

## EXHIBIT B IMPROVEMENTS

### ***FAIR OAKS PARK***

*7606 Fair Oaks Ave, Dallas, TX 75231*

***BASEBALL FIELD: +/- 127,922 Sq Ft SOFTBALL FIELD: +/- 50,412 Sq Ft***

- 1 Protect existing structures during the construction process.
- 2 Remove and properly dispose of existing soils to accommodate for the new synthetic turf system.
- 3 Perform soil modification subgrade by method of lime stabilization treatment at baseball and softball fields subgrades.
  - This method of stabilization is based upon previous soils reports in this area, a new geotech report is recommended to confirm if this is the most economic method.
- 4 Install perimeter concrete curb along outside fence line of each field.
  - 1,168 LF - Baseball Field
  - 705 LF - Softball Field
- 5 Install drainage system at the baseball and softball field and connect to existing drainage structures.
- 6 Install 30mil HDPE liner per manufacturers recommendation over entire subgrade of both fields.
- 7 Install a 4" layer of #57 drainage stone at the baseball and softball fields.
- 8 Install a 2" layer of 3/8" crushed stone at the baseball and softball fields.
- 9 Furnish and install synthetic turf system over both fields, that includes the following:
  - Total Area = +/- 178,334 Sq Ft
  - All components designed and manufactured for use on outdoor athletic fields
  - Alternating Panels to be Field Green/Lime Green
  - Brown synthetic turf with special mixture of sand and rubber to emulate clay.
  - Rubber and sand infill material placed in numerous lifts using special equipment
  - Inlaid permanent foul lines and coaching areas
  - Maintenance Manuals and training for Owners selected personnel
  - Eight (8) year manufacturer warranty
  - Pile Height: 2.0"
  - 46 oz per sq yd
- 10 Furnish and install the following athletic equipment:
  - 1 Home plate at each field
  - 1 Set of bases at each field
  - 1 Pitchers Mound and 1 Pitching Rubber at baseball field
  - 1 Pitching Rubber at softball field