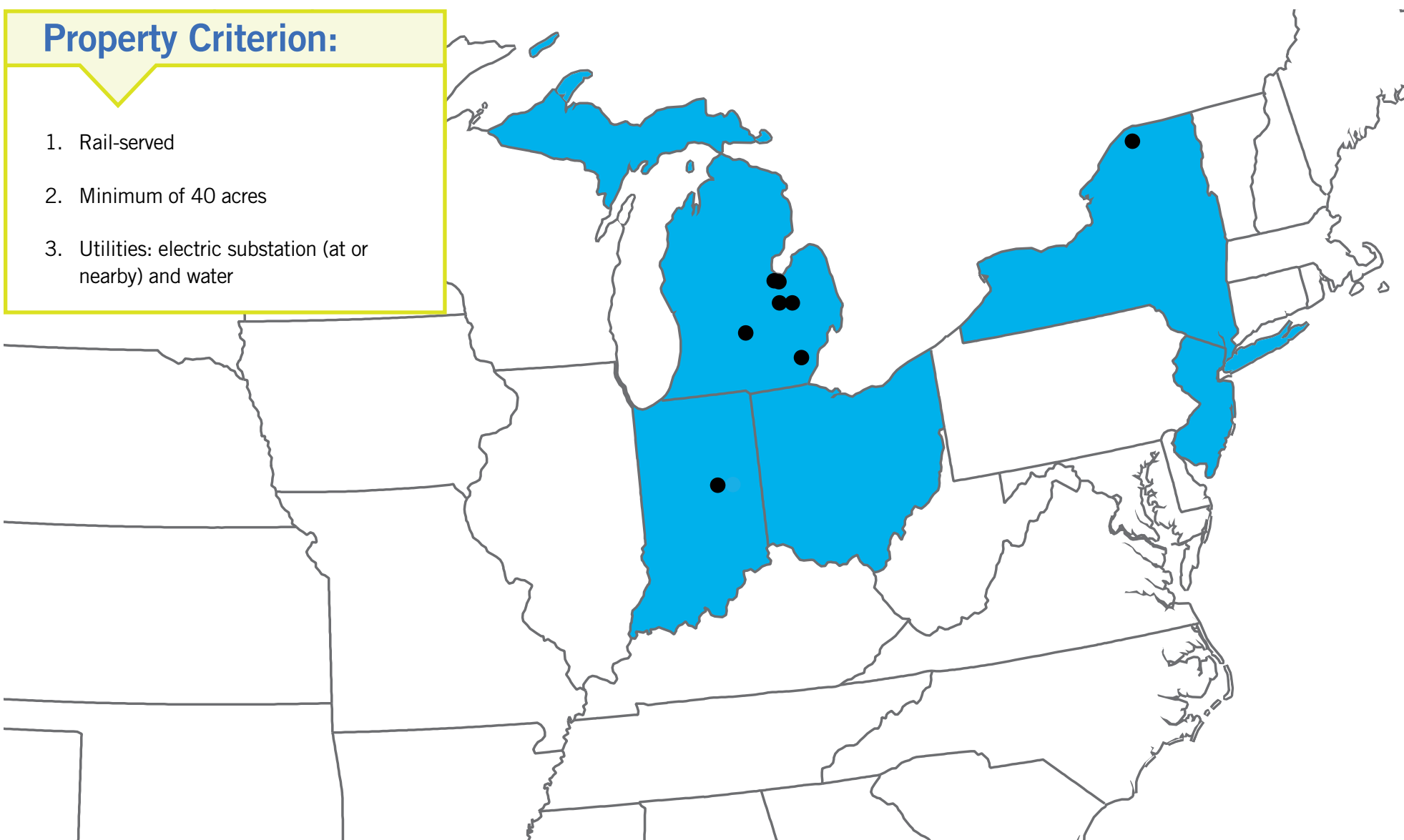


Select Rail-Served RACER Properties



Property Criterion:

1. Rail-served
2. Minimum of 40 acres
3. Utilities: electric substation (at or nearby) and water



Delphi I Anderson

Address: 2915 Martin Luther King Jr.
Boulevard, Anderson, IN

Contact for Sale: Bruce Rasher

Remaining Acreage: 18.7+/- acres

Description: Vacant land

Zoning: I-1 & I-2, Heavy Industrial

Infrastructure: Electric, water,
rail access

RACER ID: 13200

Marketing Brochure:
<http://bit.ly/1gzkeJN>

RACER ID: 13200

Rail Provider: CSX Transportation

Rail-related Asset(s):
.7 miles from local serving yard

Portions Sold, Portions Under Contract

The remaining Delphi I Anderson site is composed of 18.7+/- acres of vacant land on Dr. Martin Luther King Jr. Blvd. in Anderson, and is surrounded by industrial, commercial, and residential areas. At full capacity, the site contained eight plants. Demolition of all buildings was completed in 2009, and no slabs remain.

Environmental investigation began on the site in the early 1990s, and tests of soil and groundwater indicated elevated levels of chlorinated volatile organic compounds (CVOCs). The Trust will continue to work with Indiana Department of Environmental Management (IDEM) to complete site investigations and finalize a cleanup plan that is protective of human health and the environment and consistent with IDEM cleanup standards.



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Available

Coldwater Road Industrial Land

Address: 1245 East Coldwater Road,
Genesee Township, MI

Contact for Sale: Bruce Rasher

Acreage: 118.2 acres

Description: Vacant land with slabs

Zoning: I-2, Heavy Industrial

Infrastructure: Available electric,
water, and rail access

RACER ID: 13270

Marketing Brochure:
<http://bit.ly/NoPY92>

Rail Provider: Lake State Railway

Bordered by a CSX rail line to the east and Coldwater Road to the south, the buildings on this 118.2-acre site have already been removed down to the slabs. The property, zoned I-2, Heavy Industrial, offers easy access to Interstate 475.

Environmental remediation at the site principally involves groundwater investigation and will include deed restrictions. Portions of this Property are currently licensed.



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Available

Coldwater Road Landfill Land

Address: 6220 Horton Street,
Genesee Township, MI

Contact for Sale: Bruce Rasher

Acreage: 116.9 acres

Description: Vacant land, portions
of which include wetlands
and a closed landfill

Zoning: I-2, Heavy Industrial

Infrastructure: Available electric,
water, and rail access

RACER ID: 11030

Marketing Brochure:
<http://bit.ly/1kXXG8Y>

Rail Provider: Lake State Railway

Located north of the Coldwater Road Industrial Land, the 116.9-acre parcel includes an approximately 20-acre former landfill and is zoned I-2, Heavy Industrial. The landfill has been closed since 2003. Principal remedial activities include long-term post-closure operation, maintenance and monitoring (OM&M) activities.



Buick City Site

Address: 1001 Leith Street and
1051 East Hamilton Avenue,
Flint, MI

Contact for Sale: Bruce Rasher

Remaining Acreage: 332 acres

Description: A vast site with slabs
remaining; subdivision of site available

Zoning: A-2, Single-Family Medium
Density; Two-Family Residential; C-1,
Multi-Family Walk-up Apartment;
D-2, Neighborhood Business; D-3,
Community Business; E, Heavy
Commercial Limited Manufacturing; F,
Intermediate Manufacturing; G, Heavy
Manufacturing

Infrastructure: Sanitary and storm
sewers, water, gas, internal roads
and parking lots

RACER ID: 11940 & 12950

Brochure: bit.ly/3zubblw

Rail Provider: Lake State Railway

Under Contract

One of the larger RACER properties, Buick City's remaining area encompasses 332 acres north and south of Leith Street. The parcels are referred to as the Northend and Southend, with Leith Street as the dividing line.

Zoning on or immediately adjacent to the Property includes a mix of Heavy Manufacturing, Heavy Commercial, Business and Residential. The Property provides easy access to Interstate 475, has nearby rail lines, and is bordered by the Flint River.

The Property was an active GM manufacturing facility until 2010. Environmental investigation and remediation activities are under way at the Property to address groundwater, historic discharges and other environmental issues.



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Available

Genesee Industrial Land

Address: East Stanley Road,
Genesee Township
& Mount Morris, MI

Contact for Sale: Bruce Rasher

Acreage: 80.4 acres

Description: Vacant, wooded parcel
with man-made pond

Zoning: RC, Mobile Home Park;
I-1, Light Industrial

Infrastructure: Available electric and
water, rail access

RACER ID: 11050

Marketing Brochure:
<http://bit.ly/1nyYoeZ>

Rail Provider: Lake State Railway

An 80.4-acre parcel of land, this property is heavily wooded with a man-made pond. The property is bordered on the west by railroad tracks, and was historically used both as a waste disposal site and a source of clean soil for other GM projects.

Remedial cleanup at the site was conducted in 2000, under MDEQ's oversight, to remove materials previously disposed at the site. There are no current environmental concerns identified at the property.



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Lansing Plant 2 Industrial Land

Address: 2801 West Saginaw Street,
Lansing Township, MI

Contact for Sale: Bruce Rasher

Acreage: 72.5+/- acres

Description: Vacant parcel

Zoning: H, Industrial

Infrastructure: Electric, water,
rail access

RACER ID: 13001

Marketing Brochure:
<http://bit.ly/OwtUds>

Rail Provider: Track owned by Norfolk
Southern Corporation
but leased to Adrian &
Blissfield Rail Road Co.

Rail-related Assets: See details at right

Under Contract

This 72.5+/- acre site is directly adjacent to two other former GM manufacturing properties owned by RACER — Lansing Plant 3 and Lansing Plant 6. The property is immediately south of Interstate 69 and north of nearby Interstate 496, and is bordered by railroad tracks to the east. The now-vacant parcel is zoned H, Industrial, and remedial investigations are under way with deed restrictions anticipated.

Rail-related assets include: local transfer at Jackson & Lansing rail yard with transfer available to any of 3 major providers — CSX Transportation, Norfolk Southern Corporation and Canadian National; leased rail allows user to negotiate best rate with major providers depending on freight destination; build out for switch still exists but may require repair, which provides possible significant cost savings as a new switch is not necessary to install.



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Lansing Plant 3 Industrial Land

Address: 2800 West Saginaw Street,
Lansing Township, MI

Contact for Sale: Bruce Rasher

Acreage: 105.3 acres

Description: Vacant parcel

Zoning: H, Industrial

Infrastructure: Electric, water,
rail access

RACER ID: 13002

Marketing Brochure:
<http://bit.ly/1iwY8lu>

Rail Provider: Track owned by Norfolk
Southern Corporation
but leased to Adrian &
Blissfield Rail Road Co.

Rail-related Assets: See details at right

Under Contract

Situated on 105.3 acres and adjacent to two other former GM properties owned by RACER — Lansing Plant 2 and Lansing Plant 6 — this vacant parcel is zoned H, Industrial. Nearby Interstates 69 and 496 offer easy highway access, and the site is bordered by railroad tracks to the east. Remedial investigations are under way, and deed restrictions are anticipated.

Rail-related assets include: local transfer at Jackson & Lansing rail yard with transfer available to any of 3 major providers — CSX Transportation, Norfolk Southern Corporation and Canadian National; leased rail allows user to negotiate best rate with major providers depending on freight destination; build out for switch still exists but may require repair, which provides possible significant cost savings as a new switch is not necessary to install.



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Lansing Plant 6 Industrial Land

Address: 401 North Verlinden Street,
Lansing, MI

Contact for Sale: Bruce Rasher

Acreage: 57.3+/- acres

Description: Adjacent to two other
RACER properties

Zoning: F, Commercial; H, Heavy
Industrial; I, Light Industrial;
J, Parking

Infrastructure: Electric, water,
rail access

RACER ID: 13003

Brochure: <http://bit.ly/1mekmCg>

Rail Provider: Track owned by Norfolk
Southern Corporation
but leased to Adrian &
Blissfield Rail Road Co.

Rail-related Assets: See details at right

Under Contract

This 57.3+/- acre site is directly adjacent to two other former GM manufacturing properties owned by RACER — Lansing Plant 2 and Lansing Plant 3. The property is immediately south of Interstate 69 and north of nearby Interstate 496, and is bordered by railroad tracks on the west, and a residential neighborhood on the east. Investigations have begun to determine what environmental remediation may be required at the site, and deed restrictions are anticipated.

Rail-related assets include: local transfer at Jackson & Lansing rail yard with transfer available to any of 3 major providers — CSX Transportation, Norfolk Southern Corporation and Canadian National; leased rail allows user to negotiate best rate with major providers depending on freight destination; build out for switch still exists but may require repair, which provides possible significant cost savings as a new switch is not necessary to install.



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Saginaw Nodular Industrial Land

Address: 2100 Veterans Memorial
Parkway, Buena Vista
Township, MI

Contact for Sale: Bruce Rasher

Acreage: 226.8+/- acres

Description: Vacant land

Zoning: M-1, Limited Manufacturing;
M-2, Intensive Manufacturing;
M-3, Heavy Industrial;
A-2, Dispersed Residential

Infrastructure: Electric, water,
rail access

RACER ID: 10040

Marketing Brochure:
<http://bit.ly/1hwIz20>

Rail Provider: Lake State Railway

Rail-related Assets: See details at right

Available

This 226.8+/- acre property is vacant, and includes manufacturing and industrial zoning areas. The land formerly housed a manufacturing facility, as well as undeveloped areas.

Located just west of Interstate 75, the property is bordered to the north, west and east by industrial property, and to the south by a residential area. A range of remediation activities are planned to address historic environmental concerns at the site and deed restrictions are anticipated.

Rail-related assets include: potential to negotiate rates with big 3 providers — CSX Transportation, Norfolk Southern Corporation and Canadian National — depending on freight destination; service change available in Flint.



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Van Buren Industrial Land

Address: Denton & Ecorse Roads,
Van Buren, MI

Contact for Sale: Bruce Rasher

Acreage: 75.7+/- acres

Description: Vacant wooded parcel

Zoning: M-2, General Industrial

Infrastructure: Available electric and
water, rail access

RACER ID: 10060

Marketing Brochure:
<http://bit.ly/1ifacxo>

Rail Provider: Norfolk Southern
Corporation

Under Contract

Sitting just north of the Willow Run airport, this 75.7+/- acre parcel zoned M-2, General Industrial, is densely wooded. The property had previously housed a warehouse and a commercial building used as a United Auto Worker's Hall. RACER is working with the U.S. Environmental Protection Agency to coordinate an investigation of the site.



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NS
NORFOLK SOUTHERN[®]

Van Buren Landfill Land

Address: Michigan Avenue &
Ecorse Roads, Van Buren, MI

Contact for Sale: Bruce Rasher

Acreage: 68.4+/- acres

Description: Vacant wooded parcel,
a portion of which is a
former landfill

Zoning: M-2, General Industrial

Infrastructure: Available electric and
water, rail access

RACER ID: 11070

Marketing Brochure:
<http://bit.ly/1dlbToA>

Rail Provider: Norfolk Southern
Corporation

At approximately 68.4+/- acres, this vacant parcel is zoned M-2, General Industrial, and operated as a landfill in the 1960s. The Willow Run airport sits to the south of the property, and Route 12 lies to the west, with railroad tracks to the north and industrial property abuts the land on the east side.

Investigations have begun to characterize the site and allow for evaluation of potential remedial activities appropriate to the site. Deed restrictions are anticipated.



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Available

Massena Powertrain Plant

Address: 56 Chevrolet Road,
Massena, NY

Contact for Sale: Bruce Rasher

Acreage: 217.4+/- acres

Description: Vacant land abutting
Canada and the
St. Lawrence Saway

Zoning: I, Industrial

Infrastructure: Electric, water, sewer,
rail access

RACER ID: 12000

Marketing Brochure:
<http://bit.ly/Os01tg>

Rail Provider: CSX Transportation

Rail-related Assets:
Potential for several types of unit
trains on site

Under Contract

The RACER Trust is preparing this 217.4+/- acre property for redevelopment. RACER is committed to implementing EPA's selected cleanup for the site as effectively, thoroughly, safely and expeditiously as possible, in full compliance with applicable federal and state environmental laws and regulations. The next stage of cleanup, which will be performed this year, involves removal of PCB-containing soils near on-site lagoon areas.

RACER is working with the North Country Redevelopment Task Force, local elected officials, the St. Regis Mohawk Tribe, U.S. EPA, New York State Department of Environmental Conservation and other stakeholders to clarify reuse goals, identify potential future uses for the site that are consistent with the environmental cleanup, and long-term stewardship.

The cleanup RACER is performing in coordination with U.S. EPA is focused on addressing materials containing PCBs. Remedial plans call for removal of contaminated material, capping of certain areas, and installation of a groundwater recovery and treatment system. Long-term operation and maintenance of these environmental controls will remain the responsibility of RACER.



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