

**The Farm Clinic, Inc.**  
**Soil Analysis and Consultation Since 1939**  
2574 South State Road 39  
Frankfort, Indiana 46041

Mr. Julian Dollar  
Newsells Park Stud  
Hertfordshire, England

To Whom It May Concern

My name is Roger Allman and I have been doing the soil analysis and pasture management recommendations at Newsells Park Stud since before the Jacobs Family purchased the property. I currently advise approximately 300 thoroughbred flat racing breeders worldwide, consulting on 4 continents. This is my 38<sup>th</sup> year advising Thoroughbred Breeders.

Newsells Park Stud is one of the largest thoroughbred stud farms in Europe, encompassing some 1,200 acres and as such is a significant employer in the area. It is a global player within the Thoroughbred industry and a leading breeder, responsible for breeding 7 individual Group 1 winners in the last 7 years, including one European Champion. One of their young resident stallions, Nathaniel, was also responsible for producing last year's Horse of the Year, 'Enable', from his very first crop of runners.

Newsells Park Stud is also a very significant commercial business and annually one of the leading consignors at the Newmarket Yearling Sales. In 2013 they set a new European record for a yearling colt, when selling one of their colts for 3.6 million guineas and they regularly sell yearlings & mares for in excess of £1 million. As well as owning a very valuable broodmare band themselves, Newsells Park Stud also board mares for some of the World's leading breeders. These include Northern Farms & Shadai Farm in Japan, Arrowfield Farm in Australia, Wertheimers & Frere in France, Al Shahania in Qatar, Jon Kelly & Brookdale Farm in Kentucky and John & Tanya Gunther from Vancouver, Canada. They also board mares for numerous UK based breeders. When I carried out my spring soil analysis last April, the General Manager and I estimated that during 2017, the Stud would board close to £100 million's worth of bloodstock.

The value of the bloodstock boarded at Newsells Park Stud is obviously very significant and with mares and foals that can be worth several million each, they ideally require a peaceful environment with the very best pasture.

I have been analyzing the soil at Newsells Park Stud for over 20 years and advice the Stud's management on how to improve the soil and grass conditions in the paddocks annually. It is my opinion that the land around the areas at Newsells Park Stud denoted as 'Obelisk' and 'Manor' and which has been permanent pasture for hundreds of years, is without question the best pasture on either side of the property for raising foals and young horses. This is due to higher organic matter content, better soil structure, age of pasture and composition of the pasture. This area of the farm holds moisture better during dry periods, which means the grass stays greener throughout the summer, providing superior cushion for young bones and tendons to exercise on, as well as consistent of nutritional intake. It provides the kindest and most suitable conditions for growing young foals. It is no coincidence therefore that these pastures are rested at the beginning of the wet winter months so they do not get ruined, and then only used again from late spring until the end of the autumn. They are that essential to the Stud's business of rearing and selling young thoroughbreds and are undoubtedly one of the reasons that the Stud has enjoyed significant success over recent years.

Clearly a significant housing development immediately to the South of their best pastures can only have a detrimental effect on the Stud's operation. No right minded Stud Manager would risk the safety of a mare and foal, (that might be worth a seven figure sum) in a paddock right next to a housing development, where general noise day and night is likely, and sudden bangs and flashes of light from parties and fireworks are possible. As mentioned I have been advising thoroughbred breeders for 38 years. I have come across far too many situations where thoroughbreds have suffered life threatening injuries through paddock accidents caused by the unnecessary intervention of people living nearby.

This unwanted human intervention is another unfortunate by product of the footpaths and bridle paths that run close to this area of the Stud. While I have advised the Stud on ways in which they can try to mitigate the impact of these footpaths and bridleways on the operation, significant increased traffic will only worsen the problems the Stud currently experiences from unwanted intrusions and people diverting from the allocated rights of way.

Please let me know if there are any questions about my letter or about the land at Newsells Park Stud.

Sincerely,  
Roger Allman