

# ***Victory Lane***



***The Ultimate Lifestyle Development.***





*"Let me be the first to invite you  
to join our Victory Lane Family."*

*Phil Hill*





**F**rom my early days as a child reading motor sports magazines, I fell in love with automobiles and racing. I first drove when I was 9 and quickly became addicted to driving. At a party my parents had at our home in Santa Monica, California, a family friend let me drive his brand new 1936 Oldsmobile around the neighborhood. He asked me if I could drive, and I said, "Sure!" Off we went, with him in the passenger seat and me behind the wheel. It was the start of my ultra-interest in cars and obsession with all things automotive.

I have had the privilege in my life to professionally race the most incredible automobiles on the world's most prestigious tracks. The highlight of my racing career was winning the 1961 Formula One World Driver's Championship with Ferrari. I have had the honor to compete with the likes of Alberto Ascari, Dan Gurney, Olivier Gendebien, Luigi Musso, Sterling Moss, Peter Collins, and Wolfgang von Tripps. We were part of a bold era in auto racing, the start of something bigger to come.

I now consider it an honor to be on another winning team. Please let me introduce you to Victory Lane. Our team has created what I believe to be the ultimate lifestyle development for motor sports enthusiasts and their families. Victory Lane is an unprecedented opportunity to own a part of history. The 3,000-acre complex in Georgia is created for 120 families and their guests and features a number of world-class amenities. There is a private runway, 18-hole golf course, equestrian facility, and a clubhouse on a 40-acre fishing lake. But the real treasure is the Motor Sports Complex. Victory Lane is building a track that will offer an enduring challenge to any driver who can explore the limits with a high degree of safety built in. Offering a multitude of layouts and corners, the 4.5-mile course presents both the journeyman driver and the most skilled professional endless hours of training and fun.

I spent my early driving years developing skills on uncrowded roads. Now, with more and more regulations and congestion, one *must* take the desire for high-speed driving to the race track. I believe the opportunity of a lifetime is presenting itself to this "new breed" of enthusiast, integrating lifestyle and track time fulfillment. Victory Lane's world-class designed motor circuit stands to offer the ultimate to those seeking the thrill of driving fast and honing skills.

Let me be the first to invite you to join us and create your family's motor sports legacy at Victory Lane.

Kind Regards,

*Phil Hill*

Phil Hill  
1961 Formula One World Driver's Champion with Ferrari







## Neighborhoods

### THE MEADOWS (E1 - E9)

Nine beautiful lots, ranging from 10 to 30 acres, are located in The Meadows. These spacious lots enjoy grand views and easy access to the Equestrian Facilities.

### THE PRESERVE (N1 - N8)

Eight lots of 3 to 10 acres are secluded within the 1,600-acre Nature Preserve.

### SCUDERIA FARMS (TL1 - TL6, T1 - T13)

The Phil Hill Motor Sports Complex at Scuderia Farms (named after the famous Ferrari stables) is the setting for nineteen lots of 3 acres.

### BASS LAKE (BL1)

One exclusive 3-acre lot is available on the scenic Bass Lake.

### RIVERSIDE (R1 - R25)

Twenty-five lots, ranging from 3 to 6 acres, are nestled along 3.5 miles of beautiful river frontage.

### OAK RIDGE (L1 - L25)

Twenty-five lots, ranging in size up to 20 acres, are set among mature oak trees in the forest on Oak Ridge. Thirteen of these lots enjoy lakefront footage.

### SPANISH MOSS ESTATES (G1 - G30)

Spanish Moss Estates, home to the golf course, has thirty lots from 3 to 10 acres.

### THE SANCTUARY (WL1 - WL2)

Two estate-sized lots are available in The Sanctuary, overlooking the south water sports lake.

### GASOLINE ALLEY (P1 - P50)

Fifty half-acre paddock and hangar lots are available at Gasoline Alley, adjacent to the straightaway of the track and offering a perfect showcase for your collection.



# *The Phil Hill* **Motor Sports Complex**



**A**t the heart of Victory Lane lies the Phil Hill Motor Sports Complex. The 500-acre facility is set on a centrally located meadow within the private community and incorporates a signature 4.5-mile road course designed by world-renowned track engineer Bob Barnard. Bob has designed and built numerous world-class tracks including Australia's Adelaide, Phillip Island, and Eastern Creek. In addition, he redesigned the upgrades of Road Atlanta and the infield road track at Daytona Speedway. Drawing from vast experiences, Bob designed Victory Lane's track to be one of the safest, longest, fastest, and most challenging in the world.

He created it to provide people who enjoy driving fine automobiles and motorcycles the opportunities to safely use their skills while coaxing the maximum potential from their vehicles. Worthy of automobiles through F1, the track is ideally suited for enthusiasts and professional drivers alike. It rewards the most skillful driver, rather than the fastest car.

*Bob Barnard, at Adelaide during preparations for the Inaugural Formula 1 Grand Prix.*

*Bob presenting the final track design to Phil and Derek Hill over breakfast at Pebble Beach, '06.*

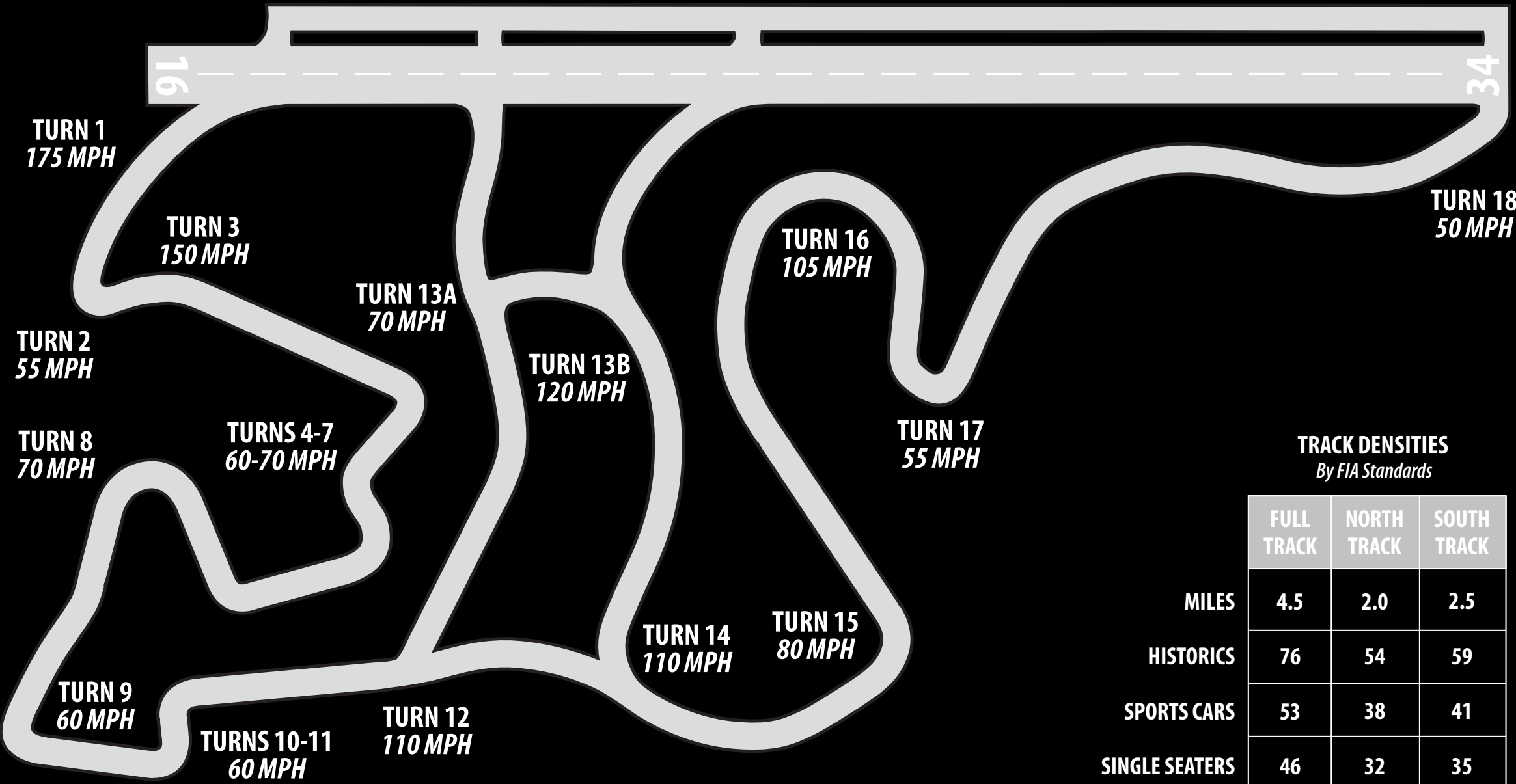


**T**he layout of the track is guided by the terrain, incorporating naturally flowing 10 to 12 foot undulations. There are numerous layout options — all bidirectional — to suit differing vehicle types and driver preferences. The complete 4.5-mile circuit offers a combination of the more technical 2-mile North Track and the open, flowing 2.5-mile South Track. In addition, the track's mile straightaway doubles as an FAA-approved aircraft runway, capable of accommodating large private jets.

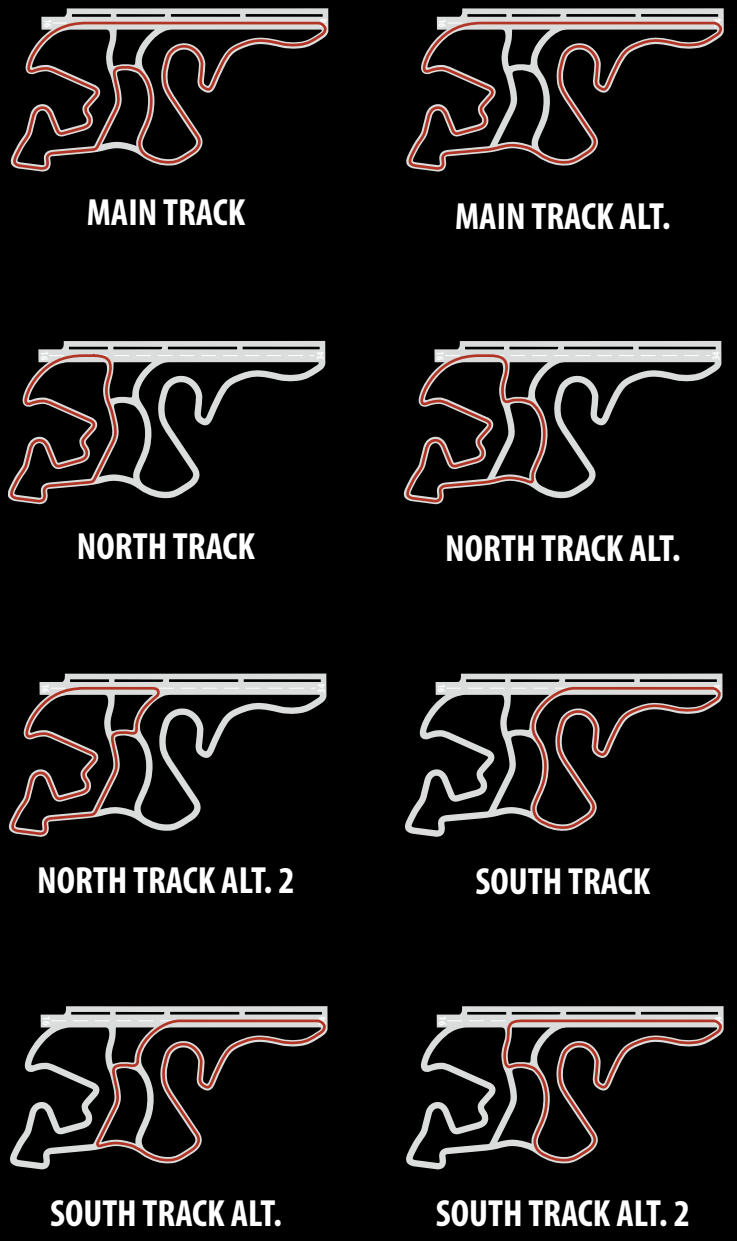
Designed to be the safest in the world, the track includes all-grass graded runoff areas, free of walls or gravel traps. A central security room will feature a state-of-the-art track monitoring system — the first of its kind in the world. The patent-pending system uses active recognition software to process data from track sensors and closed-circuit TV information. A track lighting component of the system indicates the current layout and direction. It also can halt activity in response to an incident, air traffic, or even an animal. AMB timing loops also will be installed to monitor individual sectors, as well as overall lap times.



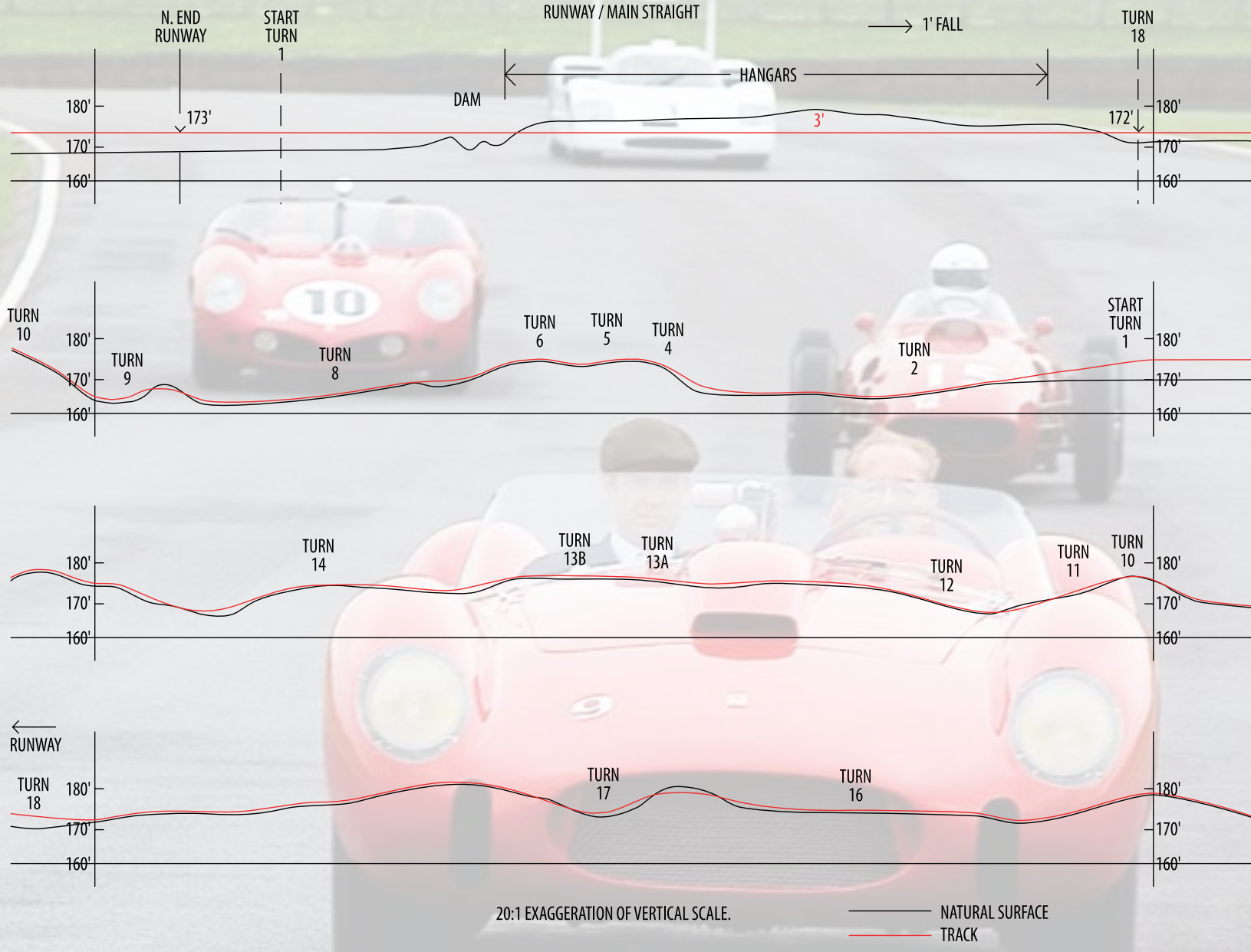
The Phil Hill Motor Sports Complex



	TRACK DENSITIES <i>By FIA Standards</i>		
	FULL TRACK	NORTH TRACK	SOUTH TRACK
MILES	4.5	2.0	2.5
HISTORICS	76	54	59
SPORTS CARS	53	38	41
SINGLE SEATERS	46	32	35



Track Gradelines







## ***Paddocks & Hangars***

**T**he Motor Sports Complex features 50 half-acre paddock and hangar facilities to house individual owner's collections of automobiles, planes and other vehicles. Fuel storage facilities also are located on site, offering convenient access to a range of fuels, including automotive, aviation and bio-diesel.



## ***Security & Concierge***

**F**irst and foremost are the safety and security of all owners and guests at Victory Lane. Security offices, as well as our airport and race control facilities, are centrally located in the Motor Sports Complex, enabling quick response to any situation. The comprehensive security system incorporates controlled gated access and a 10-foot security fence which surrounds the entire 3,000 acres. A state-of-the-art surveillance system uses cameras, motion sensors and active recognition software to instantly alert security staff of any concerns. Most importantly, a highly trained security staff is on duty 24 hours a day, 365 days a year. All security personnel are subject to extensive background checks and are required to have prior law enforcement experience, emergency medical training and weapons proficiency. Fire and rescue services, including EMTs and a local Life Star helicopter, are available to respond at all times.

Victory Lane also is committed to providing comfort and convenience. Our professional concierge staff can help arrange a multitude of activities. You can schedule professional driving or golf lessons, go on hunting, fishing and horseback excursions, or head to nearby Savannah for an evening on the town. We also can help plan and cater a wedding or anniversary party. Just let the staff know in advance what is needed, and it will be provided.







*"Never before have we had so little time  
in which to do so much"*

*Albert Einstein*

*A view looking south across Victory Lane's 500-acre meadow, home to the Phil Hill Motor Sports Complex*





## ***Water Sports***

**V**ictory Lane has two sand-lined water recreation lakes that are ideal for water skiing, wake boarding, jet skiing, canoeing, kayaking and many other water sports. There are also three professionally stocked fishing lakes, home to 14 to 16 pound bass. Or, if you prefer, try your luck fly-fishing along the 3.5 miles of river frontage. Our lakes are monitored and stocked to ensure prize catches for generations to come.



## ***Motocross, ATVs & Go-Karts***

**B**ob Barnard has designed a .6-mile road course for go-karts, pocket bikes and other small vehicles. This is a perfect training area for kids and grown-ups. It also is great for family events. There are numerous enduro or ATV trails and a full supercross track.







## ***Golf Course***

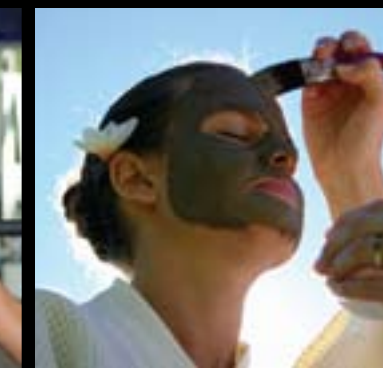
**V**ictory Lane will feature a signature 18-hole golf course and practice range. The eco-friendly layout takes advantage of the natural landscape, while minimizing maintenance costs and environmental impact. A limited number of homesites will be located on the course in order to highlight the natural scenery.



## ***Clubhouse on the Lake***

**T**he perfect complement to our signature golf course is the spectacular 20,000-square-foot Clubhouse on the Lake. With something for everyone, the Clubhouse is a perfect meeting area for your entire family or a variety of guests. In addition to a 10,000-square-foot patio with a boat dock, there is a negative-edged pool with cabanas, a manicured swimming beach and multiple tennis courts. The Clubhouse includes a commercial kitchen, dining room, indoor and outdoor bars, a gaming room, a wine cellar, and a smoking lounge. There is also a fully stocked pro shop, as well as locker rooms.

The Clubhouse is also home to a world-class spa and fitness center which features a full salon area and private massage rooms. Dedicated rooms for yoga and meditation, dance and aerobics, and Pilates are part of the complex. Fully-equipped weight training and cardio areas, hot tubs, a steam room, juice bar, and additional private locker rooms complete the package.





*Time is life's most precious commodity...*



*A view looking north from the SW corner of Victory Lane's 40-acre fishing lake, home to the Clubhouse*





## *Equestrian Center*

**B**eautiful rolling meadows and varying forests surround the 37,000-square-foot Equestrian Center. The state-of-the-art complex will offer the ultimate in training, riding and housing. The main structure includes 34 stalls with turnouts, a horse walker, tack room, equine shower stalls, and indoor/outdoor riding arenas. An observation lounge with a wet bar, kitchen, laundry room, and three bathrooms with showers will make the center your home away from home.



## *Nature & Game Preserves*

**T**he longleaf pine (pictured above) is considered an endangered species. According to environmental estimates, only 3 percent of the longleaf pine forests of the American Southeast still exist. Victory Lane will dedicate its 1,600-acre nature preserve to the protection of the longleaf pine's habitat and ecosystem. Responsible stewardship of the environment is part of the Victory Lane legacy.

Our 200-acre game preserve is home to deer and quail and is a great refuge for sports men and women. A 10-foot fence surrounds and protects the preserve. It allows for safe, controlled access and prevents animals from endangering track activities.







## ***Georgia's Plantation Charm***

**A**s the historic plantations of the South provided their inhabitants with a connection to the outdoors with their covered decks and patios, the architecture of Victory Lane seeks to reflect a strong connection with nature and outdoor pursuits. The Victory Lane vision is grounded in the concept of establishing a unique development that focuses on outdoor sports and lifestyles. Buildings reflecting a connection to the land and outdoors were born in the old South, reinterpreted through designs tracing their roots to Plantation, Antebellum, Federal, Greek Revival, Classic Revival, and Italianate styles of past eras. Many of the historically designated buildings of the Victory Lane region represent best-practice examples of the styles that we intend to capture. These symmetrical, rectangular styles reflect the power of the pioneer spirit and patriotism that pervaded America as our country grew.



## ***Environmental Commitment***

**T**o ensure that future generations will be able to enjoy the natural beauty of our setting, environmental protection technology is being integrated into all aspects of Victory Lane. Our commitment to Green design and construction standards reduces pollution, as well as consumption of natural resources and energy. Implementing sustainable, renewable, clean energy sources (such as hydro and solar power), practicing active forest management, and using bio-fuel to power maintenance/service vehicles are parts of our plan.







*"...create your family's  
motor sports legacy at Victory Lane."*  
Phil Hill



Clockwise on left page: Phil after his victory in the 1960 Italian Grand Prix; The Hill family at Goodwood '06; Phil, his granddaughter and son Derek (Goodwood photos by Steve Dawson); Up and coming racer, Derek Hill; Phil after his victory at the 1961 Le Mans.

Left to right, below: Phil's first career victory in 1951 at Pebble Beach in an Alfa Romeo 2900B; Phil's first victory at Le Mans in 1958; French Grand Prix at Reims in 1961; Phil's last race in 1967 was a victory in a Chaparral at Brands Hatch (photo by Doug Loudon)





**800-257-3142**  
***ep@victorylanegeorgia.com***  
***www.victorylanegeorgia.com***



Printed on 75% Recycled content.

This development model is protected by provisional patent protection.  
Illustrations are artists' renderings only and may differ from completed improvements.  
Any photographs or renderings of people in these materials do not depict racial preference.  
Obtain the Property Report required by Federal law and read it before signing the Purchase Agreement.  
Features depicted are based on current plans and are subject to changes, withdrawals, errors, omissions, or prior sale without notice.