

The Yakima Valley Turf Club, Inc.

CENTRAL WASHINGTON FAIRGROUNDS

P. O. BOX 213, PHONE CHestnut 8-3920

YAKIMA, WASHINGTON

February 7, 1961

Dear Stockholder:

We now have a General Manager, Mr. George C. Manos. We also have racing dates granted by the Washington State Horse Racing Commission, the opening date being April 29th. The improvements are approximately 80% completed, but in order to install the American Totalisator pari-mutuel equipment, complete the Clubhouse, complete the surfacing of the mile and half-mile tracks and to build two additional new barns we will immediately need another \$125,000. Enclosed find the current brochure on YAKIMA MEADOWS.

This is your race track, and your cooperation in helping the sale of additional stock is needed. If each of our 400 stockholders will do one or both of the following, we can reach this goal:

1. Subscribe individually for one or more extra shares of stock.
2. Interest a friend or neighbor in the immediate purchase of one or more shares of stock.

A completed race course by April 29, the date of the opening of the Spring Meet, is the Turf Club's aim. Do your part to make this possible. Refer additional stock subscriptions, or names of potential investors today to:

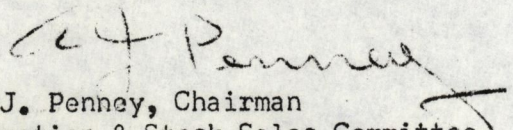
The Yakima Valley Turf Club, Inc.
P. O. Box 213
Yakima, Washington

or 'phone CHestnut 8-3920.

Thank you for your cooperation in this matter. We will see you in the Spring.

Yours sincerely,

THE YAKIMA VALLEY TURF CLUB, INC.


A. J. Penney, Chairman
Promotion & Stock Sales Committee

[Enclosure. 1961, Feb. 7]

the Yakima Meadows story . . .

s, owned and operated by the Yakima Valley
and harness races, with pari-mutuel wagering
Meadows a must with horsemen. Owners and



Directors

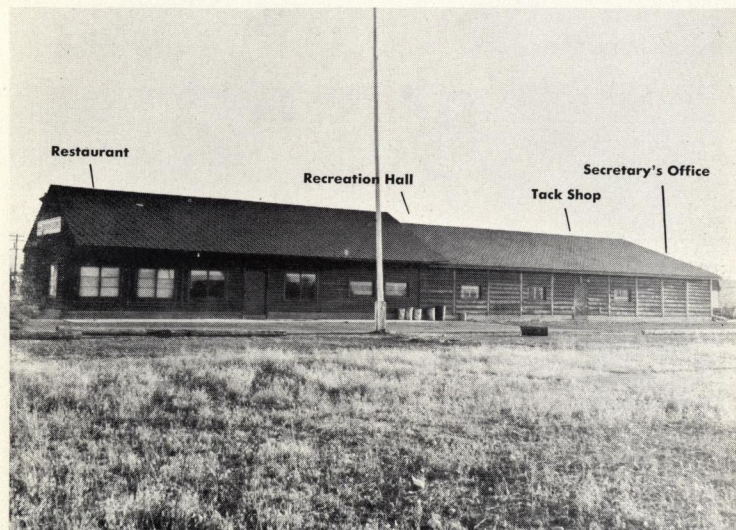
WILBUR STADELMAN
MELVIN McGUIRE
DR. ROBERT I. FORD
A. H. McKAY

A. J. PENNEY
BOB DWINELL
TOM LARSON

History of Yakima Meadows

Ground was broken for the new racing plant in June, 1960, as the result of more than two years of extensive planning by Yakima Valley Turf Club, Inc. The cost of improvements to date is \$375,000.

Located almost in the heart of downtown Yakima, the new plant will be completely finished for this spring's meet. The clubhouse restaurant will be in operation. The pari-mutuel and totalizator equipment will be in place, as will the photo-finish camera and photo patrol. The track itself is being reconditioned to make it the finest racing surface in the Northwest. An additional investment of \$125,000 will be required to complete the clubhouse and grandstand, install the pari-mutuels and to build new horse barns.



The Racetrack

The race track has been completely rejuvenated. Twenty-five thousand yards of dirt was moved to make it longer and wider. The track now includes a 440-yard chute for quarterhorses and a 6-furlong chute for thoroughbreds.

All inside rails of the new track are constructed with the new tubular type rail proven so popular and successful with Northwest horsemen.

The mile track features the new spiral turns, which permit the horses to enter the turns without breaking the pace. In addition to the mile track, there is an existing half-mile center track which will be finished in time for harness racing during the spring meet.

The Clubhouse

Yakima Meadows will offer a luxurious turf-clubhouse. The clubhouse is glass enclosed, with reserved box seats on the terrace, each having its own table at which food and drink service will be available. In addition, there will be wagering facilities available in the clubhouse as well as a magnificent view of the race track and saddling paddock.

Backstretch Facilities

Backstretch facilities include a new restaurant, the racing secretary's office, a recreation area and a tack shop as well as the site for the new cantilevered type barns to be constructed soon.

The Future of Yakima Meadows

A Prospectus

The finest testimonial to the success of any business is its proven financial history. The growth of the race track industry in Washington State is reflected by the growth of the Thoroughbred industry. In 1933, there were only six farms in the state breeding thoroughbreds. Today, with over 200, the state ranks sixth in the United States.

Race tracks have historically proven to be profitable investments for their stockholders, with the volume of business and profits consistently showing an increase.

Yakima is particularly well suited to the development of a race track, favored as it is by almost perfect weather for early spring and winter training, nearness to excellent hay and grain and the fact that it is centrally located in a trade area of over 400,000 people. Actually, Central Washington has more thoroughbred and quarterhorse farms than any other part of the state. Additional racing opportunities for quarterhorse and harness horse racing are badly needed in the Northwest, and Yakima Meadows will help fill this need.

The common stock is believed to be an attractive investment for capital gains. When the original construction loan through certificates of indebtedness is repaid, the common stock should have a greatly increased value. Also, after the repayment of the certificates of indebtedness, the holders of the common stock will share in the profits of the corporation. After repayment of said loans, 20 per cent of the profits of the Turf Club is paid to the Fair Association as rental, and 80 per cent retained by the Turf Club.

The total authorized shares of stock in the Turf Club are 5,000 shares of common stock of no-par value. The offering price of the common stock is \$10.00 per share. Each person purchasing a \$10.00 share of stock will loan to the corporation \$100.00, to be receipted for by certificates of indebtedness executed by the Turf Club.

The Department of Licenses of the State of Washington has granted to the Turf Club a permit to issue and dispose of securities in the State of Washington as follows:

"4,500 shares of no-par stock of \$10.00 per share, and 4,500 certificates of indebtedness of 100 or 1,000 denomi-

nations for a total of 450,000 to be sold in units of one \$100.00 certificate and one share of stock or for one \$1,000 certificate and ten shares of stock."

No common stock or certificates of indebtedness have been issued as promotional stock and no stock will be issued other than for full consideration in cash.

Pursuant to the terms of the lease agreement dated the 15th day of December, 1958, by and between the Central Washington Fair Association, a non-profit corporation, Lessor, and the Yakima Valley Turf Club, Inc., a corporation, Lessee, the obligations of the parties to said lease are as follows:

1. The Turf Club shall pay over to the Fair Association as rent all of its yearly net profits from race meets and associated activities, including profits from concessions.

2. The Fair Association shall pay into an escrow account at the Seattle-First National Bank each year for the purpose of retirement and payment of the certificates of indebtedness the following sums:

- (a). All of the rental received from the Turf Club.
- (b). Any and all surplus profits of the Fair Association over and above the average profits of said Association for the five-year period of 1953 through 1957.

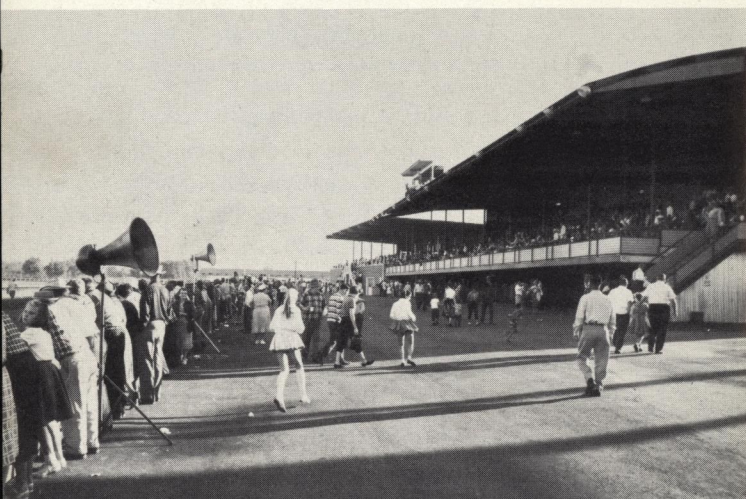
The Yakima Valley Turf Club invites persons, business establishments, and organizations interested in investing in the Turf Club, and in the future of horse racing in the State of Washington to contact the Turf Club for further information.

Original issue stock of the Yakima Valley Turf Club, Inc., is available to Washington residents. Direct inquiries or requests for brochure to P. O. Box 213, Yakima, or telephone CH 8-3920.

NOTE: These securities have been registered in accordance with the securities laws of the State of Washington and a permit has been issued authorizing the sale to the public. The issuance of this permit by the Director of Licenses is permissive only and does not constitute a recommendation or endorsement of the securities offered, nor does the Director pass upon the accuracy or adequacy of this information folder.

The Grandstand

Last fall, during the Central Washington Fair, the Yakima Valley Turf Club presented a program of purse races, the first to be held at Yakima Meadows race track. This spring, with the allocation of racing dates by the Washington State Racing Commission, a program of thoroughbred, harness and quarter-horse races, with pari-mutuel wagering, will be held in both spring and fall meets.



The spring dates are April 29-30, May 5-6-7, 12-13-14, 19-20-21, 26-27-28-29-30. Fall dates are Sept. 27-28-29-30, Oct. 1.

The new, modern, all-steel grandstand, seating 2,000 in comfortable contour seats, is completely covered. In addition, there are 288 box seats. Covered and uncovered bleachers accommodate 3,500 persons.

Food and beverage will be available in the grandstands. "Main-line" facilities on the mezzanine and ground floor of the grandstand will be capable of handling hundreds of patrons wishing to place wagers. Race viewers will also have access to the 50x700-foot promenade area in front of the grandstand where they can view the races as well as the presentation in the winner's circle.

These facilities will be available for horse shows, FFA and 4-H horse shows, as well as other community projects.



THE NEWEST AND MOST MODERN race plant in the Northwest, Yakima Meadows Turf Club, Inc., will be in operation this spring with thoroughbred, quarterhorse and harness races on all races. The ideal weather conditions in the Yakima Valley make training at Yakima Meadows. Trainers are invited to train and race at Yakima Meadows.



1. Clubhouse.
2. New grandstand.
3. Covered bleachers.
4. Existing barn area.
5. Half-mile track for training and harness horses.
6. New barn area.
7. Back-stretch restaurant, racing secretary's office, recreation hall, tack shop.

Officers

WILBUR STADELMAN, *President*
MELVIN McGUIRE, *Vice-President*
DR. ROBERT I. FORD, *Secretary*
A. H. McKAY, *Treasurer*

[Enclosure. 1961, Feb. 7]

"YAKIMA MEADOWS SPRING RACING SET"

YAKIMA VALLEY TURF CLUB BOARD OF DIRECTORS AT THEIR MEETING LAST LAST NIGHT VOTED TO HOLD RACING CARDS ON WEEK DAYS CONSISTING OF EIGHT DAILY RACES AND THE SATURDAY, SUNDAY AND MEMORIAL DAY PROGRAMS WILL BE OF NINE RACES. EACH DAILY PROGRAM WILL BE MADE UP OF ONE QUARTERHORSE RACE, TWO TROTTER RACES AND THE REMAINDER OF THE PROGRAM THOROUGHBRED ~~#####~~ RACES. YAKIMA'S SPRING MEETING WHICH WILL START APRIL 29th WILL CONSIST OF SIXTEEN RACING DAYS. THE DAILY RACING PURSES WILL ~~#####~~ ~~#####~~ AMOUNT TO SOME \$2,800.00 ~~#####~~.

GEORGE MANOS JR. GENERAL MANAGER OF "YAKIMA MEADOWS," TOLD THE BOARD OF THE DIFFERENT BIDS AND EQUIPMENT OFFERED FOR THE INSTULATION OF ~~#####~~ PARI*MUTUAL BETTING. THE BOARD APPROVED THE EQUIPMENT OF THE AMERICAN TOTALIZATOR CO. AND THEIR EQUIPMENT WILL BE INSTALLED IN THE NEAR FUTURE. THE IMPROVEMENTS IN THE OLD ~~#####~~ FAIRGROUNDS TRACK HAVE BEEN ^{IMMENSE} ~~#####~~ BUT THE WORK GOES ON AND IN THE NEXT FEW WEEKS THE FAIRGROUNDS WILL BECOME A BEE HIVE OF ACTIVITY WITH FINISHING TOUCHES BEING COMPLETE SO THAT YAKIMA VALLEY MAY HAVE ONE OF THE FINEST RACING PLANTS IN THE WEST WHICH ALL ^{Yakima} CAN BE PROUD . SEE YOU AT THE "YAKIMA MEADOWS" APRIL 29th.