

RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Toledo, OH**

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Property Summary

Toledo Landfill Land
1455 West Alexis Road
Toledo, OH 43613

This 34.12-acre vacant land, which was associated with the GM Powertrain facility to the north, is covered with trees and vegetation. Silver Creek passes through the Property. The site, zoned M-2 Industrial, also includes a former stormwater pond and a former five-acre disposal area.

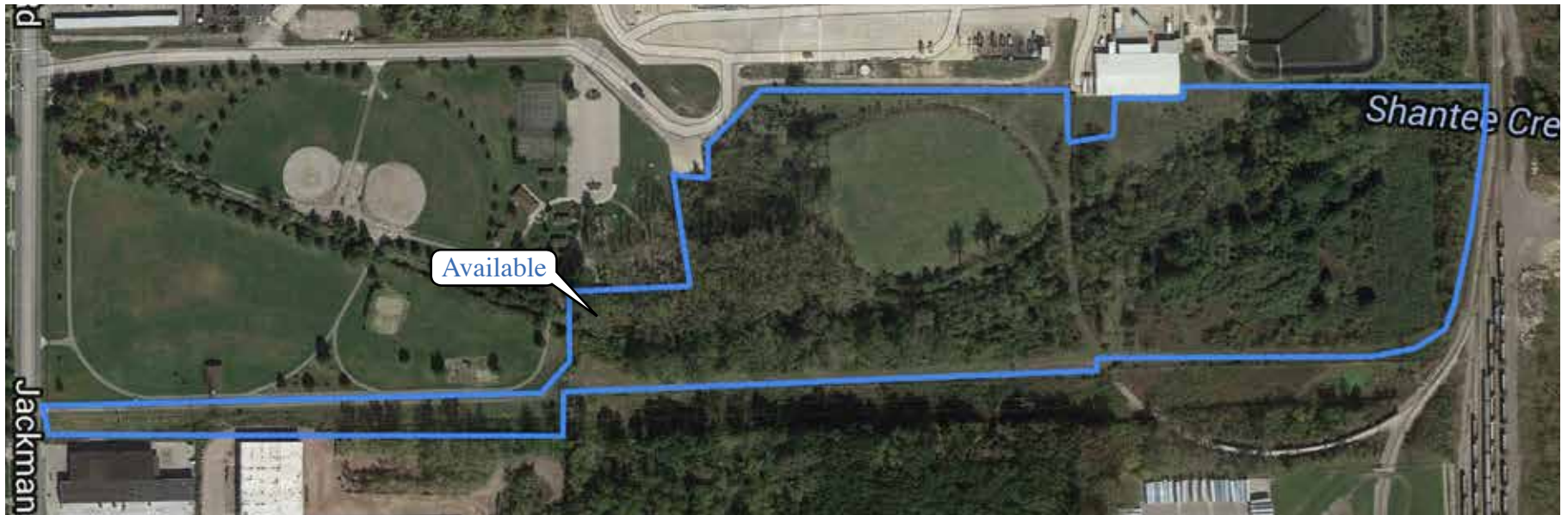
- County:** Lucas
- Land Area:** 34.12 acres
- General Description:** Vacant parcel (former landfill)
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** 22-04018
- RACER Site Number:** 10990



More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Toledo_10990

Property Location

 Toledo Landfill Land
1455 West Alexis Road
Toledo, OH 43613
22-04018
34.12+/- acres
M-2, Industrial



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View an interactive map of the Property at <http://bit.ly/toledo-landfill>.

**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.*



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Property Assets

- 34.12-acre vacant parcel
- Electricity and water available at the site
- No significant environmental investigations anticipated in the future



Property Details

Overview	
Location	1455 West Alexis Road, Toledo, OH 43613
Zoning/Tax ID Number(s):	M-2, Industrial: 22-04018
Total Land Area of Property (Acres)	34.12
Total Assessment	\$36,930
Total Annual Property Taxes	\$3,612 (2016)
Shape	Irregular
Number of Structures at Property	None
Electricity	Available at site
Water	Available at site
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Rail Service	Ann Arbor Railroad
Name and Proximity to Nearest Interstate Highway(s)	I-75 (approximately 4 miles)
Name and Proximity to Nearest Commercial Airport(s)	Toledo Express Airport (20 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Toledo (approximately 9 miles); Port of Detroit (approximately 58 miles)



Property Ownership and Recent History

The U.S. Government built what later became the GM Powertrain Toledo plant in 1941. GM acquired the plant in 1956. Until 1962, oily waste from the plant was collected at the site in a large, open-top storage tank. In February 1962, the tank overflowed due to exceptionally heavy discharge of water into the tank, impacting the southeast berm and nearby Silver Creek. The site today is covered with trees and vegetation.



Environmental Conditions

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/1EsnxjB>.

For the latest environmental information, please visit www.racertrust.org/files/toledo-environmental-fact-sheet.pdf



The RACER Trust:
Empowering America's Auto Communities

Toledo, OH

RACER Site 10990

Toledo Landfill Land
1455 West Alexis Road
Toledo, OH 43612

Site Description

This 34.12-acre site was associated with the GM Powertrain Toledo plant, which was built in 1941 by the U.S. Government.

The site today is covered with trees and vegetation, with Silver Creek passing directly through the property. It also includes a former stormwater pond and a former five-acre disposal area used in the 1950s and 1960s.

Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Ohio Environmental Protection Agency (Ohio EPA.) The Settlement Agreement that established the RACER Trust set aside \$2.7 million for cleanup work.



Environmental History

Extensive studies of environmental conditions on the property have been performed.

In the vicinity of the former disposal area, which is bounded by railroad tracks to the north and east and by Silver Creek to the south, the presence of PCBs (or polychlorinated biphenyls) was detected in soil and groundwater. GM placed an engineered soil cover over the area and an adjacent storm water pond. Piping was placed beneath the edge of these areas along Silver Creek to collect potential leachate.

Continued

Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States



Collateral Information: Access/Linkage

Three transcontinental interstate highways pass through or very close to Toledo. Interstate 75 is a north-south route that provides direct access to Detroit and Cincinnati. The Ohio Turnpike carries east-west traffic on I-80 and I-90, and is connected to Toledo at five exits. The Ohio Turnpike connects west to South Bend, Ind., and Chicago, and east to Cleveland.

In addition, I-475 eases access to the west side of the city, and I-280 travels mostly through East Toledo.

Freight rail services are provided by Norfolk Southern Railway (www.nscorp.com/nscportal/nscorp), CSX Transportation (www.csx.com), Canadian National Railway (www.cn.ca), the Ann Arbor Railroad and the Wheeling and Lake Erie Railway (www.wlerwy.com). All except the Wheeling have local terminals.

Amtrak provides passenger service on the Capitol Limited and Lake Shore Limited lines through the Martin Luther King Jr. Plaza in downtown Toledo.



**Information obtained from RACER research.*



Collateral Information: Airports

Toledo Express Airport (www.toledoexpress.com), located in nearby Swanton, Ohio, is home to the 180th Air National Guard and directly accessible to the Ohio Turnpike and I-475. The airport offers limited passenger service but is home to several air cargo operators and air cargo support providers.

Toledo Executive Airport, formerly known as Metcalf Field, is located in Milbury, Ohio. Like Toledo Express Airport, it is managed by the Toledo-Lucas County Port Authority. The airport is primarily used for business purposes and privately owned aircraft.

For international flights and expanded destinations, Detroit Metropolitan Wayne County Airport (www.metroairport.com) is a 40-minute drive north of Toledo.

Detroit Metropolitan is one of the busiest airports in the U.S. and among the world's largest air transportation hubs.

Detroit is the second-largest hub and primary Asian gateway for Delta, the world's largest airline. The airport also is a major base of operations for ultra-low cost carrier Spirit Airlines. Together with 14 additional passenger airlines — including four foreign flag carriers — Detroit's airlines and their regional partners offer service to more than 160 non-stop destinations around the globe.

Detroit also is one of the newest, most operationally capable and efficient airports in North America, with two new passenger terminals, 145 gates, six jet runways, and two modern Federal Inspection Services facilities for international arrivals.

More than 32 million passengers traveled through the Detroit airport in 2010, including more than 2.5 million international travelers. In addition, more than 193,000 metric tons of cargo are transferred through the airport each year.



**Information obtained from RACER research.*



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Collateral Information: Port Facilities

The Port of Toledo (www.toledoseaport.org), on Lake Erie, is a multi-modal transportation hub with heavy waterborne, rail and highway activity. The seaport is managed by the Toledo-Lucas County Port Authority, which also plays a major role in economic development and innovative financings for northwest Ohio.

The Port of Toledo is centrally located, with 43 percent of the U.S. industrial market and 47 percent of the Canadian market located within a 500-mile radius.

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 more than 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.

Nationally recognized transportation and logistics providers have made investments in the region. CSX is building a major intermodal hub — the largest and most efficient inland intermodal facility in the United States — 40 miles south of the Port of Toledo as part of the National Gateway. Also, the Norfolk Southern intermodal yard in Toledo recently was awarded \$13 million to increase capacity and better serve the region.

The Port of Toledo has handled some of the largest project cargoes on the Great Lakes. While dry-bulk commodities encompass major tonnage throughputs, the port's cargo-handling capabilities can accommodate a diverse number of products to include wind towers, steel products, lumber, super sacks, break bulk cargo and containerized goods.

The Port of Toledo has benefited from more than \$35 million in state and federal grants and private investment by Midwest Terminals of Toledo to acquire modern material-handling equipment, reduce congestion, improve infrastructure, gain capacity and decrease emissions. The acquisition of two new mobile harbor cranes and a material handler enables vessels, barges, trains and trucks to be loaded and unloaded much faster than before in the Port of Toledo. These improvements position the Port of Toledo as one of the most efficient product-handling ports on the Great Lakes.

**Information obtained from RACER research.*



Collateral Information: Regional Bus Service

Local bus service is provided by the Toledo Area Regional Transit Authority, or TARTA (www.tarta.com).

TARTA has more than 50 routes in and around the Toledo metropolitan area, serving nine communities, and carries almost 5 million passengers each year. In summer 2009, TARTA added 40 new buses to its fleet, including 10 mini- and 18 full-sized buses.

The bus system has routes that serve Fifth Third Field, home of the Toledo Mud Hens minor league baseball team; Lourdes College; Owens Community College; and the University of Toledo.

Intercity bus service is provided by Greyhound (www.greyhound.com) and Megabus (us.megabus.com), which offers daily trips to Chicago, Cleveland, Detroit and Pittsburgh.



**Information obtained from RACER research.*



Collateral Information: Utilities and Natural Gas

FirstEnergy Corporation (www.firstenergycorp.com), headquartered in Akron, Ohio, serves 6 million customers in the Midwest and Mid-Atlantic regions, including through Toledo Edison.

Stretching from the Ohio-Indiana border to the New Jersey shore, FirstEnergy companies operate a vast infrastructure of more than 194,000 miles of distribution lines and produce approximately 100 million megawatt-hours of electricity annually. With nearly 500 megawatts of wind power under long-term contracts, the company is one of the largest providers of renewable energy in the region.

Columbia Gas (www.columbiagasohio.com), with headquarters in Columbus, is the largest natural gas utility in Ohio. It is one of the nine energy distribution companies of NiSource Inc. and serves approximately 1.4 million residential, commercial and industrial customers.

The Columbia Gas service area covers 25,400 square miles and includes 19,161 miles of distribution lines.



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 8. 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 8 grantee, the Toledo-Lucas County Port Authority, at 419-243-8251.



There are many economic development resources available in the region. The Lucas County Department of Planning and Development (www.co.lucas.oh.us) is a key member of the economic development team that supports Lucas County. The other members of the team are the Toledo Lucas County Port Authority (www.toledoportauthority.org), The Ohio Department of Development (www.development.ohio.gov), the City of Toledo Department of Development (www.toledo.oh.gov/services/development), the University of Toledo — Rocket Innovations (www.utoledo.edu/rocketinnovations), the Toledo Regional Chamber of Commerce (www.toledochamber.com), Regional Growth Partnership (www.rgp.org), Toledo Metropolitan Area Council of Governments (www.tmacog.org), Northwest Ohio Regional Economic Development (www.nored.org) and other economic development agencies for the region.

These organizations collaborate in an effort to serve the businesses within Lucas County more efficiently and without duplicating efforts. This collaborative effort is consistent with efforts in the region involving the city and county governments.

Together, these organizations strengthen the economy and enhance the quality of life in Lucas County by strategically connecting resources to opportunities. Some of the major components of Lucas County's economic strategy include:

- Connecting local businesses to state and local resources through the Business Outreach and Assistance Program.
- Promoting strategic collaboration among regions and economic development organizations.
- Assisting businesses with expansion and growth opportunities.



Collateral Information: Small Business Centers

Ohio Small Business Development Center at Toledo Regional Chamber of Commerce
(www.toledochamber.com/small-business-development-center.html).



Regional Overview: Community Snapshot

Toledo is a city of business, culture and education, rich in diversity and community.

Located in Northwest Ohio, Toledo is situated along Lake Erie and bisected by the Maumee River. More than 601,000 people call the Toledo metropolitan area home — giving the region all the attributes of a large cosmopolitan area, but still retaining the advantages of small-town atmosphere and charm.

The Toledo MSA area includes Lucas, Fulton, Wood and Ottawa counties.

With its rich diversity of people, the Toledo area boasts a nationally recognized zoo, the world-class Toledo Museum of Art (www.toledomuseum.org), a symphony orchestra, opera, ballet and theater groups, and a wide variety of neighborhood and ethnic festivals. The Toledo Museum of Art was the birthplace of the Studio Glass Movement, and its transparent Glass Pavilion won Travel and Leisure's 2007 Design Award.

In fact, Toledo is known as the Glass City because of its long history of innovation in all aspects of the glass industry, including windows, bottles, windshields, construction materials and glass art. Among large glass companies with origins in Toledo are Owens-Illinois, Owens Corning, Libbey Glass, Pilkington North America and Thermo-Tru.

An abundance of outdoor recreation and sports — including the Metroparks system — also is available on the area's lakes and rivers. Each spring, thousands of anglers meet on the Maumee River for the annual walleye run, a fishing phenomenon that has earned Toledo the nickname "Walleye Capital of the World."

With its close proximity to the Lake Erie Islands and Cedar Point, Toledo is a natural destination point for summer recreation. Toledo also is home to the Mud Hens Triple A minor league baseball team and the annual LPGA Jamie Farr Owens Corning Classic.

Racing fans can watch cars at the Toledo Speedway or horses at Raceway Park, which hosts a summer harness racing meet.



Toledo Botanical Garden



Regional Overview: Community Snapshot (continued)

Huntington Arena in downtown Toledo is home to the Toledo Walleye of the East Coast Hockey League, as well as entertainment and concerts from some of the biggest names in music.

Generations of the region's residents and their neighbors recognized its rare combination of economic opportunity and natural beauty, and made the cultural and social investments necessary to create distinctive neighborhoods and communities.

The Toledo Symphony Orchestra, which has toured worldwide, is housed in the East Wing of the art museum. The Stranahan Theater is a major concert hall located on the city's south side. The Toledo Opera, in existence since 1959, is housed in the historic Valentine Theatre Downtown. The Toledo Repertoire Theatre was created in 1933 and performs both Broadway hits and lesser-known original works.



Irwin Prairie State Nature Preserve



Regional Overview: Community Snapshot (continued)



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 6.3 percent in the Toledo labor market for August 2017, the most recent month for which statistics are available. The state rate was 5.2 percent and the national rate was 4.4 percent.

Traditionally a manufacturing region, the Toledo area is reinventing itself as a leader in technology and research. Capitalizing on expertise in manufacturing and an experienced and educated workforce, new technologies are emerging enabling the region to become a national leader in solar technology and manufacturing.

Utilizing the natural resources available also has led to advancements in wind technology. Northwest Ohio is in a state of reinvention and refocus, which is leading to new economic development opportunities and advancement.

The slice of Northwestern Ohio that is centered around Toledo has been at the heart of industrial activity since the time it was founded as a terminus of the Miami and Erie Canal, then as a key railway center between New York and Chicago, and then as a cornerstone of the automobile industry.

Manufacturing is ingrained in the business community, upheld by the universities, and proudly embraced by the region's people in general. From research to design to manufacturing and logistics, the region supports an efficient, affordable business model.

This past year, Lucas County streamlined its economic and workforce development efforts with the creation of the Department of Planning and Development. The department is focused on driving economic growth through a data-driven, results-oriented process and with a special emphasis on matching employers' needs with potential employees' skills. Businesses looking to improve, expand, or relocate to Lucas County demand a strong workforce with demonstrable skills. It is focused on providing job training programs that are better aligned with the current and future needs of local businesses so that we can deliver what local industries need from the workforce.

In addition, Lucas County launched a new program called Work Ready Lucas County in late spring 2014. The Work Ready Lucas County framework quantifies and improves the skill levels of the local workforce through a standardized skill credential that measures, identifies, and closes skill gaps. This is part of a national strategy for work readiness and it uses the National Career Readiness Certificate (NCRC) to authenticate the quality of the local workforce and the tools necessary to improve job seekers' skills.



Regional Overview: Education

Toledo Public Schools (www.tps.org) operate the public schools within much of the city limits, along with the Washington Local School District (www.wls4kids.org) in northern Toledo. Toledo also is home to several public charter schools, including three Imagine Schools (www.imagineschools.com/category/school-profile/ohio).

Additionally, several private and parochial primary and secondary schools are present within the Toledo area. The Roman Catholic Diocese of Toledo operates Roman Catholic primary and secondary schools. Private high schools in Toledo include Central Catholic High School (www.centralcatholic.org), St. Francis de Sales High School (www.sfstoledo.org), St. John's Jesuit High School and Academy (www.sjtitans.org), Notre Dame Academy (www.nda.org), St. Ursula Academy (www.toledosua.org), Cardinal Stritch High School (www.katerischools.org), the Toledo Islamic Academy (www.tiaus.net), Freedom Christian Academy, Toledo Christian Schools (www.toledochristian.com), Emmanuel Christian (www.ecstoledo.org) and Apostolic Christian Academy (www.factoledo.com).

Exceptional educational opportunities beyond high school also are available. There are 33 schools of higher education within 50 miles of Toledo, accounting for one of the highest such concentrations in the United States.

With an enrollment of nearly 193,000 undergraduate and graduate students in regional universities and colleges, Northwest Ohio offers a comprehensive selection of higher education programs including nationally recognized schools of engineering, pharmacy, education, business, law and medicine.

Colleges and universities with campuses in or around Toledo include:

- The University of Toledo — www.utoledo.edu, one of 13 state universities in Ohio, which features nationally regarded programs in business, engineering, law and occupational therapy
- Bowling Green State University — www.bgsu.edu, with more than 20,000 students and 800 full-time faculty
- Davis College — www.daviscollege.edu, a private-two-year school with a business focus
- Lourdes University — www.lourdes.edu
- Mercy College — www.mercycollege.edu



Regional Overview: Education (continued)

- Monroe Community College — www.monroeccc.edu, just over the state border in Southern Michigan
- Owens Community College — www.owens.edu
- Stautzenberger College — www.sctoday.edu/index.php



Regional Overview: Largest Employers in Lucas County

- Chrysler/Fiat
- General Motors
- ProMedica Health System
- University of Toledo
- HCA Manor Care
- Mercy Health Partners
- Owens Corning
- Libbey Glass
- Johns Manville
- Johnson Controls
- Owens Illinois
- Dana
- Mobis
- Kuka
- Magna/Decoma
- Health Care REIT



Regional Overview: Medical Facilities and Emergency Services

St. Vincent Mercy Family Care Center (www.mercyweb.org) is a recognized leader in providing high-quality, cost-effective health care and is a regional leader in collaboration with other community organizations to meet community needs.

Mercy is a preferred provider in the majority of health insurance plans and actively works to control health care costs through managed care contracts and insurance initiatives.

Mercy encompasses seven hospitals and offers a medical staff of more than 1,500 members to support a comprehensive range of inpatient and outpatient services. These services include a nationally recognized Heart Center and Pediatric Diabetes Program, comprehensive cancer centers, the region's first Palliative Care Unit and occupational health.

ProMedica (www.promedica.org), established in 1986, is a locally owned, nonprofit health care organization serving Northwest Ohio and Southeast Michigan. ProMedica offers a full range of diagnostic, medical and surgical specialties in areas such as emergency medicine and trauma, heart and vascular, oncology, orthopedics, neurology, and women's and children's services.

In addition to providing acute care services, ProMedica serves patients and the community through the Academic Health Center, a collaboration with the University of Toledo that includes research, grants and residency programs, as well as fellowship, clerkship, nursing, pharmacy, allied health and continuing education.

ProMedica's network includes 11 member and affiliate hospitals.

The University of Toledo Medical Center (uthealth.utoledo.edu) provides patient-centered, university-quality care. The University of Toledo Medical Center continuously strives to develop and incorporate advancements in health care knowledge to improve the safety and quality of patient care.

The University of Toledo Medical Center offers the area's only academic medical center, providing high levels of expertise, the resources to handle the most complex cases and access to the latest and safest medical advances. It offers specialty care in cardiology, neurology, orthopedics, cancer, surgery and kidney transplantation; guaranteed appointments within 24 hours for all new orthopedic, cardiology and surgery patients; a Level I trauma center, offering emergency health and trauma services 24 hours a day; and the area's only accredited primary stroke center.



Links to Helpful Resources

✧ Local/Regional Resources

- City — www.toledo.oh.gov
- Regional Economic Development — www.lcedc.net or www.rgp.org

✧ State Resources

- State — www.ohio.gov
- State Economic Development — www.odod.state.oh.us or www.jobs-ohio.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 Toledo, OH

Population:

2010: 287,208
2000: 313,619

Population Growth:

2000 – 2010: -26,411

Median Age:

2010: 34.2
2000: 33.2

Median Household Income:

2010: \$31,708
2000: 32,546

Per Capita Income:

2010: \$17,427
2000: 17,388

Housing Units:

2010: 138,039
2000: 139,871

Vacant Units:

2010: 18,309
2000: 10,946

Owner Occupied:

2010: 66,460
2000: 77,062

Renter Occupied:

2010: 53,270
2000: 51,863

Housing Value:

2010: \$87,700
2000: 75,300

2010 Household Income:

Income less than \$15,000:	24.0%
\$15,000 to \$24,999:	16.5%
\$25,000 to \$34,999:	13.7%
\$35,000 to \$49,999:	14.9%
\$50,000 to \$74,999:	16.8%
\$75,000 to \$99,999:	7.6%
\$100,000 to \$149,999:	5.3%
\$150,000 to \$199,999:	0.6%
\$200,000 and Higher:	0.6%

Average Household Size:

2010: 2.33
2000: 2.38

2010 Population by Race and Origin:

White:	186,188
Black:	78,073
Hispanic or Latino (of any race):	21,231
Asian:	3,264
Native Hawaiian and Other Pacific Islander:	77
American Indian/Alaska Native:	1,065
*Some Other Race:	7,411
Two or More Races:	11,130

2010 Population by Age:

TOTAL POPULATION:	287,208
Aged Under 5 Years:	21,226
Aged 5 to 9 Years:	18,682
Aged 10 to 14 Years:	17,419
Aged 15 to 19 Years:	22,687
Aged 20 to 24 Years:	25,691
Aged 25 to 29 Years:	21,800
Aged 30 to 34 Years:	18,915
Aged 35 to 39 Years:	17,998
Aged 40 to 44 Years:	16,765
Aged 45 to 49 Years:	19,124
Aged 50 to 54 Years:	20,055
Aged 55 to 59 Years:	17,623
Aged 60 to 64 Years:	14,479
Aged 65 to 69 Years:	9,765
Aged 70 to 74 Years:	7,742
Aged 75 to 79 Years:	6,428
Aged 80 to 84 Years:	5,745
Aged 85 Years and Over:	5,064

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



Regional Overview: Demographic Information (continued)

2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	13.7%
Completed High School:	36.0%
Some College:	24.3%
Completed Associate Degree:	7.7%
Completed Bachelor's Degree:	12.3%
Completed Graduate Degree:	6.1%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	18.4%
Valued \$50,000 to \$99,999:	42.8%
Valued \$100,000 to \$149,999:	25.2%
Valued \$150,000 to \$199,999:	8.7%
Valued \$200,000 to \$299,999:	3.7%
Valued \$300,000 to \$499,999:	0.6%
Valued \$500,000 to \$999,999:	0.6%



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
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Patricia Spitzley
Deputy Redevelopment Manager
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Steven Black
Transaction Manager
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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 May 10, 2012 and last updated on September 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.

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.

Contact Us by Mail

To send correspondence to RACER Trust staff:

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



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
- * Sales Criteria — www.racertrust.org/Economic_Development/Sales_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/Toledo_10990