

RACER TRUST PROPERTY



PROPERTY SOLD

Prime industrial land in **Ontario/Mansfield, OH**

Created December 20, 2011 • Updated December 7, 2017

racertrust.org

Table of Contents

| | |
|----|---|
| 3 | Property Summary |
| 4 | Property Location |
| 5 | Property Assets |
| 6 | Property Details |
| 19 | Property Ownership and Recent History |
| 20 | Environmental Conditions |
| 22 | Collateral Information, including: |
| | ✦ Access/Linkage |
| | ✦ Airports |
| | ✦ Port Facilities |
| | ✦ Regional Bus Service |
| | ✦ Utilities and Natural Gas |
| | ✦ Zoning and Business Assistance |
| 29 | Technology Infrastructure |
| 30 | Regional Overview, including: |
| | ✦ Workforce |
| | ✦ Education |
| | ✦ Largest Employers |
| | ✦ Medical Facilities and Emergency Services |
| | ✦ Amenities |
| | ✦ Links to Helpful Resources |
| 41 | Demographic Information |
| 43 | RACER Summary |
| 44 | Conditions |
| 45 | Transaction Guidelines/Offer Instructions |
| 46 | Links for Buyers |



Property Summary

Ontario Stamping Plant
2525 West 4th Street
Ontario, OH 44906


This Property includes a 2.48 million-square-foot building originally built in 1955, with major additions constructed in 1964 and 1984. The building is in very good condition. It can be retrofitted for a variety of manufacturing uses. Local and state authorities have shown great interest in providing potential buyers with a number of financial incentives to make this site even more attractive.

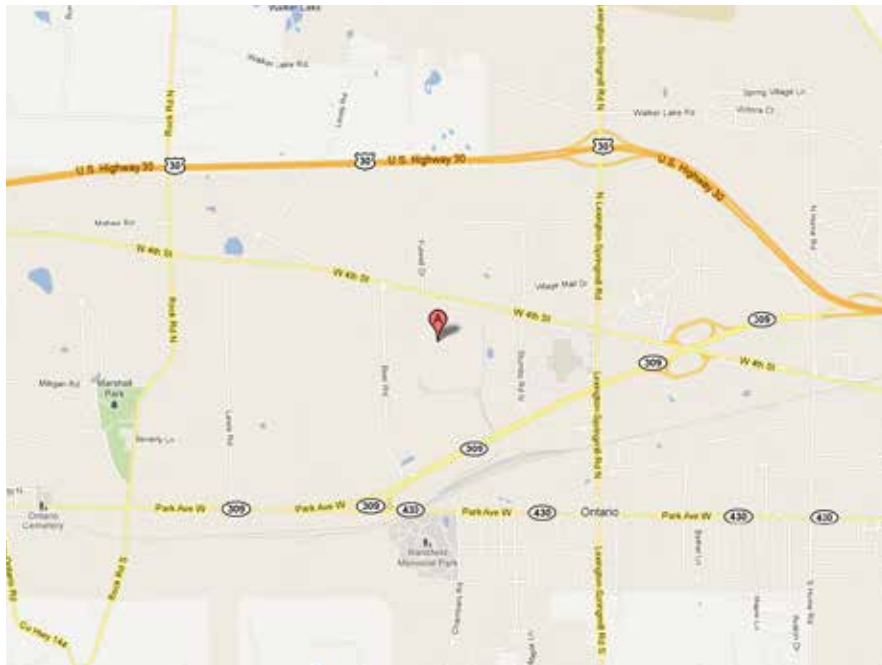
- County:** Richland
- Land Area:** 266.49 acres
- General Description:** 2.48 million-square-foot building with several associated outbuildings
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** 0386015202000; 0386015203000; 0386015204000; 0386015205000; 0386015206000
- RACER Site Number:** 12010

More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Ontario_1201.



Property Location

 Ontario Stamping Plant
2525 West 4th Street
Ontario, OH 44906



©2017 Google



**Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



Property Assets

- 2.48 million square feet of manufacturing space, administration offices, cafeteria and locker rooms situated on 266 acres of land
- Approximately 20 dock doors to facilitate deliveries and shipping
- Onsite waste treatment plant with two biological reactors to process petroleum-based wastes
- Existing parking for approximately 3,800 vehicles
- Within one hour's drive of three commercial airports and Cleveland's shipping port on Lake Erie, which ships 13-15 million tons of cargo each year
- Local and state authorities have shown great interest in providing potential buyers with a number of financial incentives to make this site attractive



Property Details

| Overview | |
|-------------------------------------|---|
| Location | 2525 West 4th Street, Ontario, OH 44906 |
| Tax Parcel ID Numbers | GI, General Industry:0386015202000; 0386015203000; 0386015204000; 0386015205000; 0386015206000 |
| Total Land Area of Property (Acres) | 266.49 |
| Total Assessment | \$5,250,010 |
| Total Annual Property Taxes | \$339,619.08 |
| Visibility | Average |
| Shape | Irregular |
| Road Frontage | 0'+ |
| Road Access | Adequate |
| Number of Structures at Property | 13 |
| Types of Structures at Property | Main manufacturing building; rack wash building; boiler house; press prep building; old and new primary switch houses; diesel fire system pump house; boiler house for water storage tanks; power house; waste treatment plant; Baler House; combined sewer and wastewater treatment plant shed; cell tower |
| Total Floor Area (SF) | >2.5 million |



Property Details

| | |
|---|---|
| Licenses for Temporary Use (If Any) | None |
| Storm Water Management System | On-site retention pond |
| Wastewater Management System | 2 biological reactors |
| Industrial Pretreatment System | None |
| Owner(s)/Use(s) Prior to GM | None |
| Previous Operations by GM | The main manufacturing building was constructed in 1955 and used by General Motors for stamping sheet metal into automotive parts. General Motors ceased operations at the Property in June 2010. |
| Surrounding Owners/Uses | Richland Mall, mix of commercial and some residential |
| Rail Service | Yes |
| Name and Proximity to Nearest Interstate Highway(s) | I-87, 8 miles |
| Name and Proximity to Nearest Commercial Airport(s) | Mansfield Lahm Regional Airport, 8 miles |
| Name and Proximity to Nearest Commercial Seaport(s) | Cleveland, 70 miles |
| School District | Ontario School District |



Property Details (continued)

| Main Manufacturing Building | |
|------------------------------------|--|
| Total Floor Area (SF) | 2,483,622 |
| Year Constructed | 1955 and improved in 1964 and 1984 |
| Description | Steel and masonry construction including press pit, manufacturing floor, administration offices, traffic and mezzanine offices, locker rooms, cafeteria and kitchen; areas include a 1955 hi bay manufacturing building; a 1955 low bay area; train shed addition; and additions to the hi bay and low bay areas |
| Number of Floors | 3 |
| Fire Suppression System | Pressurized wet system; some dry system |
| Lighting System | High-pressure sodium, metal halide and fluorescent |
| Heating System | Natural gas HV houses, gas boilers in limited areas; gas HVAC in office areas |
| Electric Service | 100 MW via two independent feeds from Ohio Edison |
| Natural Gas Service | Columbia gas 10" supply line |
| Steam Service | None |
| Compressed Air Service | Third party supplied; 16,000 CFM capacity |
| Water Service | Supplied by City of Mansfield; 500,000 gallon elevated tank and 500,000 gallon ground tank |
| IT Service | Fiber optic and CATV |
| Security System | Perimeter fencing; all entrances are gated; surveillance cameras |
| Asbestos-containing Materials | Pipe insulation; floor tile; ceiling tile |
| Vehicle Parking (Number of Spaces) | 3,800 +/- |



Property Details (continued)

| Main Manufacturing Building | Hi Bay Manufacturing Building | Low Bay Area |
|-----------------------------|--|--|
| Year Constructed | 1955 | 1955 |
| Former Use | Metal stamping and blanking | Sub-assembly spot welding and shipping storage |
| Roof Area (SF) | 744,000 | 545,600 |
| Roof Construction | BUBR on metal roof decking | BUBR on metal roof decking |
| Total Floor Area (SF) | 1,051,200 | 545,600 |
| Number of Floors | 2 | 2 |
| Ceiling Height (ft.) | 47' +/- | 30' +/- |
| Clear Height (ft.) | 38' | 20' |
| Mezzanine Floor Area (SF) | N/A | 26,400 |
| Column Spacing | 40' x 80' | 40' x 40' |
| Dock Doors | 5 | 0 |
| Floor Type | 2" wood floor block over concrete; 3-3/4" laminated wood on steel beam, concrete | Grade |
| Elevators | 1 (decommissioned) | One 3,000-pound freight to mezzanine |
| Emergency Generator | Diesel generator; 250 KW; disconnected | Propane generator for security office |



Property Details (continued)

| Main Manufacturing Building | Train Shed Building | Hi Bay Building Addition |
|-----------------------------|---|--|
| Year Constructed | 1964 | 1984 |
| Former Use | Rail and truck shipping storage and docks | Metal stamping |
| Roof Area (SF) | 192,000 | 240,000 |
| Roof Construction | BUBR on metal roof decking | BUBR on metal roof decking |
| Total Floor Area (SF) | 192,000 | 469,200 |
| Number of Floors | 1 | 2 |
| Ceiling Height (ft.) | 33' +/- | 57' +/- |
| Clear Height (ft.) | 20' | 48' |
| Column Spacing | Varies | 40' x 80' |
| Dock Doors | 14 | 0 |
| Floor Type | 2" wood floor block over 6" concrete slab poured to grade | Concrete on steel decking over press pit |
| Elevators | 0 | One 50,000-pound freight to pit |
| Emergency Generator | None | None |



Property Details (continued)

| Main Manufacturing Building | Low Bay Building Addition |
|-----------------------------|-----------------------------------|
| Year Constructed | 1984 |
| Former Use | Sub-assembly and shipping storage |
| Roof Area (SF) | 147,200 |
| Roof Construction | BUBR on metal roof decking |
| Total Floor Area (SF) | 147,200 |
| Number of Floors | 1 |
| Ceiling Height (ft.) | 33' +/- |
| Clear Height (ft.) | 25' |
| Column Spacing | 40' x 40' |
| Dock Doors | 2 |
| Floor Type | Concrete on grade |
| Elevators | 0 |
| Emergency Generator | None |



Property Details (continued)

| | Rack Wash Building | Boiler House for Rack Wash Building |
|-------------------------|-------------------------------------|---------------------------------------|
| Year Constructed | 1984 | 1984 |
| Construction | Brick and masonry | Brick and masonry |
| Former Use | Clean shipping racks stored outside | Heat water used at rack wash building |
| Roof Area (SF) | 5,211 | |
| Roof Construction | BUBR on metal roof decking | BUBR on metal roof decking |
| Total Floor Area (SF) | 5,211 | 200 +/- |
| Number of Floors | 1 | 1 |
| Floor Type | Concrete | Concrete |
| Fire Suppression System | Overhead sprinkler | Overhead sprinkler |
| Lighting System | Fluorescent | Fluorescent |
| Heating System | Gas-fired overhead heaters | Gas-fired |
| Electric Service | 480 volt | 480 volt |
| Natural Gas Service | Yes | |
| Steam Service | Not operational | Not operational |
| Water Service | Same as main building | Same as main building |



Property Details (continued)

| | Press Prep Building |
|-------------------------------|--|
| Year Constructed | 1984 |
| Construction | Steel siding |
| Former Use | Storage and training area |
| Roof Area (SF) | 45,000 |
| Roof Construction | Insulated steel, pitched |
| Total Floor Area (SF) | 45,000 |
| Number of Floors | 1 |
| Floor Type | Concrete |
| Ceiling Height (ft.) | 42' +/- |
| Clear Height (ft.) | 42' +/-, varies |
| Fire Suppression System | Overhead sprinkler |
| Lighting System | High-pressure sodium, metal halide and fluorescent |
| Heating System | Gas air houses 4" supply line |
| Electric Service | 13.8 KV substation supplying 480 volt at 750 KVA |
| Natural Gas Service | 4" natural gas line supply |
| Steam Service | None |
| Compressed Air Service | Same as main building |
| Water Service | Same as main building |
| Security System | Fire alarm call boxes |
| Asbestos-containing Materials | Unknown |



Property Details (continued)

| | Old Switch House | New Switch House |
|-------------------------------|---|---|
| Year Constructed | 1955 | 1984 |
| Construction | Brick and masonry | Brick and masonry |
| Former Use | Contained primary switch gear (non-operational) | Contains primary electrical switch gear |
| Roof Area (SF) | 2,135 | 2,754 |
| Roof Construction | BUBR on metal roof decking | BUBR on metal roof decking |
| Total Floor Area (SF) | 4,270 | 2,754 |
| Number of Floors | 2 | 1 |
| Ceiling Height (ft.) | 12' | 26' |
| Clear Height (ft.) | 12' | 26' |
| Fire Suppression System | Overhead sprinkler | Overhead sprinkler |
| Lighting System | Fluorescent | Fluorescent |
| Heating System | None | Overhead has heater |
| Steam Service | None | None |
| Compressed Air Service | None | None |
| Water Service | Same as main building | Same as main building |
| Security System | None | Fire alarm call boxes |
| Asbestos-containing Materials | Pipe insulation | Unknown |



Property Details (continued)

| Diesel Fire System Pump House | |
|-------------------------------|---------------------------------------|
| Year Constructed | 1985 |
| Construction | Brick and masonry |
| Former Use | House diesel pump for fire protection |
| Roof Area (SF) | 500 +/- |
| Total Floor Area (SF) | 500 +/- |
| Number of Floors | 1 |
| Floor Type | Concrete |
| Ceiling Height (ft.) | 13' |
| Clear Height (ft.) | 13' |
| Fire Suppression System | Fire extinguishers |
| Lighting System | Fluorescent |
| Heating System | Overhead gas heater |

| Boiler House for Water Storage Tanks | |
|--------------------------------------|---|
| Year Constructed | 2002 |
| Construction | Insulated steel siding |
| Former Use | Heat supply for elevated and ground storage tanks |
| Roof Area (SF) | 800 +/- |
| Number of Floors | 1 |
| Fire Suppression System | Fire extinguishers |
| Lighting System | Fluorescent |



Property Details (continued)

| Baler House | |
|-------------------------|--|
| Year Constructed | 1955 |
| Construction | Masonry and steel siding |
| Former Use | Shred steel scrap — 3rd party owns equipment |
| Roof Area (SF) | 1,863 |
| Roof Construction | BUBR on steel deck |
| Floor Type | Concrete |
| Ceiling Height (ft.) | 40' |
| Fire Suppression System | Overhead sprinkler |
| Lighting System | Fluorescent |
| Heating System | Overhead gas heater |
| Electric Service | 480 volt |
| Natural Gas Service | Yes |
| Steam Service | None |
| Water Service | Same as main building |
| Security System | Fire and watch system — self-contained |

| Power House | |
|------------------|--|
| Year Constructed | 1955 |
| Construction | Masonry and steel siding |
| Former Use | Supplied steam and compressed air to the site (decommissioned in 2002) |
| Roof Area (SF) | 28,000 +/- |
| Number of Floors | 2 |



Property Details (continued)

| | Waste Treatment Plant |
|-------------------------------|--|
| Year Constructed | 1994 |
| Construction | Insulated steel siding |
| Former Use | Based wastes |
| Roof Area (SF) | 1,932 |
| Roof Construction | BUBR on steel deck |
| Total Floor Area (SF) | 5,544 +/- |
| Number of Floors | 3 |
| Floor Type | Concrete |
| Ceiling Height (ft.) | 16' first and second floor, 10' basement |
| Clear Height (ft.) | Same |
| Fire Suppression System | Overhead sprinkler lines |
| Lighting System | Fluorescent |
| Heating System | 2 gas-fired hot water boilers |
| Electric Service | 480 volt |
| Natural Gas Service | Yes |
| Steam Service | None |
| Compressed Air Service | Yes — self-contained |
| Water Service | Same as main building |
| Security System | Fire and watch system |
| Asbestos-containing Materials | Unknown |



Property Details (continued)

| Combined Sewer WWTP House | |
|---------------------------|--|
| Year Constructed | Unknown |
| Former Use | Monitor flow of water from waste treatment plant to POTW |
| Total Floor Area (SF) | 300 +/- |
| Number of Floors | 1 |

Please note that an Air Compressor Building located on the Property is expected to remain on the Property but will not be included in any sale of the Property.



Property Ownership and Recent History

The main manufacturing building was constructed in 1955 and used by General Motors for stamping sheet metal into automotive parts. General Motors ceased operations at the Property in February 2010. The Property was acquired by The RACER Trust in March 2011. RACER is responsible for positioning the Property for redevelopment and completing any environmental cleanup activities needed as a result of GM's historic operations.



Environmental Conditions

The Property is listed as a Small Quantity Generator under the Resource Conservation and Recovery Act (RCRA).

The Property's environmental history includes wastewater, oil and grease spills in 1990, and ethylene glycol spills in May 1993 and 1998. Three 2,000-gallon underground storage tanks were removed from the Property in 2000 and 2002. These received no further action determinations from the Ohio Bureau of Underground Storage Tank Regulations. In addition, some historic hydraulic oil releases have been addressed.

A Phase 1 Environmental Site Assessment was performed for the 11,000-square-foot Baler House. Asbestos and some lead paint were removed from the building in 2007. Soil samples collected from beneath the building found no areas needing remediation.

The area beneath the main manufacturing building have not been investigated.

The Property has an individual National Pollutant Discharge Elimination System permit that covers stormwater runoff to an unnamed tributary of the Clear Fork River.

A wastewater discharge permit was issued through the City of Mansfield, and wastewater was treated onsite in a biological treatment facility.

The Settlement Agreement that established the Trust set aside \$2,990,952 for future investigations and potential cleanup activities. Based on these investigations, a restrictive covenant to limit future use to industrial/commercial and to prohibit onsite groundwater use may be required.

The Ohio Department of Development (DOD) and Ohio EPA completed a Phase I and Phase II Site Assessment of this Property under the requirements of the Ohio Voluntary Action Program (VAP). The findings of these assessments are currently being evaluated. An additional investigation will be conducted by RACER in coordination with the Ohio DOD. RACER also will work with a Certified Professional and Ohio DOD to prepare and submit a request for a No Further Action (NFA) letter under the Ohio VAP.



Environmental Conditions (continued)

An NFA letter is a document containing detailed environmental information about a property. An NFA letter contains information concerning the Certified Professional's investigation of the historical and current uses of a property. This information allows the Certified Professional to determine whether or not there is reason to believe that a release of hazardous substances or petroleum has or may have occurred at the property.

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxB>.



Collateral Information: Transportation Assets



10 mi
20 km

©2017 Google



Collateral Information: Access/Linkage

In 2007, “Expansion Management” magazine rated the Mansfield area’s road infrastructure the fourth-best in the nation.

Richland County is crisscrossed by a sophisticated and mature network of highways, including Interstate 71, a north-south artery through the heart of Ohio that has four interchanges, at least one of which can be reached in 20 minutes or less from any point in the county.

There is overnight highway access to the major cities of the East Coast, Midwest and South.

U.S. 30, an east-west highway, recently opened as four lanes in Richland and Crawford counties, further enhancing the regional highway network. Interstate 90 stretches across Ohio to the north and Interstate 70 runs through the state’s midsection to the south.

Three rail carriers serve Richland County. Ashland Railway operates a shortline, and Norfolk Southern and CSX operate main lines. The presence of Norfolk Southern and CSX provides Richland County businesses with national reach for their products. Ashland Railway has interchanges with the two major railroads. Together, they provide 24-hour service along 55 miles of track in Richland County.



**Information obtained from Richland Community Development Group, Port of Cleveland, City of Mansfield.*



Collateral Information: Airports

Three commercial airports are within roughly an hour's drive of Richland County. Cleveland Hopkins International (www.clevelandairport.com) is serviced by several commercial carriers and by the major air cargo carriers. Port Columbus International (www.flycolumbus.com) and Akron/Canton Regional (www.akroncantonairport.com) airports also offer passenger service.

Mansfield Lahm Regional Airport (www.ci.mansfield.oh.us/index.php/lahm-airport), three miles north of Mansfield, has two runways — one 9,000 feet, the other 6,795 feet — and an air traffic control tower. The airport, owned by the City of Mansfield, accommodates private general aviation and Air National Guard flights, including large commercial and military aircraft.



**Information obtained from Richland County Development Group, Port of Cleveland and City of Mansfield.*



Collateral Information: Port Facilities

Cleveland, approximately 70 miles away, has the nearest major port. The Port of Cleveland (www.portofcleveland.com) is operated by the Cleveland-Cuyahoga County Port Authority. The port, on Lake Erie, offers shipping access to the Great Lakes region and overseas via the St. Lawrence Seaway. About 1,000 ships visit the port each year, and between 13 million tons and 15 million tons of cargo enter and leave the port annually. Its maritime activities help sustain the regional economy in Northeast Ohio by keeping local industries connected to the world and supporting 11,000 jobs that generate \$572 million in personal incomes. In more recent years, the port authority has expanded its role to include identifying opportunities to assist in regional revitalization efforts and to cultivate development finance partnerships. By acting on behalf of a borrowing entity as a conduit issuer of special obligation revenue bonds, the port authority may provide financing for eligible public and private community projects.

The Toledo-Lucas County Port Authority (www.toledoportauthority.org) operates the Port of Toledo, also on Lake Erie. The Port of Toledo is well positioned as an inland distribution point for North American commerce and is home to 15 terminals linked to global markets through the Great Lakes/St. Lawrence Seaway System. The Port of Toledo handles over 12 million tons of cargo and 700 vessel calls each year, and The Toledo Shipyard is home to one of the only U.S. full service shipyards with graving docks on the lower lakes. Recent property acquisitions have more than doubled the size of the seaport, making it the largest land mass seaport on the Great Lakes.



**Information obtained from Richland County Development Group, Port of Cleveland and City of Mansfield.*



Collateral Information: Regional Bus Service

Richland County Transit (RCT) — www.rcrpc.org/RCT

Richland County Transit (RCT) operates 12 fixed routes, providing a transportation network for work, school, appointments or shopping. There is regularly scheduled fixed route service to the City of Mansfield and the Village of Ontario; wheelchair-accessible buses; and special services for the elderly and disabled.



Collateral Information: Utilities

Ohio Edison — www.firstenergycorp.com/content/customer/ohio_edison.html

Ohio Edison Company has been in business since 1930, but Ohio consumers now can choose the company that supplies their electricity, just as they can shop for competing products and services. The Ohio Electric Choice program provides information to help customers decide. The electric distribution utility (EDU) — either The Cleveland Electric Illuminating Company, Ohio Edison Company, or The Toledo Edison Company — continues to deliver electricity to homes as always. However, customers now have the option to keep their EDU as electric generation supplier or choose a different company. To make it easier to weigh competing offers and determine potential savings, electric bills include a Price to Compare feature.

In September 2011, “Site Selection” magazine named FirstEnergy Corp., parent of Ohio Edison, one of the top utilities in the country for promoting economic development. Overall, the company helped attract more than \$3.7 billion in capital investment to its Ohio, Pennsylvania, and New Jersey service areas that resulted in more than 6,500 new jobs. This marks the eighth time in the past 10 years FirstEnergy has won the Site Selection award.

Collateral Information: Natural Gas

Natural Gas Information — www.puco.ohio.gov

The natural gas industry is a complex network of companies that produce, transport, and distribute natural gas. In Ohio, more than three million people use natural gas. The Public Utilities Commission of Ohio oversees more than 54,000 miles of distribution lines, which provide natural gas to individual users, as well as more than 6,000 miles of transmission lines. Natural gas customers in Ohio can choose who provides their natural gas. A 10-inch line from Columbia Gas (www.columbiagasohio.com) services the Property in Ontario.

Natural gas is the most common home heating fuel in Richland County, with about four of every five households using it.



Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 181. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 181 grantee, the Northeast Ohio Trade and Economic Consortium, at 330-672-2259.

A variety of incentive programs are available to benefit business and industry, both at the local and state levels. Richland County has an Economic Development Revolving Loan Fund (RLF), established in 1985. The program is administered by the Richland County Regional Planning Commission (www.redec.org). The Revolving Loan Fund provides assistance to help small businesses in financing their job-creating expansion projects.

The county also has a large number of Enterprise Zones, which provide local tax incentives for businesses that expand or locate in those designated areas. EZs are found in the cities of Mansfield, Shelby and Ontario; the villages of Lexington, Lucas, Plymouth and Shiloh; and Cass, Madison, Monroe, Plymouth and Washington townships. Mansfield also is home to a Foreign Trade Zone (FTZ 181).

The Ohio Business Gateway (OBG), a state program, has a goal of making government accessible to entrepreneurs and businesses by helping them find the information and services they need to keep thriving in Ohio. For example, OBG offers Ohio businesses a time- and money-saving online filing and payment system that helps simplify business' relationship with government agencies. To learn more about OBG and its many services, visit www.business.ohio.gov.



Technology Infrastructure

Ohio voters in 2010 approved an estimated \$700 million bond over four years to support the Ohio Third Frontier program, a program that promotes growth in the technology industry.

According to the Ohio Department of Development, the program created approximately 500 companies and 8,000 jobs since its founding in 2002.

The Third Frontier program awards industries and technologies with state funds to help them commercialize products and create jobs. Awards are granted by a nine-member Third Frontier Commission through a grant process. Additionally, there is a 16-member Third Frontier Advisory Board, comprised of industry, academia and government leaders.

Northern Ohio institutions and businesses have received more than \$122 million through the Third Frontier project. Additionally, by 2005, more than \$23.5 million in Public Works grants had supported more than \$66.8 million worth of infrastructure projects in Richland County.



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.9 percent in the Mansfield labor market for October 2017, the most recent month for which statistics are available. The state rate was 5.1 percent and the national rate was 4.1 percent.

The Mansfield area has several workforce development services available to help train employees and prepare people for the evolving workplace. These include:

- Ohio State University Center for Corporate and Community Education — ccce.mansfield.ohio-state.edu

The Center for Corporate and Community Education is a full service work-force development organization located on The Ohio State University Mansfield campus. The Center recognizes and addresses skills gaps in employee and organizational abilities. The Center has the capacity to develop training and educational solutions and to implement those solutions and is committed to helping organizations improve their processes and exceed their goals by delivery of results-driven employee training.

- North Central State College Kehoe Center — www.ncstatecollege.edu/academics/techwd

North Central State College, which shares the campus of The Ohio State University, provides on-demand, customized training through its Workforce and Community Development Division. NCSC's Kehoe Center is a regional training center located in Shelby, Ohio. The Center provides advanced manufacturing integrated skills training, including tool and die technology and computer numerical control (CNC) technology.

- Ohio Means Jobs — www.ohiomeansjobs.com

Developed by the State of Ohio, OhioMeansJobs.com is a website for job seekers and employers alike. Job seekers can refine searches by using a variety of keywords, symbols and filters. They can search for jobs by specific skills, by location, by salary estimate, by career and education level, among other criteria, and learn about such potential benefits



Regional Overview: Workforce (continued)

as training grants, apprenticeships and job fairs. OhioMeansJobs.com allows employers to post jobs, search millions of Ohio-area resumes at no cost, and manage the recruitment process fast and free. Employers also can access information about labor markets, tax credits or starting a business.

- Richland-Crawford Onestop Employment & Training Centers — www.richlandcountyoh.us/jafs.htm

The Richland-Crawford OneStop Employment & Training Centers assist employers with recruiting, pre-screening, job postings, job fairs, seminars, workshops, labor market information and other services.

The Richland-Crawford OneStop also offers SCOTI (Sharing Career Opportunities and Training Information), the State of Ohio's matching system. SCOTI assists both job seekers and employers.

In addition, OneStop provides important information on economic trends and occupational demands through labor market information such as: wage and benefit information by occupation, employment statistics by industry, and education and training outlook.

Other workforce training opportunities include:

- The Pioneer Career and Technology Center in Shelby — www.pctc.k12.oh.us
- Madison Adult Education at Madison Comprehensive High School — www.madison-richland.k12.oh.us/adulted
- Mansfield City Schools Adult and Community Education Career-Tech — www.tygerpride.com



Regional Overview: Education

There are 53 public schools and 10 private schools in Richland County, with a total student population of about 21,500. The high school graduation rate is about 82 percent, on par with state and national averages.

Richland County has nine public school districts with enrollments ranging from almost 600 to more than 5,000. For those who prefer private schools, there are many to choose: three parochial, three Christian-based and one non-religiously affiliated. Of the seven private schools, three offer a complete K-12 curriculum (St. Peter's, Mansfield Christian and Temple Christian).

Information about each of the public school districts as well as the private schools is abundant online:

- Clear Fork Valley Local Schools — www.clearfork.k12.oh.us
- Crestline — www.crestline.k12.oh.us
- Lexington Local Schools — www.lexington.k12.oh.us
- Lucas Local School District — www.lucascubs.org
- Madison Local School District — www.madison-richland.k12.oh.us
- Mansfield City Schools — www.tygerpride.com
- Ontario Local Schools — www.ontario.k12.oh.us
- Plymouth-Shiloh Local School District — plymouth.schoolwires.com
- Shelby City Schools — www.shelby-city.k12.oh.us

The State of Ohio's Report Card Program grades school performance across Ohio. To find out how a particular school was graded, visit www.ode.state.oh.us and click on the "Accountability" link.



Regional Overview: Education (continued)

Richland County has several colleges and other advanced-study opportunities nearby.

For the past half century, The Ohio State University has had a campus on the northeast side of Mansfield. North Central State College has shared a campus with Ohio State-Mansfield for most of the 50-plus years of its existence. Ashland University is just a few miles beyond the eastern border of Richland County.

Ohio State-Mansfield offers four-year degree programs in Business, Early and Middle Childhood Education, English, History and Psychology. It also offers a two-year associate of arts degree, and students can complete most of the required coursework on the Mansfield campus for a bachelor's degree in Criminology or Sociology. Ohio State-Mansfield credits also can be applied to any of the more than 170 Ohio State majors offered through the main campus in Columbus, less than an hour away.

North Central State College offers a host of two-year degrees in programs such as Business, Health Sciences, Public Service and Education, and Technology and Engineering.

In addition to a range of bachelor's degree programs, Ashland University offers master's degrees in American history and government; fine arts in creative writing; and business administration. Master's and doctorates are available in education and theology (through Ashland Theological Seminary). There also are RN and BSN programs, and a bachelor's-plus program for students with a non-education degree who want to teach.

Within an hour's drive: 18 other colleges and other advanced-learning opportunities, including the main campus of Ohio State and the University of Akron.

Links to local colleges and universities:

- The Ohio State University at Mansfield — www.mansfield.ohio-state.edu
- North Central State College — www.ncstatecollege.edu
- Ashland University — www.ashland.edu



Regional Overview: Education (continued)



Regional Overview: Largest Employers in Richland County

| | |
|-------------------------------------|-----------------|
| • MedCentral Health System | 2,700 employees |
| • Richland County Government | 1,474 |
| • Newman Technology | 1,100 |
| • Jay Industries | 943 |
| • Gorman-Rupp Co. | 809 |
| • Century Link | 800 |
| • Therm-o-Disc | 721 |
| • Mansfield City Board of Education | 700 |
| • DOFASCO Corp. | 666 |
| • Mansfield Correctional | 621 |
| • City of Mansfield | 575 |
| • Stoneridge Inc. | 500 |
| • Modern Tool & Die Co. | 459 |
| • Richland Correctional | 443 |
| • Madison Local Board of Education | 410 |
| • AK Steel Corp. | 389 |
| • School Specialty | 381 |



Regional Overview: Medical Facilities and Emergency Services

MedCentral Health System is a regional health care facility and the leading employer in Richland County. MedCentral operates two hospitals in the county, one in Shelby and the other in Mansfield.

MedCentral-Mansfield (www.medcentral.org) has 326 beds and each year treats more than 46,000 people in its emergency department, admits more than 13,000 patients and performs more than 8,000 surgeries, including open-heart surgery.

The Samaritan Regional Health System (www.samaritanhospital.org) serves Ashland, and Galion Community Hospital serves nearby Galion.

The Richland County area is well-served by medical professionals, with 246 physicians and 72 dentists.



Regional Overview: Amenities

Richland County, named for the fertility of its land, is home to an estimated 124,500 people, a decrease of 3.4 percent since 2000. About 43 percent of the population is 45 or older.

Richland County's cost of living is less than three-quarters the national average, making it affordable for more people to buy a home or start a business.

Recent unemployment figures consistently were above the national average, lingering in double-digits.

About 85 percent of the land area is in agricultural use or forested, with 990 farms in the county averaging 146 acres.

Richland County residents tend to work close to home. Fewer than one of five commute more than 30 minutes to work, and more than one in three say their commute is under 15 minutes.

Cultural assets include Malabar Farm State Park, the Ohio home of novelist, screenwriter and conservationist Louis Broomfield. Activities at the park include house tours, hiking and hayrides. Amenities include a youth hostel, primitive campground and horse camp, and a 2,500-volume library on sustainable agriculture.

The Kingwood Center is one of the nation's finest botanical gardens. The Renaissance Theater is the 1,400-seat home of the Mansfield Symphony Orchestra. Mansfield Reformatory, a restored prison, is open for tours, having served as a location for several films, including Shawshank Redemption.

Recreational opportunities are plentiful both in Richland County and in neighboring counties, whether on land or on water.



The Kingwood Center Tulip Garden



Regional Overview: Amenities (continued)



Links to Helpful Resources

A variety of websites contain a vast amount of information to help you learn about and locate in Richland County. Among them are:

✧ Local/Regional Resources

- Richland County — www.richlandcountyoh.us
- Mansfield/Richland County Public Library — www.mrcpl.org
- Port of Cleveland — www.portofcleveland.com
- CLR Search — www.clrsearch.com/Mansfield_Demographics/OH

✧ State Resources

- Department of Development/JobsOhio: Oversees programs designed to attract new businesses to Ohio, retain current businesses, help small businesses grow, and promote travel and tourism. — www.development.ohio.gov; www.jobs-ohio.com
- Department of Administrative Services: Provides centralized services to state agencies by helping to procure goods and services, recruit and train personnel, and by providing a variety of other services — www.das.ohio.gov
- Department of Commerce: Enforces regulations for industries ranging from financial institutions to travel agencies — www.com.ohio.gov
- Department of Job and Family Services: Provides financial and medical assistance and social service programs for Ohioans. The department's goal is to help Ohioans be healthy and safe, while gaining and maintaining employment and independence. — www.jfs.ohio.gov
- Department of Taxation: Makes all tax assessments, valuations, determinations, computations and orders related to taxes — www.tax.ohio.gov



Links to Helpful Resources (continued)

- Department of Transportation: Maintains, builds and/or regulates the state's highways, bridges and railways. — www.dot.state.oh.us
- Bureau of Workers' Compensation: Provides compensation for work-related injuries, diseases and death. — www.ohiobwc.com
- * Federal Resources
 - U.S. Census Bureau — www.census.gov
 - U.S. Department of Commerce — www.commerce.gov
 - U.S. Economic Development Administration — www.eda.gov
 - U.S. General Services Administration — www.gsa.gov
 - U.S. Small Business Administration — www.sba.gov



Regional Overview: Demographic Information for Richland County, OH

Population:

2010: 124,475
2000: 128,852

Population Growth:

2000 – 2010: -4,377

Median Age:

2010: 39.8
2000: 37.7

Median Household Income:

2010: \$42,233

Per Capita Income:

2010: \$21,607

Housing Units:

2010: 54,947
2000: 53,062

Vacant Units:

2010: 5,352
2000: 3,528

Owner Occupied:

2010: 35,491
2000: 35,426

Renter Occupied:

2010: 14,104
2000: 14,108

Housing Value:

2010: \$111,600
2000: 88,100

2010 Household Income:

| | |
|----------------------------|--------|
| Income less than \$15,000: | 11.24% |
| \$15,000 to \$24,999: | 13.40% |
| \$25,000 to \$34,999: | 11.80% |
| \$35,000 to \$49,999: | 14.69% |
| \$50,000 to \$74,999: | 10.44% |
| \$75,000 to \$99,999: | 17.74% |
| \$100,000 to \$124,999: | 10.44% |
| \$124,999 to \$149,999: | 7.81% |
| \$150,000 to \$199,999: | 1.47% |
| \$200,000 and Higher: | 0.96% |

Average Household Size:

2010: 2.40
2000: 2.47

2010 Population by Race and Origin:

| | |
|--|---------|
| White: | 109,888 |
| Black: | 11,824 |
| Hispanic or Latino (of any race): | 1,732 |
| Asian: | 832 |
| Native Hawaiian and Other Pacific Islander: | 14 |
| American Indian/Alaska Native: | 366 |
| *Some Other Race: | 609 |
| Two or More Races: | 2,258 |

2010 Population by Age:

| | |
|----------------------|--------|
| Aged Under 18: | 28,019 |
| Aged 18 & Over: | 96,456 |
| Aged 20 to 24 Years: | 7,192 |
| Aged 25 to 34 Years: | 14,758 |
| Aged 35 to 49 Years: | 24,720 |
| Aged 50 to 64 Years: | 26,209 |
| Aged 65 & Over: | 20,260 |

2010 Population Over 25 by Educational Attainment:

| | |
|-------------------------------|-----|
| Did Not Complete High School: | 16% |
| Completed High School: | 43% |
| Some College: | 19% |
| Completed Associate Degree: | 7% |
| Completed Bachelor's Degree: | 10% |
| Completed Graduate Degree: | 5% |

*Includes people who self-identified as Hispanic or Latino.



Regional Overview: Demographic Information (continued)

2010 Owner Occupied Units by Housing

Value:

| | |
|--------------------------------|--------|
| Valued Less than \$50,000: | 12.07% |
| Valued \$50,000 to \$99,999: | 30.83% |
| Valued \$100,000 to \$149,999: | 28.54% |
| Valued \$150,000 to \$199,999: | 15.82% |
| Valued \$200,000 to \$299,999: | 8.95% |
| Valued \$300,000 to \$499,999: | 2.77% |
| Valued \$500,000 to \$999,999: | 0.89% |
| Valued More than \$1,000,000: | 0.13% |

2010 Estimated Housing Units by Year

Structure Built:

| | |
|----------------------------------|--------|
| Structure Built 1999 or Later: | 6.88% |
| Structure Built 1990 to 1998: | 10.44% |
| Structure Built 1980 to 1989: | 6.62% |
| Structure Built 1970 to 1979: | 13.78% |
| Structure Built 1960 to 1969: | 13.13% |
| Structure Built 1950 to 1959: | 18.17% |
| Structure Built 1940 to 1949: | 8.99% |
| Structure Built 1939 or Earlier: | 21.99% |



Ontario Municipal Building



Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at www.racertrust.org/About_RACER/Settlement_Agreement. While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.



The RACER Trust Redevelopment Team:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager
pspitzley@racertrust.org



Steven Black
Transaction Manager
sblack@racertrust.org

Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on December 20, 2011 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust
500 Woodward Avenue, Suite 2650
Detroit, MI 48226

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.



Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: www.racertrust.org.

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer/lessee.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



Links for Buyers

- * Settlement Agreement — www.racertrust.org/About_RACER/Settlement_Agreement
- * Sale Process — www.racertrust.org/Economic_Development
- * Sale Criteria — www.racertrust.org/Economic_Development/Sales_Lease_Criteria
- * Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
- * Letter of Intent — http://racertrust.org/Properties/Submitting_Offers
- * Online Property Information — www.racertrust.org/Properties/PropertyDetail/Ontario_1201