

Exhibit C

**AHWATUKEE LAKES
SPECIAL MASTER REPORT**

July 15, 2022

PROGRESS:

- The greens on the front nine have all been prepped and sprigged with Paspalum as of July 13, 2022. Once they start growing, we will begin a regular fertilization and sand topdressing program to get them to fill in and level out.
- The tees on the front nine have also all been sprigged with Tif Tuf Bermuda grass as of July 14, 2022. 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
- I want to thank Joe Traficano from West Coast Turf for the great job they did on the sodding and sprigging process.
- Mario continues to do a great job. He is working very hard, is dedicated and has a true passion for completing this project.
- The greens on the back nine including the putting green have all been topdressed with a heavy layer of sand for the first time. We will continue topdressing them almost weekly until they smooth out
- We will mow the back nine greens and the putting green for the first time on Friday, July 15, 2022 with walk greens mowers set at .250"
- We need to develop a regular mowing schedule. The greens should be mowed 3 times/week, the sodded areas should be mowed 3 times/week and once the tees grow in maybe mow them 2 times/week
- The green and tee surrounds on the back nine have been seeded with common Bermuda grass seed and are starting to germinate. Germination is a little spotty at this point
- All the fairways on the back nine have been seeded with common Bermuda grass and we need to get the irrigation system working better on all of them to get germination. A couple of the fairways are looking good (#12 and #17) and we should probably mow these two fairways in a week or so.
- We need to start getting consistent water on the fairways and green and tee surrounds on the back nine to improve germination of the Bermuda grass
- The irrigation system on the back nine is operating slightly better as we get the pipes flushed out.
- The irrigation system on the front nine is operating better than on the back nine at least on the greens and tees
- We had a new pump guy come out (Jessie Gregory) who made some adjustments on the pump station and was able to increase our pressure to about 100 psi

- Mario's staff along with the Country Club staff cleaned out all the weeds around the lakes which look much better
- On July 14, 2022 the electrician was able to get the other well pump hooked up and operational with temporary power from a generator. The permanent hook up to electrical with SRP is still pending but should happen in the next week or so. This increased the water flow into the pumping lake by an estimated 700-800 gallons/minute which will definitely help keep this lake full of water now that we have the entire course being planted
- The issue of getting consistent labor has been much better the last couple of weeks. Staff from the Country Club have been coming over every day and helping out which is greatly appreciated. We will continue to need this help for another few weeks as we grow in both nines, start maintenance practices like fertilizing, topdressing and now mowing of the new turfgrass and of course monitoring and repairing the irrigation system on a daily basis

PENDING WORK:

- Continue watching the water and fixing irrigation heads. This is a constant battle with this system and we need at least 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
- Need to get the irrigation system operating efficiently on all the fairways and the driving range on the back nine as soon as possible to ensure germination
- We need to get all the fairways on the front nine seeded with Bermuda grass by Friday, July 22, 2022
- We also need to start spot seeding the back nine in areas with poor germination. The irrigation system needs to be operation in these weak areas first
- The front nine fairways needed to be finished graded as soon as possible so we can plant Bermuda grass by July 22, 2022
- The lake edges on the large pumping lake and all lakes need to continue to be cleaned up now that the weeds have been removed
- The irrigation system on the front nine needs be completely gone through in preparation for planting the Bermuda grass by July 22, 2022
- 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 trash piles in the parking lot need to be hauled off
- 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
- As time permits and if we have extra staff, we need to start cleaning off all the cart paths
- 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 drug with a steel drag mat to smooth them out and clean them up prior to opening the golf course
- The graffiti in the 3 tunnels under 44th street needs to be addressed and removed at some point.

CONCERNS AND PROBLEM AREAS:

- Mark will be meeting with the representatives from H2ology which is a lake company to address the algae and aquatic weeds in the main pumping lake. This will take place early next week
- We need to follow through and get the well pump hooked up permanently to an electrical power source and not rely on the generator for too long. Terry is working with SRP on this issue
- The irrigators are going to continue to be a major focus as we get more grass planted. This will mean that there will be more and more grass to water and watch constantly
- We need to continue to reseed and baby sit the areas in the fairways and around the greens and tees that don't have good germination. Our goal is to get as consistent of a stand of Bermuda grass as we can prior to September 1, 2022.
- Management needs to start developing a organizational plan to staff this golf courses with a team of maintenance employees. We are getting to the point where we have to start mowing the newly planted grass on a consistent basis. This needs to be a dedicated team of employees that is supervised by a qualified superintendent or assistant superintendent and not just bringing staff over from the Country Club. If you try to bring staff over from the Country Club to maintain the Lakes Course both courses will suffer.
- Management needs to also start the process of developing a dedicated maintenance budget for the Lakes Course. Again, this can't just be the as an after-thought from the Country Club.

Thanks, and let me know if anyone has any questions

**Mark Woodward, CGCS
Special Master**