



## A Rockin' Good Time!

### Raising the Roof with Black Pearl at Club Auto Sport

From the first soaring guitar chord, you knew this wasn't going to be just another cocktail party. The Black Pearl band brought its unique brand of rock 'n' roll classics to Club Auto Sport on Thursday, November 6th. And while they didn't literally raise the 20-foot ceilings in the spectacular 10,000 square foot clubhouse and lounge, they certainly gave Club Auto Sport members, investors, sponsors, and invited guests—including several lucky KFOX listeners and car owners—what they wanted. The clubhouse was filled with Black Pearl's danceable renditions of rock classics from the 1960s, 1970s, and 1980s.

Club Auto Sport Rocks The Clubhouse featuring Black Pearl was the inaugural social event following the grand opening of Club Auto Sport in May, and it gave members a taste of the great socials to come on a regular basis at the club.

The doors opened at 6:00 p.m., with the band taking the stage soon after. A \$25 cover charge for members and investors (\$35 for guests) included exquisite food, the live band, dancing, décor, club tours, and a sneak peak at a mini car show consisting of selected members' exotic and classic vehicles. Among the food providers

were Morton's Steakhouse, The Party Helpers and GD Catering—with wine and other libations provided by Joseph George. Jim Gordon Productions managed the staging, lighting, and sound production for the evening. And 98.5 KFOX, the Classic Rock Experience, helped promote the event by inviting car owners to send in photos of their special cars for display on a web page, and then asked its listening audience to vote on the top entries, whose owners received invitations to the Club Auto Sport event.

For a \$5 donation to Club Auto Sport's official charity, the Canary Foundation, party-goers could take a spin on an ultra realistic race simulator from Trinity Racing Concepts. But mostly, Club Auto Sport "Rocks the Clubhouse" was about dancing, dancing, and more dancing—to Black Pearl's great covers of David Bowie, the Kinks, the Who, the Stones, and more...the Cream of rock 'n' roll. By the time 10:00 p.m. rolled around, almost everyone was ready to continue "rocking the clubhouse" as the crowd requested "one more song" before everyone contentedly headed home—looking forward to the next exclusive club social at Club Auto Sport.



#### Member Profile

### Chad Lanza and Valli Motorsports Gear Up for 2009

It will be hard to miss Club Auto Sport condo owner Chad Lanza and his Valli Motorsports off-road motorcycle team in 2009. Led by top riders Bobby Bonds, Kyle Summers, and Bobby Garrison, Valli Motorsports will be competing in 25 off-road motorcycle events from coast to coast—including the prestigious World Off-Road Championship Series (WORCS).

Bobby Bonds capped off an exciting 2008 WORCS season, winning the final event to capture the season championship by one point! Kyle Summers and Bobby Garrison both finished among the Top 7 on the pro circuit—leaving Valli Motorsports' three new riders for 2009 in a prime position to bring home next year's national pro points championship to their Club Auto Sport base. Team director Charles Halcomb is excited about the upcoming season.

"The off-road races—especially the WORCS events—are nationally televised on DirecTV and are very popular with the fans," said Halcomb, Vice President of Valli Motorsports. "The competition circuits typically range from four to six miles in length, and combine elements of EnduroCross such as logs, rocks and water hazards together with the usual Motocross-type track. We're excited to go after wins from Olympia, Washington to Daytona, Florida."

(continued on page 3)

# Trinity Racing Concepts Brings Ultra-Realistic Side-By-Side Sim Racing to Club Auto Sport



How do you know Trinity Racing Concepts' racing simulators aren't the same old thing? Ask the nearest medical professional to check your vitals while you drive. See how you can't quite catch your breath? Feel that pounding in your chest? Are you sure you're not at the wheel of a high-performance Formula 1 or NASCAR car at Mazda Raceway Laguna Seca, flooring it down the straight or hugging the course through the tight turns?

Trinity Racing Concepts, a premier provider of the ultimate in racing sim products, services, and experiences, has relocated its headquarters from Campbell to one of the car condominium units at Club Auto Sport. And as part of a unique strategic partnership with Club Auto Sport, Trinity Racing is installing several of its top-of-the-line Race Frames simulators—including authentic racing seats with an attached transducer that lets drivers' bodies feel the road and engine, a custom force-feedback steering wheel and shifter, and a powerful PC and high-speed graphics card for the photorealistic display—placed side-by-side so members can race against one another in the Club Auto Sport clubhouse and lounge. In addition, for fans of historic Grand Prix racing, Trinity's exclusive Lotus 49 replica will be available for all Club Auto Sport members to drive.

"Club Auto Sport has emerged as a center of automotive innovation in the West—staying abreast of the latest auto-related trends—and we felt this was the ideal location for us," said Jack Ulstad, CEO of Trinity Racing. "The visionary environment and creative energy at the club will serve as both an inspiration and as the perfect testing ground in which to roll out our products. Club Auto Sports members and their guests are true motor sports enthusiasts—a perfect sample of our target market."

## Going Places

The privately funded Trinity Racing Concepts is on the move in more ways than one. In addition to its relocation to Club Auto Sport, the company is expanding its line of combo product packages and components—from pedals to steering wheels, and accessories. In addition, Trinity Racing has a mobile sim racing service that's perfect for corporate events and club get-togethers.



"We have a lot of expertise developing and managing car and race-themed events for company parties, trade shows, team-building activities, and promotional tours," Ulstad commented. "Customers can choose from NASCAR, GT, F1, vintage Grand Prix, Sprint, Rally, street, or fantasy cars and events."

Trinity Racing can also arrange for organized training, lap times, competition racing, or special events. Custom vehicles, environments, and branding can be integrated into the simulations as well.

"We are pleased to welcome Trinity Racing to Club Auto Sport, and are excited to enter a strategic alliance with the company," said Ralph Borelli, co-founder and co-managing partner of Club Auto Sport. "We look forward to a long and productive relationship."

To learn more about Trinity Racing Concepts, contact Jack Ulstad at (831) 359-2733, or e-mail [sales@trinityracingconcepts.com](mailto:sales@trinityracingconcepts.com).



*Member Profile*

## Chad Lanza and Valli Motorsports

### Building the Business

At 35, Chad Lanza is relatively young to be the owner of a top off-road motorcycle team. He is founder, president and CEO of Valli Construction, which specializes in building parking structures, retail spaces, clean rooms, car dealerships, and tenant improvements. He started in 2004 with one employee and now has more than 50 employees, with annual sales of more than \$75 million.

Chad was a youth champion motocross biker, and he still loves to ride dirt bikes. The Valli Motocross team is an outgrowth of his interest in the sport—and his desire to excel at whatever he does.

“We brought Charles on board because he has an outstanding track record, winning several national championships, along with dozens of gold medals at the International Six Days Enduro,” explained Chad. “We look forward to having him work similar magic here.”

### Keeping Busy at Club Auto Sport

The Valli Motorsports team expects to stay very busy in its 4,800 square foot condominium at Club Auto Sport. Valli Motorsports ordered 22 Honda motorcycles for the 2008 season from MDK Motorsports, and the bikes will need to be completely taken apart and

reassembled after each race. These bikes take a tremendous beating in the competitions, so everything from motors to suspensions must be thoroughly checked and cleaned by Valli Motorsports’ three mechanics.

Half of Valli Motorsports’ space at Club Auto Sport will be devoted to workstations for the mechanics to take care of the bikes. The other half will be used to maintain and prep the Valli Motorsports’ 18-wheel semi tractor-trailer between trips on the road.

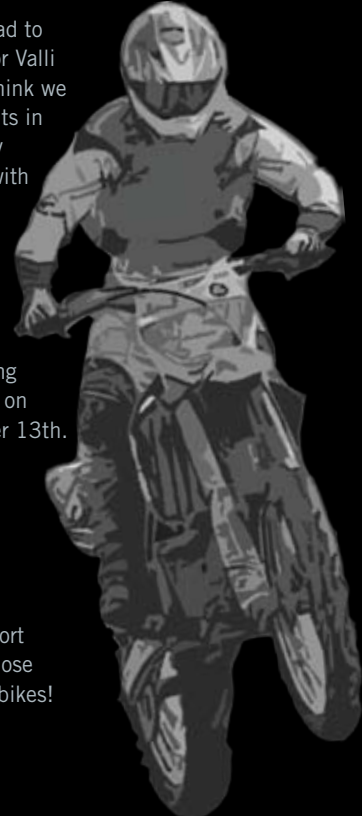
“Club Auto Sport offered exactly what we were looking for,” remarked Chad. “Foremost is high security—behind keycard operated gates and in a secure facility that we can monitor with a web camera if we desire. We also liked the on-site high-octane racing fuel, charging stations, and cleaning service for our semi; the assistance of a concierge for many services, plus easy access for our large semi and plenty of parking. Club Auto Sport even has conference and banquet facilities to accommodate the business side of things.”

The Northern California location in Silicon Valley puts Valli Motorsports in the heart of what Chad believes is the strongest off-road market in the country. It’s also centrally located to the majority of race events in which the team will be running, greatly simplifying logistics.

“Plus we like the overall Club Auto Sport environment, which attracts leading edge innovation and energy related to the automotive and motorsports business,” Lanza noted. “It’s great to be where so much is happening.”

Charles looked ahead to the 2009 season for Valli Motorsports. “We think we have all the elements in place to have a very successful debut, with many more solid seasons to follow,” he added.

Valli Motorsports rolled into Club Auto Sport beginning with a private party on Thursday, November 13th. The party included the unveiling of the Valli Motorsports’ condominium, and an opportunity to meet the riders, sponsors, and support team—plus get a close look at those great bikes!



## Borelli Motor Sports Keeps You—And Your Car—Smiling

Just like people, cars can’t sit around and stay healthy and happy.

*First in a series of tips for the auto enthusiast brought to you by Borelli Motor Sports.*

### As the weeks and months pass:

- Fuel evaporates, plugging the jets in your carburetor
- Your engine’s seals dry up
- Fan belts deteriorate
- Your tires get soft — like a couch potato’s middle

What can you do about it? Don’t just park your valuable cars with friends and family. Rent secure storage space for any number of cars at Club Auto Sport, unique car condos and an exclusive club for auto enthusiasts in San Jose.

Borelli Motor Sports not only rents month-to-month and long-term space for collectors, but also provides maintenance and car care services right at the club using our ASE-certified chief mechanic, Scott Riechers.

Because Borelli Motor Sports is located at Club Auto Sport, when you rent from us you also get your key to the most talked about club in town—with members-only mixers, exclusive track days, and more. Keep yourself and your cars smiling at Borelli Motor Sports. **Visit [www.borellimotorsports.com](http://www.borellimotorsports.com) for complete rental information.**



# CALENDAR OF EVENTS

Club Auto Sport is ahead of the pack with many activities and functions sure to be enjoyed by the car enthusiast.

## November 2008

S	M	T	W	T	F	S
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2	3	4	5	6	7	8
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30						

Thursday, November 6th  
**Club Auto Sport "Rocks the Clubhouse" fund raiser for Canary Foundation**

6:00-10:00p.m.  
 Invitation Only

Black Pearl, and two additional bands rock the Club House. No-Host Bar and Food Vendors available onsite. Simulator Race Contest

Monday, November 10th  
**Hope Services Board Meeting**

6:00-7:00p.m.  
 Invitation Only

Monthly Board meeting and planning session for 2009 Shake, Rattle & Roll Event at Club Auto Sport.

Wednesday, November 12th  
**ABC "Fall Festival" (Attorneys, Bankers and CPAs)**

4:30-7:30p.m.  
 Invitation Only

Social Mixer sponsored by: Silicon Valley Law Group; Bridge Bank; Loomis & Co. CPAs; LLP Berger/Lewis Accountancy Corp.; Nixon Peabody, LLP; Abbott, Stringham & Lynch; Berliner Cohen; Heritage Bank of Commerce; Johanson & Yau Accountancy Corp.; BFI Business Finance; San Jose Business Journal; Frank, Rimerman + Co. LLP; Mohler, Nixon & Williams; Sweeney, Mason, Wilson & Bosomworth; Perisho, Tombar, Ramirez, Filler & Brown

Thursday, November 13th  
**Valli Motorsports Driver & Sponsor Invitational**

Invitation Only

Tuesday, November 18  
**SJPD and Carbon Motors Unveiling**

2:00-4:00p.m.  
 Invitation Only

The San Jose Police Department introduces the world's first purpose-built patrol vehicle designed by law enforcement, for law enforcement. Keynote speaker Chief Rob Davis and the San Jose Police Department will be in full force as the Carbon Motors E7 makes its Northern California debut on the 2008 Pure Justice Tour.

- Private Event, Invitation Only
- CAS Open Track Event with Local Club

## December 2008

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December 2008 (Date Pending)  
**Valli Motorsports Christmas Party**

Club Auto Sport  
 Time: TBD

Private Event  
 Corporate Christmas Party for Valli Motorsports employees.

Wednesday-Thursday, December 3rd-4th  
**"Winter Speed Days" at Infineon Raceway**

Come out and watch John Davis and Ralph Borelli drive their Winston Cup NASCAR'S along with other competitors in historic vintage race cars.

Monday-Tuesday, December 22nd-23rd  
**Green Flag Driving Association at Mazda Raceway Laguna Seca**

Open Track Opportunity  
 Sign up to drive your own street or track car at world famous Mazda Raceway at Laguna Seca.

Go to [www.laguna-seca.com](http://www.laguna-seca.com).

Visit the following websites for open track days offered at local venues:  
[www.hookedondriving.com](http://www.hookedondriving.com)  
[www.greenflagdriving.com](http://www.greenflagdriving.com)  
[www.norcal-saac.org](http://www.norcal-saac.org)

Please check our website for upcoming events.

## January 2009

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Saturday, January 24th  
**BMW Winter Party Golden Gate Chapter**  
 6:00-10:00p.m.

## February 2009

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Saturday, February 21, 2009  
**San Jose Jazz Festival Fundraiser**

Time: TBD

Invitation Only

San Jose Jazz Festival will kick off with their fundraising event in February, for the Annual San Jose Jazz Festival held in August 2009. Sponsors and invited guests will enjoy a hosted social hour to begin the evening, with a tour of the Club Auto Sport venue, including exotic and vintage automobiles. The night will proceed with an elegant dinner, and of course "Live Jazz and Dancing."

### Contact

*For sales information contact:*  
 Larry Bengiveno at 408-453-4700 Ext. 110,  
 Lynn Hawkins at Ext. 132 or Joe Ferrante at Ext. 119

*For event information contact:*  
 Diana Mazza at 408-521-7123 ext. 704  
 or email [diana@clubautosport.net](mailto:diana@clubautosport.net)

**SAVE THE DATE** Hot San Jose Nights is coming to San Jose

July 9-12, 2009. Club Auto Sport is proud to host one of the premiere "Show-n-Shine" events and will provide its very own "Gala Evening" with special entertainment by "The Groove Kings" to dance the night away.

For updates and additional details, please visit [www.clubautosport.net](http://www.clubautosport.net)



**Host your next corporate, social, holiday or fundraising event at this unique 10,000 sq.ft. clubhouse.**



Club Auto Sport is quickly becoming one of the most talked about venues in Silicon Valley.

With its expansive clubhouse, inviting lounge highlighted by soaring ceilings and avant-garde design, this facility provides a refreshing change from traditional venues. Club Auto Sport offers a long list of features and options including on-site event planning, group capacity ranging from 500+, plenty of on-site parking at no charge, full-service bar area, well-equipped catering kitchen, state-of-the-art sound, and AV system including 7 large flat-screen TVs. In addition, test your driving skills racing on world-famous tracks as you strap into Trinity Racing Concepts on-site simulators.

Make your next event a success! Call now to host your special event at Club Auto Sport

Contact: Diana Mazza at 408-521-7123 Ext. 704 or email [diana@clubautosport.net](mailto:diana@clubautosport.net)

## ONCE AROUND THE TRACK

Club Auto Sport hosts many exciting private, charity and social gatherings. Recent events have included The Azadeh fashion show, Club Social Night, Tesla Motors, Valli Motorsports, and ABA.



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## SALES OFFICE NOW OPEN

### Club Auto Sport Reaches **45%** Sold

Talk about fast off the starting line! In an extremely challenging economy, where every day seems to bring a new prediction of economic doom by TV newscasters and newspaper business writers, Club Auto Sport has put the pedal to the metal and sold or committed 45% of the available space in Phase I of the commercial condominium project.

To help support the sales progress, a dedicated sales office has been opened at Club Auto Sport, 521 Charcot Avenue in San Jose (near I-880 and Brokaw Road). The sales office will be manned by Joe Ferrante, a veteran commercial real estate broker and long-time Borelli Investment Company employee—and an accomplished dirt bike racer in his own right!

The two-building, 120,000 square foot complex offers 84 car condos from 800 to 10,000 square feet, with even the smallest units able to accommodate up to four cars—more if stacking systems are used. Each unit has full-height demising walls for privacy and security, 12x10 foot rollup truck doors, special ventilation systems, the latest security features including optional web cams so owners can monitor their collections over the Internet, sophisticated fire suppressant systems, and available full climate controls.

For further information or to schedule a tour, interested parties can contact Joe Ferrante at (408) 453-4700 ext. 119, or e-mail [joe@borelli.com](mailto:joe@borelli.com). Or contact Larry Bengiveno, sales team lead, at (408) 453-4700 ext. 110, or e-mail [larry@borelli.com](mailto:larry@borelli.com).



*Joe Ferrante, a veteran commercial real estate broker and long-time Borelli Investment Company employee—and an accomplished dirt bike racer in his own right!*

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## At your service: Club Auto Sport Tuned to Your Needs

Those who have purchased at Club Auto Sport knew they were getting a great investment in a specialized car condominium where they could securely store and work on their car collection and related business. But what they may not have realized is that they were also buying time—extra hours in their life to spend on their business or leisure pursuits, or with their family.

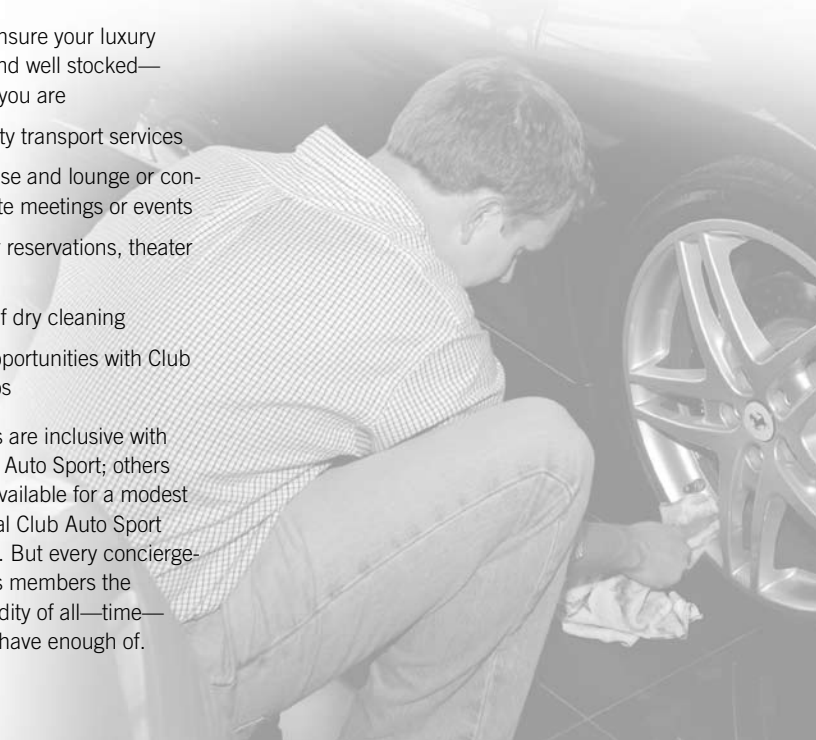
Every membership at Club Auto Sport is allocated a certain number of hours per month—based on the size of the unit purchased—of the club concierge's or valet's time in handling a variety of services or tasks. These might include:

- Start-and-run services for stored automobiles
- Fluid checks for oil, batteries, and transmission
- Tire pressure checks and monitoring of tread wear
- Scheduling of regular maintenance
- High-end detailing

- On-site fueling with 100 and 110 hi-octane race fuel
- Door-to-door car pick-up and delivery arranged by club valet
- Trip prep services to ensure your luxury motorcoach is clean and well stocked—and ready to go when you are
- Arranging for third-party transport services
- Reserving the clubhouse and lounge or conference room for private meetings or events
- Assistance with dinner reservations, theater tickets, or concerts
- Drop off and pick up of dry cleaning
- Unique and special opportunities with Club Auto Sport partnerships

Many of these services are inclusive with a membership in Club Auto Sport; others are optional services available for a modest additional fee at special Club Auto Sport preferred vendor rates. But every concierge-arranged service saves members the most precious commodity of all—time—something none of us have enough of.

For more information about the services at Club Auto Sport, call Diana Mazza at (408) 521-7123 ext. 704. Or e-mail [Diana@clubautosport.net](mailto:Diana@clubautosport.net).





FASTLANE is the quarterly newsletter of Club Auto Sport—a unique commercial condominium car facility and club purpose-built for car enthusiasts.



CLUB  
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SPORT.

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