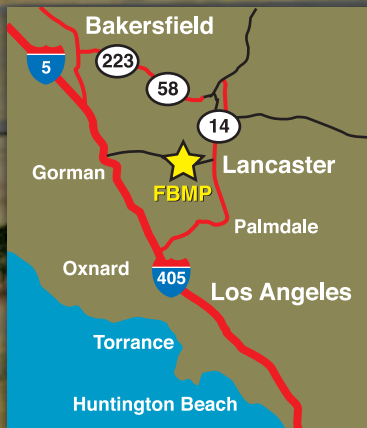
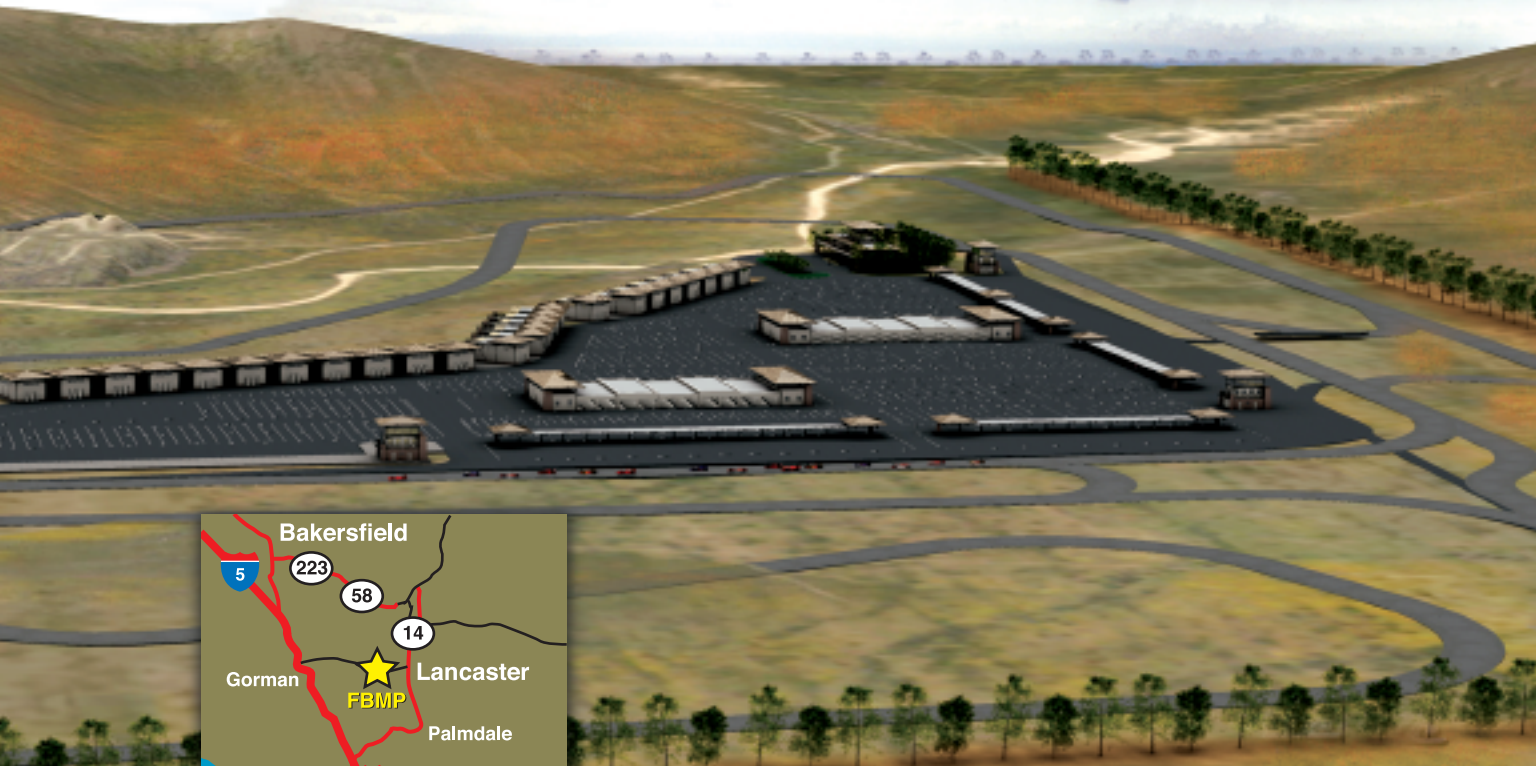




# Fairmont Butte Motorsports Park...

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## A Destination for Racing Enthusiasts™



**Fairmont Butte Motorsports Park**  
North West of Lancaster, California  
150th West at Avenue D (Hwy 138)  
13 Miles West of Hwy 14  
24 Miles East of I-5  
**(951) 739-0508**



# Fairmont Butte Motorsports Park Lancaster, California

## ***Racetrack Operations***

### ***Racing and Automotive Testing***

**Primary Use:** Venue for racing and automotive testing by private clubs, racing organizations and the automobile industry, including but not limited to Sports Car Club of America (SCCA), the Vintage Auto Racing Association (VARA), the Porsche Club of America (PCA), *Road & Track Magazine* and AMA Motorcycle events.

### ***Businesses Related to Racetrack Operations***

**Secondary Use:** Facilities for lease to businesses related to racetrack operations such as racecar fabrication shops, racecar preparation businesses and tire and parts shops necessary for track operations.

### ***Rental and Lease Options***

**Third Use:** At the discretion of Fairmont Butte Motorsports Park, private individuals may be allowed use of the racetrack, restaurant/clubhouse and garage/lounges on a rental or lease basis. Personnel required to operate facilities would be provided and employed by the Fairmont Butte Motorsports Park to ensure security and safety.

## ***Buildings & Services***

### ***Registration/Administrative Building***

Office accommodations for administrative personnel.

### ***3 Three Story Tower Buildings***

For officials, safety personnel, track announcers and observers.

### ***Service Units***

Rental units leased on an annual basis to businesses that cater to the racing community

### ***2 Caretaker Houses***

### ***Restaurant/Clubhouse***

A three-story structure with restaurant, bar and lounge areas. The use of the club house, meeting facilities, and restrooms will be limited to members and authorized track guests.



# Fairmont Butte Motorsports Park Lancaster, California

## **2 Paddock Garages**

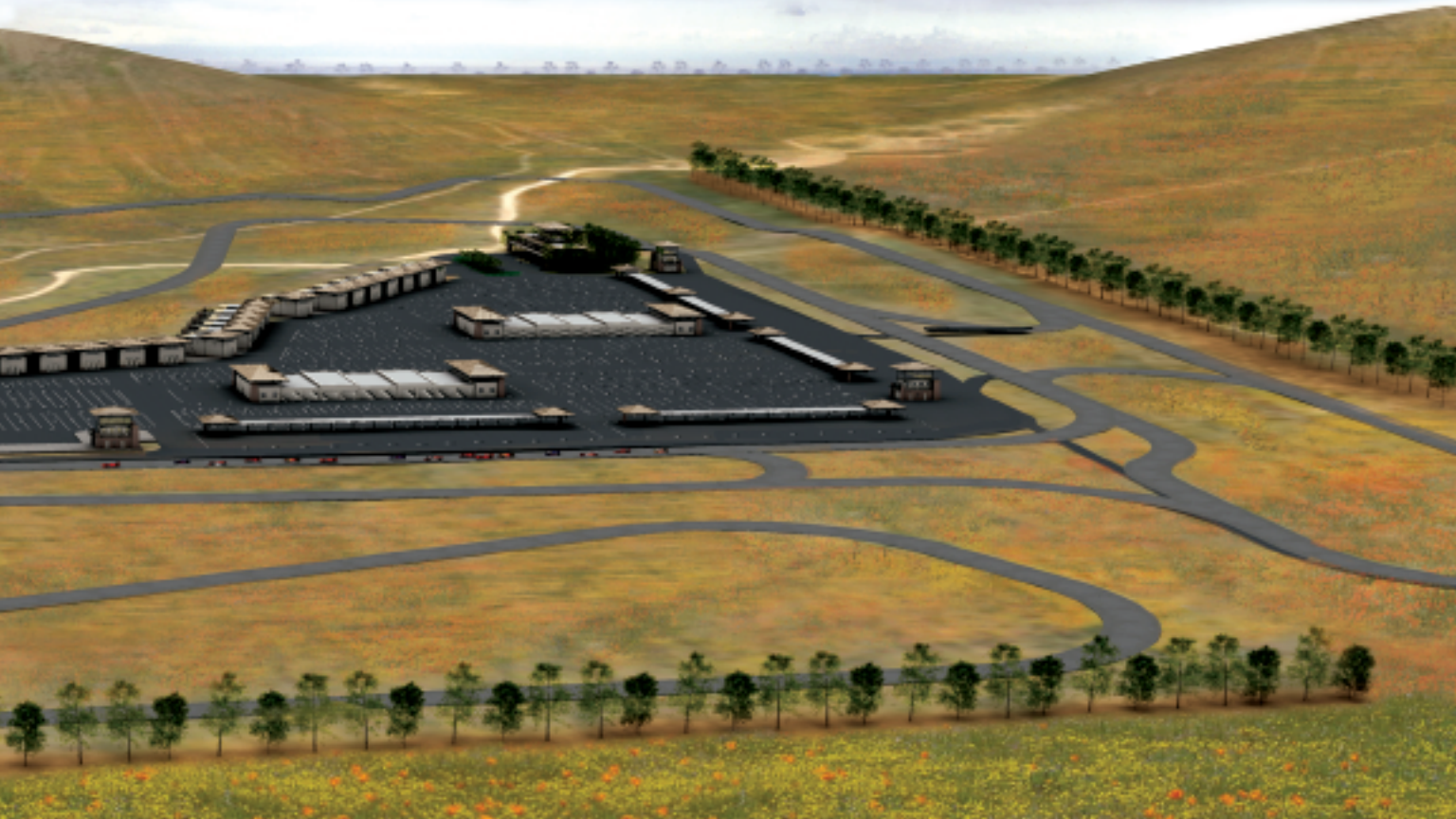
Rented out to race participants during events.

## **26 Garage Lounges**

2-story units, the first level for car maintenance and storage, the second level with living quarters and observation deck.

## **4 Paddock Shelters**

Each paddock shelter accommodates racecars during events.



# ***Fairmont Butte Motorsports Park***

The proposed Fairmont Butte Motorsports Park is planned on a 322-acre site with world class racing facilities featuring a 3.6 mile road course, clubhouse, restaurant and garage lounges.

The project site is set within an area of the Fairmont Butte located 14 miles northwest of the City of Lancaster and 86 miles north of downtown Los Angeles.

## ***Typical Track Events (Weekends)***

Racing Hours: Daylight

Practice: Weekdays

Saturdays: Practice and Qualifying Events

Sundays: Racing Events

Racing events range from 50 to 300 entered cars. The attendance on race weekends could range from 250 to 1,125 persons. Vehicle traffic ranges from 90 to 540 average daily trips with the highest traffic levels on Friday evenings and Sunday afternoons.

The racetrack would be operational during daylight hours. Some maintenance may be done during nighttime and maintenance personnel may stay overnight in their motor homes. The majority of people attending the events would leave the facility within 2 to 3 hours of closing time.

Use of the racetrack during the week would be for automotive or racecar testing. No more than 25 cars per day (on average) would use the track. Daily on-site population at the racetrack could total 100 people.

## ***For More Information Contact:***

Malloy Family Partners, LP

556 Malloy Court

Corona, CA 92880

(951) 739-0508

