

JUNE 24, 2021

LANDSCAPE MAINTENANCE AGREEMENT  
FOR THE 2820 COLUMBIA PIKE WALGREENS PROPERTY

IN ACCORDANCE WITH USE PERMIT CONDITION #7G:

(INCLUDING AMENDMENTS IN BOLD AND UNDERLINED FROM

THE COLUMBIA PIKE CIVIC ASSOCIATION (CHCA)

SPRING CLEAN UP

- Winter debris in planting beds and lawn areas will be raked and removed
- Edging of all sidewalks, curbs, paved areas, and plant beds (in addition to mowing)
- Pruning of any winter damaged plant material below 12 feet to encourage new growth and longevity of plant life

**\*COLLECTED PIKE PARK CHCA COMMENTS:**

- **All plantings that have been damaged, worn down, or removed need to be replaced with plantings similar to the surviving healthy landscaping, subject to landscape planting specifications in use permit condition # 7. The health of all plantings must be reviewed and maintained every spring.**
- **All open surfaces need to be either planted with grass, covered with sod, or layered in bordered mulch beds. All grassy areas must be re-seeded or re-sodded, mowed, and trimmed either bi-weekly or in accordance with rain patterns.**
- **There is a tendency for landscapers to plant exotic, hybrid and invasive shrubs. These types of plantings reduce biodiversity and fail to support native pollinators, such as local bees and butterflies. Therefore, at least some, if not all, future plantings include "straight" species (not hybrids or cultivars) that are native to our area.**
- **Replacement shrubs should be chosen to allow lines of sight into the park for safety reasons.**
- **Any flowers should be perennial, not annual.**

### FALL CLEAN UP

- Removal of leaves and debris from all areas: under shrubbery, along curbing and other collection areas; cutting back of perennials as appropriate, raking of mulch beds; and selective pruning of dead, damaged or diseased branches
- All debris removed from site and properly disposed of by contractor. All services are to be performed as part of fall cleanup for all planned (PPM) sites.

### Fertilization and Weed Controlling Herbicide Applications

- Contractor shall be responsible to strictly adhere to municipal and government regulations and guidelines pertaining to fertilization, weed, and pest control.
- Apply balanced fertilizers, grassy and broadleaf herbicides in accordance with the attached application frequency table by state (See last page), which includes a spring and fall application

### Irrigation Systems

- Assets included in the services: Heads, emitters, water conveyance lines, automated controls and timers, valves and pumps
- At least monthly, Contractor will check and adjust controller programs to meet irrigation requirements dictated by weather and to conform to state, municipal and purveyor restrictions on time, volume or frequency of irrigation that may be in effect
- At least monthly, Contractor shall run and observe each zone of the irrigation system to verify proper operation of all components, adjusting and cleaning all heads or nozzles not functioning properly, trim plant materials that obstruct spray patterns, report all broken or damaged heads and/or connecting pipes
- Walgreens personnel must be notified immediately when out of scope repairs are needed so an Irrigation work order can be opened; please call 1-844-StoreCare

### Seasonal Irrigation Maintenance

Spring Startup and/or Audit: In climates where freezing conditions place components at risk, irrigation systems must be recharged, thoroughly inspected and adjusted for proper function each spring. All systems in these areas are to be fully operational no later than May 15th each season

Fall Irrigation Check and Shut Down or Audit: Contractor shall ensure proper winterization of all irrigation system components prior to any freezing conditions to prevent damage. Contractor shall be responsible at contractor's sole cost for all repairs and/or replacements necessary due to missed or late performance of fall shutdown and forced air evacuation. In addition, contractor will remove the backflow device if required by local code, at an additional price

### Fertilization and Weed Controlling Herbicide Application Table

State	Yearly Fertilizer & Broad Leaf Weed Abatement Applications	State	Yearly Fertilizer & Broad Leaf Weed Abatement Applications
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AK	2	MT	3
AR	3	NC	3
AL	4	ND	3
AZ	3	NE	3
CA	4	NH	3
CO	3	NJ	3
CT	3	NM	3
DC	3	NV	3
DE	3	NY	3
FL	5	OH	4
GA	4	OK	3
HI	5	OR	3
IA	3	PA	3
ID	3	PR	5
IL	3	RI	3
IN	3	SC	4
KS	3	SD	3
KY	3	TN	3
LA	4	TX	4
MA	3	UT	3
MD	3	VA	3
ME	3	VT	3
MI	3	WA	3
MN	3	WI	3
MO	3	WV	3
MS	4	WY	3

**COLLECTED PIKE PARK CHCA COMMENTS, CONT'D:**

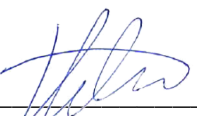
**ON-GOING MAINTENANCE**

- **Litter collection must be within the December-to-March period, as well as in the March through November period, in accordance with use permit condition #24.**
- **All litter of any size, including but not limited to beer/liquor bottles, bottle caps, cigarette packs and butts, paper, plastic debris, clothing, masks, gloves, needle syringes, drug accessories, and any fecal matter must be collected and removed DAILY, in accordance with use permit condition #24.**
- **As part of pest control procedures, there shall be regular inspection and elimination of rat nests within the park, within and around all site landscaping, as well as in the dumpster area to the rear of the site.**
- **Herbicides and pesticides should be used only with the greatest restraint since they will often kill the good along with the bad.**

- All bushes shall be bi-weekly weeded and trimmed between March and October of every year.
- Should any needle syringes be discovered, the Zoning Administrator and the Columbia Heights Civic Association should be notified.

With regard to the property located at 2820 Columbia Pike, Arlington, VA ,and the terms of a lease dated June 1, 1999 by and between Net Lease Realty I, Inc. as successor landlord and Walgreen Co., as successor tenant, as amended from time to time, (collectively, the Lease), this consent is subject to the rights and obligations if any, as contained in the Lease.

**Walgreen Co.**

BY:   
Richard N. Steiner  
Director and Managing Counsel, Real Estate Law

SOX Approval	By	Date
C&RE Law	MB	92221
Fac. Dev.	LH	92221