Milestones & Historical Timeline of Development, Events, Partnerships
As of January 2020

June 15, 2004 – Southern California-based entrepreneurs and exotic car/racing enthusiasts John Morris and Brad Rambo purchased track from Bragg-Smith. 193-acres and facility included 2.2-mile road course, two tent structures, and porta potties. The Corvette Advanced Driving School included fleet of eight Corvettes and 150 students annually.

September 2004 – Mobile Office Building for classrooms with flushable toilets installed, restroom building installed.

September 2005 – Track was expanded from 2.2 mile to 3.5 miles of paved track that allows various configurations and two large skid pads.

January 2006 – Driving School operations increased to a fleet of 21 Corvettes, 6 Support Vehicles and over 1,500 students annually.

February 2006 – 5,000 square foot administration building for offices, classroom and shop facilities completed.

May 2006 – Club Spring Mountain, a Private Motorsports Country Club, launched, as first of its kind on the west coast catering to sports and exotic car enthusiasts.

March 2006 – Driving Programs expanded to include Radical Racing Schools, plus weekend Corvette Driving Schools introduced.

March 2007 – First Phase of Storage Garages Completed

Summer 2007 – Second Phase of Storage Garages Completed

Summer 2007 – Performance Driving Programs expanded to include Lotus Performance Driving School, one and two-day programs offered.

October 2007 – 8,000 square foot building for Corvette Driving School completed featuring a larger classroom with seating for 30 students, plasma TVs, retail area, mechanical shop, kitchenette, administrative offices and storage for Corvettes.

October 2007 – Paddock expansion completed.
SMMR Milestones-Development Timeline

Page 2

2008 – 40 single and double-bay rentable garages completed for Club Spring Mountain members

February 2008 – Club Spring Mountain Radical and Sports Car Racing Series launched for members

March 2008 – Six RV pads added with sewer, water and electrical hook-ups

April 2008 – 8,000-square-foot, $3 million resort-style Clubhouse completed, featuring a lounge with plasma TVs and closed-circuit capabilities, dining, executive conference room, private men’s and women’s locker rooms, 40-foot swimming pool and 14-person Jacuzzi, spa room with by-appointment massage services, 23-foot, two-story track-side viewing tower, indoor-outdoor barbecue facilities with beautiful veranda, and separate facility for 600-square-foot dedicated fitness center

April 2008 – SCCA Licensing School added to repertoire of driving schools

May 3-4, 2008 – Grand Opening weekend of Club Spring Mountain Member Clubhouse

May 11, 2008 – Inaugural Vegas Hot Pursuit event, featuring figureheads representing Las Vegas’s hottest hotels/casinos, auto dealerships and nightlife groups including Hard Rock, Lamborghini of Las Vegas, Light Group, Luxor, Palazzo, Prive Nightclub, Red Rock, Silverton, Tao, for race in custom-wrapped Lotus cars. Race winner was BJ Baldwin, Jr. representing Light Group

Summer 2008 – 8,000 square foot building completed with racquetball court, storage facilities, Dyno Shop with Dyno Jet Equipment, and Powertec Engine shop

August 2008 – Tunnel 10-feet tall by 12 feet wide and 80 feet in length with gate-arm control from main entrance to 2.2 mile paddock area completed, along with a permanent guard building – offering improved traffic into Corvette building paddock area

September 2008 – Curb improvements on entire 3.5 mile track for safety and speed

October 2008 – New affiliation announced – Ron Fellows Performance Driving School, an extension of existing Corvette Advanced School, one of only two Corvette-endorsed schools, and official GM ZR1 Training Program
SMMR Milestones-Development Timeline
Page 3

Fall 2008:
- New Corvette ZR1’s added to fleet
- 5,000 square foot building for Exotic Car Dealership Completed
- RV pads for rentals with sewer, water and electrical hook-ups completed
- 40 additional single and double-bay rentable garages completed for Club Spring Mountain members – 80 total
- Timing Building constructed for staff with a 2nd story viewing tower
- Two-station indoor firing range completed, offering full shooter protection in an atmosphere-controlled enclosed environment

May 2009 – Michelin partnership announced

Summer 2009 – Teen Driving sessions offered with specially-equipped skid cards to teach teens how to deal with variety of real-world driving scenarios

September 2009 – Construction began on 13 luxury Club Condominium/Garage units, ranging from 429-780 square feet, available for lease to members of Club Spring Mountain and students of driving schools

September 2009 – State-of-the-art Track Warning Light Module system, known as the Track Marshall, installed. Spring Mountain is the first race track in the US to implement the Track Marshall. The system was designed to warn the driver of hazards on track, far faster than the original flag method.

December 2009 – All terrain Emergency Response Vehicles purchased for quick emergency response

January 2010 – Second building of 13-unit Condominium/Garage units broke ground

January 2010 – 45-foot sky-high Timing Tower and Pedestrian Bridge under construction

March 2010 – First building of 13-unit Condominium-style Garage residential units completed

March 2010 – Road & Track announces partnership with SMMR, will offer full roster of motorsports events.
May, 2010 - Spring Mountain Motor Resort announces that the Ron Fellows Performance Driving School has been selected as ‘The Official High Performance Driving School of Chevrolet.’ Spring Mountain's staff, instructors, road course, facilities and commitment to excellence represent the highest standards of Chevrolet.

June, 2010 – Second building of 13-unit Luxury Condominium/Garage units completed, for a total of 26 Residential Units at the facility

July, 2010 – Construction completed on a Road & Track 45-foot Timing and Viewing Tower with apparel shop.

August, 2010 – Michelin Pedestrian Bridge completed for pedestrian traffic from the facility entrance into the Corvette building paddock area

September, 2010 – Additional paddock area for performance driving schools added, along with lush new landscaping

October, 2010 – A .6-mile track extension was completed at the southeast corner of the original 2.2-mile configuration, including a version of Watkins Glen’s famous "Bus Stop" chicane and Road America's 50-foot wide Corner 1 with banking. With the extension, the back straight now measures 2,640 feet in length (over 1/2-mile) and 42 feet wide, qualifying it for use as a drag strip

January, 2011 – A brand new Fleet of Radical Extreme Sports Cars purchased for use in Radical Racing Schools and for Private Racing Instruction

February, 2011 – Radical West, USA, the #1 Radical Extreme Sports Car Dealer in the World, opens a 5,000 square foot new- and pre-owned car showroom at the facility

September, 2011 – Construction completed on a 16-unit Condominium/garage building in the lower paddock area, next to the Ron Fellows Performance Driving School, for use by Driving School students and Club member overflow. The garages on the first floor accommodate multiple cars and extra vehicles, with additional restroom facilities for public access. The building is comprised of 15,000+ square feet with move-in scheduled for October 1, 2011. The total number of Residential Units at the facility is now 52

January, 2012 – Construction completed on a major expansion of the Administration Building to include 1550 square feet of office space, more administrative offices, and additional mechanical lifts with a total of 7 mechanical bays. Also, the Winners’ Podium was given a facelift with new graphics for photos of race champions.
May, 2012 - The acquisition of a 120-acre parcel of property from the BLM closed escrow. With the addition of the new parcel, the total size of the facility is now 313 acres and is slated for future development, including track extensions and building additions.

May, 2012 - Sector 111 opened a satellite race shop at Spring Mountain to offer service and support to Club members, including service, track set-up and upgrades.


September, 2012 - The In-Car Flag Alert System was introduced, which alerts you immediately from Race Control as track conditions change, including the ability to communicate directly to you in your individual car, through your unique ID number.

September, 2012 - Laid an additional 127,000 square feet and 2040 tons of asphalt, resulting in a 3/4 mile track extension. Not only did we add new track, we also made changes to certain sections to improve safety for our drivers. The new track is composed of state-of-the-art asphalt material.

September, 2012 – A 3,000 square foot shade cover was erected for protection from the desert sun, and for Radical operations.

October, 2012 – Introduced the ALL NEW Cadillac V-Series Academy, with a whole new fleet of Cadillac vehicles to try out on the track. The Cadillac V-Series Academy is a unique opportunity to put the race-inspired Cadillac CTS-V through its paces.

November, 2012 – Construction completed on a full commercial kitchen, adjacent to the bar, and meal service for breakfast, lunch and dinner is offered on select weekends with a gourmet menu changing per season developed by our Executive Chef.

December, 2012 – Received tortoise permit from the U.S. Department of Fish & Wildlife, providing the clearance to improve the 120-acre parcel adjacent to the facility.

February, 2013 – Grading begins on a massive track expansion project, including over 2 miles of new road course surface, and a 150,000 skid-pad. The new track is 40’ wide, and features an 81’ elevation change high-speed spiral with a high bank, a blind ascent and extreme G-force turns. After the expansion, Spring Mountain is the longest track in the country at 6.1-miles and the second longest in the world.

April, 2013 – Radical West, USA announces the Radical Cup 2013, a professional traveling racing series, sanctioned by North American Road Racing Association (NARRA). The six-round championship will take place at top racing circuits in North America, with Radical West and Powertec USA providing track-side support. Spring Mountain acquires a 4-vehicle transporter, complete with crew sleeping quarters, to support the new venture.

June, 2013 – Ground breaks on a 7200 square foot multi-purpose Training and Event Center adjacent to the new section of track, with construction continuing on the track extension and skid-pad.


August, 2013 – Grading begins on 80 residential home sites at the perimeter of the facility, creating the future community of ‘Spring Mountain Estates.’ Grading also begins on a new Control Tower for convenient viewing of the latest track extension, along with a new entrance to the facility. An interior road is constructed to connect the latest section of the track with the original road course.

September, 2013 – Spring Mountain Motor Resort & Country Club is chosen as the host of the Official 2014 Chevrolet Corvette Stingray Dealer Sales Academy. The Sales Academy is an extensive 1 1/2-day training program, and all dealers must attend the course to be authorized to sell the Stingray Corvette. The program expected to run at the facility until March 2014.

October, 2013 – Tentative Subdivision Map Approval is granted by Nye County, Nevada on 80 residential home sites at the perimeter of the facility. A Platinum Membership offer is extended to members who wish to purchase a lot at Spring Mountain Estates. The exclusive home sites in the community are only available to Club Spring Mountain members.

February, 2014 - Construction begins at Spring Mountain Estates. The first private residential homes are under construction, including the residence of CEO John Morris and Platinum Club members Jeffrey Cheng and Dave & Daryl Struss.

May, 2014 – Construction is complete on our new 24-hour security controlled Main entrance to the facility. A few months later a high-resolution 5 x 15 Jumbotron screen with graphics and video will display events for drivers on Highway 160.
May 2014 - The Nye County Board of Commissioners approved all of the building and development outlined in our Master Development plan.

June 2014 - 5000 square foot Manufacturer’s Building is open for business. The building features an open area with a 20’ high ceiling, finished floor and eight bay doors ranging from 10-14’ high. Designed for R&D manufacturing, new vehicle launches, conference area and more.

August 2014 – 2,500 square-foot Welcome Center for visitor sign-in, track viewing, apparel sales and information headquarters is now open for business.

September, 2014 - Construction is complete on Lake Spring Mountain...a freshwater sparkling lake, complete with white sand. The lake features paddle-boarding and a water-propelled Jetpack flight center.

September, 2014 – 10th Anniversary Festivities. A fun-filled weekend of activities was enjoyed by Club Spring Mountain members with two tracks in operation, sports car and radical racing, jet pack demonstration flights, paddle boarding, celebratory dinners, and a beach party with music and dancing. CEO John Morris moves in to his newly-completed home at Spring Mountain Estates.

October, 2014 – The Grand Opening of the new Jetpack America flight center was held at Lake Spring Mountain October 16, 2014 with flight demonstrations and festivities.


February, 2014 – Charter Member Jeffrey Cheng moves in to his newly-completed home at Spring Mountain Estates...the second member to move into the development.

March, 2014 – Jetpack America announces tandem jetpack flights available for the younger water sports enthusiasts on Lake Spring Mountain.

April, 2015 - Michelin North America and Spring Mountain Motor Resort and Country Club have expanded their partnership with the introduction of the Pilot® Sport GT Race Tire for Radical SR3 and SR8 Sportscars. This new addition now makes Michelin "The Official Tire of Radical West Racing."

May, 2015 – Construction begins on the Aquatic Center for Jetpack America Operations and Jetpack/Paddleboard rentals. Plans are in place to transform Lake Spring Mountain into a resort atmosphere with lush landscaping, palm trees, cabanas, fire pits and more.

May, 2015 – Spring Mountain acquires a Classic Fire Truck with a 1600 gallon capacity for emergency services at the facility.
June, 2015 – Charter Member David & Daryl Struss move in to their newly completed home at Spring Mountain Estates. Dave and Daryl are the third resident to move into the development.

September, 2015 – Lake Spring Mountain introduces new water toys including paddle boards, pedal boats, kayaks, canoes and mountain bikes that are available for rent by members, students and guests.

October, 2015 – Construction on the Aquatic Center is complete, including resort-style landscaped grounds with a white sand volleyball court, a walkway for running, walking or biking, and lush green grasses with palm trees. The Grand Opening celebration was held October 25 with demonstration jetpack flights, paddle boarding, food and drinks.

November, 2015 – Spring Mountain announces the execution of an exclusive distributor agreement for the United States with Wolf Racing Cars from Italy for the Wolf GB08. Beginning in January 2016, the Wolf Racing Cars will run in Club Spring Mountain’s race weekends. The name of Spring Mountain’s racing series will be changed to Spring Mountain Racing to accommodate the new additions.

January, 2016 - The Italian racing phenomenon - the Wolf Race Car - made its debut on the track. Club members were among the first in the United States to see 6 Wolf cars in action in a race contest, with both the GB08cn 2-seater and the GB08sm 1-seater competing for points in the Light Sport Racer category. Spring Mountain is the Official North American Distributor for the Wolf Racing Car.

May, 2016 - Corvette Track Days were held to a sold-out crowd, with drivers enjoying 2 days to drive their Corvette at speed on one of the finest road courses in North America. Participants drove the 3.1 Mile configuration which is designed specifically to showcase the Corvette’s impressive performance. SMMR Milestones-Development Timeline Page 7

June, 2016 - Lake Spring Mountain opened to the public for the summer season. The beach oasis offers white sand beaches, swimming, a Tiki bar, lakeside lounging areas with access to boat and Jetpack rentals. Hydro-fest featured the best hydro-flight athletes in the world competing on jetboards, jetpacks and jetbikes to the facility along with large crowds of spectators.

September, 2016 - Cadillac announced the Cadillac V-Performance Academy driving experience at Spring Mountain Motor Resort and Country Club. The two-day driver training program is included in the purchase of any of Cadillac’s high-performance V-Series models: 2017 Cadillac ATS-V Sedan, 2017 ATS-V Coupe and 2017 Cadillac CTS-V sedan.
October, 2016 - Members drove on the 3.22-mile Clark course, the first time we ever offered the driving configuration preferred by the illustrious Vintage Auto Racing Association.

November, 2016 - ACDelco - the original equipment (OE) maintenance and repair parts brand for Chevrolet, Cadillac, Buick and GMC vehicles - and Spring Mountain announced a partnership to promote the unique benefits of OE parts. The partnership recognizes ACDelco as the official GM Original Equipment parts sponsor of the Ron Fellows Performance Driving School.

November, 2016 - Spring Mountain participated in the Gateway to NASCAR event in Beijing, China, at the High Valley Auto Park

January, 2017 - After 3 1/2 years of planning, Nye County commissioners approved the final residential subdivision map for Spring Mountain Estates, our residential development at the facility with 80 home and mixed-use lots. Officials also approved street names such as Spring Mountain Blvd., Octane Court, Radical Court, Indy Court, Formula Court and more.

March, 2017 - Spring Mountain development team embarked on a vigorous schedule of compacting, rough grading and fine-grading 80 home sites at the facility. The final subdivision map recorded on March 6, clearing the way for construction to begin and for members holding deposits to enter into an escrow agreement.

April, 2017 - Spring Mountain hosts the US launch of the Generation 3 SR8. As described by the manufacturer, "The SR8 is a truly exhilarating drive, powered by a bespoke Radical V8 engine with physics-defying grip, relentless acceleration and powerful brakes.”

April, 2017 - The Department of Real Estate approved the Sales Certificate for Spring Mountain Estates, clearing the way for construction to begin on Member's properties. Nye County Assessor's office applied parcel numbers and addresses to the home sites. Spring Mountain Estates Homeowners Association was established.

May, 2017 - Construction begins on the water and sewer plant with expectations to complete the project in less than one year. In addition meetings with the Bureau of Land Management (BLM) are being held to acquire more acreage adjacent to the facility for additional track and supporting structures.

August, 2017 - Construction of the Sewer and Water Treatment plant is moving at a brisk pace. The east track was closed during the month of August to build a tunnel for access by the Utility Company.

September, 2017 - Spring Mountain entered into an agreement with a privately-held developer of master-planned business parks in the US to develop a portion of the 22 acres at the entrance to the facility. The agreement is for the construction of a major hotel property with a casino, restaurant and retail shops.
SMMR Milestones-Development Timeline

Page 10

October, 2017 - Construction on the Water/Sewer Treatment project progresses, and more members are planning their trackside homes. The water and sewer is over 70% installed along the residential lots and the water storage tanks near completion for the rough installation.

November, 2017 - Silverton Casino Hotel is planning a new mixed-use development project located on the commercial parcel at the entrance to the facility. The first phase of the project includes a major brand 110 all room all-suite hotel connected to a new casino to be designed and operated by Silverton. The casino will feature over 200 slots, 5 table games, a sports book and café. In addition, restaurant and retail opportunities will be available on individual parcels fronting Highway 160. Future phases planned at the project include a large retail, entertainment, restaurant and movie theatre district. The project is expected to break ground in the Fall of 2018.

December, 2017 - The Spring Mountain Racing Invitational, held on the Mansell "C" 3.4-mile course, opened to members and non-members racing Radical Sports cars, Wolf Racing Cars, and other closed wheel prototypes. Highlights of the Invitational included an Enduro race and over 10 hours of track time over 4 days.

February, 2018 - Significant progress made on the $13.4 Million Water and Sewer Treatment plant serving Spring Mountain Estates, the Commercial development and surrounding areas. Paving of the main road from the Aquatic center to existing member’s homes was completed, and the water tanks to supply the development were installed. Water, sewer, electric and fiber services were connected for all trackside lots, and a six foot block wall was built along property lines, with the arrival of sewer tanks on the property.

February, 2018 - Nevada Department of Transportation approved a separate entrance to the commercial center, and Silverton Resort & Casino’s team of developers conducted traffic studies, drainage and electrical line surveys prior to the beginning of construction.

March, 2018 - Plans emerging for the development of the 621 acres adjacent to the facility, in the process of being acquired from the BLM. The proposed track on the east section of the new property will feature multiple options for configurations, both clockwise and counter clockwise, more open space with high speed straights, and an exhilarating 200-foot elevation change. Future development to the north will include a 5200 foot drag strip. Preliminary surveys and drainage studies for elevation and flood control determined the final layout of the course, the results of which will be presented to the BLM as part of the acquisition process.

April, 2018 - A new electronic billboard soaring 30 feet into the desert skies was erected at the entrance to the facility on Highway 160. The landmark, designed by High Impact Signs, measures 16x16 feet with a 12'x8' electronic display, featuring the Spring Mountain logo rising above the platform at the summit. This illuminated landmark will light up the area day and night.
May, 2018 - The Sports Car Invitational was held May 4-6, with three memorable days of driving. Participants enjoyed time trials, bracket races and other festivities, won prizes, ate gourmet meals, and received a commemorative windbreaker. Members showcased their one-of-a-kind cars at the Saturday night Concorso.

July, 2018 - 7 acres of Commercial property at the entrance to the facility closed escrow, sold to a leader in the industry, Majestic Realty Co. The largest privately-owned industrial developer in the United States, Majestic will pave the way for our inaugural commercial offering. The first phase of development, including a major brand 110 room all-suite hotel and casino, restaurant and retail shops. Preparations are underway with Nye County for the start of construction. The first members began construction on their homes in Spring Mountain Estates, Brandon and Chelse Rambo.

September, 2018 - Spring Mountain Raceway was named as designated bidder on a 621-acre parcel of land north and east of the facility, which brings the total development to 950 acres. The acquisition of the two parcels, officially published in the Federal Bureau of Land Management (BLM) registry, clears the way for expansion. Pictured is the preliminary layout of our future 2.67-mile road course, including a runway and taxiway. Currently the longest racetrack in North America at 6.1 miles, plans are to become the longest road course in the world with a 16-mile total configuration.

September, 2018 - Construction on the Water & Sewer Treatment plant is nearly complete: the two massive 600-gallon water tanks have been filled and paving is underway on the surrounding area, along with final testing of the system prior to turning over operations to Great Basin Water Co. The $13.7M project will serve Spring Mountain Estates, the commercial development and surrounding areas.

October, 2018 – The debut of the Spring Mountain Estates website, designed by Kristy Melgoza, with information on available sites, home options, development news and more. www.springmountainestates.com

November, 2018 - Majestic Realty, Developer of the Commercial project at the entrance to the facility, was granted a Conditional Use Permit for a 5-story Hotel and a Casino with a restaurant and Starbucks Coffee Company. The project was the first Commercial Development to be approved in Pahrump in 10 years. Included in the first phase of the project is a major brand 125-room all-suite Hotel and Silverton themed Casino with over 200 slots, 5 game tables, a sports book and café. Restaurant and retail opportunities will also be available on individual parcels fronting Highway 160.

December 2018 - Nevada's Governor Brian Sandoval submitted a letter of support for the acquisition of 620 acres from the Bureau of Land Management (BLM) with a sale date set for January 18.
December, 2018 - Fiber optic communications are now completely switched on at the track. Parcels in our residential development, Spring Mountain Estates, are also hard wired for fiber. Spring Mountain Estates is the first residential community in the state of Nevada to be equipped with fiber optic technology, with up to 2 gigabits of bandwidth available at each property.

January, 2019 – Despite the longest U.S. Federal Government shutdown in history, Spring Mountain management and special consultants managed to keep the acquisition of 553.27 acres from the Federal Bureau of Land Management moving forward to meet its deadlines. The development team began refining plans for the new section, including a paddock area for classroom exercises and a 3.02-mile road course. Also in January, building within Spring Mountain Estates saw several new housing starts. A new maintenance company was established to oversee Spring Mountain Estates, the condominiums, the streets and common area landscaping to ensure our 5-star resort remains in a pristine condition.

June, 2019 – Spring Mountain hosts a spectacular 15th anniversary celebration, with nearly 200 Club members and friends joining us at the Clubhouse.

July, 2019 – Escrow closed on 553.27 acres of property directly adjacent to the facility. The parcel, identified as Phase One of a two-part sale from the Bureau of Land Management (BLM,) was awarded by modified competitive sealed-bid sale. Spring Mountain was awarded the bid for the second phase of 67 acres expected to close in 2020, bringing the total size of the facility to 933 acres.

July, 2019 – Spring Mountain receives the Permit to Operate a Public Water System from the Division of Environmental Protection Bureau of Safe Drinking Water. After years of planning, construction and governmental red tape, the $13.7 Million Water and Sewer Treatment plant serves Spring Mountain Estates, the Commercial Development and surrounding areas.

July, 2019 – The long-awaited 8th generation mid-engine Corvette Stingray was revealed to the public in a spectacular worldwide launch. Spring Mountain and General Motors entered into a long-term contract for training on the Corvette and began the Dealer Training Program in December, 2019.