

RACER TRUST PROPERTY



Land for sale in **Clark Township, NJ**

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racertrust.org

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Property Summary

Hyatt Hills Golf Complex
1300 Raritan Road
Clark Township, NJ 07066

The complex consists of a scenic regulation par-36 nine-hole golf course; a full-service clubhouse with a pro shop and Mexican restaurant; a driving range; a practice bunker; practice chipping and putting greens; and an 18-hole miniature golf course. The facility offers golf instruction, children's birthday parties and children's summer camps. The golf course was constructed in 2002.


County:	Union
Land Area:	84.8+/- acres
General Description:	Nine-hole golf course and associated amenities
Zoning:	Clark — GC, Golf Course; Cranford — C3, Commercial – 3
Tax Parcel Number:	Block 143 Lot 1 and Block 0541, Lot 001
RACER Site ID:	10080

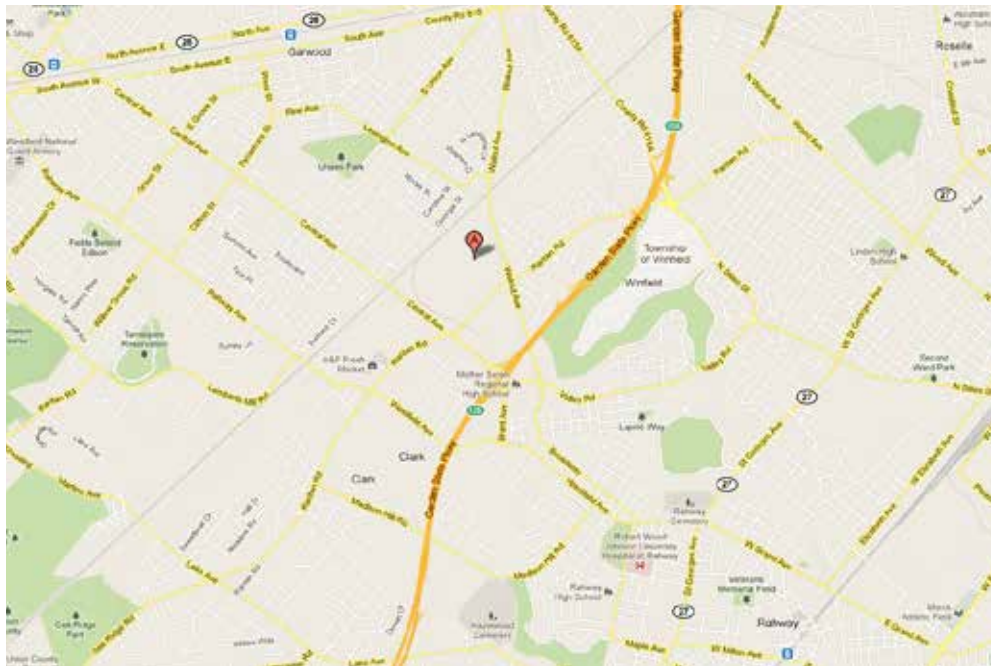


More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Hyatt_Hills_10080.

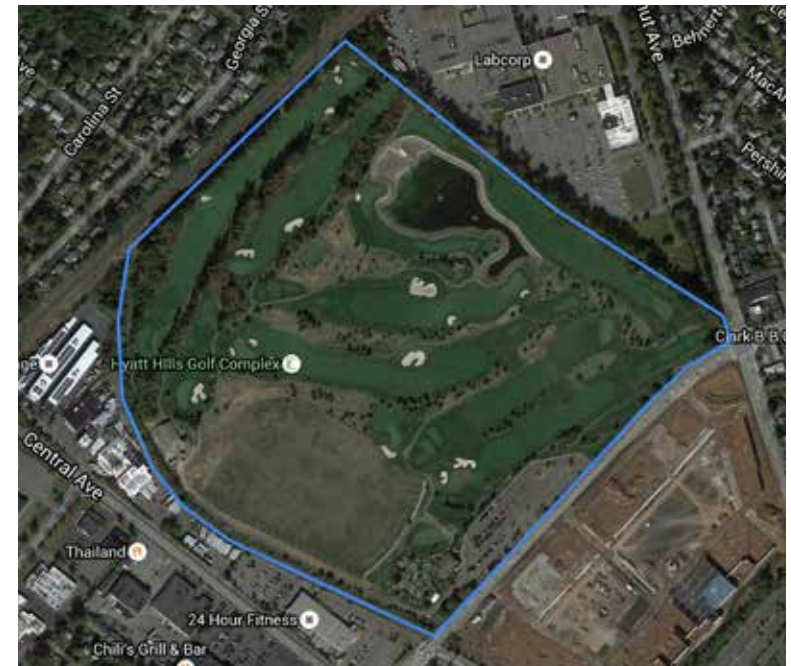


Property Location

 Hyatt Hills Golf Complex
1300 Raritan Road
Clark Township, NJ 07066



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**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

- Nine-hole golf course, clubhouse with pro shop and restaurant, driving range, practice bunker and greens, and miniature golf course.
- The New Jersey State Golf Association/USGA gives Hyatt Hills a course rating of 69.5 and a slope rating of 130. This makes Hyatt Hills one of the most challenging nine-hole golf courses in New Jersey. Hyatt Hills also was named as one of the best conditioned nine-hole golf courses by the Newark Star Ledger, and in 2007 it was awarded the Environmental Stewardship Award from the New Jersey Turfgrass Association.



Property Assets (continued)



Property Assets (continued)



Property Details

Overview	
Location	1300 Raritan Road, Clark Township, NJ 07066
Zoning/Tax ID Number(s):	Clark — GC, Golf Course: Block 143 Lot 1 Cranford — C3, Commercial – 3: Block 0541, Lot 001
Total Land Area of Property (Acres)	84.8+/-
Taxable Value	\$6,632,900
Total Annual Property Taxes	\$180,449 (2023)
Visibility	Highly visible from Raritan Road
Shape	Square with curved line along south boundary (the curved line is the location of the former rail siding)
Road Frontage	Approximately 1,700 feet of frontage on Raritan Road
Road Access	Access directly from Raritan Road
Number of Structures at Property	Main clubhouse/restaurant at front on Raritan, other miscellaneous small golf course support structures, driving range booths, remediation equipment structure at SW corner (approx. 2500 SF).
Types of Structures at Property	Clubhouse/restaurant (commercial); remediation system building (industrial)
Utilities	Available at site
Electricity	Available at site
Regional Transmission Organization (RTO)	https://www.pjm.com
Public Utilities Commission (PUC)	https://www.nj.gov/bpu/
Sewer	Available at site
Water	Available at site
Natural Gas	Available at site



Property Details (continued)

Licenses for Temporary Use (If Any)	This parcel is used as a golf course
Vehicle Parking (Number of Spaces)	Approximately 350 for golf course clubhouse
Owner(s)/Use(s) Prior to GM	Ownership detail prior to 1938 is unknown.
Previous Operations by GM	The parcel housed a manufacturing facility in the past. The plant began operating in 1938, originally manufacturing hard rubber products such as steering wheels and door handles for vehicles. For most of the plant's operating life, it manufactured anti-friction roller bearings for the automotive and railroad industries. In 1981, ownership of the Site passed from General Motors to Hyatt Clark Industries (HCI), Inc., an employee-owned company that operated the plant until 1987. The plant ceased operations in August 1987 when HCI entered into bankruptcy proceedings.
Surrounding Owners/Uses	Commercial, industrial and residential
Stormwater Management System	Golf course parking lot only. Golf course drainage is managed through general sheet flow to golf course stream.
Wastewater Management System	None
Industrial Pretreatment System	None
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Maintenance Area
Lead (2008)	Attainment Area
Carbon Monoxide	Maintenance Area
8-Hour Ozone (2008)	Nonattainment Area



Property Details (continued)

Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Rail Service	Site is adjacent to Norfolk Southern Corporation line
Name and Proximity to Nearest Interstate Highway(s)	Less than one mile from Exit 135 of the Garden State Parkway
Name and Proximity to Nearest Commercial Airport(s)	The site is close to many airports. The closest is Newark Liberty International Airport at eight miles away, but the site is fewer than 30 miles from LaGuardia Airport and John F. Kennedy International Airport in New York City.
Name and Proximity to Nearest Commercial Seaport(s)	13 miles from the Port Newark Container Terminal, operated by The Port Authority of New York and New Jersey
School District	Clark Public School District and Cranford Township Public Schools



Property Ownership and Recent History

The parcel was used as a manufacturing site from 1938 to 1987. In 2002, a golf course was constructed at the site.



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: <https://www.racertrust.org/buyers-guide>.

For the latest environmental information, please visit <https://www.racertrust.org/application/files/2615/7367/2195/hyatt-hills-environmental-fact-sheet.pdf>



The RACER Trust:
Empowering America's Auto Communities

Clark & Cranford, NJ
RACER Site ID 10080

Former Hyatt Clark Industries Site
1300 Raritan Road
Clark Township, NJ 07066
Updated May 2024

Site Description

The former Hyatt Clark Industries property is the current home of the Hyatt Hills Golf Complex. The property is located in the Townships of Clark and Cranford on 84.8+/- acres.

The property was the location of a General Motors Corporation (GMC) plant that began operating in 1938 for the manufacture of steering wheels and door handles for vehicles. For most of the plant's life, however, it manufactured antifriction roller bearings for the automotive and railroad industries. In 1981, ownership of the property passed from GMC to Hyatt Clark Industries, Inc. (HCI), an employee-owned company that operated the plant until 1987. The plant ceased operations in August 1987 when HCI entered into bankruptcy. Ownership of the property then reverted back to GMC.

In March 2001, GMC entered into an agreement with the Hyatt Hills Golf Course Commission to construct a golf complex at the site that included a 9-hole regulation golf course, an 18-hole miniature golf course, a multi-station driving range, auxiliary support buildings, and a full-service clubhouse. The agreement, as amended in 2015, allows the Commission to continue to participate in the management of the Golf Complex, but the facility is now professionally operated by Troon Golf LLC under a license agreement with RACER.

RACER Trust performs cleanup activities at the property under the oversight of the New Jersey Department of Environmental Protection (NJDEP). The March 2011 Consent Decree and Settlement Agreement that established RACER Trust set aside \$14.2 million for the property's cleanup work.

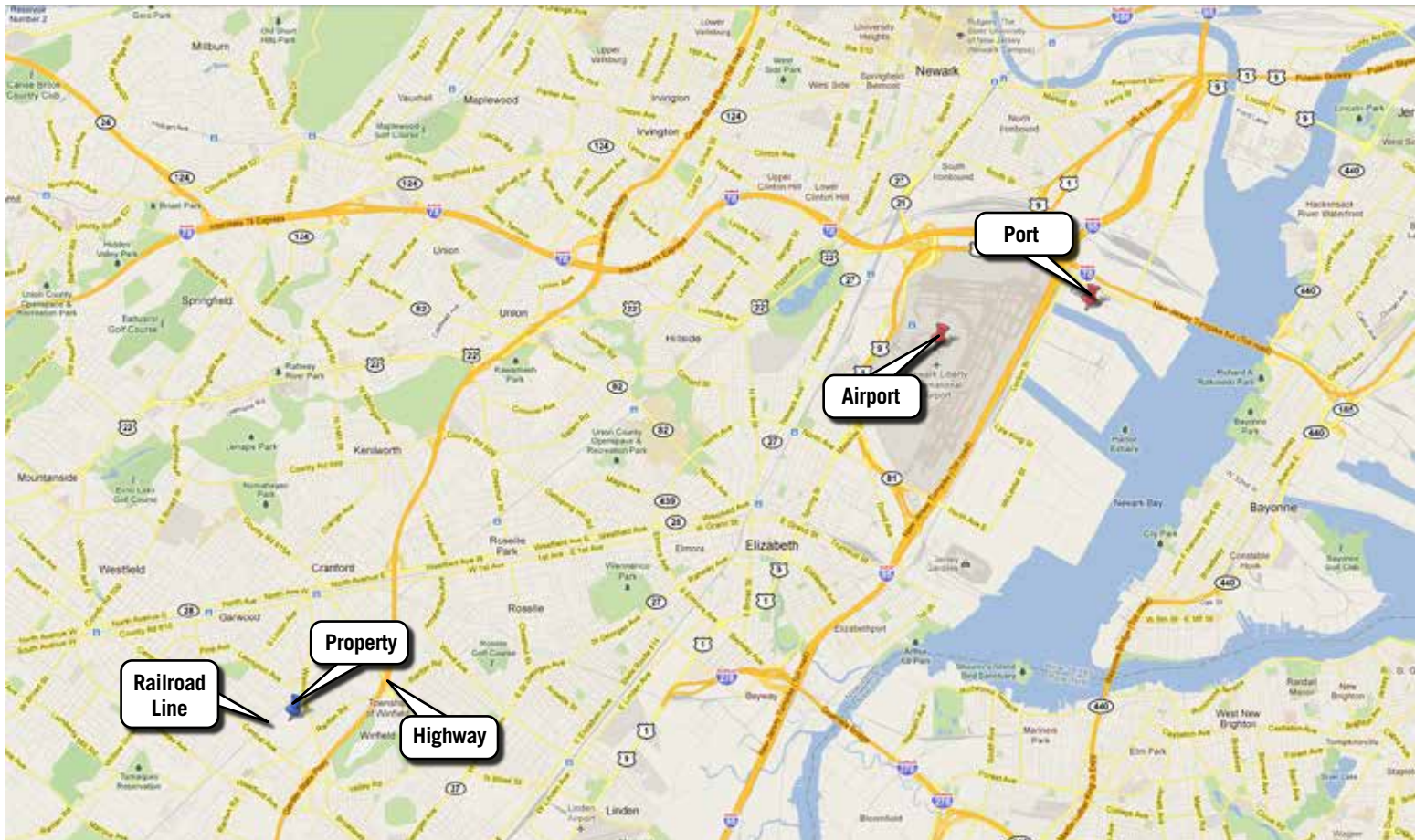
Environmental History

The Trust has been performing, and will continue to perform, remedial actions at the property under a Consent Order with NJDEP. Investigations at the property have been performed and areas where conditions posed a potential significant risk to human health and the environment have been addressed. The investigation and remediation work has been overseen by NJDEP and has been conducted according to standards that are protective of human health and the environment. *Continued*

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



Collateral Information: Transportation Assets



1 mi
1 km

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Collateral Information: Access/Linkage

Clark and Crawford townships are in southern Union County, N.J., one of the most densely populated counties in the U.S. and a part of the New York City Metropolitan Area.

The county is served by numerous transportation modes, including rail, air, highways and ports.

Major highways that traverse the county include I-95 (the New Jersey Turnpike), the Garden State Parkway (less than one mile from the Property), I-78, I-278, U.S. Route 1, U.S. Route 9 and U.S. Route 22.

Passenger rail service via New Jersey Transit (www.njtransit.com) is available to major population centers of the Northeast and the New Jersey shore. Freight service is available from Norfolk Southern Corporation (www.nscorp.com) on the Lehigh Line, which bisects Clark Township, and Chemical Coast Branch.

The former Staten Island Railway connects with the Raritan Valley Line in Cranford Township.



**Information obtained from RACER research.*



Collateral Information: Airports

Newark Liberty International Airport (www.panynj.gov/airports/newark-liberty.html) is a short drive from the Property. Opened in 1928, Newark Liberty is the nation's oldest airfield and remains an essential transportation link for both passengers and air cargo.

Newark Liberty serves as a logistics center for overnight packages and offers an array of short-, medium- and long-haul services to many domestic and international destinations. It is a major hub for express carriers, with nearly 1.4 million square feet of cargo space on 290 dedicated acres. The airport is directly adjacent to Port Newark and the Elizabeth-Port Authority Marine Terminal, providing fast, efficient air-sea connections.

Newark Liberty is located in the center of the Northeast rail and roadway corridor, just 16 miles from lower Manhattan. Its modern passenger terminals accommodate 30 million travelers annually, serving more than 70 carriers with at least 1,200 daily arrivals and departures.

Linden Airport (www.airnav.com/airport/KLDJ), owned by the City of Linden, is a small general aviation airport that covers 188 acres along U.S. Route 1&9. It has a 4,137-foot asphalt runway. It accommodates mostly small, private aircraft, news helicopters and sightseeing and commuter helicopters that fly over New York City.

John F. Kennedy International (www.panynj.gov/airports/jfk.html) and LaGuardia Airport (<http://bit.ly/QmRGDX>) also are within convenient distance of the Property.



**Information obtained from Virginia Economic Development Partnership.*



Collateral Information: Port Facilities

The Port Authority of New York and New Jersey (www.panynj.gov/port-authority-ny-nj.html) operates a network of ports in and around New York City.

The Port Authority conceives, builds, operates and maintains infrastructure critical to the New York/New Jersey region's trade and transportation network. These facilities include marine terminals and ports.

The Port of New York and New Jersey is the largest oil importing port and third-largest container port in the nation. The container ship facility at Port Newark-Elizabeth Marine Terminal in Newark Bay is the largest such port on the Eastern Seaboard.

Port Newark-Elizabeth (www.pnct.net) is home to three fully equipped containership terminals. It features ExpressRail, the port's on-dock rail facility; more than 1 million square feet of warehouse space; seven distribution buildings; numerous terminal buildings; and an auto preparation center. Located on 2,230 acres, the port offers 41,000 linear feet of berthing space and accommodates 3,700 vessels annually. An estimated 2.5 million containers are handled at the port each year.

The Port Authority, established in 1921, was the first bi-state agency ever created under a clause of the Constitution permitting compacts between states with congressional consent. Its area of jurisdiction is called the Port District, a region within a radius of approximately 25 miles around the Statue of Liberty.



**Information obtained from RACER research.*



Collateral Information: Regional Bus Service

New Jersey Transit (www.njtransit.com), the nation's third-largest provider of public transportation, operates a fleet that includes 2,027 buses. There are regular routes serving Union County, including Clark and Cranford townships. New Jersey Transit provides bus service to New York City and points in between; one of its destinations is the Port Authority Bus Terminal in Midtown Manhattan.

On 236 bus routes and 11 rail lines, New Jersey Transit provides nearly 223 million passenger trips per year.

In addition, the Union County government operates a Paratransit System (<http://bit.ly/1CJplRz>). In 1978, the County of Union Department of Human Services and the Division on Aging were charged with setting up and carrying out a countywide transportation system dedicated to the elderly, disabled and economically disadvantaged citizens of the county. The Union County Paratransit System services the population who, because of either physical or socioeconomic status, are unable to make full use of the already-existing transportation services. The system is designed to address these problems and provide essential transportation services.



**Information obtained from RACER research.*



Collateral Information: Utilities and Natural Gas

Public Service Electric and Gas Company, or PSE&G (www.pseg.com) is one of the largest combined electric and gas companies in the United States and also is New Jersey's oldest and largest publicly owned utility.

The Public Service Corporation was formed in 1903 by amalgamating more than 400 gas, electric and transportation companies in New Jersey. It was renamed Public Service Electric and Gas Company in 1948. PSE&G is the largest subsidiary of PSE&G.

PSE&G currently serves nearly three quarters of New Jersey's population in a service area consisting of a 2,600-square-mile diagonal corridor across the state from Bergen to Gloucester counties. PSE&G is the largest provider of gas and electric service, servicing 1.8 million gas customers and 2.2 million electric customers in more than 300 urban, suburban and rural communities, including New Jersey's six largest cities.

While new business ventures will play a vital role in the long-term growth and strength of the company, PSE&G remains primarily a regulated gas and electric delivery company.



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 49. 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 49 grantee, the Port Authority of New York and New Jersey, at (973) 690-3485.

The New Jersey Partnership for Action (www.nj.gov/njbusiness/nj-partnership-for-action) is the nub for all economic activity in New Jersey. The partnership, through the four interconnected and highly focused organizational elements of Choose New Jersey, Business Action Center, the Economic Development Authority, and the Office of the Secretary for Higher Education, seeks to accomplish the goals of attracting new business and helping existing businesses thrive by focusing on relationship building and person to person outreach, promoting the state's incentives and resources, developing pro-growth policies, and assisting businesses in navigating state government and programs.

Choose New Jersey (www.choosenj.com), a privately funded not-for-profit corporation, promotes New Jersey to existing and new businesses, encourages economic growth and opportunity, and spearheads promotional activities to aggressively market New Jersey as a business destination.

The Business Action Center (www.nj.gov/state/bac), reporting directly to the lieutenant governor, consists of a team of business liaison representatives who coordinate and navigate across state and local government agencies for businesses looking to remain, expand or locate in New Jersey. The center serves as a "one-stop" shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey's businesses of all sizes, supporting global competitiveness of New Jersey companies, as well as to promote the state's attractiveness as a business investment location nationally and internationally.

The Business Action Center Team will walk prospects through all of the state's incentive and financing programs available to a particular business. It identifies specific programs a business may be eligible for, and helps locate the sources that best meet a business' unique needs. The Business Action Center also offers permitting and regulatory assistance, site selection services, and programs and resources for international trade.



Collateral Information: Zoning and Business Assistance (continued)

The Economic Development Authority is the financing component for New Jersey job growth, overseeing many of New Jersey's programs that support the business community. Through financial programs that provide access to capital in partnership with banks throughout New Jersey, EDA organizes incentive programs aimed at attracting new business and supporting the retention of existing employers. The EDA acts as the state's "bank for business" by providing support to the Partnership for Action with the state's financing and incentive resources to leverage New Jersey's strategic advantages.

Locally, the Union County Economic Development Corporation (www.ucedc.com) is geared to assisting small businesses. The UCEDC is a private, non-profit economic development corporation, dedicated to boosting local economies and strengthening communities through business development and job creation. Since 1977, it has been helping small business by making loans, training and mentoring business owners, helping businesses obtain government contracts and providing accurate and relevant business information.

As a Community Development Financial Institution (CDFI), UCEDC is committed to providing access to capital to underserved populations and communities. Its loans range from \$500 to \$250,000. UCEDC also is a U.S. Small Business Administration microlender, offering microloans up to \$50,000. While available to all small business owners in New Jersey, the microloan program especially supports borrowers with little to no credit history, low-income borrowers, and women and minority entrepreneurs.

Through its partnership with the New Jersey Economic Development Authority (www.njeda.com), the UCEDC provides intensive small business training and mentorship services through its Entrepreneurial Training Initiative. Free workshops and seminars on a variety of business and financial literacy topics are offered throughout the state.

Union County businesses can rely on UCEDC's Procurement Technical Assistance Center to help navigate through the government contracting process. Each year, federal, state, and local governments spend billions of dollars buying goods and services from small businesses, and the PTAC team's free counseling, technical assistance and bid match services can position local businesses to get their share of this lucrative market.

Collateral Information: Small Business Centers

New Jersey Small Business Development Center at Kean University (<https://www.njsbdc.com/locations/union-county/>).



Regional Overview: Community Snapshot

The Property is located in a densely populated, heavily built-out area of residents and businesses, many of which were built after World War II. Its close proximity to New York City means the world's finest cultural and entertainment opportunities are a short ride away by car, bus or train.

Clark Township is the product of many years of social, economic and political change. First established from Lenape Indian Hunting Grounds, it became a crossroad of the American Revolution and later a magnet for European immigrants who were attracted by its fertile agricultural environment.

Established in 1864 and named for Abraham Clark, a signer of the Declaration of Independence, Clark Township in its early years was a small, quiet farm community, but that rapidly changed after the highway that would become the Garden State Parkway bisected it. From 1949 to 1989, Clark Township transformed from a community of wide-open land to a town with numerous housing developments and business centers. Today, it is a thriving suburban community of more than 14,000 residents.

Cranford Township, located in the heart of Union County, was incorporated in 1871. Through the years, the business district and neighborhoods sprang up around the train station and the Rahway River. Today, the downtown, the river and the train station remain valued amenities to more than 22,000 residents in the four-square-mile township.

The area is inhabited by a large commuter population. Close to 1,000 people take the commuter train every day from Cranford's Train Station to New York City.

Cranford is a close-knit community where many of its residents are actively involved in schools, sports, civic and community organizations. The townships' recreational facilities include two outdoor pools, an indoor pool and fitness complex, bike path, canoe club, tennis courts, sports fields and parks.

Union County has a rich and diverse system of parks — 36 in all, spanning 6,768 acres, about 8.5 percent of the county's total land space. Several of the parks offer special events and educational programming, as well as a wide variety of recreational opportunities.



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.8 percent in the Newark labor market for October 2017, the most recent month for which statistics are available. The state rate was 4.9 percent and the national rate was 4.1 percent.

The New Jersey Department of Labor and Workforce Development (<http://jobs4jersey.com>) operates One-Stop Career Centers, including one in Union-Plainfield, that offer services free of charge to help develop the skills needed to succeed in a 21st century work environment. New Jersey's One-Stop Career Centers are staffed with qualified professionals who can assist with obtaining employment or the necessary training to meet current labor needs. Employment counselors can help explore career choices relating to individual interests, skills and abilities.

The One-Stop Career Centers also offer educational training programs in vocational or trade schools in or on-site at the One-Stop; on-the-job training with local employers; and apprenticeships in many fields. In addition, Job Search Readiness Workshops provide information on how to successfully look for a job, conduct yourself in an interview, write a resume or learn about the local labor market. Computers, phones, photocopiers and fax machines are provided free of charge to aid in job searches.

TransOptions (www.transoptions.org) is an alliance of business and government partnerships created to provide commuting options to people traveling for work in northwestern New Jersey, regardless of where they reside.

TransOptions is the Transportation Management Association (TMA) for commuters, business and local municipalities in Morris, Sussex, Warren and suburban Essex, Passaic and Union counties. It can provide advice and assistance on commuting options and employee transportation programs. Collectively, TransOptions has helped employers in the region get their employees to work more efficiently and more cost effectively. It can tailor alternative transportation programs that meet the specific needs of companies and their employees.



Regional Overview: Education

The Clark Public School district (www.clarkschools.org) operates two elementary schools, a middle school and a high school, with total enrollment of more than 2,300. Students who excel in middle school may choose to attend an advanced magnet school.

The Roman Catholic Archdiocese of Newark operates Mother Seton Regional High School (www.motherseton.org), a private, all-girls school.

For nearly six decades, the Clark Scholarship Fund (www.clarkscholarshipfund.com) has honored outstanding Clark Township students. Recipients must live in Clark, but may attend any area school. Awards are based on academic achievement and financial need. The fund is supported entirely by contributions from businesses and individuals in the community.

The Cranford Township Public Schools (www.cranfordschools.org) is a successful and comprehensive public school system. The system's high school, Cranford High, was ranked as one of the top 15 high schools in New Jersey in 2009 and has won a series of national and statewide awards for its innovative curriculum, which stresses technology in the schools along with service learning. More than 90 percent of each graduating class attends college.

In addition to the high school, Cranford has one traditional (grades K-5) elementary school and several hybrids, including schools for grades K-2, K-8, PreK-2, 3-5 and 3-8. Total enrollment is more than 3,100.

In addition to the public education system, Cranford houses several religious and private schools, including Saint Michael's School (<http://smscranford.com>), a major Roman Catholic parochial school that offers nursery through grade 8.

The main campus of Union County College (www.ucc.edu), New Jersey's oldest community college, is in Cranford. The Cranford campus, one of four county locations, was established in 1956.

All four Union campuses boast state-of-the-art data and voice infrastructures that can support the latest in computer hardware and software. Distance learning opportunities, such as online and blended learning classes, are increasing with each semester.



Regional Overview: Education (continued)

Union has a reputation for providing its diverse student body with a nurturing and supportive environment. Student services from counseling and financial aid, to the tutoring provided by the Academic Learning Centers on each campus, are in place to ensure student success.

Union County College is one of a network of 19 county colleges statewide.

Kean University (www.kean.edu), a coeducational, public research university located in Union and Hillside, serves students in the liberal arts, the sciences and the professions. It is best known for its programs in the humanities and social sciences and in education, graduating the most teachers in the state of New Jersey annually.



Regional Overview: Largest Employers in Union County

- Merck & Co. 10,000 employees
- NEMF 3,900
- USI Services Group 3,200
- Overlook Hospital 2,961
- Maher Terminals 1,700
- Trinitas Hospital 1,674
- Children's Specialized Hospital 1,440
- Alcatel-Lucent 1,300
- ConocoPhillips 1,000



Regional Overview: Medical Facilities and Emergency Services

Trinitas Regional Medical Center (www.trinitasrmmc.org) in Elizabeth is a Catholic community teaching hospital sponsored by the Sisters of Charity of Saint Elizabeth in partnership with Elizabethtown Healthcare Foundation. Trinitas Regional Medical Center strives to provide excellent, compassionate health care to the people and communities it serves, including the poor and vulnerable.

Established in January 2000, following the consolidation of St. Elizabeth Hospital and Elizabeth General Medical Center, Trinitas Regional Medical Center is a full-service health care facility on two major campuses,

Trinitas Regional Medical Center has 554 beds, including a 120-bed long-term care center. It treats more than 17,000 inpatients annually, 70,000 emergency patients and several hundred thousand outpatients. Trinitas Regional Medical Center offers a number of Centers of Excellence and specialized major services, including Behavioral Health, Bloodless Medicine, Cancer Care, Cardiology, Diabetes Management, Maternal and Child Health, Renal Services, School of Nursing, Social Services, Sleep Disorders, Women's Services, Wound Healing and more.

The Robert Wood Johnson University Hospital (www.rwjuh.edu) in New Brunswick, associated with Rutgers University (www.rutgers.edu), is one of the nation's leading academic medical centers. It provides state-of-the-art care across the full range of health services. Specialties include cardiac care from screening to heart surgery and transplantation, cancer care, emergency medicine, pediatrics and maternal-fetal medicine.

The hospital has earned significant national recognition for clinical quality and patient safety. Robert Wood Johnson University Hospital has ranked among U.S. News and World Report's "America's Best Hospitals" for four consecutive years. The American College of Surgeons' Commission on Cancer has rated RWJUH among the nation's best comprehensive cancer centers. The Leapfrog Group rated RWJUH as one of the 50 exceptional U.S. hospitals, as published in Consumers Digest magazine.

Harvard University researchers, in a study commissioned by The Commonwealth Fund, identified RWJUH as one of the top 10 hospitals in the nation for clinical quality. RWJUH also is a recipient of the prestigious Magnet Award for Nursing Excellence for more than 10 consecutive years.



Regional Overview: Medical Facilities and Emergency Services (continued)

RWJUH is the principal teaching hospital of the University of Medicine and Dentistry of the Robert Wood Johnson Medical School (www.rwjms.umdj.edu). It also is the hub of a clinically integrated medical campus that includes the NCI-designated Cancer Institute of New Jersey, the Child Health Institute of New Jersey and The Bristol-Myers Squibb Children's Hospital.

Founded in 1884, RWJUH has 600 inpatient beds and more than 1,300 physicians and surgeons practicing in every specialty.

Atlantic Health System (www.atlantichealth.org) is on the forefront of medicine, setting standards for health care in New Jersey and the New York metropolitan area.

Renowned for its breadth of cardiac services, including bypass surgery, angioplasty, and implantable pacemakers, Morristown Medical Center performs the second-most heart surgeries in the New York metropolitan area. Overlook Medical Center in Summit is the regional leader in comprehensive stroke care and neuroscience services, and was the first hospital in the Northeast to utilize the revolutionary CyberKnife robotic, image-guided technology. In addition, Newton Medical Center offers a variety of inpatient and outpatient programs and services in a state-of-the-art environment.



Links to Helpful Resources

* Local/Regional Resources

- Local Government — www.ourclark.com and www.cranford.com/township

* State Resources

- State — www.nj.gov
- State Economic Development: New Jersey Economic Development Authority — www.njeda.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 Clark Township, NJ

Population:

2010: 14,756
2000: 14,597

Population Growth:

2000 – 2010: 159

Median Age:

2010: 43.8
2000: 42.7

Median Household Income:

2010: \$80,959
2000: 65,019

Per Capita Income:

2010: \$37,288
2000: 29,883

Housing Units:

2010: 5,751
2000: 5,709

Vacant Units:

2010: 189
2000: 72

Owner Occupied:

2010: 4,564
2000: 4,592

Renter Occupied:

2010: 998
2000: 1,045

Housing Value:

2010: \$456,400
2000: 217,500

2010 Household Income:

Income less than \$15,000:	4.6%
\$15,000 to \$24,999:	6.4%
\$25,000 to \$34,999:	6.8%
\$35,000 to \$49,999:	11.2%
\$50,000 to \$74,999:	15.6%
\$75,000 to \$99,999:	14.1%
\$100,000 to \$149,999:	23.1%
\$150,000 to \$199,999:	9.6%
\$200,000 and Higher:	8.5%

Average Household Size:

2010: 2.63
2000: 2.56

2010 Population by Race and Origin:

White:	13,766
Black:	124
Hispanic or Latino (of any race):	1,107
Asian:	547
Native Hawaiian and Other Pacific Islander:	5
American Indian/Alaska Native:	15
*Some Other Race:	169
Two or More Races:	130

2010 Population by Age:

TOTAL POPULATION:	14,756
Aged Under 5 Years:	731
Aged 5 to 9 Years:	818
Aged 10 to 14 Years:	959
Aged 15 to 19 Years:	912
Aged 20 to 24 Years:	757
Aged 25 to 29 Years:	709
Aged 30 to 34 Years:	742
Aged 35 to 39 Years:	935
Aged 40 to 44 Years:	1,096
Aged 45 to 49 Years:	1,237
Aged 50 to 54 Years:	1,261
Aged 55 to 59 Years:	1,022
Aged 60 to 64 Years:	843
Aged 65 to 69 Years:	629
Aged 70 to 74 Years:	506
Aged 75 to 79 Years:	529
Aged 80 to 84 Years:	524
Aged 85 Years and Over:	546

*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:	8.3%
Completed High School:	34.6%
Some College:	17.5%
Completed Associate Degree:	7.3%
Completed Bachelor's Degree:	23.6%
Completed Graduate Degree:	8.7%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	0.9%
Valued \$50,000 to \$99,999:	0.4%
Valued \$100,000 to \$149,999:	0.0%
Valued \$150,000 to \$199,999:	1.0%
Valued \$200,000 to \$299,999:	5.7%
Valued \$300,000 to \$499,999:	50.0%
Valued \$500,000 to \$999,999:	41.9%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	3.3%
Structure Built 1990 to 1999:	1.9%
Structure Built 1980 to 1989:	4.2%
Structure Built 1970 to 1979:	7.0%
Structure Built 1960 to 1969:	28.8%
Structure Built 1950 to 1959:	34.0%
Structure Built 1940 to 1949:	13.9%
Structure Built 1939 or Earlier:	7.0%



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.



racertrust.org

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 February 29, 2012 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.

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.

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/Hyatt_Hills_10080

