

# Exhibit B

**AHWATUKEE LAKES  
SPECIAL MASTER REPORT  
JUNE 29, 2022**

**PROGRESS:**

- The greens on the back nine and the putting green have all been sprigged with Paspalum turfgrass and are growing in nicely. We will begin a regular fertilization and sand topdressing program to get them to fill in and level out.
- The tees on the back nine have all been sprigged with Tif Tuf Bermuda grass and are just now starting to show signs of greening up. These sprigs will take about a month to really fill in and smooth out. We will fertilize them along with the greens to push them along. Once we get more growth on the tee sprigs we will then start a light frequent sand topdressing program
- The green and tee surrounds on the back nine have been seeded with common Bermuda grass seed and are just now starting to germinate
- All the Par 3 fairways on the back nine have been seeded with common Bermuda grass
- The Par 4's (12, 15 and 18) will be seeded within the next week or so along with the driving range fairway pending availability of water
- The irrigation system on the back nine is operating slightly better as we get the pipes flushed out.
- The greens and tees on the front nine have been stripped of the old ryegrass and the sand has been spun with a bunker rake. They need a little more work and will then be ready for sprigging on July 11, 2022.

**PENDING WORK:**

- Continue watching the water and fixing irrigation heads. This is a constant battle with this system and we need 2-3 irrigators performing this task for the next few weeks as we continue to grow in both nines. At least two irrigators need to be on-site all day/every day making sure all the heads are turning and operating correctly. This is a critical task that needs to be a major focus until the grow in is complete
- The greens and tees on the front nine need have the finish grading completed as soon as possible as we prepare to sprig them on July 11, 2022. The timing of this sprigging is critical and prepping these tees and greens cannot be delayed
- Need to complete the seeding of the Bermuda grass on the remaining fairways on the back nine
- The front nine fairways and basically the entire front nine needs to be graded and cleaned up like we did on the back nine as soon as possible

- The lake edges on the large pumping lake need to be cleaned of all weeds and unwanted plant material as soon as possible.
- All the other lakes need to be cleaned as well
- The irrigation system on the front nine needs to be completely gone through in preparation for planting the grass in early July
- The large piles of ryegrass debris from the greens, tees and fairways on the front nine need to be hauled off, buried or turned into mounds later this summer
- The new wooden bridge on number nine tee is broken and needs to be fixed
- All the new wooden bridges need to have the boards screwed down better. The bolts don't appear to be long enough and these wooden bridges aren't secure
- The broken concrete cart paths need to be repaired sometime in July and August
- All the bunkers need to be completely cleaned out, edged and new sand installed in late July or early August. I want a nice two-inch lip cut into the green facing edge of all the bunkers
- The entire perimeter of the golf course all the way to the fence lines need to be cleaned of all wood chips, rocks, branches, debris and weeds in late July or early August and these areas need to be Gannon bladed and dragged with a steel drag mat to smooth them out and clean them up prior to opening the golf course

#### CONCERNS AND PROBLEM AREAS:

- The algae and aquatic weeds in the main pumping lake on the front nine is a major concern that needs to be addressed at the appropriate time and with the appropriate chemicals. This lake is getting infested with a high volume of aquatic weeds and algae that are reducing the water holding capacity of this important lake and could drastically affect our ability to have enough water to irrigate the entire golf course once all the grass is planted. Another important concern here is that we are trying to grow-in a golf course and a lake management vendor can't just come in and apply aquatic herbicides to this lake to kill the aquatic weeds because that treated water with herbicide in it could potentially kill the new turf grass that has and will be planted on the golf course once it is pumped out through the irrigation heads. The owner and management team need to get a plan put together immediately on how to address this. It is recommended that they meet with a reputable lake management company or two immediately to figure out how to find a window of opportunity to treat this lake
- The irrigation system and the amount of available water needed to grow-in a golf course continues to be a concern. It is imperative that the Lakes course is given enough water each day to keep the main pumping lake full of water so it is readily available for the grow-in. This has been somewhat of a challenge with trying to

balance the amount of water that the Lakes Course receives while competing with the amount of water that the Country Club desires. WE NEED MORE WATER ON A CONSISTENT BASIS MOVING FORWARD BECAUSE FAIRLY SOON BOTH NINES WILL HAVE GRASS PLANTED AND WE CAN'T AFFORD TO RUN OUT OF WATER.

- Consistent labor is getting more and more important as we grass the entire golf course. We need labor from the Country Club or one of the other golf courses in this system on a daily basis. We can't go one day without having labor from the other golf courses as there is a tremendous amount of work that still needs to be completed in a very short window of opportunity. We have met with management on this issue and they have committed to providing the necessary labor on a daily basis.
- The irrigators are going to continue to be a focus as we get more grass planted. This will mean that there will be more and more grass to water and watch constantly
- If any work needs to be done to the pump station or wells, it needs to be completed as soon as possible. This is critical to providing us with the necessary water and the pressure we need for the irrigation heads to operate correctly and efficiently.

Thanks, and let me know if anyone has any questions

Mark Woodward, CGCS  
Special Master