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March 21, 2007

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

RE: March 2007 Landscape Walk Through

Present: Benjamin Penning – Benchmark Landscape
Edward Drobnicki – Benchmark Landscape
Karen Otter – Castle Breckenridge Management
Maxine Quinn – Belsera
Wanda Arsulich – Belsera
Dave Ephron – One Tripp Tree Service

Benchmark
Landscapes, Inc.
CSL #480342

Benchmark
Landscape Development, Inc.
CSL #828448

Benchmark
Landscape Services, Inc.
CSL #828449

Action Items

1. Prune all hedges into a natural shape. Do not shear hedges.
2. Trim all ivy off sidewalks, buildings and trees.
3. Bradford Pear tree in front of unit 11158 is leaning on a light post. Follow up with One Tripp to fix problem.
4. Prune sides of Lantana in front of unit 11340-1 right away. Wait until the end of April to prune the top of the plant.
5. Check irrigation behind garage across from unit 11340-1. If water is still leaking into garage from behind a drain will need to be installed.
6. Spray crack weeds around property.
7. Spray broadleaf weeds in turf areas.
8. Juan, the foreman at Belsera found a rattlesnake behind unit 11370. Be sure to watch for more rattlesnakes as weather warms up.
9. A tree root is lifting up the driveway exit onto Caminito Playa Cancun. May need to grind concrete to smooth area.
10. Palm fronds over fireplaces to be addressed in annual tree trimming proposal.
11. Aerate all turf areas and fertilize afterwards.
12. Send grant proposal ASAP.
13. Send proposal for drainage issue behind garage across from unit 11242.

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



Authorized Signature

03-21-07
Date

