



Pacific Motorsports Management, LLC
Mailing Address: PO Box 386, Beaverton, OR 97075
Track Address: 93811 Blagg Ln, Grass Valley, OR 97029
541-531-5695 | 541-333-2452 | Fax 541-333-2453 | info@oregonraceway.com

INTRODUCTION

Oregon Raceway Park, Oregon's Premier Automotive testing facility and Private Race Track, features 2.34 miles of smooth race-grade asphalt in a challenging, undulating layout dedicated to the driving pleasure of the motorsport enthusiast – individuals and families who are passionate about motorsports, who relish the driving experience, and who seek a place of respite among like-minded people. Just 2 hours east of Portland traveling along the historic Columbia Gorge, ORP is more than a race track. It is a family destination with an array of services and amenities, such as professional instruction, track-side support, premium car storage, racecar rentals, private race schools for novice to experienced track enthusiasts, corporate entertainment, beautiful scenery, and private access and track days through the [Oregon Raceway Club](#) organization.



West Straightaway with MT. HOOD in the background.

MISSION

To safely deliver exciting motorsports experiences and camaraderie to Motorsport enthusiasts, their guests, and families.



OREGON RACEWAY PARK

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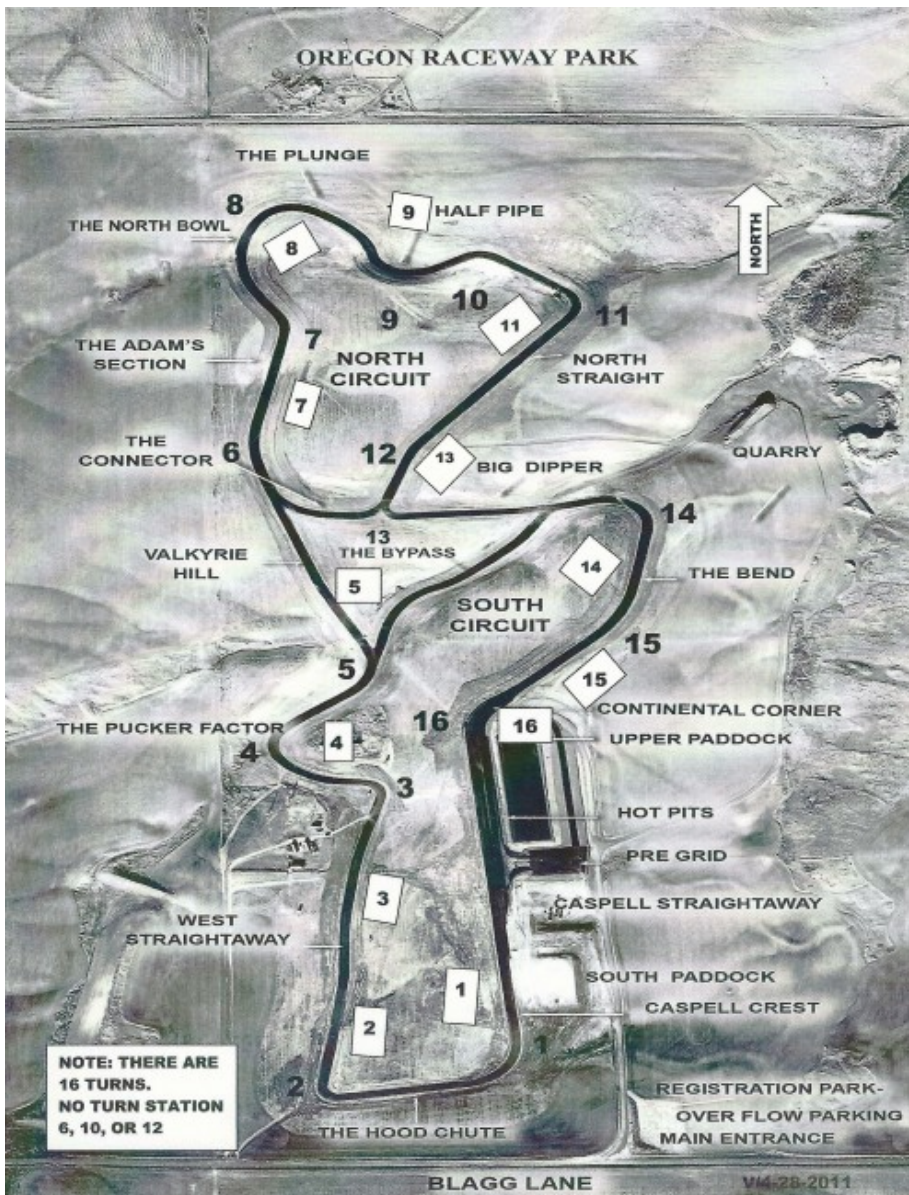
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TRACK SUMMARY

The Oregon Raceway Park road course was Established in 2009.

It is a 2.34-mile road course, 40' wide with 16 turns and 300 feet of elevation change. The track is unique in that the track can be run both clockwise and counter clockwise directions – both providing unique and challenging possibilities specific to the direction run.



GRAPHIC TRACK / SITE MAP

HISTORY & BACKGROUND

The PMMI organization was first formed as an Oregon Subchapter S Corporation January 27, 2003 for the purpose of selecting a site for a permanent race venue and developing a motor sports complex. The ten original members of what was then Pacific Motorsports Management Inc. searched Oregon and southern Washington for years to locate a property that contained acceptable physical characteristics, that was located in an area which would welcome the economic benefit afforded by the development, and which could be purchased for a reasonable price. Only sites east of the Cascades were considered in order to maximize the number of dry days available for use.

That parcel was found in Sherman County. Located two miles east of the town of Grass Valley, the site is 434 acres with significant elevation change. It had on-site rock suitable for road construction.

Single phase power and a water well were also on site.

The property is served by two County roads along the sites north and south borders.



After securing the land, a zoning ordinance was developed creating a "Motor Sports Park Complex (MSC-1)" zone. This new zoning allowed for motor sports events involving all motorized vehicles as well as training programs. Accessory uses consisting of concessions, parking, watchman's quarters, maintenance and repair facilities are allowed. Additional uses such as garages, hangars, and automotive related light manufacturing are included in the zone.

On January 24th, 2005, the Sherman County Planning Commission voted to recommend to the Sherman County Court, approval of the Comprehensive Plan/Zone Map amendment. On February 2nd, 2005 the Sherman County comprehensive plan and zoning map were amended to designate PMMI's site as a motor sports complex. A Master plan of potential growth and development was created.

A few more historical dates of significance:

In April of 2007, PMMI filed for conversion to an LLC and became Pacific Motorsports Management, LLC. This process served to define the management of the company and to accommodate a successful construction fund raising effort.

On June 17th, 2008 PMM, LLC broke ground with the dramatic rock mining blast which provided the rock supply for the entire track construction project. Course construction got under way and by November a brand new 2.34 mile road racing course to be known as Oregon Raceway Park was created. On November 23rd, 2008 the first cars ventured out to christen the new racing facility. In the summer of 2009, the County, in keeping true to their word, set their road crew to work paving Blagg Lane. The chip seal roadway was completed and provided a much needed, very much appreciated comfortable access road from town to the track.

On site construction and improvements continued throughout 2009. In a letter dated November 6th, 2009, Oregon Raceway Park received it's competition certification from Sports Car Club of America, the only certifying body for road courses in the U.S. clearing the way for sanctioned competitive road racing of automobiles in the clockwise direction.

In 2010 ORP was host to many track day events for both cars and motorcycles, and included an International product launch by Volvo with world-wide media coverage. Three competitive race events were also held in the 2010 season. 2011 brought the introduction of the ORP Club.

2013 saw the completion of a septic and drain field system providing the ability to provide restroom and shower facilities. In 2014, a new well and fire

hydrant system was designed including a 40,000 gallon water storage facility. Additionally, a shower, restroom and medical office building was designed.

In 2015, construction of the fire hydrant and water storage system was completed along with the restroom / shower/medical facility building.



Organization/Structure

Pacific Motorsports Management, LLC is currently comprised of 28 members, all businessmen or professionals from six U.S. states and British Columbia with literally hundreds of years of racing experience. A three-member Board of Directors governs the corporation. Operations are managed by on site employees who are overseen by a member constituted management group serving at the discretion of, and reporting to, the Board.

The entire staff and management are dedicated to the success, growth, and contribution to the local economy by ORP, with the full support of the Board of Directors, to execute this phase of development to ensure that result. In this regard, PMM, LLC strives to maintain excellent working, business and professional relationships with local governments, quality businesses, and individuals providing goods and services to our facility and to the communities who host us.



Aerial Site Photograph of entire property.



OREGON RACEWAY PARK

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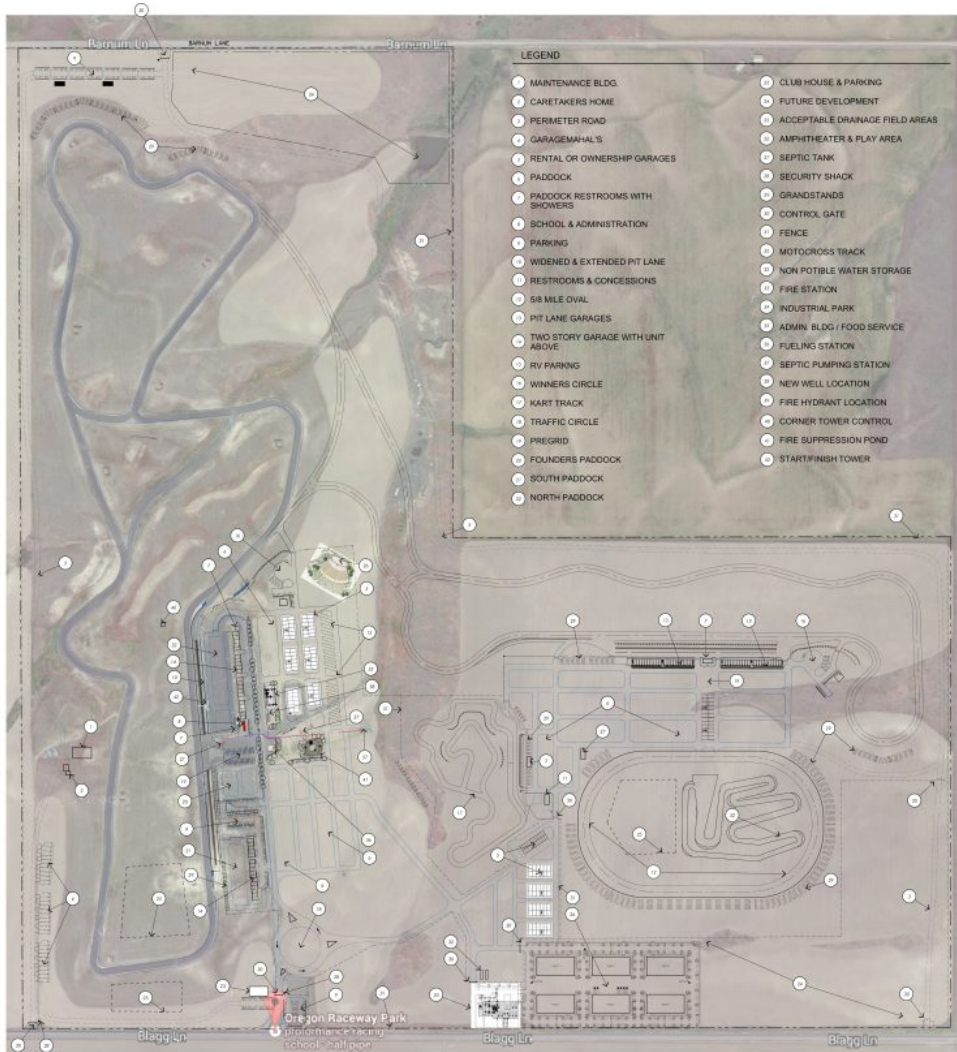
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EXISTING AMENITIES

- 2.33 mile, 40ft minimum width, bi-directional, Road Course.
- Timing and Scoring equipment installed.
- Sewer and water infrastructure installed.
- Fire protection storage and hydrant system installed.
- Modern Restroom/shower facility w/aid room for EMT use installed.
- 2 pump 2 tank above ground fuel dock installed.
- Paved paddock and pre-grid areas installed
- 12-Bay garage building - constructed



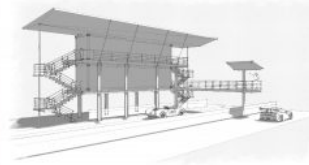
CONCEPT BUILDING IMAGES



1 MAINTENANCE / ADMIN. BLDG.



21 ORP CLUB BLDG.



24 START / FINISH CONTROL TOWER



14 NORTH PADDOCK LANE GARAGES

2014 OREGON RACEWAY PARK - DEVELOPMENT PLAN



DEVELOPMENT PLAN UPDATED - May 14, 2014





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POTENTIAL CORPORATE BENEFITS

- Solar and wind electricity generation potential. Hydro nearby.
- Vehicle testing, research and development and proving grounds.
- Product development and demonstration platform.
- Approved master plan on file with Sherman County.
- MULTI-use permitted as a part of master plan
- On-going business of track rentals.
- Road construction aggregate onsite w/mining permit in place.
- Sales and promotion site.
- Multi use permitted.
- Secluded location. (no prying eyes for R and D).
- Development friendly County Government.
- Large expansion capability.
- Eco-friendly location. Beautiful scenery.
- Long season, year round uses.
- Close to popular recreational activities: Gorge activities – Wind surfing, kite surfing, Nordic and Alpine skiing (Bend, Sisters, Sunriver)
- Reasonable airport access. (PDX, Redmond).
- Hold or sponsor E-Racing.
- Corporate team building location, activities.
- Continue club events and racing.
- Options for supplemental or supporting income:
 - Farming contract in place for the balance of site until development occurs.
 - Income generating garage leases in place

