

RACER TRUST PROPERTY AVAILABLE



UNDER CONTRACT

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

Created August 23, 2018 • Updated May 14, 2024

racertrust.org

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Property Summary

Dryden West Industrial Land
3801 Dryden Road
Moraine, Ohio 45439

The Property, with an oblong rectangular shape, is immediately east of Interstate 75. It is bordered on the east by Dryden Road, on the south by Hoylake Court and on the north by another former GM property. Various “lagoons” of stabilized waste were covered during remediation with at least 10 feet of clean fill, leaving a relatively flat surface that is ideal for redevelopment. This property is suitable for solar development. Ground-mounted solar systems are not prohibited by the City’s zoning ordinance. Refer to this ordinance for more detail.



County: Montgomery
Land Area: 18.694 +/- acres
General Description: Vacant land
Zoning: M-2, General Industrial
Tax Parcel Number: J44104109-0001
RACER Site ID: 10120


More information about this property may be reviewed on RACER’s website at www.racertrust.org/Properties/PropertyDetail/Dryden_10120.



Property Location



©2018 Google

 Dryden West Industrial Land
3801 Dryden Road
Moraine, Ohio 45439



View an interactive map of the Property at <https://bit.ly/2xjMH51>

**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

- 18.694 +/- acres immediately adjacent to Interstate 75, south of Dayton.
- Active remediation of the former lagoons complete; remediated areas covered by 10 feet +/- of clean fill to facilitate underground utility installation and maintenance without disturbing stabilized waste.
- Onsite former lagoons are now closed in accordance with plans and specifications approved by the Ohio EPA. Clean fill is capped with a 1-foot clay liner and 6-inch vegetative cover.
- Access to outstanding transportation assets in a rapidly developing logistics market.
- Stabilized lagoon wastes solidified to at least 25 psi to support nonresidential redevelopment, including recreational uses.



Property Details

Overview	
Location	3801 Dryden Road, Moraine, OH 45439
Zoning	M-2, General Industrial
Tax ID	J44104109-0001
Land Area (Acres)	18.694+/-
Taxable Value	\$73,590
Annual Property Taxes	\$2,188 (2022)
Shape	Regular
Number of Structures at Property	Zero
Electricity	Available at Site
Regional Transmission Organization (RTO)	https://www.pjm.com
Public Utilities Commission (PUC)	https://puco.ohio.gov
Water	Available at Site
Stormwater Sewer	Available at Site
Sanitary Sewer	Available at Site
Natural Gas	Available at Site
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2012)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area



Property Details (continued)

Particulate Matter 10	Attainment Area
Rail Service	Private rail spur onsite served by Norfolk Southern
Name and Proximity to Nearest Interstate	I-75, 0.6 miles
Name and Proximity to Nearest Commercial Airport	Moraine Airpark, 1.0 miles
Name and Proximity to Nearest Commercial Seaport	Port of Cincinnati, 48 miles
Name and Proximity to Nearest Commercial Airport(s)	Dayton International Airport (approximately 18 miles)



Property Ownership and Recent History

The Property was used for industrial purposes from the mid-1920s, though the primary industrial facility was located to the east and north of the Property. For approximately 35 years, the General Motors Corp. was associated with the manufacturing of refrigerators; manufacturing, assembly, and painting of small trucks and sport utility vehicles; and machining and assembly of automotive air conditioning compressors, accumulator dehydrators, and miscellaneous air conditioning valves.

RACER Trust, the 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/Properties/Detail?Id=10120.



Community Vision for Property



City of Moraine

August 28, 2018

Mr. Bruce Rasher, Redevelopment Manager
Revitalizing Auto Communities Environmental Response (RACER) Trust
500 Woodward Avenue, Suite 2650
Detroit, MI 48226

Dear Mr. Rasher,

On behalf of the City of Moraine, we welcome and support RACER Trust's ongoing efforts to strengthen our local economy thru acquisition, redevelopment, and job creation.

The redevelopment of industrial properties in our City continues to be a priority. We have achieved significant success in recent years, including the revitalization of nearly 300 brownfield acres. Manufacturing, technology, distribution, and logistics have driven much of this success. These industries continue to be vital to Moraine and the Miami Valley region.

As home to over 500 businesses, many being national and international corporate headquarters, the City of Moraine has the experience and acumen to support the growth and success of all its corporate citizens. I encourage you to reach out and learn more about our thriving economy and community.

Sincerely,

A handwritten signature in black ink, appearing to read "Elaine Allison".

Elaine Allison
Mayor



Environmental Conditions

Industrial wastewater generated during manufacturing was treated at an on-site water treatment plant. The resultant sludges were disposed in three former surface impoundments located on the Property. The impoundments were taken out of service in 1989 and later covered with at least 10 feet of clean backfill. In addition, a clay cover was installed as part of the closure activities.

The stabilized lagoon wastes are solidified to at least 25 psi to support nonresidential redevelopment, including recreational uses. The clean fill was to facilitate underground utility installation and maintenance without disturbing stabilized waste.

RACER Trust retains responsibility to managing all environmental activities associated with the Property, including addressing impacted groundwater in the neighborhood to the south of the Property. A building will be constructed in the southern area of the Property to house a groundwater treatment system.

Please note that the majority of the Property is underlain by impacted groundwater from an up-gradient source. Thus, any construction is likely to require installation of a vapor mitigation system.



Collateral Information: Access/Linkage

Moraine is located just south of Dayton, where two major north-south and east-west interstate highways (I-75 and I-70) intersect, making transport convenient and efficient. As such, it is favorably positioned as a distribution center from every direction.

I-675 branches east off I-75 south of Moraine to bypass Dayton, traveling northeast before connecting to I-70 northwest of Wright-Patterson Air Force Base.

Ohio Route 35, north of Moraine, provides another reliable east-west travel option with access to I-71, which connects Columbus to Cincinnati.

Cleveland, Cincinnati, Indianapolis, Toledo and Louisville are among the major metropolitan areas within a few hours' drive of Moraine.

The Miami Valley Region, of which Moraine is a part, is well-positioned for global competition, with a major airport, major highways, and a population mass within close proximity.



**Information obtained from RACER research.*



Collateral Information: Airports

Located near Interstates 70 and 75, 10 miles north of Dayton, the Dayton International Airport (www.flydayton.com) provides air service to meet the needs of travelers to and from Southwest Ohio. Dayton International is the third busiest and third largest airport in Ohio behind Cleveland Hopkins International Airport and John Glenn Columbus International Airport.

Dayton International handles more than 2.5 million passengers and 50,000 flights annually, with nonstop flights to 15 destinations, including Atlanta, Chicago, Charlotte, Dallas, Denver, Detroit, Houston, New York, Philadelphia and Washington, D.C. Commercial airlines include Allegiant, American, Delta and United.

Moraine Airpark (www.moraineairpark.com) is a regional general aviation airport with hangars available for lease or purchase. It is the closest airport to the U.S. Air Force Museum.



**Information obtained from RACER research.*

Collateral Information: Port Facilities

The Port of Cincinnati (www.worldportsource.com/ports/review/USA_OH_Port_of_Cincinnati_1785.php), on the Ohio River south of Moraine, is one of the nation's busiest inland ports, handling 50 million tons of freight in 2014. The ports provide access to world markets through the Mississippi River.

Approximately 222 million tons of cargo are transported annually on the Ohio River system—more than The Panama Canal. The Ohio River is home to many major barge companies, with links to 140 other barge lines.

The Port of Cincinnati supports a diverse manufacturing industry that produces food products, industrial machinery, transportation equipment, pharmaceuticals, textiles, furniture, metal products, and cosmetics.



**Information obtained from RACER research.*

Collateral Information: Regional Bus Service

The Greater Dayton Regional Transit Authority (www.i-riderta.org) provides public bus transportation in Montgomery County and western Greene County. RTA is Ohio's greenest fleet, and operates diesel, hybrid diesel and electric trolley buses. There are more than 3,000 stops on 34 routes throughout the region. All RTA buses include bike racks and are wheelchair accessible.

Customers ride RTA on more than 9 million passenger trips each year.



**Information obtained from RACER research.*

Collateral Information: Utilities and Natural Gas

Columbia Gas of Ohio (www.columbiagasohio.com) is the region's largest natural gas provider, serving more than 1,000 communities in Ohio. Headquartered in Columbus, Columbia Gas of Ohio is one of the nine energy distribution companies of NiSource Inc. and serves approximately 1.4 million residential, commercial and industrial customers in the state.

The majority of Ohio's natural gas market is deregulated, meaning consumers have a choice of service providers. Before this was the case, all Ohio natural gas consumers were limited to purchasing their supply from the utility at regulated rates. Regulated rates fluctuate frequently and may not be the best option for everyone. Moraine gas prices have become competitive, meaning that consumers in this area need not worry if they are not a fan of the utility's supply rates. Moraine natural gas consumers can find a supply rate that works for them. For more information, please visit www.ohioascompanies.com/natural-gas-prices/ohio/M/Moraine/.

Dayton Power & Light (www.dpandl.com) serves more than 520,000 customers in 24 counties throughout the Miami Valley. Its service area covers 6,000 square miles, with more than 1,800 miles of transmission lines and more than 10,500 miles of overhead wire. In partnership with its communities and local and regional economic development organizations, DP&L will invest in programs to market West Central Ohio to attract new investments to the region, retain existing businesses by enabling them to remain competitive, and create jobs and a job-ready workforce. For more information about DP&L's economic development investments and partners, please visit www.dpandl.com/about-dpl/who-we-are/economic-development/.

Since 1924, Montgomery County Environmental Services (www.mcoho.org/departments/water_services/index.php) has provided high-quality water and sewer service to more than 250,000 citizens and businesses in Montgomery County, including Moraine. It operates and maintains approximately 1,200 miles of sanitary sewer and 1,400 miles of water main lines.

The MCES environmental lab tests more than 12,000 water samples each year to ensure water quality and safety. Montgomery County drinking water consistently meets or exceeds all state and federal drinking water safety and quality standards.



Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Greater Cincinnati Foreign Trade Zone, Inc. (GCFTZ) was established in 1979 as the grantee of zones 46 (Greater Cincinnati) and 47 (Northern Kentucky). The Redevelopment Authority serves as the grantee sponsorship organization for the GCFTZ. Foreign Trade Zones can create significant cost and time savings for companies engaged in foreign trade, providing a competitive advantage in the global marketplace. The purpose of the FTZ program since its inception in 1934 has been to expedite and encourage foreign commerce within the United States.

The City of Moraine Economic Development Department (<http://ci.moraine.oh.us/economic-development/>) is available to assist businesses interested in investing in the community. Targeted industries include Aerospace; Health Services and Technology; Advanced Materials and Manufacturing; Logistics and Distribution; Business and Professional Services. More information about Moraine's economic development priorities can be found at www.discovertheleap.com. Questions, comments, and inquiries may be directed to Michael W. Davis, Moraine Economic Development Director, at (937) 535-1034.

The Dayton-Montgomery County Port Authority (www.daytonport.com) can assist with financing for new construction, land and building acquisition, facility improvements or to purchase major equipment. As an independent lender with its own long-term fixed-rate financing program, the Dayton Port offers very attractive rates and terms for both large corporate transactions and also for small businesses seeking financing of \$1 million or more for fixed assets for their business. The Dayton Port can issue tax-exempt bonds for governments, non-profit and certain manufacturing transactions and can issue taxable bonds for most corporate and for-profit transactions.

The Dayton Development Coalition (www.daytonregion.com/front) offers personalized assistance to businesses exploring opportunities in the Dayton Region. Its professional team can coordinate every element of a site search, from finding the right location to sourcing competitive initiatives and tax incentives. The DDC's JobsOhio Western Region team specializes in assisting businesses with state-sponsored loan and grant programs. By tapping into its vast network of economic development partners, the DDC helps businesses find and compare different sites that best fit their immediate and long-term needs in terms of space, infrastructure, visibility, expansion potential, market reach, and more.



Collateral Information: Zoning and Business Assistance (continued)

The I-70/75 Development Association (www.i70-75.org) a membership organization of 100+ community and business leaders, in both public and private industry, work together to promote professional development, regional cooperation, networking, and government outreach from the areas near and served by Interstates 70 and 75. The association also has a wealth of helpful information about the community, including academic and other business assistance resources. Please visit www.i70-75.org/eco-links/.

Collateral Information: Small Business Centers

Ohio Small Business Development Center at Wright State University:
<https://sbdcwsu.wordpress.com>



Regional Overview: Community Snapshot

The Dayton Region, where two major north-south and east-west interstate highways (I-75 and I-70) intersect, is favorably positioned as a distribution center from every direction. About 1.5 million people live in the 8-county Dayton Region.

The Dayton Region is the ideal place to start, relocate, or grow a business. From affordable space, to competitive tax incentives, to a skilled and ready workforce, the Dayton Region is uniquely poised to support business interests across diverse industries.

The City of Moraine gets its name from the vast amounts of sand and gravel deposited over the terrain by the prehistoric Wisconsin glacier. Many of the hills and valleys in various parts of the city contain layers of the sand and gravel, and a number of gravel pit operations are scattered throughout the area.

Automotive manufacturing in Moraine dates to the first decade of the 20th century, when Speedwell Motor Car Company started making vehicles and coined the term “sedan.”

From 1910 to 1925, industrial development became centered around the Delco Light Plant, later to become Frigidaire. The parent company, Dayton Engineering Laboratories Company (DELCO), was organized to produce and market starting, lighting and ignition systems inventions.

At the start of World War I, the Dayton Wright Airplane Company was founded in Moraine, producing more than 3,100 DeHavilland DH-4 Bomber Observation Airplanes.

Orville Wright, the Chief Consulting Engineer for the airplane company, tested the first float plane at one of the first designated seaplane bases in the world, currently near the site of Moraine Airpark-Airport. In 1921 General Motors brought Frigidaire to Moraine.

Many small business, tool shops and restaurants were constructed near the plant because of the proximity to rail service and adequate roads.

In 1941 the Frigidaire plant became the scene of wartime production. Metal propellers for fighter planes and .50 caliber machine guns were manufactured until peacetime production resumed in December 1945.



Regional Overview: Community Snapshot (continued)

After two separate annexations from Miami Township, the Village of Moraine grew to a population of 5,465 residents and as a result of a special census, Moraine became a city in May 1965.

The former General Motors Corp. Moraine Assembly Plant produced its 6 millionth vehicle in 2007. It closed in 2008, and was sold to Industrial Realty Group for redevelopment as a multi-tenant industrial park in 2011. Fuyao Glass America, the world's largest producer of automotive glass, purchased a large portion of the plant site in 2014, and today employs more than 2,300 people at the facility.

The City of Moraine Parks and Recreation Department (<http://ci.moraine.oh.us/parks-recreation/>) operates 20 parks, preserves and trails, as well as offering a diverse range of programming designed to meet the needs of Moraine residents of all ages.



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 5.1 percent in the Dayton labor market for June 2018, the most recent month for which statistics are available. The state rate was 4.5 percent and the national rate was 4.0 percent.

OhioMeansJobs | Montgomery County (www.thejobcenter.org) defines its core customers as (1) employers and (2) job seekers. It provides a single place where employers can access a pool of qualified, job-ready workers. In addition, job seekers can access job information, training programs and other services needed for employment and career development.

OhioMeansJobs | Montgomery County is the largest one-stop employment and training center in the United States. This public/private partnership is made up of 40-plus organizations housed in an 8 ½-acre facility.

The Center has been internationally recognized for its ability to bring employers, educators, and social service agencies together to deal with workforce development issues. The 40-plus organizations form a partnership that enables decisions to be made in a collaborative manner.

Half a million customers visit OhioMeansJobs | Montgomery County each year. This provides a large pool of skilled and professional candidates for area employers.

The Montgomery County Workforce Investment Board (www.thejobcenter.org/about-us/workforce-investment-board.html) drives strategic alliances that advance the region's workforce initiatives and ultimately the region's economic vitality. Its role is to convene workforce development efforts, catalyze the development of a comprehensive workforce strategy, advise elected officials on workforce policy, and review and concur in the development and execution of the workforce development plan.



Regional Overview: Education

The Kettering School District (www.ketteringschools.org) features a high school, two middle schools and nine elementary/early childhood education schools. Kettering's middle school students have the opportunity to take Career Exploratory, which exposes them to the wide variety of careers available in 16 career clusters. Students also learn about the choices they have for education after high school, and the 21st-century career skills needed to be successful in the workforce.

The West Carrollton School District (www.westcarrolltonschools.com) is a suburban school district serving more than 3,700 K-12 students. It has one high school, one junior high school and five elementary/early childhood education schools.

Miami Valley Academies (www.miamivalleyedu.org) is a public community school with open enrollment for students in grades K-8. Residents in and out of the Moraine area are eligible. It enrolled 158 students in the 2016-17 school year, all from economically disadvantaged families.

There also are a number of private and parochial schools in nearby Dayton.

There are 57 colleges within 50 miles of Moraine. The nearest is Kettering College (<https://kc.edu>), a coed college offering certificate programs, two-year associate of science degrees, bachelor degrees, a Master's Degree in Physician Assistant Studies, and an Occupational Therapy Doctorate.

Following is a list of other two- and four-year colleges within 50 miles of Moraine:

- Sinclair Community College (<http://sinclair.edu>), Dayton, 18,610 enrollment
- University of Dayton (<https://udayton.edu>), 10,803
- Wright State University (www.wright.edu), Dayton, 16,655
- Central State University (<http://centralstate.edu/index.php>), Wilberforce, 1,741
- Miami University (www.miami.miamioh.edu), Oxford, 19,697
- Wittenberg University (www.wittenberg.edu), 1,988
- Xavier University (www.xavier.edu), 6,509
- University of Cincinnati (<http://uc.edu>), 36,596



Regional Overview: Largest Employers in Montgomery County

• Wright-Patterson Air Force Base	27,585 employees
• Premier Health	13,500
• Kettering Health Network	8,288
• Montgomery County	4,389
• Kroger Co.	4,267
• Wright State University	3,715
• Miami University	3,685
• Sinclair Community College	3,206
• LexisNexis	3,000
• Honda of America Manufacturing	2,850



**Source: Dayton Business Journal, 2016*

Regional Overview: Medical Facilities and Emergency Services

Kettering Health Network (<http://ketteringhealth.org>) is a not-for-profit network of eight hospitals, Kettering College, and more than 120 outpatient facilities serving southwest Ohio. Patients have access to high-quality maternity care, state-of-the-art cancer fighting technology, Ohio's leading heart hospital, as well as revolutionary brain and spine surgery. With nearly 12,000 employees and 2,100 physicians, Kettering Health is committed to transforming the healthcare experience with world class health services for every stage of life.

Miami Valley Hospital (www.miamivalleyhospital.org), in existence since 1890, is a full-service, acute-care hospital with three locations, including one Miami Valley Hospital South in nearby Centerville. Through Miami Valley Hospital South, families throughout the area have easy access to comprehensive medical services, including nationally recognized emergency care and advanced diagnostic technology. Services at this location include inpatient beds, physician offices and a surgical center.

In 2018, Miami Valley Hospital, which has the region's only Level 1 trauma center, was named one of the "100 great hospitals in America" in 2018 by Becker's Healthcare. Hospitals on this list have been recognized nationally for excellence in clinical care, patient outcomes, and staff and physician satisfaction.

South Community Health Center in Moraine (www.southcommunity.com) is a private not-for-profit corporation providing mental health, substance use and integrated care in the greater Miami Valley. It is certified by the Ohio Department of Mental health, Ohio Alcohol and Drug Addiction Services and is accredited in Outpatient Treatment (Adult, Child and Adolescent), Case Management/Service Coordination (Adult, Child and Adolescent), and Partial Hospitalization (Child and Adolescent).



Links to Helpful Resources

* Local/Regional Resources

- City — <http://ci.moraine.oh.us>
- City Economic Development — <http://ci.moraine.oh.us/economic-development/>
- Regional Economic Development — www.daytonport.com; www.daytonregion.com/front; www.i70-75.org

* State Resources

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



Links to Helpful Resources (continued)

- Bureau of Workers' Compensation: Provides compensation for work-related injuries, diseases and death. — www.ohiobwc.com

* Federal Resources

- U.S. Census Bureau — www.census.gov
- U.S. Department of Commerce — www.commerce.gov
- U.S. Economic Development Administration — www.eda.gov
- U.S. General Services Administration — www.gsa.gov
- U.S. Small Business Administration — www.sba.gov



Regional Overview: Demographic Information for Moraine, OH

Population:

2017: 6,445
2010: 6,307

Population Growth:

2010 – 2017: 138

Median Household Income:

2012 - 2016: \$46,283

Per Capita Income:

2012 - 2016: \$20,662

Households:

2012 - 2016: 2,413

Owner Occupied:

2012 - 2016: 1,414

Housing Value:

2012 - 2016: \$81,000

Average Household Size:

2012 - 2016: 2.58

2017 Population by Race and Origin:

White:	5,433
Black:	825
Hispanic or Latino (of any race):	135
Asian:	64
Native Hawaiian and Other Pacific Islander:	0
American Indian/Alaska Native:	0
Two or More Races:	110

2017 Population by Age:

TOTAL POPULATION:	6,445
Aged Under 5 Years:	567
Aged Under 18 Years:	1,669
Aged 65 Years and Over:	786

2012 - 2016 Population by

Educational Attainment:

High School Degree or Higher:	85.7%
Bachelor's Degree or Higher:	13.6%



**2017 numbers are estimates.*

Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

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

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



The RACER Trust Redevelopment Team:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager and
Director of Government Relations
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 August 23, 2018 and last updated on August 29, 2018 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/Dryden_10120

