



Horse Park & Event Center

PARTNER PROSPECTUS

Dear Potential Partner:

The purpose of this prospectus is to give you, our potential partner, an overview of this project including the basic terms of the partnership. This project was approved on February 14, 2008.

We are offering a 25% share in the ranch that includes the entire 80 irrigated acres comprising 6 lots including 5 new home sites. This project includes the use permit for the Horse Park and Event Center as outlined in the attached information. There are another 49 – one percent shares that will be offered to Charter Members that will offset a portion of the expenses.

The partnership is a Limited Partnership with your ownership held by an individual, a corporation or any other type of entity. The cost to join us in this venture is \$500,000 cash plus 50% of the debt service, annual maintenance and operation costs, engineering and construction. The annual cost for the next 12 months is approximately \$200,000 including debt service (on \$1,270,000), annual maintenance and operation costs and engineering. Your half will be approximately \$100,000. Once the park is fully operational or Charter Members come online, there should no longer be any contributions from us as owners.

There is approximately \$770,000 in first deeds of trust that will require some form of refinancing and you, as our partner, may wish to provide that financing if you wish. In addition, depending upon how this project is phased and how fancy this project is designed, construction financing will also be required. We will share our estimates upon request so that we can outline how we arrived at our original assumptions.

Obviously as 25% owner you will have full access to the assets of the ranch including barns, stalls and the ranch house.

Your partner, Bruce Alexander is an experienced civil engineer with a full design staff and the company, 3A Ranch Operations, Inc., the general partner to this partnership, holds an A-General Engineering Contractor's License. It is planned that those firms provide the services to design and construct this facility and those services will be provided at basic "cost".

We look forward to your questions and comments and hope you will be the partner we've been looking for.

Sincerely,

Bruce C. Alexander
Founding Partner

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