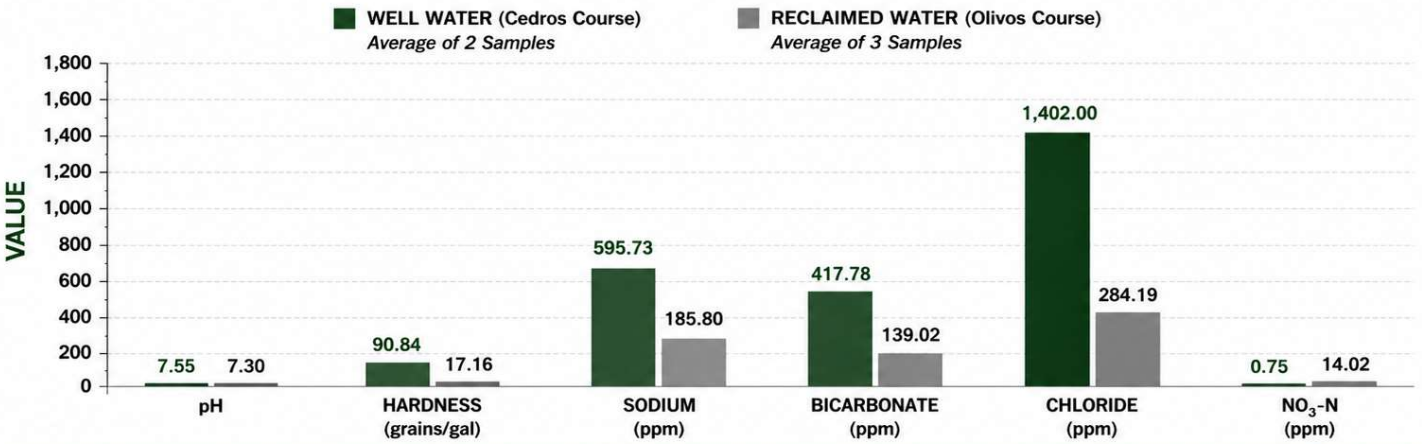
IRRIGATION WATER

IRRIGATION WATER ANALYSIS – RECLAIMED VS. WELL WATER

CEDROS & OLIVOS COURSES

Visit Date: April 10, 2026

AVERAGE WATER QUALITY PARAMETERS



COMPARISON	pH	HARDNESS (grains/gal)	SODIUM (ppm)	BICARBONATE (ppm)	CHLORIDE (ppm)	NO_3-N (ppm)
WELL WATER (Cedros Course) *Average of 2 Samples)*	7.55	90.84	595.73	417.78	1,402.00	0.75
RECLAIMED WATER (Olivos Course) *Average of 3 Samples)*	7.30	17.16	185.80	139.02	284.19	14.02
DIFFERENCE (Well – Reclaimed)	+0.25	+73.68	+409.93	+278.76	+1,117.81	-13.27
PERCENT DIFFERENCE (Relative to Reclaimed)	+3.4%	+429.1%	+220.6%	+200.6%	+393.6%	-94.6%

Notes: Results shown as reported by the laboratory. ppm = parts per million grains/gal = grains per gallon

- This may be one of the best ways to compare your two water sources. I think a bar graph really shows the extremities in the well water for sodium, bicarbonates and chloride. Then we compare the amount of nitrate nitrogen you're receiving from the reclaimed water compared to the well water which has very little.

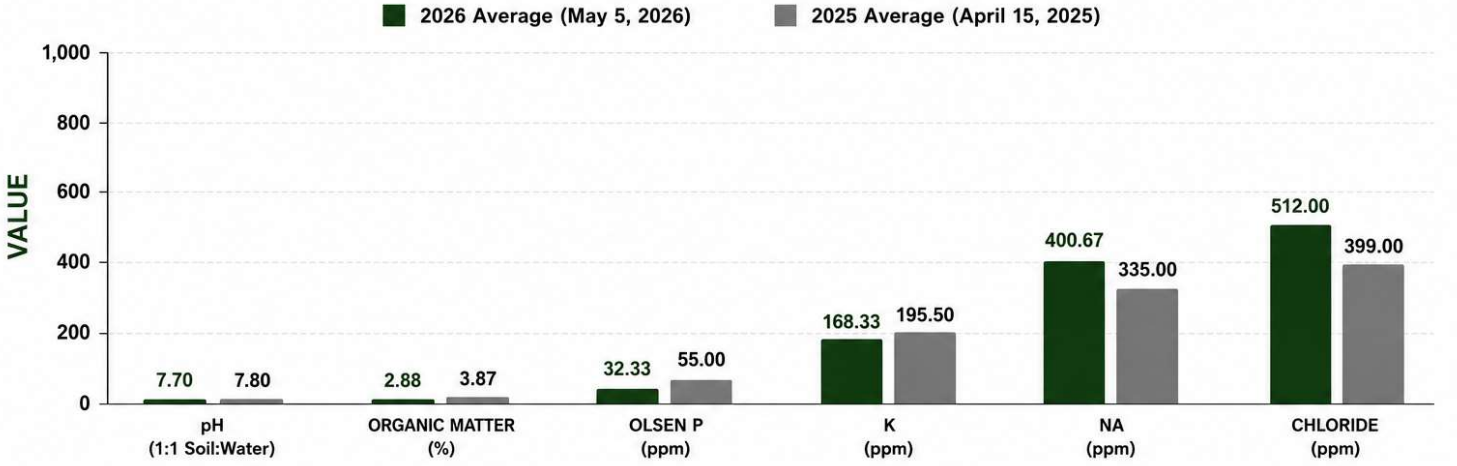
- The best bottom line may be that both irrigation water sources are harsh in their own way. But the Paspalum grass seems to thrive with that well water.

TEES

TEE SOIL ANALYSIS – 2026 VS. 2025 COMPARISON

CEDROS, OLIVOS & PALMAS COURSES

Visit Date: April 9, 2026

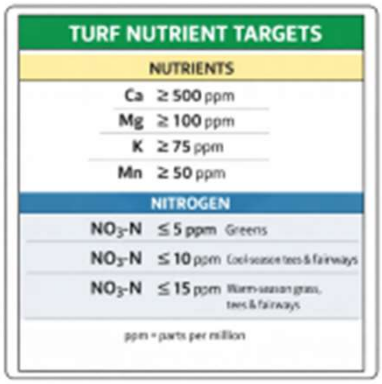


COMPARISON	SAMPLE DATES	pH (1:1 Soil:Water)	ORGANIC MATTER (%)	OLSEN P (ppm)	K (ppm)	NA (ppm)	CHLORIDE (ppm)
2026 AVERAGE (3 Samples)	May 5, 2026	7.70	2.88	32.33	168.33	400.67	512.00
2025 AVERAGE (2 Samples)	April 15, 2025	7.80	3.87	55.00	195.50	335.00	399.00
DIFFERENCE (2026 – 2025)	—	-0.10	-0.99	-22.67	-27.17	+65.67	+113.00
PERCENT DIFFERENCE (Relative to 2025)	—	-1.3%	-25.6%	-41.2%	-13.9%	+19.6%	+28.3%

Notes: Results shown as reported by the laboratory. ppm = parts per million

- We now have year over year seasonal data comparing holes we sampled in the spring of last year compared to the spring of 2026.

- Although the sodium and chloride levels are very high and certainly compared to the potassium levels, this is a function of your water source. In areas like tees, fairways and roughs it will be very hard to see these numbers decrease to a level that we consider acceptable. If not for the Paspalum, it would be very difficult to grow most any other grass.



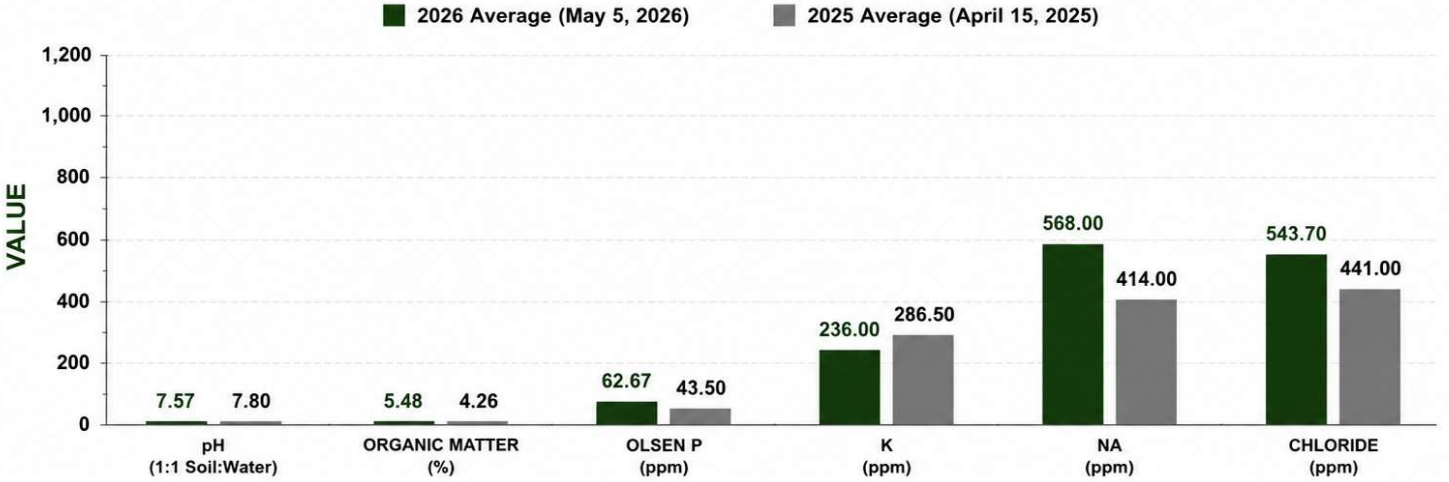
FAIRWAYS

FAIRWAY SOIL ANALYSIS – 2026 VS. 2025 COMPARISON

CEDROS, OLIVOS & PALMAS COURSES

Visit Date: April 9, 2026

AVERAGE SOIL PARAMETERS

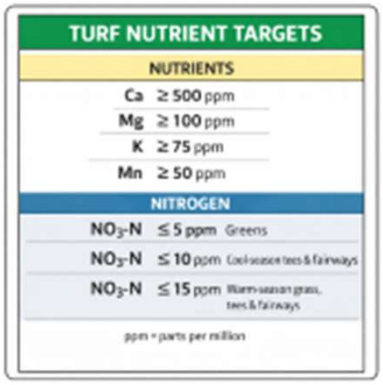


COMPARISON	SAMPLE DATES	pH (1:1 Soil:Water)	ORGANIC MATTER (%)	OLSEN P (ppm)	K (ppm)	NA (ppm)	CHLORIDE (ppm)
2026 AVERAGE (3 Samples)	May 5, 2026	7.57	5.48	62.67	236.00	568.00	543.70
2025 AVERAGE (2 Samples)	April 15, 2025	7.80	4.26	43.50	286.50	414.00	441.00
DIFFERENCE (2026 – 2025)	—	-0.23	+1.22	+19.17	-50.50	+154.00	+102.70
PERCENT DIFFERENCE (Relative to 2025)	—	-2.9%	+28.6%	+44.1%	-17.6%	+37.2%	+23.3%

Notes: Results shown as reported by the laboratory. ppm = parts per million **pH** = 1:1 Soil:Water

- Seeing the organic matter percentage decrease year over year is certainly positive for this grass type. Because the well water has no nitrogen in it, I believe you have a chance at controlling the thatch that paspalum can produce.

- Core aerifying and verti-cutting aggressively, will help keep the thatch from getting to a level when more serious techniques would be needed.



La Valle
COASTAL CLUB

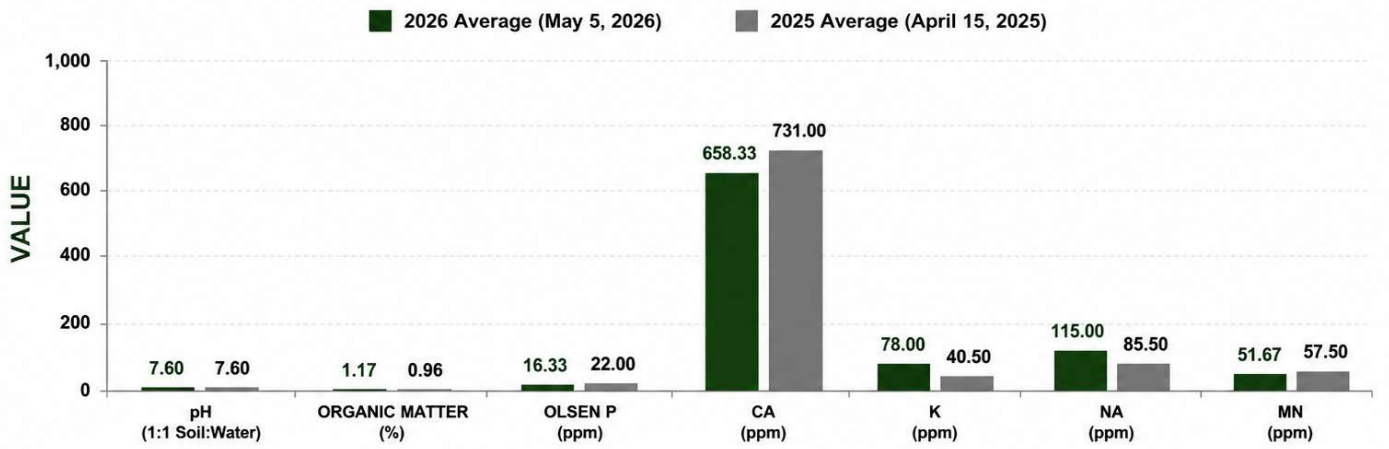
GREENS

GREEN SOIL ANALYSIS – 2026 VS. 2025 COMPARISON

OLIVOS, PALMAS & CEDROS COURSES

Visit Date: April 9, 2026

AVERAGE SOIL PARAMETERS



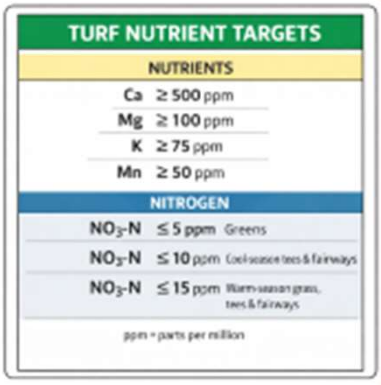
COMPARISON	SAMPLE DATES	pH (1:1 Soil:Water)	ORGANIC MATTER (%)	OLSEN P (ppm)	CA (ppm)	K (ppm)	NA (ppm)	MN (ppm)
2026 AVERAGE (3 Samples)	May 5, 2026	7.60	1.17	16.33	658.33	78.00	115.00	51.67
2025 AVERAGE (2 Samples)	April 15, 2025	7.60	0.96	22.00	731.00	40.50	85.50	57.50
DIFFERENCE (2026 – 2025)	—	0.00	+0.21	-5.67	-72.67	+37.50	+29.50	-5.83
PERCENT DIFFERENCE (Relative to 2025)	—	0.0%	+21.9%	-25.8%	-9.9%	+92.6%	+34.5%	-10.1%

Notes: Results shown as reported by the laboratory. ppm = parts per million pH = 1:1 Soil:Water

- All the nutrient levels are acceptable currently. However, I would consider monthly applications of 0-0-50 on the greens. Although I do not consider the sodium levels excessive, the relationship between K and Na is unbalanced.

- The OM % on the greens over the past two years have been very good. If you can keep it under 1.5% across the property, that will be an accomplishment.

- I would consider keeping up with manganese levels using foliar sprays for now. 70 ppm is ideal.



SUMMARY

- Soil temperatures at 62°F with air temperatures reaching 75°F are conducive to active growth, supporting recovery and consistent playing conditions across all three nines.

- All 27 holes (Olivos, Palmas, Cedros) are now open following the multi-year construction project, restoring full routing and play capacity.

- Paspalum fairways are in excellent condition with rooting extending beyond 6 inches in most areas, indicating strong establishment and effective soil oxygen and moisture balance.

- Isolated thin areas in lower-lying fairway sections indicate drainage limitations, with periodic saturation reducing turf density; prioritize improving surface movement and subsurface drainage to stabilize these zones.

- Olivos greens are Pure Distinction bentgrass inter-seeded with Poa annua, and fairways are established with Pure Dynasty paspalum and overseeded with ryegrass, requiring coordinated transition and species management through the spring.

- The Punchbowl putting course is a highly popular addition, serving as a social, low-barrier golf amenity that is driving engagement and clubhouse activity.

- The addition of Brandon as assistant superintendent strengthens the leadership team and supports execution as the property transitions into full operations.

Corey Angelo | Owner

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