

3. That as of the date of the assumption of jurisdiction of the trust herein by your Honorable Court, said farm had an appraised value of \$16,500.00, and that pursuant to an Order of said Court dated April 12, 1951, your Petitioner expended the sum of \$2,500.00 from the corpus for the purpose of making the necessary repairs to certain buildings on said farm, whereupon the book value of said farm for the purposes of the within trust was increased to \$19,000.00.

4. That notwithstanding the aforementioned expenditure on account of repairs, the buildings and improvements on said farm are scarcely in an acceptable condition, with the dairy and horse barns in immediate need of paint and the remaining buildings, excluding the dwelling, in need of major repairs in addition to painting; that the entire farm is without adequate fencing and that the only silo serving the dairy barn is an open trench; that notwithstanding any improvements which may be made to the buildings aforesaid, the quality of the soil of said farm and the general terrain and topography thereof is such that said farm cannot be made comparable to the best farms of this County; that the income from said farm limits the extent of improvements which your Petitioner may make when consideration is given to the needs and requirements of the cestui que trust; that milk is now shipped from said farm under a permit issued by the Health Department of the District of Columbia, but it is quite problematical when a modern dairy barn may be required to be built in order to continue said permit in effect; that a loss of the present milk market would substantially depress the value of said farm; that said farm, as well as other agricultural land in Frederick County is now inflated compared with normal values, but