

# A facsimile from



## All American

Termite and Pest Control

SINCE 1977

PROMPT PROFESSIONAL SERVICE

P.O. BOX 1005

Linn Creek, MO 65052

Phone: 573-346-4830 / Fax: 573-346-4830

To: U.S. RESORT MANAGEMENT

Attention: Mindy

From: Kathy

Date sent: 5/29/10

Time sent: 1:20 pm

Phone number: 573-216-1556

Fax number: 573-365-6186

Number of pages ( including cover letter ): 8

Comments: \_\_\_\_\_

\_\_\_\_\_

Thank you.

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\_\_\_\_\_

cc: Neil Robinson

P.O. Box 1005  
Linn Creek, MO 65052  
573-346-4830

## All American Termite and Pest Control

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May 29, 2010

Mindy Stone  
US Resort Management  
2140 Bagnell Dam Blvd, Suite 101  
Lake Ozark, MO 65049

Dear Mindy,

Thank you for your courtesies and for the opportunity to re-bid a pest management proposal for Kapilana Estates.

Maintaining control of pests in and around the facility is an essential segment of your overall sanitation and maintenance programs. Insects and rodents carry diseases, destroy property and leave unsightly debris. Additionally, pest sightings by clients, inspection companies, employees and visitors damage the sanitary public image you work so hard to create and reflect poorly on the overall standard of sanitation which is being maintained. In order to guarantee the level of control, a routine inspection and treatment program must be maintained on a preventative basis.

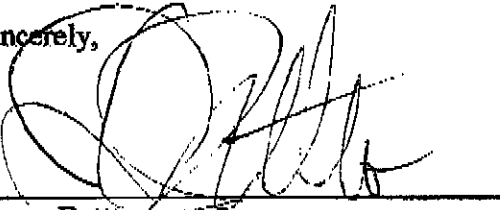
Also, at this point in time, safe applications of pest control materials by qualified personnel are equally as important as maintaining control of pests. This factor should be emphasized as well as documented in your pest management program.

Our program, as outlined for your facility, is designed to:

- Initiate corrective action to eliminate any present pest activity
- Provide the facility with technical services which will maintain preventative controls of pests using the most up to date procedures and materials.
- Use materials which are in total compliance with current Federal, State and Local regulations.
- Document service procedures, materials used, methods of application.
- Act as a technical resource for you and your staff on questions relating to pest control and related sanitation, housekeeping and maintenance programming.

The pertinent facts covering our services are detailed in the enclosed proposal. Should you have any questions, please do not hesitate to call.

Sincerely,



James Betta

Owner

All American Termite and Pest Control



**All American**  
Termite and Pest Control

**Pest Control Proposal  
For**

**Kapilana Estates  
225 Meramec Avenue STE 501  
Clayton, MO 63105**

**Prepared by: James C. Betta  
Owner  
All American Termite & Pest Control  
P.O. Box 1005  
Linn Creek, MO 65052  
573-346-4830**

P.O. Box 1005  
Linn Creek, MO 65052  
573-346-4830

## All American Termite and Pest Control

### Pest Control Agreement For Kapilana Estates

#### SERVICE FEE AND FREQUENCY SCHEDULE

All American Termite and Pest Control will furnish the services as described in attached proposal. Service cost and frequency are detailed individually.

<u>APPROVAL</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
<b><u>BUILDINGS</u></b>		
_____A)	<p>All buildings to receive pest control service for common pest. Initial application to be done during the first week of June 2010. This service will include the interior and exterior of each condominium unit. We will be take responsibility for collecting keys from US Resort Management, to unlock and lock doors. We assign a specific day and time so property management staff can plan schedules appropriately.</p> <p>Services to be completed every six weeks, all year, weather permitting for exterior at the cost of \$329.00 per service</p>	<p><u>\$2,632.00</u> per year</p>
<b><u>BOAT DOCKS</u></b>		
_____B)	<p>Regular monthly service for 8 boat docks, consisting of 110 slips. This service will include all walkways, fingers and dock lockers. These applications are designed to control spiders, wasps and mud daubers on all surfaces above dock decking.</p> <p>Initial application to be done during the first week of June 2010. Service will be completed during the first week of June, July, August and September of each year at the cost of \$177.00 per service.</p>	<p><u>\$708.00</u> per year</p>

**TERMITE CONTROL**

\_\_\_\_\_ C) Termite control will be available at customers request. All American Termite And Pest Control uses non-repellant termiticide for colony elimination.

We currently do annual termite inspections during the month of October. The exterior of building 7 is completed at the cost of \$100.00, the exterior of building 10 is completed at the cost of \$250.00, and the exterior and interior spot treatment of building 15 at the cost of \$260.00.

**INSURANCE:**

All American maintains 2,000,000-liability insurance and carries workman's compensation on all employees.  
Please see the attached copy.

**GUARANTEE:**

**FREE OF PEST OR FREE OF CHARGE.** All American agrees to kill those pests listed above in the building(s) or location specified above for the term of this agreement. Should additional service be required, All American will provide the necessary service at no charge to the customer, provided the customer has service performed as outlined above, cooperates with All American by maintaining accounts in a sanitary condition and keeps all billing current.

**All American Termite and Pest Control**

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Service Agreement

For your convenience, you may countersign this page of our proposal and it shall become our working agreement. This service agreement shall be in effect for one year and will automatically renew for a like period. Said agreement is subject to termination by either party giving written notice within (30) thirty days of expiration date.

Approved for:  
Kapilana Estates

Date Approved: 8 JUN 2010

Date Effective: 14 JUN 2010

By: [Signature]

Title: VICE PRESIDENT

Telephone: 573 692 3533

Fax: 573 -

Approved for:  
All American Termite and Pest Control

Date Approved: 5/28/10

Date Effective: \_\_\_\_\_

By: - Kathy Johnson -

Title: OFFICE MANAGER

Telephone: 573-346-4830

Fax: 573-346-4830

[Signature]

James Betta  
Owner  
All American Termite and Pest Control  
P.O. Box 1005  
Linn Creek, MO 65020



# CERTIFICATE OF LIABILITY INSURANCE

OF ID WN  
ALLMO-1

DATE (MM/DD/YYYY)  
05/24/10

<b>PRODUCER</b> Charles L. Crane Agcy-W.County 400 Chesterfield Ctr-Suite 320 Chesterfield MO 63017 Phone: 636-537-5000 Fax: 636-537-5009	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
	INSURER A: American Automobile Ins Co	21849
	INSURER B: Nationwide Mutual Ins Company	23787
	INSURER C: Technology Insurance Company INSURER D: Fireman's Fund Ins. Co. INSURER E:	

**COVERAGES**  
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR PROD LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	884MXG80919738	05/28/10	05/28/11	EACH OCCURRENCE \$ 1000000
					DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100000
					MED EXP (Any one person) \$ 5000
					PERSONAL & ADV INJURY \$ 1000000
					GENERAL AGGREGATE \$ 2000000
					PRODUCTS - COMP/OP AGG \$ 2000000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	ACPBA7123426035	05/28/10	05/28/11	COMBINED SINGLE LIMIT (EA accident) \$ 1000000
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
					AUTO ONLY - EA ACCIDENT \$
	ANY AUTO				OTHER THAN AUTO ONLY: EA ACC \$
					AGG \$
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$
					AGGREGATE \$
					\$
					\$
C	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	TWC3238713	05/28/10	05/28/11	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
					E.L. EACH ACCIDENT \$ 500000
					E.L. DISEASE - EA EMPLOYEE \$ 500000
					E.L. DISEASE - POLICY LIMIT \$ 500000
	OTHER				

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 The policy listed meets all requirements of Section 281.065 of the Missouri Pesticide Use Act. Re: James Betta C08243, Doug Boze T05533 C16015; Nick Powell T10967; Donnie Silvers T12750; Marvin J. Nerton C13576 & T11102, Earl Cauthron T15426, Rodney Schulz C14563, Continued on Holder Notes...

<b>CERTIFICATE HOLDER</b> Missouri Dept. of Agriculture Bureau of Pesticide Control Plant Health Division P. O. Box 630 Jefferson City MO 65102	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <i>W. Elliot Bennett</i>
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