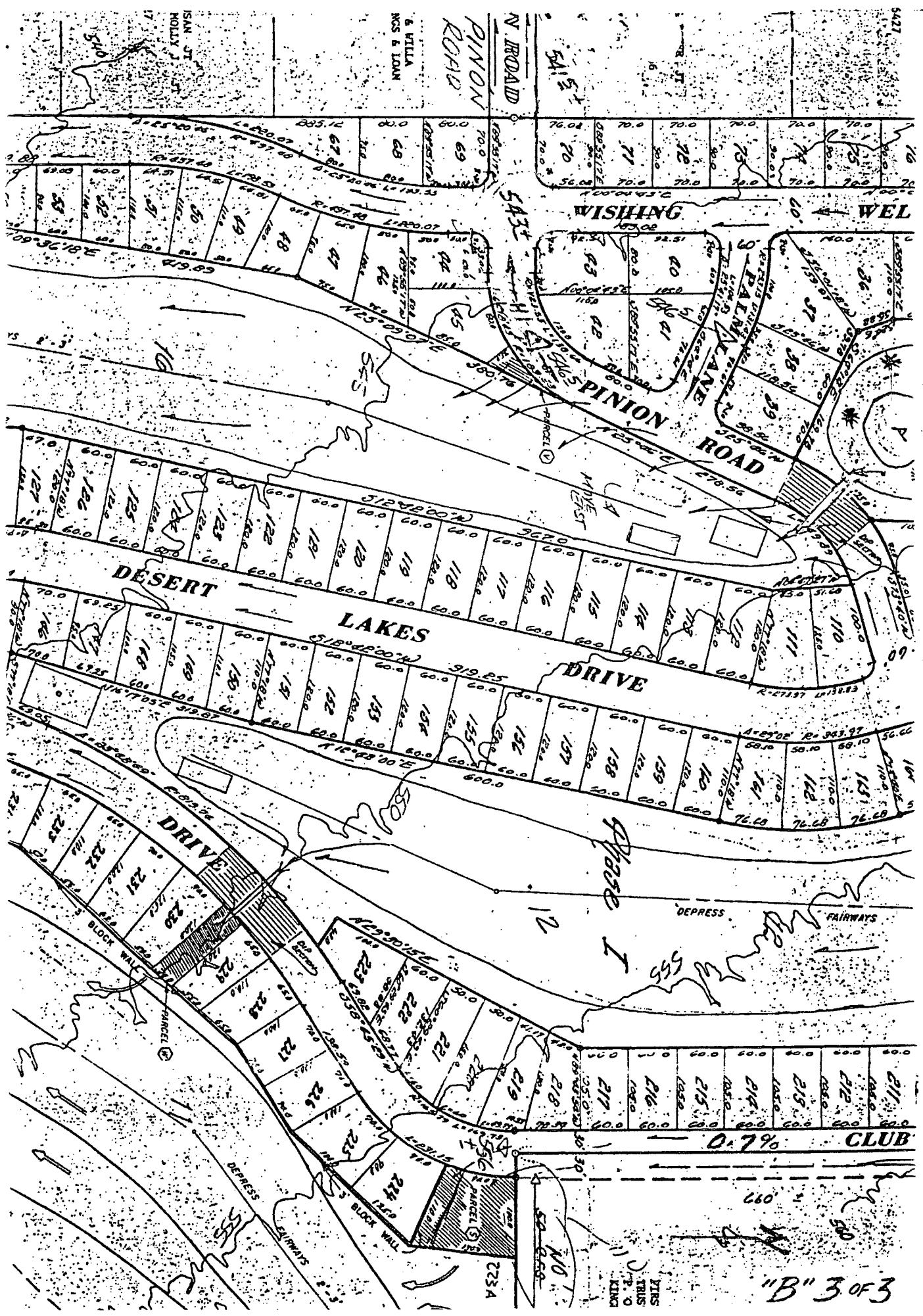
DRIVE

500.0
BREAK
-0.4%
SOUTH

565
LOTS
PAID AND
1971 TO 2016
198 TO 2016
TO BE OPEN
HERE

"B" 2 OF 3

TR 4076 - EXHIBIT B - SHEET 3 OF 3 DRAINAGE 9/88 PART II
1" = 150' USE 309/2



"B" 3 OF 3

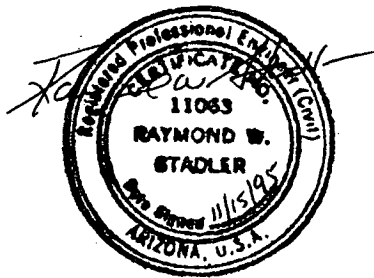
ENTR
O. W.
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Exhibit C
Drainageway Analysis
3 pages

DESERT LAKES GOLF COURSE & ESTATES
DRAINAGEWAY ANALYSIS

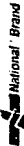
JULY, 1995



prepared by

RAYMOND W. STADLER
2106 North 24th Street, Suite H
Phoenix, Arizona 85008

DESERT LAKES GOLF COURSE & ESTATES
DRAINAGEWAY ANALYSIS
JULY, 1995
RAYMOND W. STADLER
11063
STATE OF ARIZONA, U.S.A.



THE PURPOSE OF THIS REPORT IS TO ANALYZE THE SPECIFIC DRAINAGE CHARACTERISTICS OF THE DRAINAGEWAYS SHOWN ON FIGURE 1. THE ANALYSIS WILL BE BASED ON THE ORIGINAL DRAINAGE REPORT FOR THE DESERT LAKES GOLF COURSE AND ESTATES SUBDIVISION AND THE PEAK FLOWS PRESENTED THEREIN FOR EACH OF THOSE DRAINAGEWAYS.

THE DRAINAGE STUDY IDENTIFIES 19 DRAINAGEWAYS TO BE IMPROVED BY CONSTRUCTION OF A CHANNEL CONSISTING OF MASONRY WALLS WITH ASPHALT PAVED INVERT. ADDITIONALLY, THE CONSTRUCTION PLANS CALL OUT ANOTHER 9 LOCATIONS FOR INSTALLATION OF A SIMILAR CHANNEL. IN 21 OF THESE 28 LOCATIONS THE MASONRY SIDE WALLS HAVE BEEN CONSTRUCTED, HOWEVER PAVEMENT HAS NOT BEEN INSTALLED IN THE BOTTOM. ONE CHANNEL (PARCEL R) IS COMPLETE WITH A CONCRETE BOTTOM WHICH ALSO SERVES AS A CART PATH. IN PARCEL J THE WALLS HAVE BEEN CONSTRUCTED AND THE BOTTOM HAS A 6 FOOT WIDE CART PATH WITH UNPAVED AREAS ON EACH SIDE. IN THE REMAINING 5 LOCATIONS VARIOUS CONDITIONS EXIST WHICH WILL BE MORE PARTICULARLY DESCRIBED IN SUBSEQUENT SECTIONS OF THIS REPORT.

THE FOLLOWING TABLE LISTS THE 28 DRAINAGEWAYS MENTIONED ABOVE WITH THE ANTICIPATED PEAK FLOW IN EACH, THE WIDTH OF CHANNEL AS IT CURRENTLY EXISTS, THE ESTIMATED DEPTH OF FLOW AND VELOCITY BASED ON THE PEAK FLOW STATED. THE FLOW CALCULATIONS FOR EACH DRAINAGEWAY ARE INCLUDED IN APPENDIX A

42-393 42-394 42-395 42-396 42-397 42-398 42-399 42-400
100% RECYCLED PAPER
50% RECYCLED FIBER
MADE IN U.S.A.
National Brand

E. PARCELS A, B, G, S, BB, CC, SS, WW,

THE PARCELS LISTED ABOVE WERE IDENTIFIED IN THE DRAINAGE STUDY AS DRAINAGEWAYS AND AN ESTIMATED PEAK FLOW IN EACH WAS SPECIFIED. THE REPORT INDICATED THE INSTALLATION OF A CHANNEL ALONG THESE PARCELS CONSISTING OF MASONRY WALLS WITH AN ASPHALT PAVED INVERT.

AT THE TIME OF THIS REPORT THE MASONRY WALLS HAVE BEEN CONSTRUCTED WITHOUT THE ASPHALT PAVED BOTTOM.

ANALYSIS OF THE PEAK FLOWS IDENTIFIED IN THE ORIGINAL DRAINAGE STUDY WITHIN THE VARIOUS CHANNEL SECTIONS INDICATES VELOCITIES IN EACH CHANNEL IN EXCESS OF 5 FPS.

BASED ON THIS ANALYSIS IT IS RECOMMENDED THAT THAT THE BOTTOM OF THIS CHANNELS BE PAVED AS SPECIFIED IN THE DRAINAGE REPORT AND SHOWN ON THE CONSTRUCTION PLANS.

F. PARCEL AA

PARCEL AA WAS IDENTIFIED IN THE DRAINAGE STUDY AS A DRAINAGEWAY TO HAVE A CHANNEL HAVING MASONRY WALLS AND AN ASPHALT PAVED INVERT.

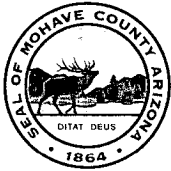
AT THIS TIME THE PROPOSED CHANNEL HAS NOT BEEN CONSTRUCTED. THE FLOW WHICH WOULD HAVE BEEN CONCENTRATED IN PARCEL AA HAVE BEEN DIVERTED TO AN EXISTING DRAINAGEWAY ALONG THE SOUTHWESTERLY LINE OF THE DESERT LAKES GOLF COURSE AND ESTATES SUBDIVISION. THIS EXISTING CHANNEL CARRIES THE FLOW SOUTH ALONG THE EAST LINE OF SEWAGE TREATMENT PLANT SITE AND RELEASES IT INTO THE HISTORICAL DRAINAGE PATTERNS TO THE SOUTH.

THEREFORE IT IS RECOMMENDED THAT THE PROPOSED CHANNEL IN PARCEL AA NOT BE CONSTRUCTED AND THE EXISTING CHANNEL BE MAINTAINED TO HANDLE THE RELATIVELY MINOR PEAK FLOW OF 36 CFS. (V=4.3 FPS)

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Exhibit D
Fairway Constructors Rental Home
And Plot Plan – 2 pages
Tract 4076A Phase I

Exhibit E



MOHAVE COUNTY
2018 PROPERTY TAX STATEMENT
Cindy Landa Cox, MBA, Treasurer
(928) 753-0737



FAIRWAY CONSTRUCTORS INC ←
 5890 S HIGHWAY 95 STE B
 FORT MOHAVE, AZ 86426-6066

Assessor Description: Section: 35 Township: 19N Range: 22W
 DESERT LAKES GOLF COURSE & ESTATES TRACT 4076A PHASE ←
 1 BLK B LOT 67 CONT 7200 SQ FT
 Situs Address: 5629 S DESERT LAKES DR

THANK YOU FOR YOUR PROMPT PAYMENT

TREASURY ACCOUNT #	PARCEL #	TAX AREA	TAX RATE PER \$100 ASSESSED VALUE			
R0105993	22611147	1621	13.0185			
ASSESSMENT	VALUE IN DOLLARS	LEGAL CLASS ASSMT%	ASSESSED VALUE	EXEMPT AMOUNT	TAX RATE	TAX
TAXABLE PROPERTY VALUE	176,234	10.0	17,624	0	13.0185	2294.38
TAXABLE PERSONAL PROP VALUE	0	0.0	0	0	12.5185	0.00
TAXABLE PROPERTY VALUE TOTAL	176,234		17,624	0		\$2,294.38
2017 TAXES	2018 TAXES	TAXING AUTHORITY	PHONE #'S		% of TAX	
330.60	347.13	MOHAVE COUNTY	(928) 753-0735		15.13%	
81.83	83.55	STATE SCHOOL TAX EQUALIZATION	(928) 753-5678		3.64%	
384.32	382.33	MOHAVE VALLEY SD #16	(928) 768-2507		16.66%	
373.09	355.12	COLORADO RIVER UNION HS #2	(928) 788-1405		15.48%	
225.42	236.37	MOHAVE COMMUNITY COLLEGE	(928) 757-4331		10.30%	
545.51	572.79	FT MOHAVE MESA FD	(928) 768-9181		24.96%	
16.79	17.62	FIRE DIST ASSIST FUND	(928) 753-0735		0.77%	
45.59	47.87	MOHAVE COUNTY LIBRARY DISTRICT	(928) 692-5763		2.09%	
83.92	88.12	MOHAVE COUNTY FLOOD CONTROL DI	(928) 757-0925		3.84%	
3.36	3.52	MO CO TV CID	(928) 753-0729		0.15%	
8.39	8.81	WESTERN AZ VOCATION ED DIST	(928) 753-0747		0.38%	
95.12	95.68	SECONDARY SD#16 BUDGET OVERRID	(928) 768-2507		4.17%	
77.14	0.00	CRUHS D CLASS A BONDS	(928) 788-1405		0.00%	
0.00	55.47	CRUHS D #2 CLASS B BONDS	(928) 788-1405		2.42%	
0.38	0.38	MOHAVE VALLEY IRRIG & DRAIN DI	(928) 768-3325		0.02%	
\$2,271.46	\$2,294.76	TOTAL			100%	

2018 TAX SUMMARY	
For the period of January 1 - December 31, 2017	
Total Tax	\$2,294.38
Special District	0.38
LESS: State Aid	0.00
LESS: Prepay	0.00
TOTAL DUE	\$2,294.76

PAYABLE UPON RECEIPT

SEE PAYMENT STUB FOR DUE DATE

Mail your check with the corresponding payment stub to:

**MOHAVE COUNTY TREASURER
 PO BOX 712
 KINGMAN, AZ 86402**

ADDITIONAL INFORMATION

MORE WAYS TO PAY

In Person: Check, Money Order, or Cashier's Check. Cash is accepted in person, during office hours. Your canceled check is your receipt.

Credit Card or Electronic Payment
 (processing fees will apply):

Call: 1-855-814-6451 or

Visit us Online: www.mohavecounty.us

Using Your Banks Online Banking "Bill Pay" Option:

Set up a SEPARATE bill pay payee for EACH PARCEL

Instructions are available on our website:

www.mohavecounty.us

Select: Online Bill Pay Instructions

ANSWERS TO YOUR QUESTIONS

Mohave County Treasurer's Website:

- Copies of tax statements, payment receipts and payment history

- Visit us online: www.mohavecounty.us

Mohave County Assessor's Website:

- Online Address Changes

- Valuation, legal classification, and ownership/ address records

Call: 1-928-753-0703 or

Visit the Assessor online: www.mohavecounty.us

FOR YOUR RECORDS 1ST HALF PAID CK # _____ 2ND HALF PAID CK # _____ OR FULL YEAR PAID CK # _____

AIRWAY CONSTRUCTORS INC.

Design Center

5511 South Easy Way
Fort Mohave, AZ 86426

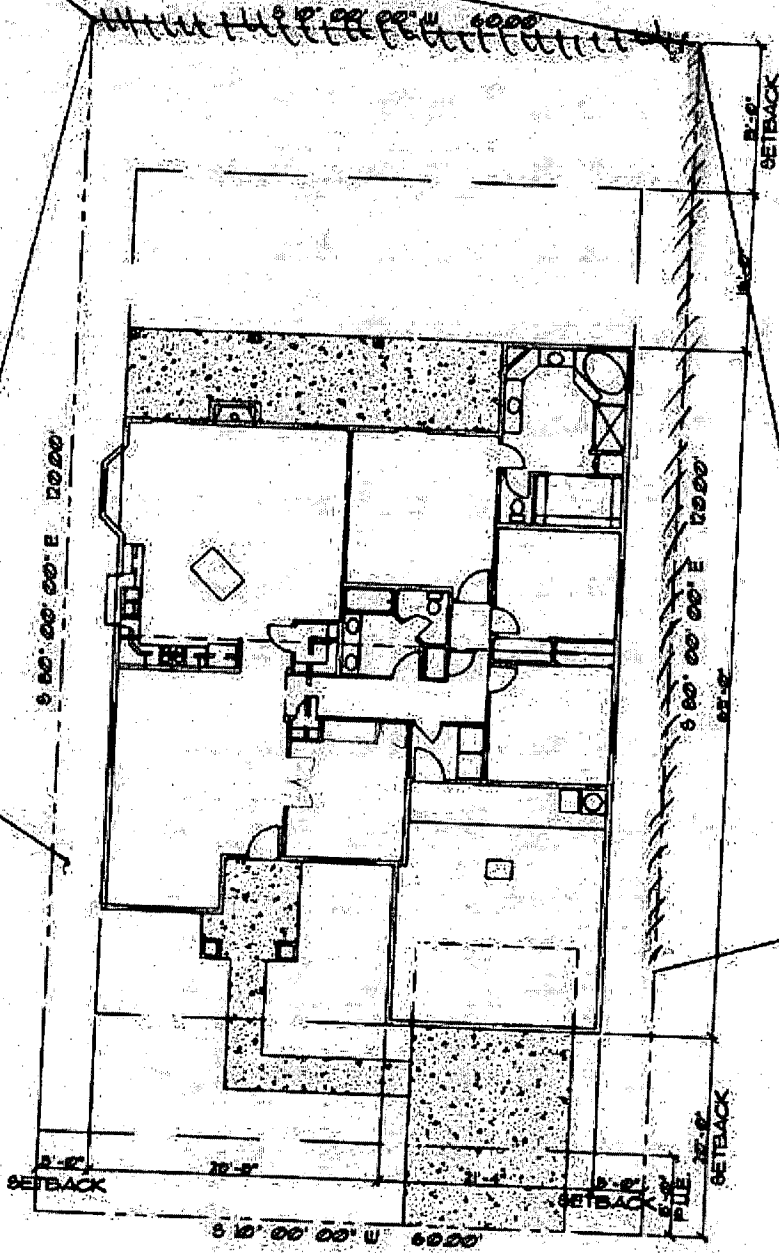
Phone: (928) 768-4443
Fax: (928) 768-7068

Prop wall
60'

Projections
↔

Ext
Wall

prop wall
90'



5629 DESERT LAKES DRIVE

SITE PLAN

SQ. FOOTAGE:
LIVING AREA
GARAGE
COVERED PATIO
COVERED ENTRY

228 SQ. FT.
541 SQ. FT.
338 SQ. FT.
64 SQ. FT.

SPEC 64
5629 Desert Lakes Drive
Fort Mohave, AZ
TR 40164 BLK A LOT 61

BOA-2934B

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Exhibit E
Pages from CC&R Books 1554 and 1641
Grammatical Changes Clause
2 pages

or provisions shall be construed as being void and of no effect as of twenty-one (21) years after the death of the last partners of Desert Lakes Development, or twenty-one (21) years after the death of the last survivor of all of said incorporators children or grandchildren who shall be living at the time this instrument is executed, whichever is the later.

21. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

B(1). R-O Single Family Residential, Mobile Homes Prohibited Land Use Regulations.

R-O Regulations, as defined and set forth in the Mohave County Zoning Ordinance shall apply to the following lots in Tract 4076-A:

- Lots 1 - 80 Inclusive, Block A
- Lots 1 - 74 Inclusive, Block B
- Lots 1 - 14 Inclusive, Block C
- Lots 1 and 2 Block D
- Lots 1 - 48 Inclusive, Block E
- Lots 1 - 9 Inclusive, Block F
- Lots 1 - 14 Inclusive, Block H

Uses Permitted:

Single Family dwelling and accessory structures and uses normally incidental to single family residences, MOBILE HOMES, MANUFACTURED HOMES AND PREFABRICATED HOMES PROHIBITED.

LAWYERS TITLE AGENCY, INC. as Trustee DESERT LAKES DEVELOPMENT L.P. a Delaware Limited Partnership

By [Signature]
Title: Trust Officer

By [Signature]
ANGELO RINALDI, President
LAGO ENTERPRISES, INC.,
The General Partner

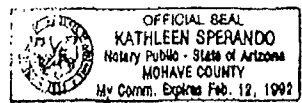
STATE OF ARIZONA)
) SS
COUNTY OF MOHAVE)

On this, the 15th day of May, 1989, before me the undersigned officer, personally appeared ROBERT P. DOUGLASS, who acknowledged himself to be a Trust Officer of LAWYERS TITLE AGENCY, INC., an Arizona corporation, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
February 12, 1992

[Signature]
Notary Public



and in the event that one or more of the phrases, sentences, clauses, paragraphs or sections contained therein should be invalid or should operate to render this agreement invalid, this agreement shall be construed as if such invalid phrase or phrases, sentence or sentences, clause or clauses, paragraph or paragraphs, or section or sections had not been inserted. In the event that any provision or provisions of this instrument appear to be violative of the Rule against Perpetuities, such provision or provisions shall be construed as being void and of no effect as of twenty-one (21) years after the death of the last partners of Desert Lakes Development, or twenty-one (21) years after the death of the last survivor of all of said incorporators children or grandchildren who shall be living at the time this instrument is executed, whichever is the later.

22. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

B(1). Special Development Residential
SD-R Single Family Residential, Mobile Homes
Prohibited
Land Use Regulations.

Uses Permitted:

Single Family dwelling and accessory structures and uses normally incidental to single family residences; MOBILE HOMES, MANUFACTURED HOMES AND PREFABRICATED HOMES PROHIBITED.

LAWYERS TITLE AGENCY, INC.,
as Trustee

DESERT LAKES DEVELOPMENT L.P.
a Delaware Limited Partnership

By *Robert P. Douglass*
Title: Trust Officer

By *Frank Rossetto*

STATE OF ARIZONA)
) SS
COUNTY OF MOHAVE)

On this, the 6th day of December, 19 89, before me the undersigned officer, personally appeared ROBERT P. DOUGLASS, who acknowledged himself to be a Trust Officer of LAWYERS TITLE AGENCY, INC., an Arizona corporation, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
MY COMMISSION EXPIRES MAY 30, 1990.

Judith Diaz
Notary Public

