

2 0 1 1

Property Maintenance Division



P R O P E R T Y M A I N T E N A N C E

www.myfourseasons.com

6 1 0 - 6 0 8 - 7 9 2 1

EXTERIOR PROPERTY MAINTENANCE

Four Seasons Property Maintenance

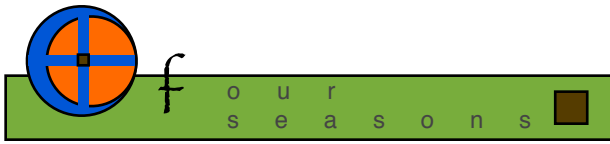
We are a full service, owner operated, Malvern based business servicing the Commercial and Residential market for Sixteen years.

We are dedicated to the improvement, restoration, and maintenance of commercial, institutional and residential properties. Providing an unparalleled quantity and quality of services in our tri-county area. We will customize your maintenance needs for a hassle free project or season.

We have an upfront pricing policy and a 100 % satisfaction guarantee. We are committed to raising the standard in servicing our customers, executing projects and programs with great detail, and using the best available products for a flawless relationship.

We look forward to servicing you.

Thank you



1. Lawn Care

- 1.1 Weekly Cutting
- 1.2 Fertilizing
- 1.3 Related Landscape Services
- 1.4 Mulch
- 1.5 Decorative Stone
- 1.6 2010 - 2011 Price Guide

2. Asphalt Maintenance

- 2.1 Sealcoating
- 2.2 Why Sealcoat
- 2.3 Crack Filler
- 2.4 Related Services
- 2.5 2010-2011 Price Guide

3. Line Painting

- 3.1 Line Painting
- 3.2 Parking Stalls, Templates
- 3.3 Traffic Patterns, Curb Painting & Industrial Safety
- 3.4 2010-2011 Price Guide

4. Power Washing

- 4.1 Driveways & Parking Lots
- 4.2 Patio & Walkways
- 4.3 Related Services
- 4.3 Mildew Removal & Wall Washing
- 4.4 2010-2011 Price Guide

5. Snow & Ice Storm Management

- 5.1 Snow Plowing
- 5.2 24 / 7 Plowing and Shoveling Service
- 5.3 Salt or Calcium
- 5.3 Related Services
- 5.5 2010-2011 Price Guide

6 Programs & Packages

- 6.1 Program Details
- 6.2 Package Details



Striping
is a result of several things:

- grass quality
- grass specie
- equipment used
- alternating repetitive process



Cutting Service
weekly service includes:

- cutting grass
- trimming
- debris clean up
- debris removal



SERVICE PROGRAM
&
PACKAGES

SCHEDULE AN APPOINTMENT
AND TOGETHER WE WILL
DESIGN A MAINTENANCE
PROGRAM THAT WILL REFLECT
YOUR PROPERTIES IMMEDIATE
AND FUTURE NEEDS.

610.608.7921
JOSEPH@MYFOURSEASONS.COM

Notes:

Our 7 Service Lawn Enhancement Plan:

- 1st: Fertilizer and Crab Grass Killer
- 2nd: Lime Application
- 3rd: Fertilizer and Broad Leaf Killer
- 4th: Lime Application
- 5th: Bug and Grubs Killer
- 6th: Lime Application
- 7th: Winterize Treatment

F e r t i l i z e r

1.2

Scheduled Lawn Care Services

- Weeding Ornamental Beds
- Edging Beds
- Tree Pruning
- Hedge Trimming
- Spring and Fall Clean up
- Top Soil
- Seeding
- Planting
- Leaf Collection

R e l a t e d
S e r v i c e s

1.3

Triple Shredded



Black Dyed



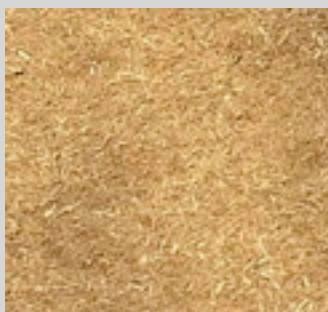
Brown Dyed



Licorice



Playground Mulch



Bark Mulch



M u l c h

Notes:

3/8 Delaware River Rock



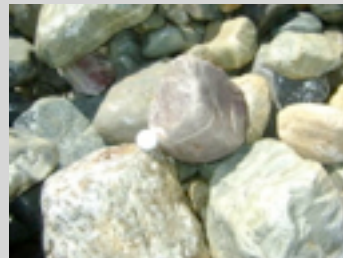
Delaware 3/4 River Rock



Delaware 1 1/2" River Rock



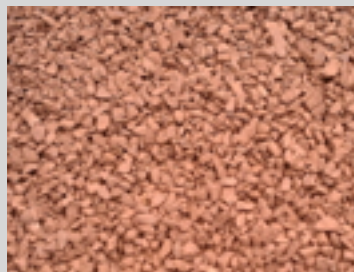
3" to 5" Delaware River Rock



3/4" Red Gravel



3/8 " Red Gravel



Notes:



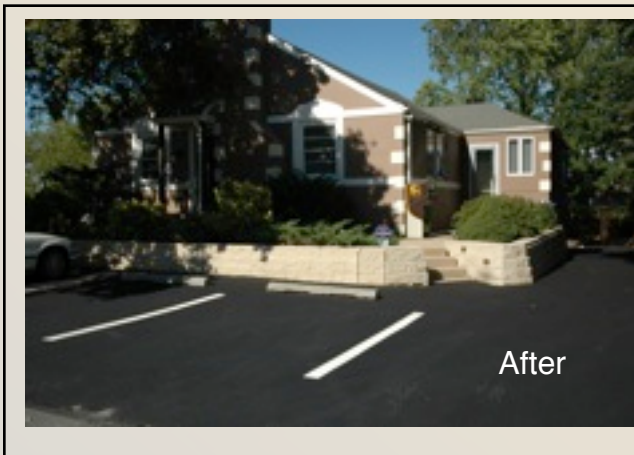
Lawn Care Service Price Guide 2010-2011

Service	Frequency / Season	Cost / Frequency
Lawn Cutting	Weekly	\$60 + 25.00 / Acre
Mulch	Yearly	105.00 / Cubic Yard*
Decorative Stone	as needed	Estimate
Edging	Bi-Monthly	\$ 30.00 / Hour / Man
Tree Pruning	Bi-Seasonal	\$ 30.00 / Hour / Man
Fertilizing	Monthly	\$50.00 + \$ 70.00 / Acre
Lime Treatments	Monthly	\$50.00 + \$ 50.00 / Acre
Weeding	Monthly	\$ 30.00 / Hour / Man
Spring Clean-up	Yearly	\$ 30.00 / Hour / Man
Leaf Collection	Yearly	\$ 30.00 / Hour / Man
Top Soil	as needed	\$ 95.00 / Ton
Planting	as needed	\$ 30.00 / Hour / Man**

* Pricing includes: Material costs and Installation
 **Planting does not include plant, tree or shrub costs.

Lawn Care

Prices listed above are commercial prices **without** program or packages discounts. Seasonal Commitments, Combined Seasonal Commitments, or Yearly Programs have greater savings.



Protecting Asphalt

Restore The vital oils to your asphalt, extending the life of your driveway or parking lot.

Prevent gas, oil, and road salt from penetrating surface while enhancing your property's curb appeal with a new looking appearance.

please see article on reverse side.

**SERVICE PROGRAM
&
PACKAGES**

SCHEDULE AN APPOINTMENT AND TOGETHER WE WILL DESIGN A MAINTENANCE PROGRAM THAT WILL REFLECT YOUR PROPERTIES IMMEDIATE AND FUTURE NEEDS.

**610.608.7921
JOSEPH@MYFOURSEASONS.COM**

Asphalt Maintenance

Notes:



Sealcoating your asphalt parking lot or driveway will protect your expensive asphalt investment saving you thousands of dollars. This simple periodic maintenance can double the life of your pavement and reduce the likelihood of larger repair issues, while providing a jet-black finish for your asphalt that will beautify your home or business. **This simple, low-cost procedure can save you a significant amount of money in the long run by eliminating the need for more extensive and costly types of services such as asphalt repairs, paving, asphalt overlay and crack repairs.** Sealcoating asphalt pavement with coal tar emulsion sealer slows pavement deterioration by protecting against the enemies of a parking lot or driveway.

The three major elements that deteriorate asphalt are:

1. Sun and Oxidation: Sealcoating prevents oxidation and resists ultraviolet rays. Asphalt pavement begins to deteriorate almost as soon as it is placed. As the pavement is exposed to oxygen, the asphalt binder (tar) hardens. This hardening results in a brittle surface that eventually cracks. Cracks in the pavement enable oxygen and rainwater to penetrate the pavement, often into the sub base, weakening it and reducing the pavement's strength. Sealcoating protects the surface and fills surface voids, reducing pavement's exposure to oxygen and water and extending pavement life.
2. Water and Ice: Sealcoating resists water & ice. The sealer provides a protective shell that prevents water from penetrating through the asphalt. Water will soften the base causing larger more expensive repairs such as sink holes, depressions and cracks. In colder climates, the water will freeze and expand which will create pot holes and cracks throughout the asphalt. Sealcoating your parking lot or driveway can save you a significant amount of money by preventing water and ice from penetrating the asphalt surface.
3. Oil & Gas Spills: Sealcoating resists oil and gas spills. This is especially important on driveways and parking lots where cars are parked or worked on. Oil and gasoline soften asphalt. A professional-grade coal tar sealer contains additives that enable it to resist any such leaks. By filling surface voids, sealcoating also reduces the depth to which oil or gas can penetrate the pavement.

Sealcoating will help protect the asphalt from harmful elements and enhance the curb appeal of your home or business.



Crack repair under 1/2"

cold, quick drying, black, flexible, filler is used.

Crack Repair over 1/2"

Hot fill application is required.



Crack
Repair

2.3

Sealcoating Services

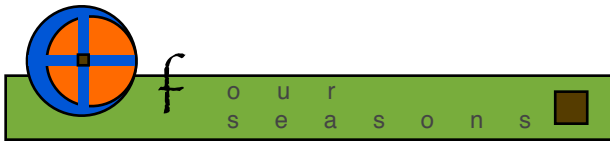
- trimming vegetation from edges of asphalt
- remove debris
- power washing if necessary
- stain blocking
- crack fill
- 2 year coating
- 5 year coating*

* conditions apply

Line painting... continue to Section 3

Related
Services

2.4



Asphalt Maintenance Service Price Guide 2010-2011






Service	Rates
Power wash Asphalt: with commercial asphalt degreaser	40 cents / square foot
Oil Spot Primer:	\$ 2.50 / square foot
Crack Repair: (cold)	\$ 1.75 lineal foot
Crack Repair: (Hot)	\$ 2.75 lineal foot
Sealcoat (under 25,000 sq. ft.)	18 cents / square foot
Sealcoat (25,000 to 50,000 sq. ft.)	15 cents / square foot
Sealcoat (50,000 to 100,000 sq. ft.)	12 cents / square foot

* Pricing includes: Material costs and Installation. Removal of debris, and 100 % satisfaction guarantee.

Prices listed above are commercial prices **without** program or packages discounts. Seasonal Commitments, Combined Seasonal Commitments, or Yearly Programs have greater savings.

Asphalt Maintenance

2.5

	
	
	<p><u>SERVICE PROGRAM</u> & <u>PACKAGES</u></p> <p>SCHEDULE AN APPOINTMENT AND TOGETHER WE WILL DESIGN A MAINTENANCE PROGRAM THAT WILL REFLECT YOUR PROPERTIES IMMEDIATE AND FUTURE NEEDS.</p> <p>610.608.7921 JOSEPH@MYFOURSEASONS.COM</p>

L i n e P a i n t i n g s

Notes:



Templates

3.2

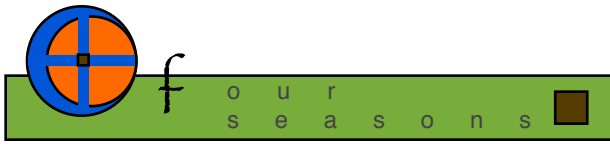
Line Painting Services

- Parking Stalls: Single or Double
- Templates: Standard or Custom
 - Handicap
 - Reserved
 - No Parking
 - Visitor
 - Company Logo
- Traffic Patterns
 - Arrows
- Numbering
- Curb Painting
- Industrial Safety

Standard and Custom Colors Available

Related Services

3.3



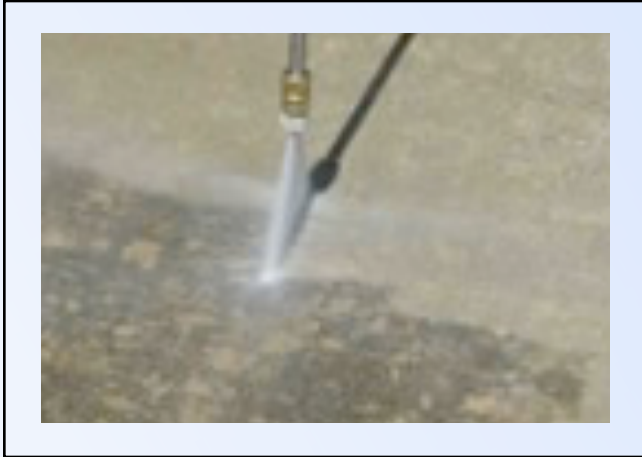
Line Painting Service Price Guide 2010-2011

Service	Description	Rates
Standard 4" line	Standard Color	1.25 / lineal foot
Standard 4" line	Custom Color	\$1.50 / lineal foot
Standard Template (up to 36")	Standard Color	\$ 35 / color / template
	Custom Color	\$45 / color / template
Custom Template*	Standard Color	\$ 35 / color / template
	Custom Color	\$45 / color / template
Curb Painting	Standard Color	\$3.75 / lineal foot
	Custom Color	\$ 5.00 / lineal foot
Industrial Safety		Quote as needed

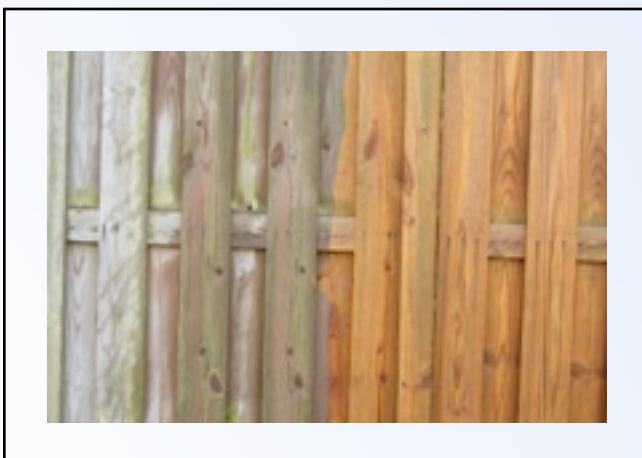
* Custom template: additional one time charge for template

Line Painting

Prices listed above are commercial prices **without** program or packages discounts. Seasonal Commitments, Combined Seasonal Commitments, or Yearly Programs have greater savings.



Pressure washing, is the growing application of high pressure water spray. Produced by specially designed pumps, this spray is a hundred times more powerful than the typical garden hose. On concrete, asphalt, stone, and other surfaces, it is used to remove unsightly mold, bubble gum, and other dirt stains. Wooden decks are returned to the look of new wood, void of graying and fatigued finishes. And on houses, the appearance of siding (namely aluminum and vinyl), is greatly improved by removing pollution, mildew, and other signs of neglect



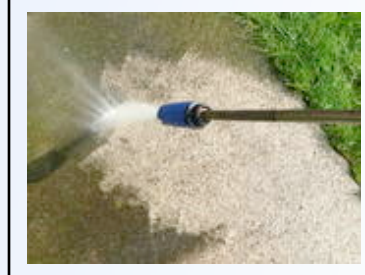
SERVICE PROGRAM
&
PACKAGES

SCHEDULE AN APPOINTMENT AND TOGETHER WE WILL DESIGN A MAINTENANCE PROGRAM THAT WILL REFLECT YOUR PROPERTIES IMMEDIATE AND FUTURE NEEDS.

610.608.7921
JOSEPH@MYFOURSEASONS.COM

Power Washing

Notes:



Patio &
Walkways

4.2

Power Washing Services

- Horizontal Surfaces
 - Parking Lots
 - Walkways
 - Stairs
- Vertical Surfaces
 - Fences
 - Walls
 - Curbs

Related
Services

4.3



Power Washing Service Price Guide 2010-2011

Service	Description	Rates
Power Wash	Horizontal Surface	35 cents / square foot
Chemical Application	Degreaser	40 cents / square foot
Chemical Application	Mold & Mildew	40 cents / square foot
Power Wash	Vertical Surface**	50 cents / square foot
Chemical Application	General Cleaner	60 cents / square foot
Chemical Application	Mold & Mildew	60 cents / square foot

* Pricing assumes water source is available at site.
 * * Price up to 20 feet above elevation

P o w e r W a s h i n g

Prices listed above are commercial prices **without** program or packages discounts. Seasonal Commitments, Combined Seasonal Commitments, or Yearly Programs have greater savings.



We are a full service snow and ice storm management company. We offer pre-treatment service, during storm service and after storm service. Our crews will plow and salt, shovel and apply calcium, and remove snow off site if necessary. The commercial lots and walkways we service are cleared, clean, during and showing asphalt and curbs, within hours of storm ending. We also offer a priority service, which quickens clearance times. We do not over commit our services we purchase equipment and manpower that enables us to provide such a high level of service.

**SERVICE PROGRAM
&
PACKAGES**

**SCHEDULE AN APPOINTMENT
AND TOGETHER WE WILL
DESIGN A MAINTENANCE
PROGRAM THAT WILL REFLECT
YOUR PROPERTIES IMMEDIATE
AND FUTURE NEEDS.**

610.608.7921

Specializing in snow removal for businesses located in Chester County, Pa, with equipment to manage significant accumulation and multiple visits during a storm.



24 / 7
Service

5.2

Snow & Melt Services

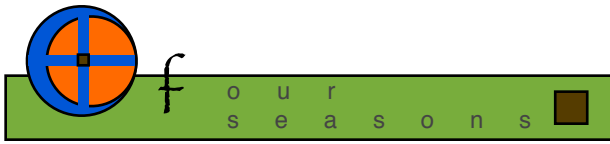
- Snow Plowing
- Shoveling
- Melt
 - Rock Salt
 - Calcium
 - Magnesium
- Pre storm applications (asphalt)
- Pre Storm applications for walks
- Automatic Service from dusting to accumulation
- On or Off Site Removal Available

Snow & Melt Clients

- Corporate Office Buildings
- Retail Shopping Centers
- Banks
- Industrial Properties
- Large Parking Areas
- Institutional Facilities
- Restaurants
- Churches
- Municipal

Related
Services

5.3



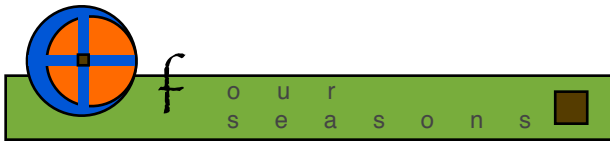
Snow & Melt Service Price Guide 2010-2011

Service	Description	Rates
Brine Treatment	Spray brine treatment	\$60 + .75/ gal
Pre Melt	Rock salt & Calcium Mix	\$ 1.50 / Lb
1st Rock Salt	Priced Per Pound	\$ 1.25 / Lb
2nd + Rock Salt	Priced per Pound	\$1.00 / Lb
Snow Plow Rates	Priced Per Inch	Please Contact
Walkways	Shovel	Please Contact
Melt (Ca or Mg)	Priced Per Pound	\$ 1.75 / Lb
High Priority Service	During Storm	Please Contact

Snow & Melt Services and Pricing will be clearly defined once scope of needed services are explained. Complete, written estimate will be generated detailing service per inch pricing.

Prices listed above are commercial prices **without** program or packages discounts. Seasonal Commitments, Combined Seasonal Commitments, or Yearly Programs have greater savings.

S
n
o
w
&
M
e
l
t



Programs 2010-2011

Programs: Programs are Designed Pre- Seasonally to accommodate your property's monthly and yearly needs. Services will be implemented throughout season on a predetermined schedule, requiring less micromanagement on your behalf.

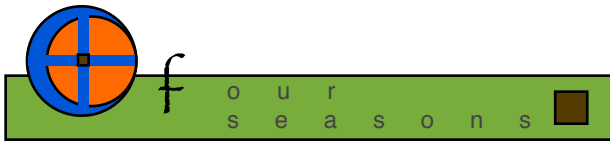
Program	Discount
<ul style="list-style-type: none"> • Platinum Program: Engage in a Maintenance Schedule Using all Five Services Throughout the Same Calendar Year. 	10% Off All Services
<ul style="list-style-type: none"> • Gold Program: Engage in a Maintenance Schedule Using Three of our Services Throughout the Same Calendar Year. 	10% Off 2nd & 3rd Service
<ul style="list-style-type: none"> • Silver Program: Engage in a Maintenance Schedule Using Two of our Services Throughout the Same Calendar Year. 	10% Off Second Service
YEARLY ENROLLMENT FEE:	Platinum: \$400.00 Gold: \$300.00 Silver: \$250.00

Guarantee We guarantee that you will save, in our discounts alone, a minimum of double the enrollment fee, or we will REFUND 100% of the enrollment fee !

Benefits of Programs:

- Greater discounts
- Save Time, Money and Energy
- Increase Your Company's Productivity
- Priority Service
- No Management Fees

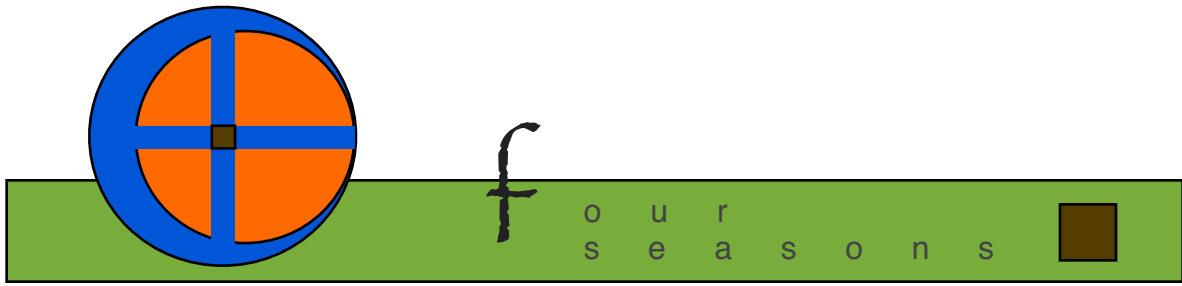
P a c k a g e s
&
P r o g r a m s



Packages 2010-2011

Packages: Packages are the combination of services that are not scheduled, or committed to prior to the season. Packages enable our customers to have access to our services on an as needed bases. When used in any combinations, discounts will apply.

Packages	Discount
<ul style="list-style-type: none"> • Single Service: Engage in a Single Project in one calendar year. We will Match any written legitimate commercial contractor pricing. 	N/A
<ul style="list-style-type: none"> • Two Services: Engage in Two Services in the same calendar year. 	5% Off Second Service
<ul style="list-style-type: none"> • Third Service: Engage in Three Services in the same calendar year. 	5% off Second Service 5% off Third Service
<ul style="list-style-type: none"> • Fourth, and More: Engage in Four or More Services in the same calendar year. 	10% off all services after Third



P R O P E R T Y M A I N T E N A N C E

DIVISION OF

JOSEPH D'AMBRO
COLLECTION

I N C

WWW.MYFOURSEASONS.COM

Joseph