

DESCRIPTION OF IMPROVEMENTS

MAIN HOUSE: 4,456 sq.ft. 3,572 sq.ft. living area, 844 sq.ft. garage area, 838 sq.ft. of porches, 3 BR, 2.5 baths, den, kitchen, exercise room, utility room, large closets, slab foundation, carpeted, vinyl flooring in the wet areas. Composition roof, central heat and air, sheet rock walls, some paneling, all electric, built in 1991. Wood frame with Austin stone on the front.

HOUSE: 3,480 sq.ft., 2,324 sq.ft. living area, 484 garage, 3 BR, 2 bath, den, kitchen, utility room, wood frame construction, rough cedar on the outside, painted white, with Austin stone front, composition roof, central heat and air, carpeted, with vinyl flooring in the wet areas, sheet rock walls, some paneling, all electric, built in 1982

HOUSE: 3,004 sq.ft., of which 2,112 sq.ft. is living area, and 892 sq.ft. is garage. 2 BR, 2 baths, den, kitchen, utility room. Very large rooms, large closets. Wood framed construction, rough cedar on the outside, painted white, composition roof, central heat and air, carpeted with vinyl flooring in the wet areas, sheet rock walls, some paneling, all electric. Built in 1987

BARN: (6) 20'x20' paddock barns. All metal construction, steel feed troughs, air vents on roof. These service 6 small pastures.

BARN: Maintenance and Equipment. 2,400 sq.ft., 30'x80' Located on the south end of the race tract. All steel construction, concrete floor, walk door, and 4 roll up steel overhead doors. No electricity. Built 1988

BARN: (3) 2,600 sq.ft., 30'x60' with 20'x40' feed wings, located in pastures 1, 5, and 7. Pre-fab steel buildings, with a steel wall separating the loafing area and the storage area. Grain storage area and hay storage is along the back wall. Concrete floor in storage area. Steel feed trough in feed area. Electricity in barn. Pasture 1 was built in 1983, pasture 5 and 6 were built in 1984.

DESCRIPTION OF IMPROVEMENTS-continued

BARN: (Pasture 4 and 6) 30'x75', 25'x40' feed wing, 3,200 total sq.ft. All steel pre-fab construction, hay and grain storage, concrete flooring in storage area, steel feed trough on feeding area. Electricity in barn. Built in 1988

BARN: Equipment Barn, Shop, and Car Wash. 105'x36', 3,780 sq.ft. All steel pre-fab construction, concrete flooring. Used for trailer and equipment storage. Shop area for repairs. Car wash is used for clean up of vehicles and equipment. Electricity in building. Equipment and shop built in 1981, car wash added in 1989.

BARN: (Pasture 2,3) 40'x75'/25'x60' feed wing, 4,500 sq.ft..All steel pre-fab construction, hay and grain storage. Concrete flooring in storage and grain area. Steel feed trough for hay and grain. Electricity in barn. Built in 1983

MAIN BARN: 22,000 sq.ft. The main barn is a concrete wall poured in place structure with thirty six (36) 12'x12' concrete stalls, with steel bar fronts and steel stall gates. The roof is metal. The roof and side walls are insulated. There is a vet room with a lab, stocks for examining horses, a restroom, feed room, 2 wash racks, therapy room, storage room, tack room, race tack room with lockers, and a office area which has vinyl flooring. This office is for the ranch foreman. There is a saddling area, round pen, horse walker, shavings storage area, and efficiency apartment for hired help, bay areas for manure spreaders, where waste is handled, and there is a main office area consisting of 1,000 sq.ft. which has central heat and air, ceramic tile flooring, a waiting room, secretarial office, bathroom, kitchen area, and a private office for Ms. Dodwell. The office area is very elaborate. The lab and therapy rooms are also centrally heated and cooled. There are two (2) 80 gallon hot water heaters, three (3) 60 gallon hot water heaters, and one (1) 20 gallon hot water heater. There are two (2) 8'x10', three (3) 10'x12', and four (4) 10'x16' steel roll up doors, one (1) walk through door, and two (2) electric 10'x12' steel roll up doors. The apartment area contains an efficiency apartment with a window unit for heating and cooling. The air conditioning units consists of a 3 1/2 ton unit for the main office, and a 2 1/2 ton unit for the therapy and lab areas. All utilities are electric. This barn is well lighted and is very functional for its intended usage. There is very little maintenance on the building itself, due to its construction of all concrete materials. All areas, except for the round pen, the walker area, and the thirty six (36) 12'x12' stalls have concrete flooring. The hallways, saddling areas and wash racks have rubber pavers over the concrete.

FENCING: 10 miles or 52,800 LF of pipe fence, 3,000 LF of chain link fencing. Included in the fencing are two (2) concrete entrance ways, 64 15 ft. gates, 30 10 ft. gates, 6 12 ft. gates.

DESCRIPTION OF IMPROVEMENTS-continued

5/8 MILE OVAL HORSE RACE TRACT: 50 ft. wide, with fiberglass railing around the inside and outside of the tract. Built up for drainage. Raised on the south end 14 feet.

BARN: 8,400 sq.ft. 40 x 210, concrete beam foundation, concrete side walls, metal roof, 14 ft. concrete hallway, with rubber pavers, 16, 12'x 12' stalls, with 8 ft. concrete walls, 4 ft. concrete fronts with steel bars in the front with steel gates with mesh wire. Two (2) 12 X 12 tack rooms, 12' x 12' feed room, 1 mulch room, 1 feed storage room, office with tile floor, kitchen area, bathroom, saddle bay, vet room, wash rack, 24'x 25' shaving bin with attached 16' x 24' efficiency apartment, 40' x 40' covered area for a covered horse walker, 15'x 15' porch on front of office. The office area and the vet room all have central heat and air. There are hot water heaters that serve the wash bays, the vet room and the office. This barn is insulated and each stall has automatic waters.

DORM: 8,000 sq.ft. 40' x 200' concrete building poured in place with a concrete slab. Eight (8) 1 BR apartments with built-in kitchen and appliances, separate air and heat. Two 2 BR efficiency apartments, built-in kitchen appliances, separate heat and air. Recreation room for TV, and pool table and washer and dryers. Covered porch across the front 6'10" x 200".

MULCH BINS: Concrete slab, with concrete walls for storage of stall waste to be aired out and then spread over pastures. There are seven (7) bin with 30 ft walls made of concrete. These bins are emptied approximately every six months.

BARN: 18,100 sq.ft. training barn, concrete beam foundation, concrete side walls, metal roof, 14 ft. concrete hallway with rubber pavers, 28 12 x 12 concrete stalls, 2 15 x 15 concrete stalls, with 8 ft. concrete walls, 4 ft. concrete fronts with steel bars in the front, with steel gates with mesh wire, 1 12 x 12 feed room, 2 wash racks, office with tile floor, kitchen area, tack room, restroom, vet room, tack room, 40 x 40 covered area for horse walker, 15 x 15 overhang off office area with concrete patio.

PADDOCKS: 10 paddocks, each paddock will have a 10 x 10 metal sheds and pipe fence around each paddock. There will be (4) 1.75 acre paddocks, and (6) 1.67 acre paddocks.

DESCRIPTION OF IMPROVEMENTS-continued

EFFICIENCY APARTMENT AND SHAVING BIN: This will be a metal pre-fab building with 600 sq.ft. for shaving storage, and 384 sq. ft. efficiency apartment. The apartment will have a bedroom, and kitchen area, and bathroom.

CLOCKING STAND: The clocking stand will be a concrete tower with a 16'x 24' observation room. The tower will be 16' tall and will be heated and cooled by a window unit.