

EXHIBITS

EXHIBIT 2

Turf Installation Letter
Dated March 24, 2021



YOUNG'S

Landscape Management, Inc.

residential & commercial landscape services

March 24, 2021

Lisa Meglino
21 Wildcat Ave.
Marlton, NJ 08053
215 [REDACTED]

Dear Lisa,

Please review the following recommendation for the synthetic turf for backyard. If there is anything else that you need me to address, please do not hesitate to ask.

SYNTHETIC TURF INSTALLATION

- Level and grade existing subgrade
- Compact subgrade with 5000lb plate tamper
- Install approximately 2,790 SQFT of geotextile fabric with waste
- Install approximately 6 tons of DGA around pool edge
- Compact subgrade with 5000lb plate tamper
- Install approximately 20 tons of screenings for base
- Compact screenings with 5000lb plate tamper
- Install 2,790 SQFT of synthetic turf with waste (eight-year manufacturer warranty)
- Nail perimeter with 6" galvanized nails every 1.5'
- Glue all seams with turf claw adhesive and oxco seaming cloth
- Infill turf with approximately 3 tons of sand
- Use existing river jack to bury the turf edge
- Dispose of all debris generated from this project

Notes:

- Customer will remove fence for machine access to back yard
- We will place mats on the turf in the front yard to gain access to the backyard.
- We will need access to the driveway for our materials. We will protect the driveway with a tarp.

INSTALLATION W/ BERMUDA BLEND CX133 \$21,425.00 LM initial

INSTALLATION W/ KENTUCKY BLUE PLUS CX134 \$23,250.00 LM initial

SUPPLY EXTRA ROLL FOR FUTURE USE

INSTALLATION W/ BERMUDA BLEND CX133 \$2,785.00 LM initial

INSTALLATION W/ KENTUCKY BLUE PLUS CX134 \$3,265.00 _____ initial

Please initial turf selection, sign and return one copy with 1/3 deposit. Thank you

Accepted by: Lisa Meglino Date: 4/10/21

Young's Representative: [Signature] Date: 3/24/21
Mike Covert

Terms & Conditions

The following terms and conditions are a part of the confirmation of work to be performed by Young's Landscape Management, Inc., and with the information on the previous pages, constitute the entire agreement.

PRICING: The pricing contained in this contract is valid for acceptance for a period not to exceed one hundred twenty (120) days.

PERFORMANCE BY YOUNG'S LANDSCAPE MANAGEMENT, INC.: Work crews will arrive at the job site unannounced unless otherwise noted herein. Young's Landscape shall attempt to meet all performance dates but shall not be liable for damages due to delays for inclement weather or other causes beyond its control. The customer shall not be relieved of his responsibility because of delays.

SCHEDULING & COMPLETION: This project will be completed within 90 days of the date this contract is executed, unless otherwise noted in this agreement, by a change order or by a construction schedule being attached as an amendment.

WORKMANSHIP: All work will be performed in a professional manner by experienced personnel, outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated, Young's Landscape will remove wood, brush, and debris incidental to the work.

LIMITED PLANT WARRANTY: We guarantee our plants to be true to name and reasonably free to injurious pest and disease at the time of installation. We guarantee the plants we provide, and install will live for one year from the date of installation providing that they are properly irrigated, and proper watering is followed as per the watering instructions provided. Plant material shall be hand watered during the critical planting period depending on the site conditions. During the summer months, watering is based on weather or drought conditions. There is no warranty on any plant material on properties or areas that are not irrigated. Watering is the responsibility of the owner. The plant material becomes the owner's responsibility upon completion of the installation. All newly installed plant material must be maintained against vandalism, animal damage, insect and disease, winter damage, severe weather conditions or acts of nature, etc. during the guarantee period for the warranty to remain valid. Should any newly installed tree or shrub show signs of stress or appear to look unhealthy the owner must notify Young's Landscape Management immediately for the warranty to remain valid. Should a plant die outside of the above parameters described we will provide, at no cost to the owner a plant of equal value. There is no warranty on sod, seeding, transplants, perennials, bulbs, potted plants, ground cover or annuals. Local and state declared drought restrictions will void all warranties.

HARDSCAPE WARRANTY: Five-year warranty covering labor and materials, for all stonewall and concrete paver construction. Natural Stone products will vary in color and contain imperfections and irregularities. These variations and imperfections are not covered. Requests to replace these items will be billed as a change order. Warranty does not include normal surface wear. Efflorescence (a white, chalky substance) may appear on the surface of clay brick, concrete pavers or any other porous building material. Naturally occurring salts found in soil, water, sand, gravel and cement are dissolved by rain and groundwater. This moisture is drawn to the surface of the stone where it evaporates, leaving the salts behind as a white haze. Although unattractive, the process is completely natural and in no way damages the stone and will dissipate over time.

LIGHTING WARRANTY & RESPONSIBILITIES: Non-LED lamp replacement, photocells and the timer devices are excluded from all warranties. NOTE: Young's suggests the transformer, powering the lighting system plug into an independent outlet with a dedicated breaker switch in the electric panel. This needs to be performed by a licensed electrician and is not included in our contract. *Coastal Source materials added to an existing non-Coastal Source system have a 5-year warranty. Residential Warranty on Coastal Source fixtures, wiring, connectors, LED lamps, modules and accessories have a 5-year manufacturer's warranty. Commercial Warranty on Coastal Source fixtures, wiring, connectors, LED lamps, modules and accessories have a 2-year manufacturer's warranty. All THIRD-PARTY products bear their original manufacturer's warranty. All Coastal Source complete systems have a lifetime manufacturer warranty. Labor rates will be applied for any replacements parts and maintenance related issues after 1 year from the installation date.

Rev.3/03/20

Terms & Conditions Page 2

PONDS & WATER FEATURES: One-year warranty covering labor and materials. Warranty void because of neglect or abuse of the liner or other components. Manufacturer's warranties may extend on all components, labor is not included.

SYNTHETIC TURF WARRANTY: Two-year warranty covering labor and materials for all synthetic turf base construction. All synthetic turf is covered by a manufacture's limited warranty. See the manufacture's applicable terms for specific details.

EXCLUSIONS FOR ALL WARRANTIES & GUARANTEES: Young's Landscape Management, Inc. assumes no responsibility for problems or damages due to (1) natural causes, (2) unseen, unknown, or concealed conditions, (including, but not limited to rock, water, clay, fill dirt or other obstacles encountered in excavation or installation), (3) any conditions or cause beyond Young's control including but not limited to, weather conditions, vandalism, acts of God, war or civil disturbance. **NOTE: All warranties are void if strict adherence to the terms of payment is not followed.**

INSURANCE: Young's Landscape Management, Inc. is insured for liability resulting from injury to persons or property, and Workers Compensation Insurance covers all its employees.

TERMS OF PAYMENT: A 1/3 deposit is required at contract signing, 1/3 required the first day of the job, and the balance upon substantial job completion. Young's Landscape has the right to stop work if terms of payment are not met. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection including, but not limited to, attorney fees and court costs. A service charge of two (2) percent per month (24% annually) shall be charged on payments not received within 30 days of invoice date. If terms are not enforced immediately, Young's does not waive future enforcement of all terms. For this contract, "substantial completion" will be defined as: All major components of the job are complete with the possible exception of warranty and "punch list" items. The value of any warranty and punch list items must be under 10% of the total contract value for the contract to be substantially complete. A 3% processing fee will be added on all credit card payments.

LEGAL FEES, VENUES & APPLICABLE LAW: In the event of litigation to enforce or interpret this Agreement, the prevailing party shall be entitled to attorney fees and court costs. This contract is deemed made at the contractor's place of business and suit may be brought, at Contractor's option, in the judicial district serving the Contractor's principle place of business. This Agreement and performance shall be governed and construed in accordance with the laws of the State of New Jersey.

SURCHARGES: Abnormal price increases for commodities due to shortages, acts of God etc. may result in a surcharge not to exceed 6% of the contract price. Examples of commodities are fuel, salt, mulch, seed, topsoil and stone, to name a few.

CONCEALED CONTINGENCIES: The customer agrees to pay Young's Landscape on a time and material basis for any additional work required to complete the job occasioned by concrete, or other foreign matter, stinging insect nests, rock, pipe, or electrical lines encountered in excavations and not described in the contract. Young's Landscape will not be responsible for damaged cable, irrigation or non-utility installed power lines, these items are often shallow and unmarked.

PERMITS: The customer shall pay for all required permits. This cost is not in the Contract Price and will be invoiced separately.

PROPERTY LINES-RESTRICTIONS: The customer shall indicate to Young's Landscape the corners of the property and shall assume all responsibility for accuracy of markers. The customer shall give a copy to Young's Landscape of any restrictions, easements or right of ways prior to commencement. The customer represents that he has no knowledge of any concealed utility lines.

Terms & Conditions Page 3

ACCESS TO WORK: The customer shall provide free access to work areas for Young's Landscape employees and vehicles and agrees to keep driveways clear and available for movement and parking of required trucks and equipment during normal work hours. Young's Landscape will not be held liable for damage to walkways, driveways or other hard surfaces which are damaged by trucks or equipment accessing the property to perform work or to deliver supplies. Young's Landscape employees shall not be expected to keep gates closed for animals or children during work hours.

PHOTOGRAPHIC RELEASE: The customer shall grant Young's Landscape Management, its representatives and employees the right to take photographs and digital images of the property in connection with this contract. The customer authorizes Young's Landscape Management, its assigns and transferees to copyright, use and publish the same in print, electronically or in any other format. This use will be for any lawful purpose, including for example such purposes as publicity, illustration, advertising and Web content.

NJ Division of Consumer Affairs Registration #: 13VH01161400
NJDCA @ 1-888-656-6225

"NOTICE TO CONSUMER"

YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER:

- 1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED, OR**
- 2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:**

Young's Landscape Management Inc.
PO Box 298
Moorestown NJ 08057

For personal deliveries use: 323 Main St. Lumberton NJ 08048

Owner agrees to hire contractor to perform the work at the property at the contracted price described, subject to all terms and conditions of this contract. Owner acknowledges by signing this contract that owner has read and understands all terms and conditions on this contract.

Accepted By:

Owner: Lisa Meglerio Date: 4/10/21

Contractor: [Signature] Date: 3/24/21

EXHIBIT 3

Turf Drainage and
Permeability Specs

Yes, **SoftLawn Bermuda Blend (CX133)** is a permeable synthetic turf. It is specifically engineered with a perforated backing system to allow for rapid water drainage. © Synthetic Turf International +3


Drainage and Permeability Specs

- **Drain Rate:** This product typically features a drainage rate of over **28 to 30 inches of water per hour per square yard**.
- **Backing Design:** It utilizes a **punch-hole drainage system**. The physical backing is a dual-layered woven polypropylene coated with polyurethane (**SilverBack™ Polyurethane**).
- **Porous Surface:** Suppliers like **US Turf** highlight its porous surface as ideal for handling water runoff on building rooftops and balconies. © Synthetic Turf International +6

Performance Characteristics

- **Pet-Friendly:** Because it is fully permeable, it can handle liquid pet waste efficiently when paired with a proper sub-base.
- **Weather Resistance:** The permeability allows it to withstand heavy downpours without significant pooling, according to **California Turf Concepts**.
- **CoolFlo Technology:** In addition to drainage, the yarn shape increases airflow, keeping the surface up to 15 degrees cooler than standard turf. © TurfHub +4

◆ AI Overview

Bermuda blend artificial turf is highly permeable, typically featuring a punch-hole or porous backing that allows for water drainage at a rate of 28 to over 30+ inches per hour, ensuring quick drying and no pooling. It is an excellent choice for pet areas and landscapes, often featuring low-sheen blades for a natural look.  Synthetic Turf International +4



Key Permeability and Drainage Features

- **Drainage Rate:** Most Bermuda blend turf products are rated to drain over 28–30+ inches of rain per hour per square yard, making them ideal for heavy rain areas.
- **Backing Types:** It often uses a perforated (punch-hole) backing or a fully permeable acrylic backing.
- **Components:** The turf is composed of polyethylene (PE) monofilament with a texturized thatch, often in field/olive colors.

EXHIBIT 4

Synthetic Turf Test
Reports from Professional
Testing Laboratory LLC

TEST REPORT

DATE: 05-13-2025

Page 1 of 1

TEST NUMBER: 0319081

CLIENT	Controlled Products
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TEST METHOD CONDUCTED	ASTM F1551 Water Permeability of Synthetic Turf Systems and Permeable Bases, DIN 18-035
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DESCRIPTION OF TEST SAMPLE	
IDENTIFICATION	PL960
REFERENCE	PO #CP-014901-1

GENERAL PRINCIPLE

The test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour. The sample was tested as received.

TEST RESULTS

SAMPLE IDENTIFICATION	RESULTS
PL960	644.90 Inches/Hour
	9.61 Sec/6" zone
	210.20 Gal/min/yd ²

APPROVED BY:



TEST REPORT

DATE: 01-31-2024

Page 1 of 1

TEST NUMBER: 0304671

CLIENT	Controlled Products
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TEST METHOD CONDUCTED	ASTM F1551 Water Permeability of Synthetic Turf Systems and Permeable Bases, DIN 18-035
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DESCRIPTION OF TEST SAMPLE	
IDENTIFICATION	XG Pet
REFERENCE	PO# CP-004931-1

GENERAL PRINCIPLE

The test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour. The sample was tested as received.

TEST RESULTS

SAMPLE IDENTIFICATION	RESULTS
XG Pet	611.80 Inches/Hour
	10.13 Sec/6" zone
	199.41 Gal/min/yd ²

APPROVED BY:



This report is provided for the exclusive use of the client to whom it is addressed. It may be used in its entirety to gain product acceptance from duly constituted authorities. This report applies only to those samples tested and is not necessarily indicative of apparently identical or similar products. This report, or the name of Professional Testing Laboratory, LLC, shall not be used under any circumstance in advertising to the general public.

TEST REPORT

DATE: 01-31-2024

Page 1 of 1

TEST NUMBER: 0304672

CLIENT	Controlled Products
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TEST METHOD CONDUCTED	ASTM F1551 Water Permeability of Synthetic Turf Systems and Permeable Bases, DIN 18-035
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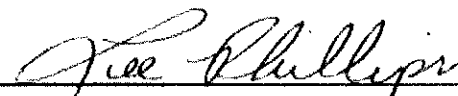
DESCRIPTION OF TEST SAMPLE	
IDENTIFICATION	ET Pet
REFERENCE	PO# CP-004931-1

GENERAL PRINCIPLE

The test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour. The sample was tested as received.

TEST RESULTS

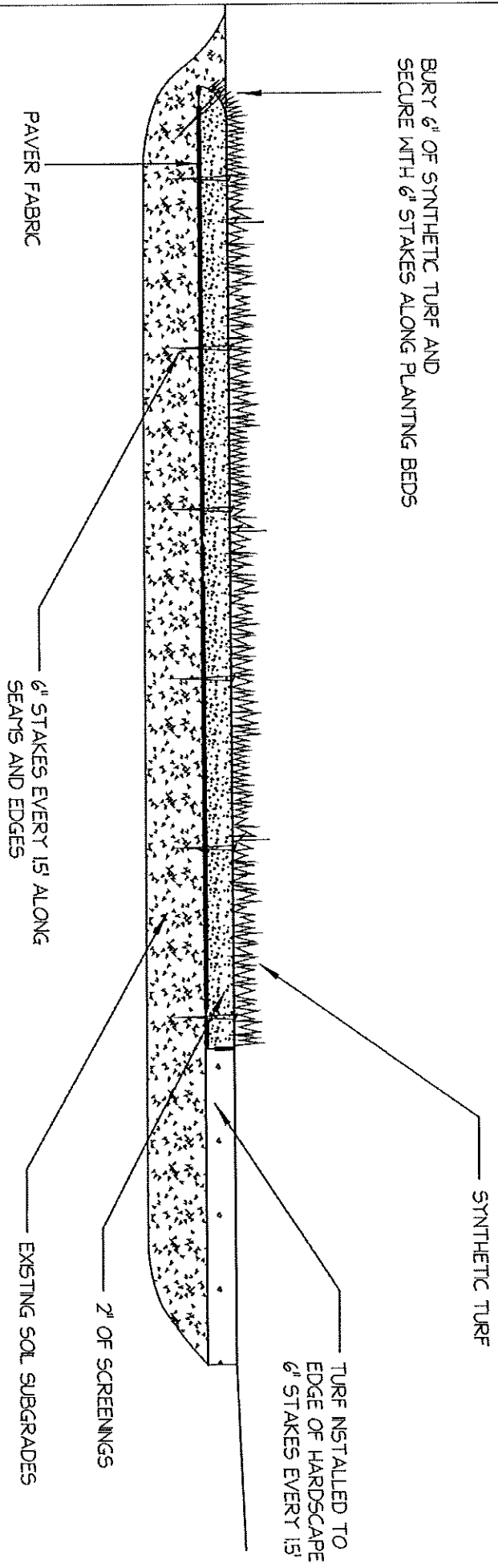
SAMPLE IDENTIFICATION	RESULTS
ET Pet	452.37 Inches/Hour
	13.70 Sec/6" zone
	147.45 Gal/min/yd ²

APPROVED BY: 

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EXHIBIT 5

Synthetic Turf Installation Detail
and
Synthetic Turf Installation Guide



SYNTHETIC TURF INSTALLATION DETAIL
NOT-TO-SCALE

Installation Guide

STEP 1. - EXCAVATION

Using an excavator, sod cutter or hand shovel, remove the existing grass and top soil. Excavate down far enough to ensure that adding 4" of gravel yields desired final height. If top soil is still present after 4" of excavation, the rest can be left in place. If it is a new home without sod and native ground, there may be no need to excavate down 4".

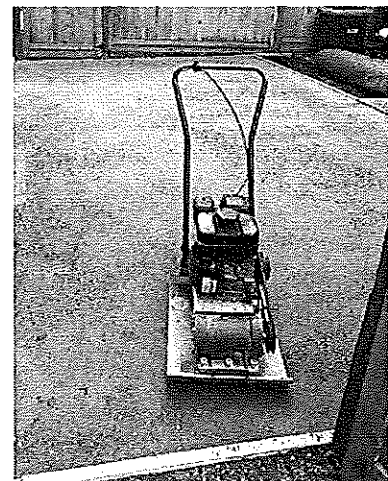
**NOTE- Desired final height is generally when the blades of grass are visible above the edging, and the backing is below.*

STEP 2. - PREPARE SUB BASE

Fill the excavated or prepped area with gravel. Rake the gravel area smooth. Ensure there is enough turf to cover the gravel area. Once confident in the area, wet and compact it using a small 200lb plate compactor. When laying turf beside a fixed concrete curb, the gravel should be $\frac{1}{2}$ " - $\frac{3}{4}$ " below top of concrete. The bottom of the turf will be below, and the top of the fibres will be above the curb.

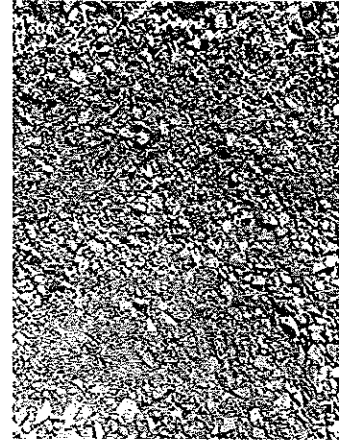
HINT - Gravel type varies in each geographical area. There are multiple kinds of "gravel" that will work. A non-organic compactable base is recommended; ideally $\frac{1}{2}$ " minus crusher chips.

Smaller sized $\frac{1}{4}$ " minus is better as it will be easier to rake and tamper smooth on the surface. Conversely, using $\frac{3}{4}$ " minus (or Granular A) will



also work for base requirements, BUT it will be harder to rake smooth and the rocks may display through to the surface. Many installers top the $\frac{3}{4}$ " gravel with 1" of screenings to achieve the smooth surface the turf requires.

**NOTE- drain rock, clear stone or pea stone will NOT work as they do not have the fines to "lock up" or create the firm sub base required.*



STEP 3. ROLL OUT TURF

Once the subbase layer is smooth and compacted, it is ready for turf. Roll out the turf in the desired direction.

HINT- The turf looks best when looking into the grain or nap. Once the turf is laid out on the gravel, begin cutting the turf into the desired locations using a general 18mm Olfa knife. If the project requires 2 or more pieces of turf it will involve seams; it is always recommended the grain of the product goes the same way.

STEP 4. SEAMING

The first step in seaming is to remove the manufactures flap on the edges of the product. Count in at least 3 stitch rows and cut down the stitch row to create a fresh edge. Repeat this step for all pieces of turf.



To begin seaming, the two edges should be very close together but not overlapping. A small 1/8" gap is preferred for maximum adhesion into the glue. Ideally, match the gauge of the product stitch row throughout the remainder of the product.

Once the two pieces are sitting side by side in desired location, roll turf edges back 6" on either side from seam and temporarily secure. Roll out seaming tape, pour glue and evenly spread with a 1/8" notched trowel.

Bring edges back together in a zipper fashion to ensure backing butts up nicely. Be careful not to get glue on grass blades. Depending on humidity and climate the glue will have differing dry times. During that time walk the seam but do not place heavy objects on top of the turf.



STEP 5. SECURING

Most projects require some spikes to secure the edges around the perimeter. We recommend 5" non-galvanized spiral nails to hold the product down. 6" is also acceptable.

HINT- Non-galvanized nails will oxidize and rust which bonds it to the subsurface creating a strong anchor. Rectangular sod staples are also acceptable. 5" or 6" galvanized nails are additionally acceptable but will not bond to the sub soil. Secure perimeter with spikes approximately 1' apart. You may spike closer together if it is a high wind or high traffic area.

STEP 6. INFILLING

There are many options for infill but the most common is 20/40 sieve sized filter sand. It is important the sand is clean and dry. Clean sand allows for drainage to occur, and dry sand allows for easier installation. Apply the sand/infill at a rate of 1.5lbs/sq.ft.

HINT- For approximately 300sq.ft of *installed turf*, spread 450lbs of sand evenly throughout the turf. Use a drop seeder and broom to brush in infill evenly.

**NOTE- For a pet area, a product call ZEOLITE can be used as infill in place of sand. ZEOLITE absorbs the ammonia from the urine and reduces the potential smell. For a pet and child friendly area, a premium infill product called ENVIROFILL is recommended as it has odour reducing properties and antimicrobial properties such as Microban® for further piece of mind. Contact your sales rep for more details.*



STEP 7. ENJOY!

You now have a beautiful lawn that you can enjoy for many years!

**NOTE- Recommended maintenance: It is recommended to be brushed or broomed annually to help stand up the fibres and remove airborne debris that can accumulate over the years and collect after winter.*

EXHIBIT 6

Various Property
Photographs

