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8 Daniel J. Oehler, Arizona State Bar No.: 002739
9 Attorney for Defendants

10 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
11 **IN AND FOR THE COUNTY OF MOHAVE**

12 NANCY KNIGHT,

13 Plaintiff,

14 vs.

15 GLEN LUDWIG and PEARL LUDWIG, Trustees
16 of THE LUDWIG FAMILY TRUST; FAIRWAY
17 CONSTRUCTORS, INC.; MEHDI AZARMI;
18 JAMES B. ROBERTS and DONNA M.
19 ROBERTS, husband and wife; JOHN DOES 1-10;
20 JANE DOES 1-10; ABC CORPORATIONS 1-10;
21 and XYZ PARTNERSHIPS 1-10.

22 Defendants.

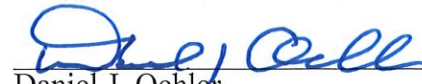
NO.: CV-2018-04003

**OBJECTION TO PLAINTIFF'S
MOTION TO AMEND THE
COMPLAINT/MOTION TO
SET ASIDE MOTION FOR
RECONSIDERATION OF
SUMMARY JUDGMENT
RULINGS AND ORDERS**

23 COME NOW, Defendants, Glen Ludwig and Pearl Ludwig, Trustees of the Ludwig Family
24 Trust, Fairway Constructors, Inc., and Mehdi Azarmi, the remaining named Defendants hereinafter
25 collectively referred to as the "Defendants," by and through their attorney, the undersigned, and
26 respectfully request that this Court deny this, Plaintiff's third motion to amend and/or motion for
27 reconsideration of this Court's prior orders entered June 11, 2018, and/or August 24, 2018. This
28 Objection is supported by the attached Memorandum of Points and Authorities and is filed in
accordance with the provisions of Arizona Rules of Civil Procedure, Rules 7, 8, 9, 12, 15 and 59(d).

RESPECTFULLY SUBMITTED this 16th day of November, 2018.

LAW OFFICES OF DANIEL J. OEHLER



Daniel J. Oehler,
Attorney for Defendants

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 A brief history of this file reflects the fact that an original Motion to Dismiss was filed by the
3 Defendants which the Court ultimately treated as a Motion for Summary Judgment. Hearing on the
4 Motion for Summary Judgment occurred on April 2, 2018. At the conclusion of oral arguments, the
5 Court entered its ruling granting the Motion to Dismiss with respect to Count 1 and denying
6 Defendants’ Motion to Dismiss with respect to Count 2. Thereafter, a formal Order was submitted
7 to the Court by the Defendants on or about April 11, 2018. Various objections and motions were
8 thereafter filed and on June 11, 2018, this Court formally entered its Findings and Order Dismissing
9 Count 1 of Plaintiff’s Complaint. The Court, on June 11, 2018, also denied Plaintiff’s first Motion
10 to Amend Plaintiff’s Complaint that Plaintiff had filed on May 2, 2018, the Court in its June 11,
11 2018, Order finding that:

12 “Although the proposed Amended Complaint contains some
13 cosmetic changes, the primary modification was that the Plaintiff was
14 seeking reimbursement for the expense of the taxpayers in
15 determining whether to grant one of the Defendants’ requests for a
16 variance of the setback requirements. Additionally, the Plaintiff’s
17 sought relief for other property owners, the Court finds the Plaintiff’s
18 attempts to expand the scope of this case should be denied and
19 Plaintiff has presented no authority for the proposition that she has
20 authority to represent taxpayers or other property owners, therefore
21 the amendment would be futile.

22 IT IS ORDERED denying the Motion for Leave to Amend the
23 Complaint.”

24 On the same date, June 11, 2018, the Court signed the Findings and Order Dismissing Count
25 1 of Plaintiff’s Complaint that included, in part, the following findings:

26 “A. Tract 4076-A Desert Lakes Golf Course & Estates is
27 a separate subdivision with separately recorded CC&Rs separate and
28 apart from Tract 4076-B, and separate and apart from the remaining
Desert Lakes Golf Course & Estates subdivisions each of which were
developed by multiple and different owners/developers over the
period of approximately 13 years (1989 - 2002);

B. Desert Lakes Golf Course & Estates and the various
Tracts are not a master planned community subject to a single nor
“master” set of CC&Rs. Each separated subdivision has its separate
CC&Rs except only Tract 4163 which has no separately recorded
CC&Rs;

C. Plaintiff is not the Declarant, nor is Plaintiff the
Declarant’s successor or assign, nor is Plaintiff an owner, nor a

1 person owning real property within the subdivision Desert Lakes Golf
2 Course & Estates Tract 4076-A;

3 D. Defendants, James A. Roberts and Donna M. Roberts,
4 his wife, own their home and reside in Desert Lakes Golf Course &
5 Estates Tract 4076-A (Defendants' Motion to Dismiss Exhibit "C");"

6 The Court then went on to enter certain other findings including a finding that the subdivision
7 in which the Plaintiff resides known as Tract 4163 is a re-subdivision of Parcel VV and a part of the
8 abandoned Parcel KK of Desert Lakes Golf Course & Estates Tract 4076-B and therefore the
9 Plaintiff, according to this finding, has attributable ownership standing to enforce the CC&Rs of
10 Tract 4076-B.

11 Specifically, the Court entered an order on June 11, 2018, that the Plaintiff lacked standing
12 to bring the action under Count 1, and further that the Roberts Defendants residing in Tract 4076-A
13 were dismissed with prejudice from the action, and all remaining named Defendants in Plaintiff's
14 Complaint were dismissed with prejudice under Count 1.

15 On or about June 20, 2018, the Plaintiff filed a second "Motion to Alter or Amend Orders
16 3 and 4" that were entered by the Court on June 11, 2018, as above referenced. Nine days later, on
17 June 29, 2018, this Court entered an order requiring or designating Plaintiff's June 20, 2018, Motion
18 to Alter or Amend be treated as a motion to amend and not as a motion to reconsider. An Objection
19 to Plaintiff's second motion to amend was filed on July 9, 2018, and on or about July 10, 2018, the
20 Plaintiff filed her Reply.

21 Plaintiff's second motion to amend generally centered around the allegation that "the
22 Defendant has falsely interpreted the result of the oral arguments" regarding Defendants' original
23 Motion to Dismiss that was argued to the Court on April 2, 2018. The Plaintiff went on to allege
24 in this second motion that:

25 "The narrow issue of Ms. Knight's authority to bring a claim was
26 adjudicated in favor of the Plaintiff for Tract 4076-B. All counts of
27 the complaint for Tract 4076-B are therefore valid claims." See,
28 Plaintiff's Motion to Alter or Amend Orders 3 and 4, 6/20/2018, p.
2, lines 19-22.

29 Plaintiff continued to argue that:

30 "The confusion rests with the Court's Motion to Dismiss with respect

1 to Count 1 in its entirety rather than with respect to the Roberts'
2 house. Since the ruling cited above was only to deny Count 1 with
3 respect to the one residence owned by the Roberts due to its lot being
4 situated in Tract 4076-A, the reconsideration of minor changes in
5 verbiage than that written by Attorney Oehler and signed by the
6 Honorable Derek Carlisle is warranted on the grounds of clarification
7 and elimination of confusion.” See, Plaintiff’s Motion to Alter or
8 Amend Orders 3 and 4, 6/20/2018, p. 3, lines 15-22.

9 The Plaintiff went on to state:

10 “... why the Court and Mr. Oehler were confused.” See, Plaintiff’s
11 Motion to Alter or Amend Orders 3 and 4, 6/20/2018, p. 3, lines 23-
12 24.

13 Plaintiff went on to provide in her pleadings her proposed amended verbiage for the
14 “reconsideration by the Court of its Orders 3 and 4.”

15 On August 24, 2018, the Court, after considering Plaintiff’s second Motion to Amend, the
16 Objection filed by Defendants and Plaintiff’s second Reply to Defendants’ Objection, entered the
17 Court’s second Order denying Plaintiff’s second Motion to Alter or Amend.

18 On October 22, 2018, the pending third Motion for Leave to Amend the Complaint
19 requesting again that the Court reconsider its prior ruling and orders based upon new documentary
20 evidence.

21 This, the third motion filed by Plaintiff clearly appears to be a motion for reconsideration.
22 Such a motion is inappropriate and prohibited under and pursuant to the Arizona Rules of Civil
23 Procedure, Rule 59(d).

24 In the alternative, should the Court consider this third motion simply a motion to amend, the
25 basis for which alleges:

26 “...new evidence in support of Plaintiff’s full rights to enforce
27 covenants, conditions and restrictions (hereinafter CC&Rs) in her
28 entire Desert Lakes Golf Course & Estates Subdivision Tract 4076
(hereinafter ‘Desert Lakes Subdivision’).” See, Plaintiff’s Motion,
10/22/2018, p. 2, lines 16-22.

Such an amendment as requested necessitates the vacating of the Court’s prior orders and is
a reconsideration pursuant to ARCP, Rule 59(d). Plaintiff’s requested relief should be denied.

Once again, Plaintiff is attempting to use what she considers newly discovered evidence that
there exists a some sort of “master planned community” known as “Desert Lakes Golf Course &

1 Estates Tract 4076.” No such tract exists! Plaintiff alleges that:

2 “The problem with the findings of the Court was that the zoning
3 history of the project and the owner of the land that created the master
4 plan for the final plat was not known at the time nor was there
5 evidence of the one subdivision name of ‘Desert Lakes Golf Course
& Estates Tract 4076.’” See, Plaintiff’s Motion, 10/22/2018, p. 3,
6 lines 2-6.

7 Plaintiff goes on to allege that she believes the zoning history which was processed by
8 multiple developers, multiple owners and for multiple added parcels of land over the past 20 years
9 provides evidence that the seven or eight separate subdivisions that were ultimately created represent
10 “...one subdivision and master plan....” See, Plaintiff’s Motion, 10/22/2018, p. 3, lines 15-17.
11 Plaintiff attached multiple zoning exhibits that Plaintiff purports to support the fact that there is one
12 subdivision. Of course, there is not a single subdivision or any subdivision known as Tract 4076
13 there is only a “tentative” tract sometimes referred to as a preliminary plat. (See Plaintiff’s
14 Exhibit 1.) There are multiple separate subdivisions known as Tract 4076-A, 4076-B, 4076-C, 4076-
15 D, as well as additional subdivisions that utilized the name of Desert Lakes Golf Course & Estates
16 such as the very subdivision in which Plaintiff resides, namely, Tract 4163 as well as Tract 4159.
17 This allegation that clearly lacks any support from any documentation that has been submitted by
18 the Plaintiff flies directly in the face of this Court’s specific findings issued in June 2018 that Tract
19 4076-A is a separate subdivision with separately recorded CC&Rs, separate and apart from Tract
20 4076-B and separate and apart from the remaining Desert Lakes Golf Course & Estates subdivisions,
21 each of which were developed by multiple and different owners/developers over a period of
22 approximately 13 years (1989 through 2002). Further, this Court specifically found that Desert
23 Lakes Golf Course & Estates is not a master planned community and that it is not subject to a single
24 or master set of CC&Rs.

25 Plaintiff has not provided a “master” set of CC&Rs. Plaintiff is unable to do so simply
26 because they do not and never have existed. Plaintiff simply alleges that the zoning process that
27 takes place long prior to the creation and recordation of any subdivided plat created a “master plat”
28 and created “master CC&Rs” encumbering all lands in the area of the seven (7) separate subdivisions
that were ultimately recorded by various land owners between 1988 and approximately 2004. Again,

1 there has never been recorded in the records of Mohave County any tract known as Tract 4076. No
2 such tract has been produced by the Plaintiff because it does not exist. The June 11, 2018, finding
3 by this Court remains absolutely and unequivocally in place. No new evidence of any type has been
4 submitted to this Court indicating that any subdivision has ever been recorded known simply as Tract
5 4076, and it has not been provided, again, because it does not exist.

6 For some unknown reason, Plaintiff attaches partial copies of several State of Arizona
7 Subdivision Disclosure Reports also known as Public Reports. One such exhibit deals with a “public
8 disclosure” regarding Tract 4076-A. This Report issued effective June 11, 2014, shows that at the
9 time of issuance, some but not all of the named Defendants in this litigation were the owners of ten
10 (10) lots in that tract. What is reflected in this public disclosure is the fact that some of the
11 Defendants had acquired more than six (6) individual lots within Tract 4076-A, namely, a total of
12 ten (10) lots in 2014, and pursuant to A.R.S. §32-2181(E), were required to file a Disclosure Report.
13 The subject 2014 Report discloses that there are certain CC&Rs that were originally recorded 24
14 years earlier for Tract 4076-A, a project that in its entirety and upon the recordation of the original
15 plat consisted of some 241 lots covering an acreage of 92.98 acres and, further, that the original
16 subdivision plat was recorded at Fee No. 89-26061. See, Plaintiff’s Motion, 10/22/2018, Exhibit
17 2, Subdivision Disclosure Report, pp. 7-11. This has nothing whatsoever to do with the issue of an
18 alleged “master plan” project nor a “master plan set of CC&Rs.” The report prepared by some of
19 the named Defendants makes specific reference to the CC&Rs for Tract 4076-A exclusively and
20 recorded in Book 1554 of Official Records at Page 197. (See Plaintiff’s Exhibit 2, p. 18.) It does
21 not refer to any CC&Rs for any subdivision other than Tract 4076-A.

22 Plaintiff’s newly discovered evidence seems to rely on either zoning cases that were
23 processed over an approximate 10 year period or various comments in State Reports issued or
24 processed by the State of Arizona Department of Real Estate between 1987 and 1998 (see, Plaintiff’s
25 Motion, 10/22/2018, Exhibit 2, dealing with subdivision Tract 4159, Tract 4163, Tract 4097-C or
26 Subdivision Disclosure Report for 10 individual lots in Tract 4076-A in 2014).

27 First, a zoning case has nothing specifically to do with the creation and development of a
28 subdivision. Zoning simply designates the use of a parcel or lot and how it can be developed such

1 as commercial, manufacturing, multifamily, single family, etc. Zoning also typically establishes
2 setback requirements that vary with the type of structures that can be located thereon. Zoning does
3 not create a “master plan.” Zoning does not create a “planned community.” A recorded subdivided
4 plat (a tract map) creates a subdivision.

5 Zoning for Plaintiff’s subdivision Tract 4163 that includes a portion of the privately owned
6 actual golf course and clubhouse known as Desert Lakes Golf Course was originally designated in
7 the recorded plat map of the tract as “multiple family.” See, **Exhibit A** attached hereto.
8 Subsequently, the private owner of the golf course and clubhouse sold a portion of the golf course
9 (Parcel KK of Tract 4076-B) and Parcel VV of Tract 4076-B to 1043 Arizona Property, LLC (see
10 Plaintiff’s Exhibit 1, p. 16) who processed a rezone application and obtained a rezone classification
11 for both portions of the golf course parcel that it purchased from the golf course owner, KK and
12 Parcel VV of Tract 4076-B changing the zoning to SD-R (Special Development Residential) with
13 the approval to create 32 lots smaller than Tract 4076-B lots and ranging from 4,800 to 5,775 square
14 feet. This SD-R zoning specially called out 10' rear yard setbacks for all 32 lots and contrary to the
15 20' setback referenced in the Tract 4076-B CC&R (see Plaintiff’s Exhibit 1, pp. 16 and 17). Zoning
16 does not a subdivision make. Zoning such as that reflected in Plaintiff’s Exhibit 1, pp. 16-18, was
17 also contingent upon the recordation of the final plat for tentative Tract 4163. (Plaintiff’s Exhibit
18 1, p. 17, line 4.) Each zoning resolution attached by Petitioner in her Exhibit 1 deals with
19 preliminary or tentative plats/tracts (see Plaintiff’s Exhibit 1, pp. 6, 7, 11 and 17.)

20 Exhibit 2 of Plaintiff’s new evidence consists of the “state reports.” State reports are
21 informational documents assembled by the various subdividers involved and provided to and by the
22 State Land Department. They are intended for informational purposes only. They are not contracts
23 between the State, the developer nor a future lot owner. State reports begin with the following:

24 “Property Report Disclaimer. This report is NOT A
25 RECOMMENDATION NOR AN ENDORSEMENT by the State of
26 Arizona of this land but is provided for information purposes ONLY.
27 The report reflects information provided by the subdivider and
28 obtained by the Department in its review process in accordance with
the provisions of Title 32, Chapter 20, Article 4, of the Arizona
Revised Statutes, as amended. **NOTE** that not all of the information
in this report has been verified by the Department; certain information
has been accepted by the Department as true and accurate based on

1 attestation of the subdivider and/or the subdivider's agents. You
2 should verify all facts before signing any documents. The
3 Department has not passed upon the quality or quantity of any
 improvement or structure and does not assume responsibility in either
 event." Plaintiff's Motion, 10/22/2018, Exhibit 2, pp. 1, 3 and 6.

4 Finally, Plaintiff directs this Court to the apparent "newly discovered evidence" represented
5 by a portion of the Board of Supervisors Meeting Minutes dated October 3, 2016 (Plaintiff's
6 Exhibit 3).

7 This is a meeting where a rezone amendment was discussed and several Board of Supervisor
8 members spoke in favor of the request and three spoke/voted against the amendment submitted by
9 one of the Defendants herein. The amendment failed by a vote of two in favor and three opposed.
10 Plaintiff spoke in opposition.

11 The failure of the proposed amendment has nothing whatsoever to do with Plaintiff's
12 standing to attempt enforcement of CC&Rs in any subdivision other than potentially Tract 4076-B
13 and Tract 4163. Defendant Azarmi had every right to file a request for the amendment just as the
14 representative did successfully for the owner of the land that ultimately was subdivided into Tract
15 4163 with small lots and 10' rear setbacks. (Plaintiff's Exhibit 1 at pages 16 and 17.)

16 There are zero "community owned" or common areas or properties located in any of the
17 subdivisions including the tracts at issue, Tracts 4076-A, 4076-B or 4163. The golf course and
18 clubhouse are privately owned. (See, **Exhibit B**.) There is no homeowner association and there
19 never has been an association. There has never been enforcement of the CC&Rs for Tracts 4076-A
20 or 4076-B and this Court has previously found that there are no CC&Rs for Tract 4163.

21 A.R.S. §33-1802 helps us to better understand what Plaintiff is calling the various
22 subdivisions that use the name "Desert Lakes Golf Course and Estates." This statute defines what
23 is now referred to as a "planned community" in paragraph 4:

24 "4. "Planned community" means a real estate development that
25 includes real estate owned and operated by or real estate on which an
26 easement to maintain roadways or a covenant to maintain roadways
27 is held by a nonprofit corporation or unincorporated association of
28 owners, that is created for the purpose of managing, maintaining or
 improving the property and in which the owners of separately owned
 lots, parcels or units are mandatory members and are required to pay
 assessments to the association for these purposes."

1 Absolutely none of these criteria exist nor have they ever existed for what Plaintiff calls “her
2 Desert Lakes Community.” No real estate owned or operated by a nonprofit corporation nor
3 unincorporated association of owners, nor do owners have any real estate to manage, maintain or
4 improve, nor is there any mandatory membership or mandatory assessments to any association for
5 those purposes. While it is acknowledged that A.R.S. §33-1801, et seq., as cited above did not exist
6 in 1987 and during the times when the various Desert Lakes subdivisions were developed,
7 nonetheless it does provide this Court with insight to the types of elements that are typically part of
8 a “master planned community.” (See **Exhibit C.**)

9 **SUMMATION**


10 There is no new evidence supporting the existence of a “master planned community” subject
11 to a master set of CC&Rs. Conversation and a ruling by the Board of Supervisors not to amend a
12 zoning ordinance, does not create a “master planned community,” nor does any number of zoning
13 cases dealing with multiple distinct, different and separate subdivisions create a “master planned
14 community.” Finally, miscellaneous State of Arizona public information reports do not create a
15 master planned community. This Court’s multiple prior orders denying Plaintiff’s prior two efforts
16 should stand and this Plaintiff’s third effort should also be denied.

17 This matter should be treated as a request of the Court to reconsider under Arizona Rules of
18 Civil Procedure, Rule 59(d), and should be denied.

19 Defendants should be awarded their reasonable attorney’s fees and costs in preparing this,
20 the third response to Plaintiff’s amendment efforts and the reversal of the Court’s prior orders.

21 RESPECTFULLY SUBMITTED this 16th day of November, 2018.

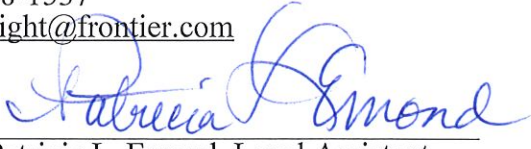
22 LAW OFFICES OF DANIEL J. OEHLER

23 
24 Daniel J. Oehler,
25 Attorney for Defendants

1 **COPY** of the foregoing emailed
2 this 16th day of November, 2018, to:

3 Honorable Derek Carlisle
4 Mohave County Superior Court
5 Division 2
6 2001 College Drive
7 Lake Havasu City, Arizona 86403
8 (928) 453-0739 Mary
9 making@courts.az.gov

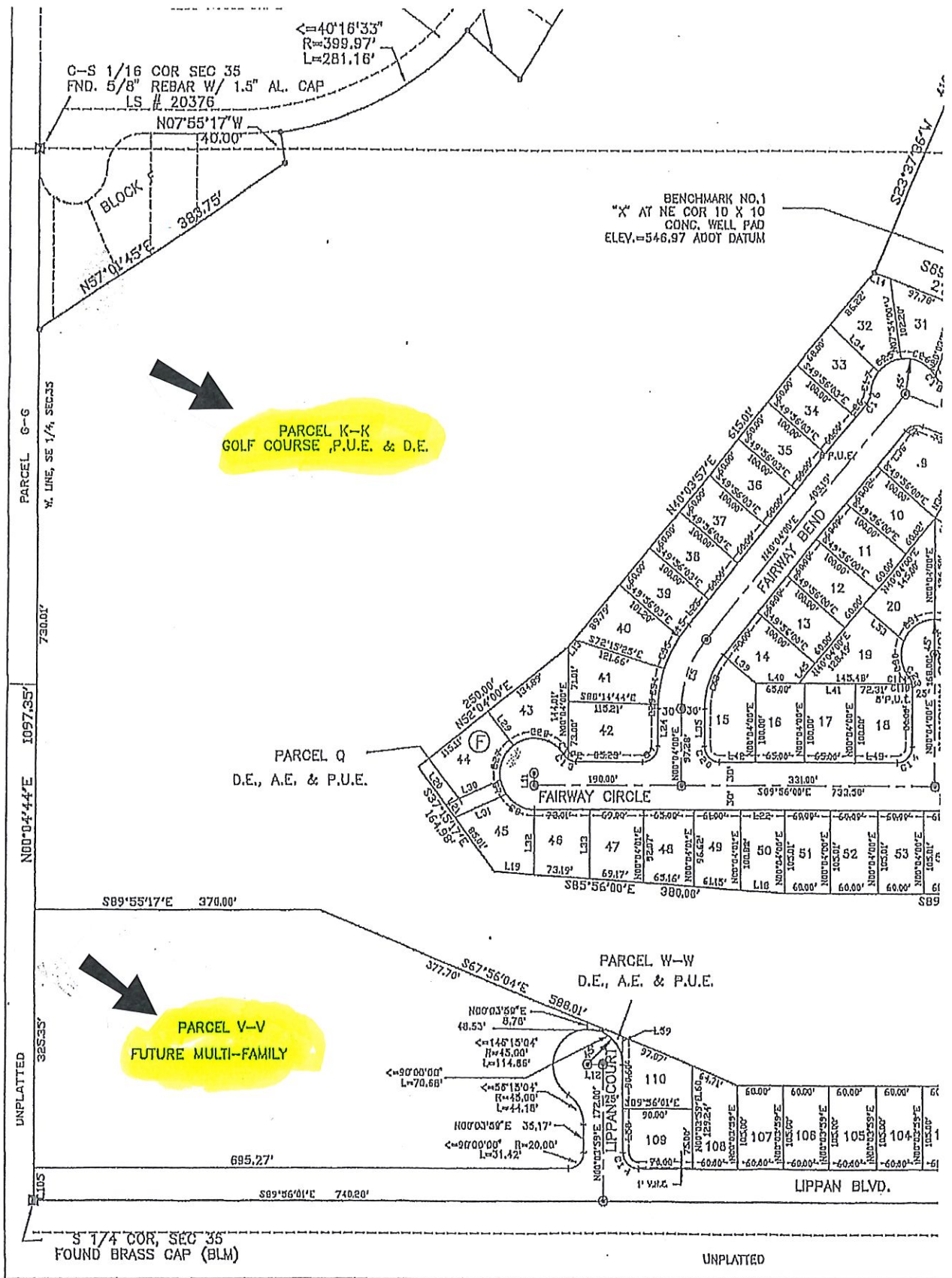
10 Plaintiff Pro Per
11 Nancy Knight
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13 Fort Mohave, Arizona 86426
14 (928) 768-1537
15 nancyknight@frontier.com

16 By: 
17 Patricia L. Emond, Legal Assistant

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Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

EXHIBIT A



NOTARIES' STATEMENTS

STATE OF ARIZONA
COUNTY OF MOHAVE

s.s.

CLERK OF THE B

On this 30 day of November, 1989, before me, the undersigned Officer, ROBERT P. DOUGLASS, personally appeared, and acknowledged himself to the Trust Officer of Lawyers Title Agency, Inc., an Arizona Corporation, and acknowledged that he being authorized to do so, executed the foregoing instrument for the purposes therein contained, and not personally, by signing the name of the Corporation as Lawyers Title Agency, Inc., by himself as such Officer.

I, Pat Christian, MOHAVE COUNTY, HEREBY CERTIFY ON THE 30 DAY OF NOVEMBER, 1989, ON BEHALF OF THE PUBLIC AND IN CONFORMITY WITH THE PROVISIONS OF THE PUBLIC USE ACT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Kathleen Sperando
Notary Public



My commission expires: 2-12-92



COUNTY CERTIFICATE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MOHAVE, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE SUBDIVISION MAP ACT AND ANY SPECIAL ORDINANCES OF THE MOHAVE COUNTY SUBDIVISION MAP ACT, AND WITHIN MY JURISDICTION TO DO SO.

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35;
THENCE S00°07'28"W ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 2,647.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER;
THENCE N89°58'01"W ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 2,645.09 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER;
THENCE N00°04'44"E ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1,097.35 FEET TO THE SOUTHWEST CORNER OF DESERT LAKES GOLF COURSE AND ESTATES, PHASE I, TRACT 4076-A AS RECORDED AT RECEPTION NO. 89-26061 OF THE MOHAVE COUNTY RECORDS;
THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DESERT LAKES GOLF COURSE AND ESTATES THE FOLLOWING (20) COURSES;
1) N57°01'45"E A DISTANCE OF 383.75 FEET
2) N07°55'17"W A DISTANCE OF 40.00 FEET TO THE POINT ON A RADIAL CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N07°55'17"W;
3) ALONG THE ARC OF SAID RADIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°16'33" AND A RADIUS OF 399.97 FEET, A DISTANCE OF 281.16 FEET TO THE POINT ON A RADIAL LINE;
4) S48°11'51"E ALONG SAID RADIAL LINE A DISTANCE OF 91.35 FEET;
5) N32°13'16"E A DISTANCE OF 155.00 FEET;
6) N23°37'36"E A DISTANCE OF 220.00 FEET;
7) S68°22'24"E A DISTANCE OF 498.20 FEET;
8) S23°37'36"W A DISTANCE OF 410.19 FEET;
9) S69°58'00"E A DISTANCE OF 210.00 FEET TO A POINT OF CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S20°04'00"W;
10) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°06'46" AND A RADIUS OF 417.09 FEET, A DISTANCE OF 197.37 FEET TO THE POINT ON THE NON-TANGENT LINE;
11) N23°37'36"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 411.09 FEET TO A POINT OF CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S68°22'24"E;
12) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENT;
13) S68°22'24"E ALONG SAID TANGENT LINE A DISTANCE OF 110.00 FEET;
14) N23°37'36"E A DISTANCE OF 70.00 FEET;
15) N68°22'24"W A DISTANCE OF 1,020.36 FEET;
16) N23°37'36"E A DISTANCE OF 230.00 FEET;
17) N42°17'50"E A DISTANCE OF 375.42 FEET;
18) N58°45'29"E A DISTANCE OF 138.59 FEET;
19) N43°41'48"E A DISTANCE OF 202.06 FEET;
20) N07°26'24"E A DISTANCE OF 133.05 FEET TO THE POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER AT THE NORTHEAST CORNER OF LOT 1, BLOCK H SAID DESERT LAKES GOLF COURSE AND ESTATES, PHASE I;
THENCE S89°55'52"E ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1,193.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 5,452,039 SQUARE FEET OR 125.1616 ACRES, MORE OR LESS.

BY: [Signatures]

COUNTY RECORD

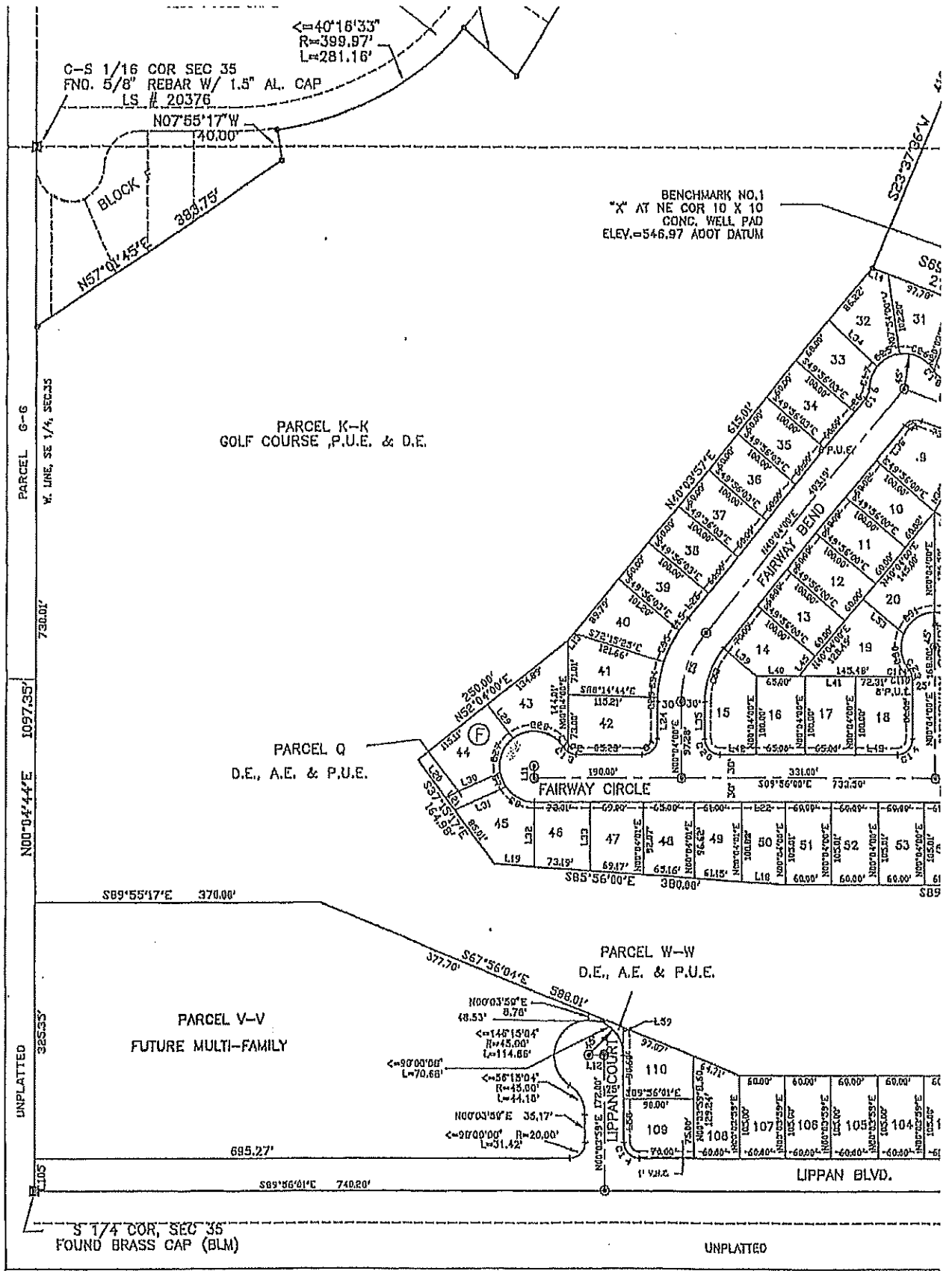
STATE OF ARIZONA
COUNTY OF MOHAVE
I hereby certify that the above is a true and correct copy of the original as filed in my office on 11/30/89 at 89-67669 of R 89-67669 89-67669
Witness my hand and official seal



By: Joan McCann, County Recorder
Filed
Fee: 604.00

NOTE: PER F.E.M.A. F.I.I. A SUBSTANTIAL PORTION OF THE ZONE A OF THE ZONE LC

Revisions of Amendments, Corrections & Redactions
off file book 1641 page 895-901 12/18/89



Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

EXHIBIT B

Parcel Number: 226-13-226E

Owner: UNITED STATES OF AMERICA TRUSTEE

Ownership Type: Trustee(s)

Mailing Address: 8490 S HIGHWAY 95 STE 105, MOHAVE VALLEY, AZ 864409247

Site Address: , FORT MOHAVE 000000000

	Previous Year	Current Year	Future Year
Tax Year	2017	2018	2019
Tax Area	1621	1621	1621
Land Value	\$15,845	\$15,963	\$15,963
Improvement Value	\$252,650	\$255,850	\$261,000
Full Cash Value	\$268,495	\$271,813	\$276,963
Assessed Full Cash Value	\$48,329	\$48,926	\$49,853
Limited Valued	\$100,702	\$105,737	\$111,024
Assessed Limited Value	\$18,127	\$19,033	\$19,985
Value Method	Cost	Cost	Cost
Exempt Amount	\$18,127	\$19,033	\$19,985
Exempt Type	Tribal - LPV	Tribal - LPV	Tribal - LPV
Assessor Use Code	9820-INDIAN GOV COMMER PROP	9820-INDIAN GOV COMMER PROP	9820-INDIAN GOV COMMER PROP
Assessment Ratio	18.0	18.0	18.0
Property Class	0109	0109	0109

Description Information

Parcel Size	31.93 acres
Township	19N
Range	22W
Section	35

DESERT LAKES GOLF COURSE & ESTATES TRACT 4076B PARCELS Q, R, K-K & W-W EXCEPT THE FOLL POR : BEG AT THE NW COR OF LOT 86 BLK F OF SAID TRACT 4076B; TH S 89 DEG 56'01 E ALONG THE NORTH LINES OF LOTS 86 THRU 83 OF SAID BLK F A DIST OF 240.0 0'; TH N 56 DEG 18'10 E 55.31' TO A POINT OF NON-TANGENT CURV E; TH NLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 04 DEG 51'50 E 25.98' HAVING A RADIUS OF 45' AND A CENTRAL ANGLE OF 33 DEG 33'33" A DIST OF 26.36' TO A PT OF NON-TANGENT LINE; TH S60 DEG 30'54"W A DIST OF 60.00'; TH N89 DEG 56'00"W A DIST OF 235.89'; TH S00 DEG 03'59"W A DIST OF 27.00' TO THE POB CONT 1390719 SQ FT OR 31.93 ACRES

Improvement Data

Year	Description	Construction Type	Year Build	Stories	SF	Imp #
2019	GCB-Golf Course, Simple	Golf Course	1989	1.00	5	1
2018	GCB-Golf Course, Simple	Golf Course	1989	1.00	5	1
2017	GCB-Golf Course, Simple	Golf Course	1989	1.00	5	1

Last Sale Information

Sale Price	\$150,000
Sale Date	06/25/2013
Recorded Instr Type	WD
Fee Number	2013033606

Book and Page Data

Book
Page

Sales History

Owner

Sale Date

Book Type

Page

Quality

Improvements

Sale Price

Tax Parcel Candidate Maps

Candidate Map

01 226-13-226E

02 226-13-226E

03 226-13-226E

04 226-13-226E

05 226-13-226E

FEE# 2013033606

OFFICIAL RECORDS OF MOHAVE COUNTY
CAROL MEIER, COUNTY RECORDER
06/25/2013 02:30 PM Fee \$13.00
PAGE: 1 of 7

WHEN RECORDED, RETURN TO:
David A. Wolff
Fort Mojave Legal Department
8490 S. Hwy. 95, Ste. 105
Mohave Valley, Arizona 86440

11628-5546430

ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

For and in consideration of Ten Dollars, and other valuable consideration, **DESERT LAKES GOLF COMPANY, LLC** ("Grantor"), an Arizona limited liability company, does hereby bargain, deed and convey to the **FORT MOJAVE TRIBAL CORPORATION** ("Grantee"), a Corporation organized under Section 17 of the Indian Reorganization Act (25 U.S.C. §477), the following real property situated in Mohave Valley, Arizona, free and clear with **WARRANTY COVENANTS**; to wit:

The real property described in **EXHIBIT A** attached hereto and by this reference made a part hereof; Together with and including all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including but not limited to any and all improvements, mineral rights, water rights, wells, easements, rights of way and other rights, titles and interests thereunto belonging or in anywise appertaining.

Grantor, for himself and his heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey the above-described premises; that the premises are free from all encumbrances; that Grantor and his heirs, and all persons acquiring any interest in the premises granted, through or for Grantor, will, on demand of Grantee, or Grantee's heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hand and seal of said Grantor this 16th day of MAY, 2013.

GRANTOR: DESERT LAKES GOLF COMPANY, LLC

By: 

Its: M. A. Wolff

California
STATE OF ARIZONA)
Orange)ss.
COUNTY OF MOHAVE)

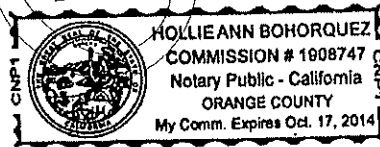
On this 16 day of May, 2013, before me, the undersigned Notary Public, personally appeared Barnet Tzesnick, known to me to be the persons whose names we subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained and in the capacity therein stated.

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

Hollieann Bohorquez
Notary Public

My Commission Expires:

October 17, 2014



No. 11628-5546430

EXHIBIT "A"

PARCEL NO. 1:

FOURTEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-A, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 2, 1989, AT FEE NO. 89-26061, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "S", "T", "U", "V", "W", "X", "A-A", "B-B", "C-C", "D-D", "I-I", "J-J" AND "M-M", TOGETHER WITH PARCEL "H-H", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45, BLOCK "A" OF SAID TRACT 4076-A;

THENCE SOUTH 36 DEGREES 24 MINUTES 55 SECONDS WEST ALONG THE LINE OF SAID LOT 45 A DISTANCE OF 110.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE NORTH 38 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 10.00 FEET;

THENCE NORTH 29 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 65.03 FEET;

THENCE NORTH 58 DEGREES 54 MINUTES 11 SECONDS EAST A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, ALL OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 96 OF DEEDS, PAGE 73.

PARCEL NO. 2:

ELEVEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-B, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 18, 1989, AT FEE NO. 89-67669, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "L", "M", "N", "O", "P", "Q", "R", "N-N" AND "W-W"; TOGETHER WITH PARCEL "L-L", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 52, BLOCK "H" OF SAID TRACT 4076-B;

THENCE NORTH 47 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52;

THENCE SOUTH 48 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 52, A DISTANCE OF 15.10 FEET;

THENCE SOUTH 47 DEGREES 52 MINUTES 32 SECONDS EAST A DISTANCE OF 106.58 FEET;

No. 11628-5546430

THENCE NORTH 42 DEGREES 07 MINUTES 28 SECONDS EAST A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK "H" OF SAID TRACT 4076-B;

THENCE SOUTH 23 DEGREES 37 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DESERT LAKES DRIVE;

THENCE NORTH 66 DEGREES 22 MINUTES 24 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 9.98 FEET;

THENCE NORTH 23 DEGREES 37 MINUTES 36 SECONDS EAST A DISTANCE OF 100.64 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 15;

THENCE SOUTH 62 DEGREES 45 MINUTES 23 SECONDS EAST ALONG SAID WESTERLY PROLONGATION A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL "K-K", EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 86, BLOCK "F", OF SAID TRACT 4076-B;

THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF LOTS 86 THROUGH 83 OF SAID BLOCK "F" A DISTANCE OF 240.00 FEET;

THENCE NORTH 56 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 55.31 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 04 DEGREES 51 MINUTES 50 SECONDS EAST A DISTANCE OF 25.98 FEET, HAVING A RADIUS OF 45 FEET AND CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 33 SECONDS A DISTANCE OF 26.36 FEET TO A POINT OF NON-TANGENT LINE;

THENCE SOUTH 60 DEGREES, 30 MINUTES 54 SECONDS WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 235.89 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF LOT 75 OF SAID BLOCK "F";

THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 75 THROUGH 77 OF SAID BLOCK "F" A DISTANCE OF 173.06 FEET;

THENCE SOUTH 07 DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "F" A DISTANCE OF 114.01 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 43 DEGREES 15 MINUTES 54 SECONDS WEST A DISTANCE OF 3.37 FEET, HAVING A RADIUS OF 45 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 21 SECONDS A DISTANCE OF 3.37 FEET TO A POINT OF NON-TANGENT LINE;

No. 11628-5546430

THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 288.58 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "K-K", HAVING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTHWEST 1/4 SOUTHEAST 1/4);

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 19.36 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "K-K" A DISTANCE OF 374.75 FEET;

THENCE SOUTH 67 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 173.10 FEET;

THENCE SOUTH 58 DEGREES 12 MINUTES 39 SECONDS EAST A DISTANCE OF 116.82 FEET TO THE NORTH LINE OF PARCEL "V-V" OF SAID TRACT 4076-B;

THENCE NORTH 67 DEGREES 56 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL "V-V" A DISTANCE OF 286.86 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTH LINE OF PARCEL "V-V" A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK "F" OF SAID TRACT 4076-A;

THENCE NORTH 48 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 5, 91.35 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 399.97 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CLUB HOUSE DRIVE, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 16 MINUTES 20 SECONDS EAST, 93.14 FEET;

THENCE NORTH 32 DEGREES 13 MINUTES 16 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS A PORTION OF 5A, ACCORDING TO THE PARCEL PLAT THEREOF, RECORDED IN BOOK 7 OF PARCEL PLATS, PAGE 52 ON APRIL 21, 1993, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 20, BLOCK "F" OF SAID TRACT 4076-B;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, NORTH 30 DEGREES 29 MINUTES 35 SECONDS EAST, 63.59 FEET (NORTH 30 DEGREES 32 MINUTES 36 SECONDS EAST, 63.55 FEET -- RECORD);

THENCE SOUTH 30 DEGREES 45 MINUTES 30 SECONDS EAST, 34.95 FEET;

No. 11628-5546430

THENCE SOUTH 61 DEGREES 44 MINUTES 10 SECONDS EAST, 78.44 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 17.00 FEET TO THE NORTH LINE OF FAIRWAY DRIVE - 60 FEET WIDE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 40 SECONDS WEST 12.00 FEET (NORTH 89 DEGREES 56 MINUTES 01 SECONDS WEST - RECORD) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 211.33 FEET (211.42 FEET - RECORD);

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS (30 DEGREES 28 MINUTES 37 SECONDS - RECORD) AN ARC LENGTH OF 112.48 FEET (112.46 FEET - RECORD) TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, ALL OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 96 OF DEEDS, PAGE 73.

PARCEL NO. 3:

NINETEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520, AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-C, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 23, 1990, AT FEE NO. 90-34030, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "Y", "Z", "O-O", "P-P", "Q-Q", "S-S" AND "U-U"; TOGETHER WITH PARCEL "R-R", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 41, BLOCK "M" OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK "M", A DISTANCE OF 0.92 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 31.44 FEET, TO THE SOUTHWEST CORNER OF LOT 42 OF SAID BLOCK "M";

THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 85.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 42, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CRYSTAL DRIVE;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 41;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 84.08 FEET, TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 38, BLOCK "O", OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID

No. 11628-5546430

PARCEL "P-P" A DISTANCE OF 3.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 80.08 FEET;

THENCE NORTH 57 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 106.52 FEET;

THENCE NORTH 78 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 19.81 FEET;

THENCE SOUTH 19 DEGREES 14 MINUTES 48 SECONDS EAST A DISTANCE OF 27.93 FEET TO THE NORTH LINE OF SAID BLOCK "O";

THENCE SOUTH 66 DEGREES 34 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 18.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 73 DEGREES 58 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 38 A DISTANCE OF 102.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 38;

THENCE SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 38 A DISTANCE OF 78.45 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, BLOCK "O" OF SAID TRACT 4076-C;

THENCE NORTH 20 DEGREES 40 MINUTES 51 SECONDS WEST A DISTANCE OF 15.80 FEET;

THENCE SOUTH 71 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 131.34 FEET;

THENCE SOUTH 19 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 27.25 FEET TO THE NORTH LINE OF SAID BLOCK "O";

THENCE NORTH 66 DEGREES 34 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 132.17 FEET TO THE POINT OF BEGINNING.

EXCEPT 1/16 OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 790 OF OFFICIAL RECORDS, PAGE 238.

FEE# 2012005080

OFFICIAL RECORDS OF MOHAVE COUNTY
CAROL MEIER, COUNTY RECORDER
02/01/2012 02:19 PM Fee \$13.00
PAGE: 1 of 7

When Recorded, Return to:

Michele Van Quathem
Ryley Carlock & Applewhite
One North Central Avenue
Suite 1200
Phoenix, AZ 85004

QUIT CLAIM DEED

For consideration of Ten Dollars (\$10.00) and other valuable consideration, CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company ("Grantor"), hereby quit claims and conveys to DESERT LAKES GOLF COMPANY, LLC, an Arizona limited liability company ("Grantee"), all of Grantor's right, title, and interest in and to two wells identified as Arizona Department of Water Resources well registration numbers 55-519241 and 55-519617 and all the water rights and water claims associated with or appurtenant to the real property situated in Mohave County, Arizona and described in Exhibit "A" hereto, and incorporated herein by reference.

Dated as of January 19, 2012.

[Remainder of page intentionally left blank]

GRANTOR:

CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company

By: [Signature]
Name: Kay S. Redlich
Title: Senior Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of January 2012, by Kay S. Redlich, as Senior Vice President of CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company, on behalf of the limited liability company. She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Cathleen A Coffey
Notary Public Signature
CATHLEEN A. COFFEY



(Name typed, printed or stamped)
Notary Public, State of FL
Commission No.: _____
My Commission Expires: 9/24/13

Unofficial Copy

EXHIBIT "A"

PARCEL NO. 1:

FOURTEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-A, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 2, 1989, AT FEE NO. 89-26061, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "S", "T", "U", "V", "W", "X", "A-A", "B-B", "C-C", "D-D", "I-I", "J-J" AND "M-M", TOGETHER WITH PARCEL "H-H", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45, BLOCK "A" OF SAID TRACT 4076-A;

THENCE SOUTH 36 DEGREES 24 MINUTES 55 SECONDS WEST ALONG THE LINE OF SAID LOT 45 A DISTANCE OF 110.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE NORTH 38 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 10.00 FEET;

THENCE NORTH 29 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 65.03 FEET;

THENCE NORTH 58 DEGREES 54 MINUTES 11 SECONDS EAST A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING.

ELEVEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-B, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 18, 1989, AT FEE NO. 89-67669, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "L", "M", "N", "O", "P", "Q", "R", "N-N" AND "W-W"; TOGETHER WITH PARCEL "L-L", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 52, BLOCK "H" OF SAID TRACT 4076-B;

THENCE NORTH 47 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52;

THENCE SOUTH 48 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 52, A DISTANCE OF 15.10 FEET;

THENCE SOUTH 47 DEGREES 52 MINUTES 32 SECONDS EAST A DISTANCE OF 106.58 FEET;

THENCE NORTH 42 DEGREES 07 MINUTES 28 SECONDS EAST A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK "H" OF SAID TRACT 4076-B;

THENCE SOUTH 23 DEGREES 37 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DESERT LAKES

DRIVE;

THENCE NORTH 66 DEGREES 22 MINUTES 24 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 9.98 FEET;

THENCE NORTH 23 DEGREES 37 MINUTES 36 SECONDS EAST A DISTANCE OF 100.64 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 15;

THENCE SOUTH 62 DEGREES 45 MINUTES 23 SECONDS EAST ALONG SAID WESTERLY PROLONGATION A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL "K-K", EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 86, BLOCK "F", OF SAID TRACT 4076-B;

THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF LOTS 86 THROUGH 83 OF SAID BLOCK "F" A DISTANCE OF 240.00 FEET;

THENCE NORTH 56 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 55.31 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 04 DEGREES 51 MINUTES 50 SECONDS EAST A DISTANCE OF 25.98 FEET, HAVING A RADIUS OF 45 FEET AND CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 33 SECONDS A DISTANCE OF 26.36 FEET TO A POINT OF NON-TANGENT LINE;

THENCE SOUTH 60 DEGREES, 30 MINUTES 54 SECONDS WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 235.89 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF LOT 75 OF SAID BLOCK "F";

THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 75 THROUGH 77 OF SAID BLOCK "F" A DISTANCE OF 173.06 FEET;

THENCE SOUTH 07 DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "F" A DISTANCE OF 114.01 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 43 DEGREES 15 MINUTES 54 SECONDS WEST A DISTANCE OF 3.37 FEET, HAVING A RADIUS OF 45 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 21 SECONDS A DISTANCE OF 3.37 FEET TO A POINT OF NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 288.58 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "K-K", HAVING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTHWEST 1/4 SOUTHEAST

1/4);

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 19.36 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "K-K" A DISTANCE OF 374.75 FEET;

THENCE SOUTH 67 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 173.10 FEET;

THENCE SOUTH 58 DEGREES 12 MINUTES 39 SECONDS EAST A DISTANCE OF 116.82 FEET TO THE NORTH LINE OF PARCEL "V-V" OF SAID TRACT 4076-B;

THENCE NORTH 67 DEGREES 56 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL "V-V" A DISTANCE OF 286.86 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTH LINE OF PARCEL "V-V" A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK "F" OF SAID TRACT 4076-A;

THENCE NORTH 48 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 5, 91.35 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 399.97 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CLUB HOUSE DRIVE, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 16 MINUTES 20 SECONDS EAST, 93.14 FEET;

THENCE NORTH 32 DEGREES 13 MINUTES 16 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS A PORTION OF 5A, (ACCORDING TO THE PARCEL PLAT THEREOF, RECORDED IN BOOK 7 OF PARCEL PLATS, PAGE 52 ON APRIL 21, 1993, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 20, BLOCK "F" OF SAID TRACT 4076-B;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, NORTH 30 DEGREES 29 MINUTES 35 SECONDS EAST, 63.59 FEET (NORTH 30 DEGREES 32 MINUTES 36 SECONDS EAST, 63.55 FEET - RECORD);

THENCE SOUTH 30 DEGREES 45 MINUTES 30 SECONDS EAST, 34.95 FEET;

THENCE SOUTH 61 DEGREES 44 MINUTES 10 SECONDS EAST, 78.44 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 17.00 FEET TO THE NORTH LINE OF FAIRWAY DRIVE - 60 FEET WIDE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 40 SECONDS WEST 12.00 FEET (NORTH 89 DEGREES 56 MINUTES 01 SECONDS WEST - RECORD) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 211.33 FEET (211.42 FEET - RECORD);

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45

SÉCOND'S (30 DEGREES 28 MINUTES 37 SECONDS - RECORD) AN ARC LENGTH OF 112.48 FEET (112.46 FEET - RECORD) TO THE POINT OF BEGINNING.

NINETEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520, AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-C, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 23, 1990, AT FEE NO. 90-34030, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "Y", "Z", "O-O", "P-P", "Q-Q", "S-S" AND "U-U"; TOGETHER WITH PARCEL "R-R", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 41, BLOCK "M" OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK "M", A DISTANCE OF 0.92 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 31.44 FEET, TO THE SOUTHWEST CORNER OF LOT 42 OF SAID BLOCK "M";

THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 85.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 42, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CRYSTAL DRIVE;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 41;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 84.08 FEET, TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 38, BLOCK "O", OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL "P-P" A DISTANCE OF 3.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 80.08 FEET;

THENCE NORTH 57 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 106.52 FEET;

THENCE NORTH 78 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 19.81 FEET;

THENCE SOUTH 19 DEGREES 14 MINUTES 48 SECONDS EAST A DISTANCE OF 27.93 FEET TO THE NORTH LINE OF SAID BLOCK "O";

THENCE SOUTH 66 DEGREES 34 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 18.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 73 DEGREES 58 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 38 A DISTANCE OF 102.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 38;

THENCE SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 38 A DISTANCE OF 78.45 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, BLOCK "O" OF SAID TRACT 4076-C;
THENCE NORTH 20 DEGREES 40 MINUTES 51 SECONDS WEST A DISTANCE OF 15.80 FEET;
THENCE SOUTH 71 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 131.34 FEET;
THENCE SOUTH 19 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 27.25 FEET TO THE
NORTH LINE OF SAID BLOCK "O";
THENCE NORTH 66 DEGREES 34 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE
OF 132.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, ALL OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT
RECORDED IN BOOK 96 OF DEEDS, PAGE 73. (AFFECTS TRACT 4076-A AND TRACT 4076-B)

EXCEPT 1/16 OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES
OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND
DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR
MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF
COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER
OR NOT OF COMMERCIAL VALUE, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 790 OF
OFFICIAL RECORDS, PAGE 238. (AFFECTS TRACT 4076-C)

PARCEL NO. 2:

THE NORTH 135.00 FEET OF PARCEL "G-G" OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT
4076-A, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1989 AT FEE NO. 89-26061 IN THE
OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA. THE SOUTH LINE OF SAID
NORTH 135.00 FEET BEING PARALLEL WITH AND 135.00 FEET MEASURED NORMAL TO THE NORTH
LINE OF SAID PARCEL "G-G".

EXCEPT THEREFROM, ALL OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT
RECORDED IN BOOK 96 OF DEEDS, PAGE 73.

TOGETHER WITH GRANTOR'S LEASEHOLD INTEREST IN THAT CERTAIN LEASE, DATED AS OF AUGUST
16, 1993, RECORDED AUGUST 17, 1993 IN BOOK 2266, PAGE 681 OF THE OFFICIAL RECORDS OF
MOHAVE COUNTY, AZ, AS ASSIGNED TO NATIONAL GOLF OPERATING PARTNERSHIP, L.P., A
DELAWARE LIMITED PARTNERSHIP, PURSUANT TO ASSIGNMENT AND ASSUMPTION OF LEASE, DATED
AS OF SEPTEMBER 30, 1993, RECORDED OCTOBER 5, 1993 IN BOOK 2291, PAGE 1 OF THE OFFICIAL
RECORDS OF MOHAVE COUNTY, AZ, AND AS FURTHER ASSIGNED TO GRANTOR PURSUANT TO
ASSIGNMENT OF LEASES, DATED AS OF FEBRUARY 6, 2003, RECORDED FEBRUARY 26, 2003 IN BOOK
4387, PAGE 936 OF THE OFFICIAL RECORDS OF MOHAVE COUNTY, AZ.

FEE# 2012005079

OFFICIAL RECORDS OF MOHAVE COUNTY
CAROL MEIER, COUNTY RECORDER
02/01/2012 02:19 PM Fee \$15.00
PAGE: 1 of 9

When recorded, return to:
Ormend G. Yeilding, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 No. Eola Drive
Orlando, FL 32801

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell, and convey unto Desert Lakes Golf Company, LLC, an Arizona limited liability company ("Grantee"), the following real property situated in Mohave County, Arizona:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property");

SUBJECT to current taxes and those matters of record.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 19th day of January, 2012.

"Grantor"

CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company

By: [Signature]
Name: Kay Redlich
Its: Senior Vice President

STATE OF FLORIDA)
)
County of Orange)

ss

The foregoing instrument was acknowledged before me this 18th day of January, 2012, by Kay Redlich, as Senior Vice President of CNL INCOME EAGL SOUTHWEST GOLF, LLC, a Delaware limited liability company, on behalf of the company, and who is personally known to me.

[Signature]
Notary Public

GAYLEEN A. COFFEY

NOTARY PUBLIC
STATE OF FLORIDA
Comm# 000910120
Expires 02/24/2013

My commission expires:

9/24/2013



Unofficial Copy

EXHIBIT A

The Land

Real property in the City of Bullhead City, County of Mohave, State of Arizona, described as follows:

FOURTEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-A, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 2, 1989, AT FEE NO. 89-26061, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "S", "T", "U", "V", "W", "X", "A-A", "B-B", "C-C", "D-D", "I-I", "J-J" AND "M-M", TOGETHER WITH PARCEL "H-H", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45, BLOCK "A" OF SAID TRACT 4076-A;

THENCE SOUTH 36 DEGREES 24 MINUTES 55 SECONDS WEST ALONG THE LINE OF SAID LOT 45 A DISTANCE OF 110.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45;

THENCE NORTH 38 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 10.00 FEET;

THENCE NORTH 29 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 65.03 FEET;

THENCE NORTH 58 DEGREES 54 MINUTES 11 SECONDS EAST A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING.

ELEVEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520 AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-B, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 18, 1989, AT FEE NO. 89-67669, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "L", "M", "N", "O", "P", "Q", "R", "N-N" AND "W-W"; TOGETHER WITH PARCEL "L-L"; EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 52, BLOCK "H" OF SAID TRACT 4076-B;

THENCE NORTH 47 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52;

THENCE SOUTH 48 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 52, A DISTANCE OF 15.10 FEET;

THENCE SOUTH 47 DEGREES 52 MINUTES 32 SECONDS EAST A DISTANCE OF 106.58 FEET;

THENCE NORTH 42 DEGREES 07 MINUTES 28 SECONDS EAST A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK "H" OF SAID TRACT 4076-B;

THENCE SOUTH 23 DEGREES 37 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DESERT LAKES DRIVE;

THENCE NORTH 66 DEGREES 22 MINUTES 24 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 9.98 FEET;

THENCE NORTH 23 DEGREES 37 MINUTES 36 SECONDS EAST A DISTANCE OF 100.64 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 15;

THENCE SOUTH 62 DEGREES 45 MINUTES 23 SECONDS EAST ALONG SAID WESTERLY PROLONGATION A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL "K-K", EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 86, BLOCK "F", OF SAID TRACT 4076-B;

THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF LOTS 86 THROUGH 83 OF SAID BLOCK "F" A DISTANCE OF 240.00 FEET;

THENCE NORTH 56 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 55.31 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 04 DEGREES 51 MINUTES 50 SECONDS EAST A DISTANCE OF 25.98 FEET, HAVING A RADIUS OF 45 FEET AND

CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 33 SECONDS A DISTANCE OF 26.36 FEET TO A POINT OF NON-TANGENT LINE;

THENCE SOUTH 60 DEGREES, 30 MINUTES 54 SECONDS WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 235.89 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF LOT 75 OF SAID BLOCK "F";

THENCE SOUTH 00 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 75 THROUGH 77 OF SAID BLOCK "F" A DISTANCE OF 173.06 FEET;

THENCE SOUTH 07 DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "F" A DISTANCE OF 114.01 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 43 DEGREES 15 MINUTES 54 SECONDS WEST A DISTANCE OF 3.37 FEET, HAVING A RADIUS OF 45 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 21 SECONDS A DISTANCE OF 3.37 FEET TO A POINT OF NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 288.58 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "K-K", HAVING A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTHWEST 1/4 SOUTHEAST 1/4);

THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 19.36 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "K-K" A DISTANCE OF 374.75 FEET;

THENCE SOUTH 67 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 173.10 FEET;

THENCE SOUTH 58 DEGREES 12 MINUTES 39 SECONDS EAST A DISTANCE OF 116.82 FEET TO THE NORTH LINE OF PARCEL "V-V" OF SAID TRACT 4076-B;

THENCE NORTH 67 DEGREES 56 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL "V-V" A DISTANCE OF 286.86 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTH LINE OF PARCEL "V-V" A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK "F" OF SAID TRACT 4076-A;

THENCE NORTH 48 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 5, 91.35 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 399.97 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CLUB HOUSE DRIVE, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 16 MINUTES 20 SECONDS EAST, 93.14 FEET;

THENCE NORTH 32 DEGREES 13 MINUTES 16 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS A PORTION OF 5A, ACCORDING TO THE PARCEL PLAT THEREOF, RECORDED IN BOOK 7 OF PARCEL PLATS, PAGE 52 ON APRIL 21, 1993, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 20, BLOCK "F" OF SAID TRACT 4076-B;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, NORTH 30 DEGREES 29 MINUTES 35 SECONDS EAST, 63.59 FEET (NORTH 30 DEGREES 32 MINUTES 36 SECONDS EAST, 63.55 FEET ? RECORD);

THENCE SOUTH 30 DEGREES 45 MINUTES 30 SECONDS EAST, 34.95 FEET;

THENCE SOUTH 61 DEGREES 44 MINUTES 10 SECONDS EAST, 78.44 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 17.00 FEET TO THE NORTH LINE OF FAIRWAY DRIVE - 60 FEET WIDE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 40 SECONDS WEST 12.00 FEET (NORTH 89 DEGREES 56 MINUTES 01 SECONDS WEST - RECORD) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 211.33 FEET (211.42 FEET ? RECORD);

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS (30 DEGREES 28 MINUTES 37 SECONDS - RECORD) AN ARC LENGTH OF 112.48 FEET (112.46 FEET - RECORD) TO THE POINT OF BEGINNING.

NINETEEN PARCELS OF LAND AS SHOWN ON LAND SURVEY PLAT RECORDED JANUARY 5, 1993 AT FEE NO. 93-520, AND BEING PORTIONS OF DESERT LAKES GOLF COURSE AND ESTATES, TRACT 4076-C, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 23, 1990, AT FEE NO. 90-34030, IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING PARCEL DESIGNATIONS:

ALL OF PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "Y", "Z", "O-O", "P-P", "Q-Q", "S-S" AND "U-U"; TOGETHER WITH PARCEL "R-R", EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 41, BLOCK "M" OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK "M", A DISTANCE OF 0.92 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 31.44 FEET, TO THE SOUTHWEST CORNER OF LOT 42 OF SAID BLOCK "M";

THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 85.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 42, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CRYSTAL DRIVE;

THENCE SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 41;

THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 84.08 FEET, TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 38, BLOCK "O", OF SAID TRACT 4076-C;

THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL "P-P" A DISTANCE OF 3.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 80.08 FEET;

THENCE NORTH 57 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 106.52 FEET;

THENCE NORTH 78 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 19.81 FEET;

THENCE SOUTH 19 DEGREES 14 MINUTES 48 SECONDS EAST A DISTANCE OF 27.93 FEET TO THE NORTH LINE OF SAID BLOCK "O";

THENCE SOUTH 66 DEGREES 34 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 18.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 38;

THENCE SOUTH 73 DEGREES 58 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 38 A DISTANCE OF 102.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 38;

THENCE SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 38 A DISTANCE OF 78.45 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, BLOCK "O" OF SAID TRACT 4076-C;

THENCE NORTH 20 DEGREES 40 MINUTES 51 SECONDS WEST A DISTANCE OF 15.80 FEET;

THENCE SOUTH 71 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 131.34 FEET;

THENCE SOUTH 19 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 27.25 FEET TO THE NORTH LINE OF SAID BLOCK "O";

THENCE NORTH 66 DEGREES 34 MINUTES 49 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 132.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, ALL OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 96 OF DEEDS, PAGE 73. (AFFECTS TRACT 4076-A AND TRACT 4076-B)

EXCEPT 1/16 OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 790 OF OFFICIAL RECORDS, PAGE 238. (AFFECTS TRACT 4076-C)

Unofficial Copy

9

After recording, return to:

Derek L. Sorenson, Esq.
Murphy & Posner
3200 E. Camelback Road
Suite 300
Phoenix, AZ 85018

INDEXED

#5 #2



593-46338 BK 22AA PG 472
OFFICIAL RECORDS OF MOHAVE COUNTY AZ
KIMM HOGALL, MOHAVE COUNTY RECORDER
08/17/93 1:30 P.M. PAGE 1 OF 1
RECORDING FEE 14.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the undersigned DESERT LAKES DEVELOPMENT, L. P., a Delaware limited partnership, as Grantor, does hereby convey to DESERT LAKES GOLF, INC., a California corporation, as Grantee, the following real property situated in Mohave County, Arizona, described on Exhibit "A" attached hereto and made a part hereof.

Together with all buildings, structures, and other improvements located thereon and all rights, privileges, and entitlements appurtenant thereto, including without limitation, easements, rights-of-way, licenses and permits.

SUBJECT TO: Non-delinquent taxes and assessments, reservations in patents and those matters identified on Exhibit "B" attached hereto and made a part hereof.

PROVIDED, HOWEVER, that Grantor, its successors and assigns warrant title, subject to the foregoing, as against all acts of the Grantor and no other.

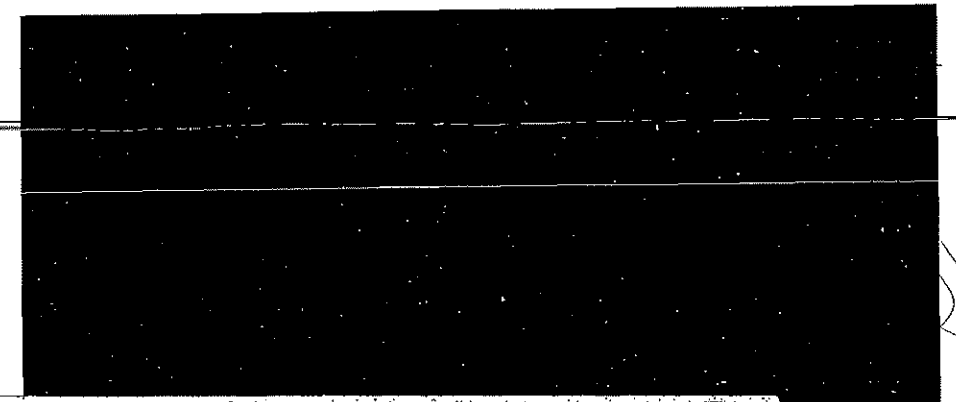
DATED this 16th day of August, 1993.

DESERT LAKES DEVELOPMENT, L. P.,
a Delaware limited partnership

By Lago Enterprises, Inc., a
California corporation,
Its General Partner

By [Signature]
Its SECRETARY

Unofficial



STATE OF CALIFORNIA
County of ORANGE

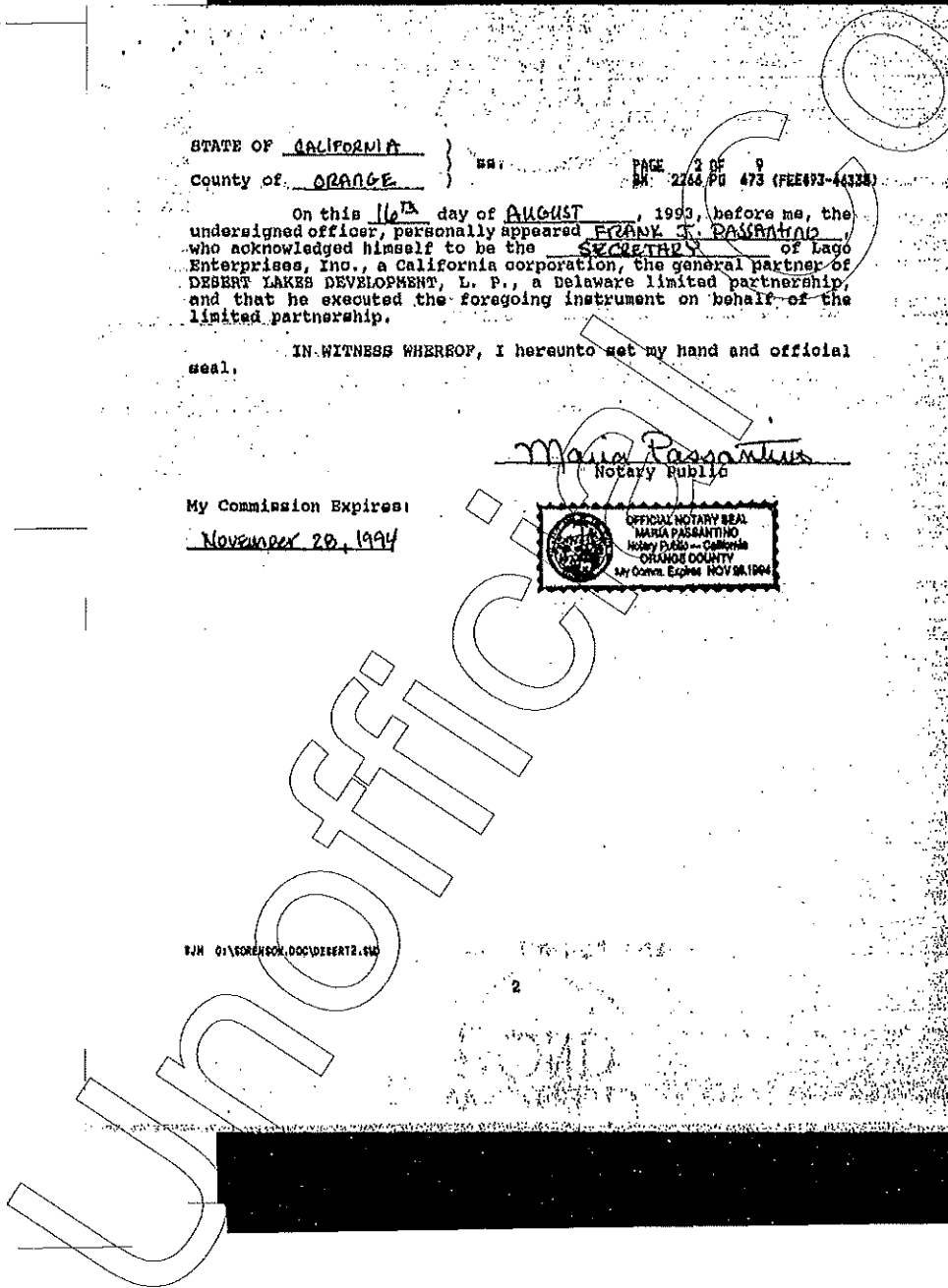
SS: PAGE 2 OF 9
AM: 2764 PG 473 (FEE#13-44338)

On this 16th day of AUGUST, 1993, before me, the undersigned officer, personally appeared FRANK J. PASANTINO who acknowledged himself to be the SECRETARY of Lago Enterprises, Inc., a California corporation, the general partner of DEBERT LAKES DEVELOPMENT, L. P., a Delaware limited partnership, and that he executed the foregoing instrument on behalf of the limited partnership.

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

Maria Pasantino
Notary Public

My Commission Expires:
November 20, 1994



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BK 2268 PG 674 (FEE#93-46338)

EXHIBIT "A"

LEGAL DESCRIPTION

FOURTEEN Parcels of land as shown on the Land Survey Map recorded December 5, 1992 at Fee No. 93-520, land being portions of DESERT LAKES GOLF COURSE and ESTATES, Tract 4076-A, according to the plat thereof, recorded on June 2, 1989, at Fee No. 89-26061, in the Office of the County Recorder of Mohave County, situated in Section 35, Township 19 North, Range 22 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described by the following parcel designations:

All of Parcels S, T, U, V, W, X, A-A, B-B, C-C, D-D, I-I, J-J and M-M, together with Parcel H-H, EXCEPT the following described portion:

BEGINNING at the Northwest Corner of Lot 45, Block A of said Tract 4076-A; Thence South 36 degrees, 24 minutes, 55 seconds West along the line of said Lot 45, a distance of 110.56 feet to the Southwest Corner of said Lot 45; Thence North 38 degrees, 01 minutes, 53 seconds West along the westerly prolongation of the South line of said Lot 45, a distance of 10.00 feet; Thence North 29 degrees, 08 minutes, 33 seconds East a distance of 65.03 feet; Thence North 58 degrees, 54 minutes, 11 seconds East a distance of 47.00 feet to the POINT OF BEGINNING.

ELEVEN Parcels of land as shown on the Land Survey Map recorded December 5, 1992 at Fee No. 93-520, land being portions of DESERT LAKES GOLF COURSE and ESTATES, Tract 4076-B, according to the plat thereof, recorded on December 18, 1989, at Fee No. 89-67569, in the Office of the County Recorder of Mohave County, situated in Section 35, Township 19 North, Range 22 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described by the following parcel designations:

All of Parcels L, M, N, O, P, Q, R, N-N and W-W) together with Parcel L-L, EXCEPT the following described portion:

BEGINNING at the Southeast Corner of Lot 52, Block H of said Tract 4076-B; Thence North 47 degrees, 52 minutes, 22 seconds West along the South line of said Lot 52, a distance of 105.00 feet to the Southwest Corner of said Lot 52; Thence South 48 degrees, 07 minutes, 28 seconds West along the southerly prolongation of the West line of said Lot 52, a distance of 15.10 feet; Thence South 47 degrees, 52 minutes, 32 seconds East a distance of 106.59 feet; Thence North 42 degrees, 07 minutes, 28 seconds East a distance 15.02 feet to the POINT OF BEGINNING.

Also EXCEPT:

BEGINNING at the Northwest Corner of Lot 15 of said Block H; Thence South 23 degrees, 37 minutes, 36 seconds West along the west line of said Lot 15 a distance of 100.01 feet to a point on the North right of way line of Desert Lakes Drive; Thence North 66

(Continued)

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Case No. 11-13850

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 BK 2266 PG 479 (FILE# 11-13850)

LEGAL DESCRIPTION (continued)

degrees, 22 minutes, 24 seconds West along said North right of way line a distance of 9.98 feet; Thence North 23 degrees, 37 minutes, 36 seconds East a distance of 100.64 feet to the Westerly prolongation of the North line of said Lot 15; Thence South 62 degrees, 45 minutes, 23 seconds East along said Westerly prolongation a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel K-K, EXCEPT the following described portions:

BEGINNING at the Northwest Corner of Lot 86, Block F, of said Tract 4076-B; Thence South 89 degrees, 56 minutes, 01 seconds East along the North lines of Lot 86 through 83 of said Block F a distance of 240.00 feet; Thence North 56 degrees, 18 minutes, 10 seconds East a distance of 55.31 feet to a point of non-tangent curve; Thence Northerly along the arc of said non-tangent curve to the right, the chord of which bears North 04 degrees, 51 minutes, 50 seconds East a distance of 25.93 feet, having a radius of 45 feet and central angle of 33 degrees, 37 minutes, 33 seconds a distance of 26.36 feet to a point of non-tangent line; Thence South 60 degrees, 30 minutes, 54 seconds West a distance of 60.00 feet; Thence North 89 degrees, 56 minutes, 00 seconds West a distance of 235.89 feet; Thence South 00 degrees, 03 minutes, 59 seconds West a distance of 27.00 feet to the POINT OF BEGINNING.

Also EXCEPTING therefrom:

BEGINNING at the Northwest Corner of Lot 75 of said Block F; Thence South 00 degrees, 07 minutes, 28 seconds West along the West line of said Lots 75 through 77 of said Block F a distance of 173.06 feet; Thence South 07 degrees, 31 minutes, 53 seconds West along the West line of said Block F a distance of 114.01 feet to a point on non-tangent curve; Thence Southwesterly along the arc of said non-tangent curve to the left, the chord of which bears South 43 degrees, 15 minutes, 54 seconds West a distance of 3.37 feet, having a radius of 45 feet and a central angle of 04 degrees, 17 minutes, 21 seconds a distance of 3.37 feet to a point of non-tangent line; Thence North 00 degrees, 07 minutes, 29 seconds East a distance of 288.58 feet; Thence South 89 degrees, 52 minutes, 31 seconds East a distance of 17.00 feet to the POINT OF BEGINNING.

And also EXCEPTING therefrom:

BEGINNING at the Southwest Corner of said Parcel K-K, having a point on the West line of said Southwest Quarter of the Southeast Quarter; Thence North 00 degrees, 04 minutes, 44 seconds East along said West line a distance of 19.36 feet; Thence South 89 degrees, 55 minutes, 17 seconds East parallel with the South line of said parcel K-K a distance of 374.75 feet; Thence South 67 degrees, 56 minutes, 04 seconds East a distance of 173.10 feet; Thence South 58 degrees, 12 minutes, 39 seconds East a

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 Case No. 11-13850

PAGE 5 OF 9
BK 2266 PG 676 (FEE#93-46338)

LEGAL DESCRIPTION (continued)

distance of 116.82 feet to the North line of Parcel V-V of said Tract 4076-B; Thence North 67 degrees, 56 minutes, 04 seconds West along the North line of said Parcel V-V a distance of 286.86 feet; Thence North 89 degrees, 55 minutes, 17 seconds West continuing along said North line of Parcel V-V a distance of 370.00 feet to the POINT OF BEGINNING.

And also EXCEPTING therefrom:

BEGINNING at the most Southerly Corner of Lot 5, Block "F"; Thence North 48 degrees, 11 minutes, 51 seconds West, along the Southwesterly Boundary of said Lot 5, 91.35 feet to a Point on a curve having a radius of 399.97 feet; Thence along said curve to the right, being on the Easterly right-of-way of Club House Drive, a distance of 10.00 feet; Thence leaving said right-of-way, South 46 degrees, 16 minutes, 20 seconds East, 93.14 feet; Thence North 32 degrees, 13 minutes, 16 seconds East 10.00 feet to the POINT OF BEGINNING. Also known as a portion of 5A, according to the parcel plat thereof, recorded in Book 7 of Parcel Plats, page 52, recorded April 21, 1993 at Fee No. 93-21160 in the Office of the County Recorder of Mohave County, Arizona.

AND also subject to:

The Southeast portion of Parcel K-K and the adjacent Parcels in Block F are now commonly collectively known as Tract 4076-D per plat filed on 10-17-90, No. 90-73298.

(Continued)

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MR. 2268 PG. 477 (FILE#93-4338)

LEGAL DESCRIPTION (continued)

NINETEEN Parcels of land as shown on the Land Survey Map recorded December 5, 1992 at Fee No. 93-520, land being portions of DESERT LAKES GOLF COURSE and ESTATES, Tract 4076-C, according to the plat thereof, recorded on May 23, 1990, at Fee No. 90-34030, in the Office of the County Recorder of Mohave County, situated in Section 36, Township 19 North, Range 22 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, more particularly described by the following parcel designations:

All of Parcels A, B, C, D, E, F, G, H, I, J, K, Y, Z, Q-Q, P-P, Q-Q, S-S and U-U; together with Parcel R-R, EXCEPT the following described portion:

BEGINNING at a point on the Northwest Corner of Lot 41, Block M of said Tract 4076-C; Thence South 89 degrees, 49 minutes, 47 seconds West along the North line of said Block M, a distance of 0.92 feet; Thence North 00 degrees, 10 minutes, 13 seconds West a distance of 31.44 feet, to the Southwest Corner of Lot 42 of said Block M; Thence North 89 degrees, 49 minutes, 47 seconds East along the South line of said Lot 42, a distance of 85.00 feet, to the Southeast Corner of said Lot 42, said Corner also being on the Westerly right of way line of Crystal Drive; Thence South 00 degrees, 10 minutes, 13 seconds East along said Westerly right of way line, a distance of 31.44 feet to the Northeast Corner of said Lot 41; Thence South 89 degrees, 49 minutes, 47 seconds West along the North line of said Lot 41, a distance of 84.08 feet, to the POINT OF BEGINNING.

(Continued)

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 BK 2244 P. 678 (FEE#93-16336)

LEGAL DESCRIPTION (continued)

A tract of Land located in the Northeast Quarter of Section 35, Township 19 North, range 22 West of the Gila and Salt River Base and Meridian, Mohave County, Arizona, described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter; Thence South 00 degrees, 04 minutes, 43 seconds West along the West line of said Northeast Quarter a distance of 661.79 feet to the North right-of-way line of Wishing Well Lane; Thence South 89 degrees, 55 minutes, 55 seconds East along said North line a distance of 865.81 feet to the beginning of a tangent curve, concave Southwesterly, the center of said curve bears South 00 degrees, 04 minutes, 05 seconds West a distance of 104.45 feet; Thence Southeasterly along the arc of said curve a distance of 53.27 feet through a central angle of 32 degrees, 30 minutes, 45 seconds to the POINT OF BEGINNING; Thence North 00 degrees, 05 minutes, 25 seconds East a distance of 306.52 feet; Thence South 89 degrees, 54 minutes, 35 seconds East a distance of 20.00 feet; Thence South 00 degrees, 05 minutes, 25 seconds West a distance of 290.00 feet; Thence South 77 degrees, 29 minutes, 38 seconds East a distance of 97.30 feet to the Northerly right-of-way line of Desert Lakes Drive; Thence South 58 degrees, 00 minutes, 00 seconds West along said Northerly line a distance of 65.00 feet to the beginning of a tangent curve, concave Northerly, the center of said curve bears North 32 degrees, 00 minutes, 00 seconds West a distance of 20.00 feet; Thence Westerly along the arc of said curve and said Northerly line a distance of 31.42 feet through a central angle of 90 degrees, 00 minutes, 00 seconds to the beginning of a reverse curve concave Southwesterly, the center of said curve bears South 58 degrees, 00 minutes, 00 seconds West a distance of 104.45 feet; Thence Northwesterly along the arc of said curve and the Northerly line of said Wishing Well Lane a distance of 46.34 feet through a central angle of 25 degrees, 25 minutes, 10 seconds to the POINT OF BEGINNING.

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Case No. 11-13850

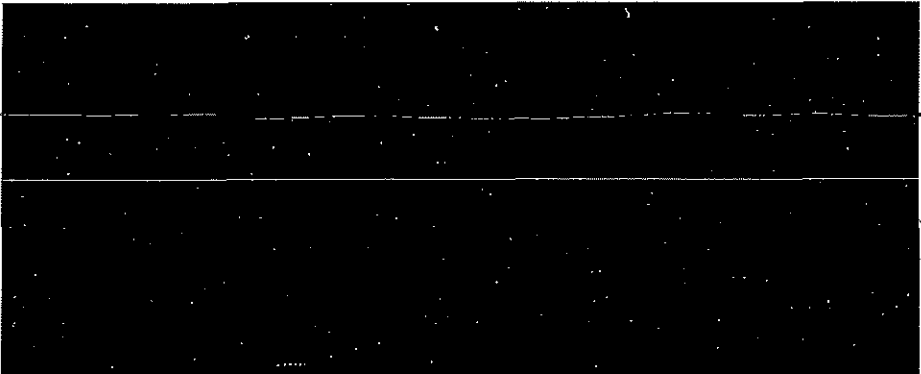


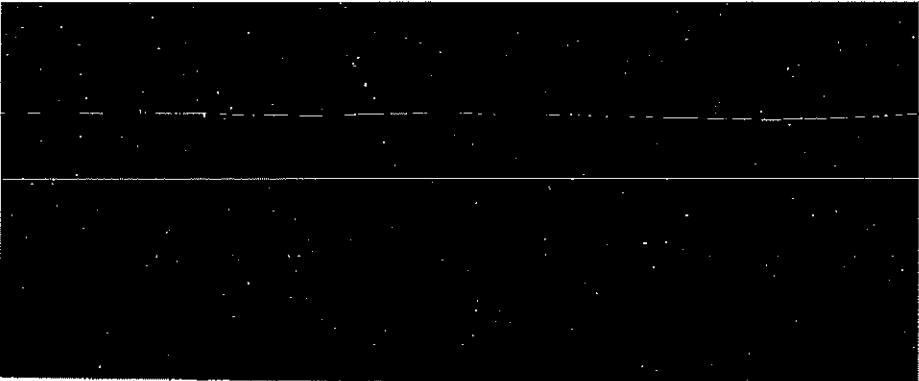
Exhibit "B" PAGE 8 OF 9
EX - 2245 P. 479 (FEE 497-4433)

Title Exceptions

EXHIBIT "B"



Unofficial



CASE NUMBER
11-13850

FIDELITY NATIONAL TITLE INSURANCE COMPANY
STANDARD COVERAGE POLICY
SCHEDULE B - PART II

POLICY NUMBER
36-

1. 1993 Taxes, a lien in an amount to be determined but not yet due or payable.
2. The liabilities and obligations against the said land by reason of its inclusion within the boundaries of the following districts: MOHAVE VALLEY ELEMENTARY SCHOOL DISTRICT, FORT MOHAVE MESA FIRE COMPANY DISTRICT, and MOHAVE VALLEY IRRIGATION and DRAINAGE DISTRICT.
3. Easement for public utilities as designated on the recorded plat of said subdivision. (affects DESERT LAKES GOLF COURSE AND ESTATES TRACT 4076-A)
4. Easement for public utilities as designated on the recorded plat of said subdivision. (affects DESERT LAKES GOLF COURSE AND ESTATES TRACT 4076-B)
5. Easement for public utilities as designated on the recorded plat of said subdivision. (affects DESERT LAKES GOLF COURSE AND ESTATES TRACT 4076-C)
6. Implied right of entry below a depth of 500 feet from the surface thereof, without right of surface entry to prospect for, mine and remove the same, below a depth of 500 feet, as reserved by Howard Petroleum, an Oklahoma Corporation in instrument recorded February 27, 1989 in Book 1817, page 367 of Official Records.
7. Effect, if any, of said land lying with a flood prone area.

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BK 2244 PG 450 (FEE#92-44338)

EXHIBIT B



Knight v. Ludwig, et al.
Mohave County Superior Court
Docket No. CV-2018-04003

EXHIBIT C

33-1802 Definitions

33-1802. Definitions

In this chapter and in the community documents, unless the context otherwise requires:

1. "Association" means a nonprofit corporation or unincorporated association of owners that is created pursuant to a declaration to own and operate portions of a planned community and that has the power under the declaration to assess association members to pay the costs and expenses incurred in the performance of the association's obligations under the declaration.
2. "Community documents" means the declaration, bylaws, articles of incorporation, if any, and rules, if any.
3. "Declaration" means any instruments, however denominated, that establish a planned community and any amendment to those instruments.
4. "Planned community" means a real estate development that includes real estate owned and operated by or real estate on which an easement to maintain roadways or a covenant to maintain roadways is held by a nonprofit corporation or unincorporated association of owners, that is created for the purpose of managing, maintaining or improving the property and in which the owners of separately owned lots, parcels or units are mandatory members and are required to pay assessments to the association for these purposes. Planned community does not include a timeshare plan or a timeshare association that is governed by chapter 20 of this title or a condominium that is governed by chapter 9 of this title.