

AFFIDAVIT

Comes now, your affiant, DOUGLAS MCKEE dba Grand Canyon Development, and upon his oath, states and alleges as follows:

1. That your affiant is a licensed general residential contractor holding a "B" general license issued by the Arizona Registrar of Contractors since August of 1994. Your affiant also holds an Arizona Registrar of Contractor B-2 general commercial contracting license.

2. Your affiant has, since 1994, built multiple single family homes throughout Desert Lakes Golf Course & Estates Tracts, including Tract 4076-B, for his clients.

3. That all homes your affiant has built have been fully permitted by Mohave County Development Services and all homes built by your Affiant have included covered patios/projections into the rear yard setback of 20 feet generally to a distance of 10 feet.

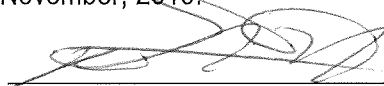
4. That in the professional opinion of your affiant and given the fact that the vast majority of existing homes include constructed projections into the rear yard setback (as authorized under Mohave County zoning and permitting authority) should any of the minority number of remaining undeveloped lots be prohibited from the same right to construct into the rear setback the value of these unimproved lots will be substantially devalued in that they typically have a small building envelope to begin with and virtually all home buyers are highly desirous of having a covered back yard patio which is generally not available on the relatively small size of lots available in Tract 4076-B. The vast majority of homeowners have already built within the 20 foot rear yard setback as is permitted under past and existing Mohave County guidelines.

5. Your affiant, for affiant's customer/client has built on his customer/client's lots at least two homes with liveable square footage under 1,400 square feet and is familiar with multiple additional residences in these tracts of additional homes less than 1,400 square feet built by others.

6. Your affiant has never heard of, been contacted by, nor otherwise been approached by anyone claiming to be a member of Desert Lakes Golf Course & Estates architectural committee. Nor has your affiant ever been advised by anyone that there is nor that there ever was any CC&R restrictions applicable to Tract 4076-B or any other Deserts Lakes Golf Course & Estates tracts from 1994 to the present regarding any residential or other construction project therein located.

7. Your affiant consistently recalls since at least 1994 that there have been many signs from both contractors and single lot owners throughout all of the various Desert Lakes Golf Course & Estates subdivisions, including Tract 4076-B, offering to build custom homes or simply "for sale" offerings on the unimproved lots they either owned or for which they represented the owners.

Further, your affiant sayeth not, this 12th day of November, 2019.



Douglas McKee

Notarization on Following Page

