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Benchmark
Landscape, Inc.
CSL #480342

Benchmark
Landscape Development, Inc.
CSL #628443

Benchmark
Landscape Services, Inc.
CSL #628449



September 19, 2007

Dewayne Frost
Belsera HOA
c/o Castle Breckenridge Management
5185 Comanche Dr. Suite D
La Mesa, CA 91941

RE: September 2007 Landscape Walk Through

Present: Benjamin Penning – Benchmark Landscape
Toni Wanic – Belsera
Luann Good – Belsera
Dewayne Frost – Castle Breckenridge

Action Items

1. Sweep out pool room at the lower pool.
2. Remove all Xlysona suckers along Portobelo Drive.
3. Replace one dead Boxwood hedge located at the lower pool. Remove all weeds and check irrigation in this area. **No Cost**
4. Clean up all Date Palms at lower pool.
5. Lower and trim large Escalonia hedge growing on the path near the upper pool.
6. Use Merit on the Hibiscus at the upper pool.
7. Use palm plus fertilizer on all palms that need it.
8. Dead head Canna at the upper pool.
9. Add mulch in all small planters that do not have any plant material, about one yard. **\$50.00**
10. Trim the Silverberry and the Tecomeria that are growing on the large slope in upper Belsera.
11. Stake two trees located at 11396 CPC on the turf area.
12. Plant one 5 gallon Privit in front of unit 11346 CPC. **\$20.00**
13. Increase water and fertilize Daylilies on the top part of the Portobelo slope.
14. Use 20-20-20 fertilizer on all Begonias.
15. Spray the Bermuda grass that is growing through the Honeysuckle on Portobelo with Envoy.
16. Fill in slope with four flats purple Lantana and four flats Honeysuckle. **Material Extra**
17. Remove the dead Begonias on the first entrance. Replace with one flat pink ivy geraniums. **\$35.00**
18. Remove three old woody Photinia hedges located near the second entrance.
19. Add (3) 5 gallon Abelia located near the second entrance. **\$60.00**
20. Plant one 5 gallon Bougainvillea on a trellis on the mailboxes located near the second entrance. **\$30.00**
21. We have many Rhapsiolepis shrubs at the shop that we are selling for \$7.00 each. Usually we charge about \$20.00 per plant. There are several places around the property that could use a couple of these plants to fill in. We could easily use 40 of these plants. I can spot them or a representative from Belsera can spot them. **\$280.00**

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- 22. Replace two Salvia across from unit 11186 P. **No Cost**
- 23. Add three flats of Vinca near unit 11186 P. **No Cost**
- 24. Install one bubbler at the base of each new tree that was planted at Belsera. We will tie these bubblers into the existing irrigation system. **\$570.00**
- 25. More maintenance needed behind unit 11292 P. Remove all Xylsoma suckers, trim ivy, weed whip grass behind shrubs, check irrigation, remove trash, and add one 5 gallon Escalonia that is missing. **\$20.00**
- 26. We will start planting several small finger planters in between driveways each month. Many of these planters do not have anything in them. We will only charge for materials and it will be done on maintenance time. We will start at upper Belsera and work our way down. The first units will be 11356, 11350, 11386, 11346, 11340 and 11396 CPC. These will be planted with Blue Fescue and the cost will be about \$100.00.
- 27. Remove the small turf area in front of unit 11160 P and replant with one flat ivy. **\$20.00**
- 28. Maintenance areas for the month of August and September:
 - a. Week of 9/17 **A and H**
 - b. Week of 9/23 **G and C**
 - c. Week of 10/1 **D and F**
 - d. Week of 10/8 **E and B**
 - e. Week of 10/15 **A and H**

Total For Items #9, 12, 17, 19, 20, 21, 24, 25, and 27: \$1,085.00

The above noted action items will be completed in a timely manner. Extras will be completed upon written authorization. If you have any questions, please call.

Sincerely,

Benjamin Penning
Account Manager
858-864-7043

Authorized Signature

Date