RACER TRUST PROPERTY AVAILABLE

Prime industrial land for lease in **Danville Township, IL**

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Property Summary

Danville Landfill Land
Interstate 74 at North G Street
Danville Township, IL 61832

This site was used as a foundry waste landfill for the former General Motors Powertrain Division Plant and accepted non-hazardous waste generated from on-site foundry operations between 1947 and 1995.

The site is a closed landfill that is well-positioned for solar development.

County:	Vermilion
Land Area:	80.4 acres
General Description:	Vacant land
Zoning:	Zoning details can be found in the Property Details pages.
Tax Parcel Number:	23-18-100-002 & 23-18-200-001
RACER Site Number:	12330

More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Danville_12330.

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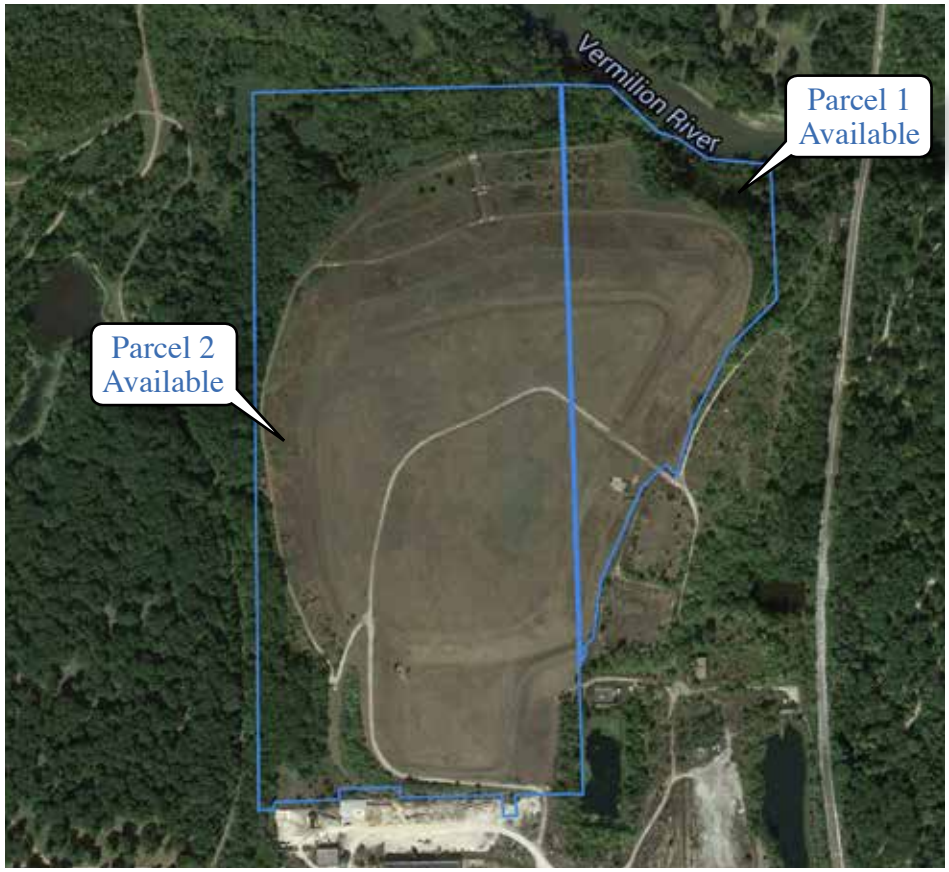
Property Location

Danville Landfill Land - Parcel 1
Interstate 74 at North G Street
Danville Township, IL 61832
23-18-200-001
19.68+/- acres
0080, Industrial

Danville Landfill Land - Parcel 2
Interstate 74 at North G Street
Danville Township, IL 61832
23-18-100-002
60.72+/- acres
0080, Industrial

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



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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.

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Property Assets

- Directly adjacent to I-74
- Vacant land
- Property is centrally located approximately 120 miles south of Chicago, 35 miles east of Champaign-Urbana and 90 miles west of Indianapolis
- Abundant rail service nearby
- Available local workforce

Property Details

Overview	
Location	Interstate 74 at North G Street, Danville Township, IL 61832
Zoning/Tax ID Number(s):	0080, Industrial: 23-18-100-002 & 23-18-200-001
Total Land Area of Property (Acres)	80.4
Total Assessment	$13,365
Total Annual Property Taxes	$1,078
Visibility	Behind former foundry building/land, not directly visible from highway
Shape	Irregular
Road Frontage	None
Road Access	Access via easement
Number of Structures at Property	None
Utilities	Available nearby; no service on site
Electricity	Available nearby; no service on site
Sewer	Available nearby; no service on site
Water	Available nearby; no service on site
Natural Gas	Available nearby; no service on site
Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Attainment Area
Lead (2008)	Attainment Area
Carbon Monoxide	Attainment Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area

Property Details (continued)

Previous Operations by GM	Landfill for non-hazardous waste
Surrounding Owners/Uses	Industrial, commercial (west, north and east), residential across Rt. 74 to the south
Stormwater Management System	In place and operating to collect/maintain storm run-off from the closed landfill
Rail Service	Available at the fronted property, not our property
Name and Proximity to Nearest Interstate Highway(s)	The site is located just off I-74
Name and Proximity to Nearest Commercial Airport(s)	Vermilion Regional Airport (5 miles); Terre Haute International Airport (50 miles); Indianapolis International Airport (76 miles)
School District	Danville

Property Ownership and Recent History

This site was used as a foundry waste landfill for the former General Motors Powertrain Division Plant and accepted non-hazardous waste generated from on-site foundry operations between 1947 and 1995. It has been closed since 1995.

Environmental Conditions

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

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

The RACER Trust:
Empowering America's Auto Communities

Danville, IL

RACER Site 12330

Danville Landfill Land
Interstate 74 at North G Street
Danville Township, IL 61832

Site Description

The 80.4-acre Danville Central Foundry land was used as a captive foundry waste landfill for the former General Motors Corporation Powertrain Division Plant and accepted non-hazardous waste generated from on-site foundry operations between the periods of 1940 to 1995. It has been closed since 1995.

This closed, captive landfill, constructed in an area dissected with several ravines that drain towards the Vermillion River, was used for the disposal of foundry waste, including coke ash, core sand, slag, scrubber sludge, excess systems sand, and nodular sand.

Cleanup activities are performed by the RACER Trust in cooperation with the Illinois Environmental Protection Agency (IEPA). The Settlement Agreement that established the RACER Trust set aside $5.26 million for cleanup.

Continued

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

Collateral Information: Access/Linkage

The City of Danville in Vermilion County is located in Eastern Illinois, between the Indiana border and Champaign County.

Vermilion County, established in 1826, is approximately 95 miles south of Chicago. It is bordered on the north by Iroquois County, on the west by Champaign County and Ford County, and to the south by Edgar County. The Indiana counties of Benton, Warren and Vermillion also border the county. The similarly named counties of Vermilion County in Illinois and Vermillion County in Indiana are one of the few examples where two counties with the same name share a border. The Vermilion River flows through both counties, providing the source of inspiration for the naming of those two counties.

The City of Danville is located approximately 120 miles south of Chicago, 35 miles east of Champaign-Urbana and 90 miles west of Indianapolis.

Danville has a roadway network that includes national, state and county routes. This roadway system provides very good access throughout the City, and provides excellent connections between the City, Vermilion County, the wider Illinois and Indiana regions and the interstate highway system.

Illinois Route 1, U.S. Route 136 and U.S. Route 150 intersect in Danville; Interstate 74 passes through the south end of town. Illinois Route 1 runs through the county from north to south, passing through Hoopeston, Rossville, Danville, Belgium, Westville, Georgetown and Ridge Farm.

According to the U.S. Census Bureau, the city has a total area of 17.96 square miles, of which 17.89 square miles (or 99.6 percent) is land and. Lake Vermilion, a man-made 1,000-acre reservoir, is located on the northwest side of town. It is the source of the city's water and provides residents with recreational opportunities.

Four railroad lines also pass through or into Danville, providing a major railroad intersection for the area. CSX Transportation (www.csx.com), Norfolk Southern Railway (www.nscorp.com), and Kankakee, Beaverville and Southern Railroad (www.kbsrailroad.com) all have rail lines that pass through the City.

**Information obtained from RACER research.*

Collateral Information: Airports

The Vermilion County Airport (www.vrairport.com) is a publicly owned, public use, general aviation airport located just four miles from Danville. The airport offers two miles of paved runways, taxiway and roads with lighting and NAV systems. The airport handles air cargo, including United Parcel Service and Aero Charter Express.

**Information obtained from RACER research.*

The University of Illinois' Willard Airport (www.flycmi.com) is one of only a few commercial airports in the country owned and operated by an educational institution. The airport is approximately a 45-minute drive from Danville. Frequently referred to as "CMI" or "Willard Airport," its dedication took place in 1945 and its first scheduled airline service in 1953. Willard Airport primarily operates flights to and from Chicago and Dallas-Fort Worth, and is serviced by American Airlines.

The Central Illinois Regional Airport (www.cira.com) located in Bloomington, Ill., is approximately a 90-minute drive from Danville. Known as "CIRA," the airport is serviced by American Airlines, Delta, Allegiant and Frontier Airlines. In 2011, CIRA transported nearly 580,000 total passengers, a 12 percent increase over the previous year.

The closest international airport is Indianapolis International (www.indianapolisairport.com), approximately 90 minutes east of Danville. The airport averages 135 daily flights to 33 nonstop destinations on eight major airlines. Indianapolis International is located minutes from major U.S. interstates, such as I-65, I-865, I-69, I-70 and I-74. The airport also is the eighth-largest cargo center in the United States, and is home to the second-largest FedEx Express operation in the world. In 2011, more than 2 billion pounds of cargo were managed at Indianapolis International, making it an important catalyst for economic development in the Midwest.

Chicago O'Hare International Airport (www.flychicago.com), approximately a 3-hour drive to the north, is a global leader in the movement of passengers, freight, mail and goods. The airport consistently ranks in the top 10 in North America and the top 25 in the world in terms of its annual air cargo volume, in excess of 1 million tons. O'Hare air cargo represents billions of dollars in annual trade. More than 30 passenger airlines and a dozen cargo carriers serve O'Hare. Currently, the airport is undergoing a Modernization Program that is building an additional south runway in an effort to prevent flight delays from growing to unacceptable levels. This program has been essential to economic development in the Chicago area.

Collateral Information: Port Facilities

Though three hours to the south, Danville has direct connections to the Illinois International Port District (www.iipd.com). The Port of Chicago is a major transportation hub for all modes of travel, and is the largest inland general cargo port in the United States. The Port of Chicago links waterborne commerce, foreign and domestic, via rail and highway systems for distribution throughout the world. The Port links the Great Lakes with the Mississippi River and moves more than 26 million tons of goods and natural resources to the global market. The Port also has direct connections with six of the country's major railroads and five national highways.

Foreign Trade Zone No. 22, located in the Illinois International Port District, has two general purposes at Lake Calumet Harbor and near O'Hare Airport. The Calumet Zone has more than 400,000 square feet of warehouse space and an additional 20 acres of land for development of manufacturing, assembly, handling, processing, and/or storage of foreign goods.

The Illinois International Port District also consists of:

- Iroquois Landing Lakefront Terminal, at the mouth of the Calumet River, specializing in intermodal container service. The terminal includes 100 acres of warehouses and facilities on Lake Michigan, and contains 3,000 feet of ship and barge berthing space with a navigation depth of 27 feet. There are two 100,000-square-foot transit sheds and one 30,000-square-foot transit shed with direct truck and rail access.

- Lake Calumet Terminal is located at the junction of the Grand Calumet River and Little Calumet River, approximately six miles inland from Lake Michigan. The harbor consists of four transit sheds totaling more than 400,000 square feet adjacent to approximately 3,000 linear feet of ship and barge berthing space. It also is home to two of the largest grain/storage facilities in Illinois with a capacity of approximately 14 million bushels, as well as one of the largest tank storage farms in Illinois with a capacity of 800,000 bulk liquid barrels.

In terms of rail service, Chicago enjoys great rail access with a major railroad center accessing major U.S. lines such as CSX and Norfolk Southern.

**Information obtained from RACER research.*

Collateral Information: Regional Bus Service

Danville enjoys safe and reliable public transportation within the City limits, as well as to other nearby communities. Danville Mass Transit (DMT) (www.ridedmt.org), a department of the City of Danville, provided nearly 650,000 passenger trips from July 1, 2011 through June 30, 2012, a nearly 11 percent increase over the previous year. DMT operates public transportation services within Danville, Champaign, Georgetown, Tilton and Westville. Design work on a new transfer zone for the DMT is under way to improve indoor/outdoor waiting spaces, improve operations and provide more consistent bus stop locations.

In planning for the new improvements for the City, the Danville Area Transportation Study (www.dats-il.com) underwent a metropolitan transportation planning process to investigate connections between mobility, multi-modal transportation systems, environmental conditions, economic development and safety. It incorporates the concept of a 3-C planning process: Comprehensive, Cooperative and Continuing.

In addition to the regional bus service, Danville Public Works has created a MOVE! Danville long-term plan to provide transportation alternatives to residents. This initiative not only encourages residents to use mass transit, but also encourages residents to consider becoming bicyclists and pedestrians when navigating the city.

**Information obtained from RACER research.*

Collateral Information: Utilities and Natural Gas

Ameren Illinois (www.ameren.com), a regulated electric and gas delivery company, is based in Peoria, Ill., and provides utilities services to Danville. The parent company, Ameren Corporation, is located in St. Louis. Ameren Illinois has a service territory of 43,700 square miles, including Danville, delivering electricity to 1.2 million electric and 840,000 natural gas customers in central and southern Illinois. Its delivery system includes approximately 4,500 miles of electric transmission lines, 45,400 miles of distribution lines, 18,000 miles of natural gas transmission and distribution mains and 12 underground natural gas storage fields.

The Illinois Power Authority (www2.illinois.gov/xxipa/Pages/default.aspx), established in 2007, is a state agency that regulates energy in the state of Illinois.

Municipal water treatment and distribution in Danville is provided by Aqua Illinois, Inc. (www.aquaamerica.com). Lake Vermilion is the primary water source used to serve the community. In rural areas surrounding the city, water is provided by individual private wells.

Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

Danville's Planning and Economic Development Division (www.cityofdanville.org) is responsible for the economic development and land use activities for the city. This includes monitoring and regulating land uses for orderly growth and development.

The city adopted a revised Zoning Ordinance in 2008 to regulate growth and development in the community. Any petition requiring rezoning must be filed with the City Clerk at City Hall. The rezoning process usually takes from 30-45 days to complete and costs approximately $300.

The City of Danville has a Brownfields Initiative to provide the community with a better understanding of brownfields. In 2011, the City of Danville was awarded an Environmental Protection Agency (EPA) Communitywide Brownfield Assessment Grant to create an inventory of suspected brownfield sites; conduct assessment work on the sites identified; and plan for the cleanup for the sites. The City of Danville has retained the services of Fehr-Graham & Associates to assist with the initiative.

Collateral Information: Small Business Centers

Illinois Small Business Development Center at Danville Area Community College (www.dacc.edu/sbdc).

Regional Overview: Community Snapshot

Vermilion County has three cities and 18 villages, as well as several unincorporated towns, within its borders. The cities include Danville, the county seat, with a population of approximately 34,000; Hoopestown, in the north part of the county, with a population of about 6,000; and Georgetown, south of Danville, with a population of about 3,600.

Danville, established in 1827, was founded on 80 acres that were donated and sold through newspapers in Indianapolis. The city was named after Dan Beckwith, one of the individuals who donated land. In the late 19th and early 20th centuries, Danville was a major industrial city. From the mid-19th century through the mid-20th century, it was an important coal mining area as well. With the closure of mines and factories in the late 20th century, the economy suffered. Former mines were converted into lakes and recreation areas, providing recreational opportunities for Danville-area residents.

Historically, the area also has strong ties to Abraham Lincoln. He practiced law in Danville from 1841 to 1859. Today, visitors can tour the Vermilion County Museum to see Lincoln memorabilia, including a bed in which Lincoln slept.

Danville has a number of properties on the National Register of Historic Places listings, including the Dale Building, the Department of Veterans Affairs Medical Center, the Wiai Tower (also known as the First National Bank Building) and the Danville Public Library, among others.

As an industrial, commercial and residential location, the City of Danville can provide the ideal solution to satisfy the varied needs of today's more technological society.

A wide variety of apartments and other rental housing provide the town with a variety of facilities to satisfy the lifestyle of every individual or family. All offer easy access to schools, churches, public transportation, shopping plazas and medical facilities, plus a variety of commercial and savings banks as well as other financial institutions in the town.

Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 5.8 percent in the Danville labor market for April 2017, the most recent month for which statistics are available. The state rate was 4.7 percent and the national rate was 4.4 percent.

Danville's labor force of nearly 35,100 is heavy in goods-producing manufacturing and local government. Other popular segments include retail trade, educational and health services, leisure and hospitality, and wholesale trade, among others.

The East Central Illinois Economic Development District (www.eciedd.org), comprised of Champaign, Douglas, Ford, Iroquois, Piatt and Vermilion Counties, was established to further the quality of workforce development. ECIEDD covers over 4,300 square miles, and represents an estimated population of 358,713, or about 2.7 percent of the state population. It has six primary goals reflecting national and state interests, including: maintenance and modernization of transportation and utilities infrastructure; promoting better employment opportunities; sustainable growth and development through public-private partnerships; promoting emerging technologies and interagency coordination; improving the existing quality of the labor force; and protecting national resources.

Regional Overview: Education

Vermilion County is comprised of 15 public school districts, including three regional programs: The Middlefork Regional Safe School Program, the Vermilion Association for Special Education and the Vermilion Vocational Education Delivery Systems. The City of Danville is served by two school districts: Danville School District #118 and Bismarck-Henning CUSD #1. There also are three private schools in Danville.

The State of Illinois' Report Card Program grades school performance across Illinois. To find out how a particular school was graded, visit (http://iirc.niu.edu/Default.aspx) and click on "Districts" in the left-hand column.

Danville School District #118 (www.danville.k12.il.us) consists of eight elementary schools, two middle schools and one high school. The district has a staff of approximately 700, serving the needs of 6,200 students. Bismarck-Henning CUSD #1 (www.bismarck.k12.il.us) is located in Bismarck, but it serves the northern portion of the Danville community.

Other schools in Danville include:

- Schlarman Academy (www.schlarmanacademy.com), a faith-based school that provides pre-school to grade 12 learning opportunities.
- Danville Lutheran School (www.danvillelutheran.org), accredited by National Lutheran School Accreditation (NLSA) and sponsored by Trinity and Immanuel Lutheran Churches of Danville. It is affiliated with the Lutheran Church — Missouri Synod. The Danville Lutheran School offers a faith-based education for children in pre-school, kindergarten, and grades one through eight. Since 1864, the Danville Lutheran School has promoted a spiritually oriented program for East Central Illinois and West Central Indiana.

With respect to higher education, several nearby opportunities exist, including a local community college and state university.

Danville County Community College (www.dacc.edu) is a local community college with an enrollment of 9,180. The college is comprised mainly of part-time students (73 percent), with a blend of students attending the baccalaureate and occupational programs. The college has been recognized with four teaching excellence awards over the past six years, and

Regional Overview: Education (continued)

offers more than 100 career and transfer programs for credit within three academic divisions: Math and science; Liberal arts; and Business and Technology. The college also has established relationships with four-year universities to bring unique courses to the campus, or to complete advanced degrees without having to leave the community.

The University of Illinois at Urbana-Champaign (www.illinois.edu), founded in 1867, has nearly 28,000 undergraduate students enrolled in nine undergraduate divisions. More than 4,000 courses in more than 150 fields of study are offered. In addition, the University has more than 9,000 graduate and professional students enrolled in more than 100 disciplines. It is among the top five universities in the number of doctorate graduates each year in the United States.

In addition to student enrollment at the University of Illinois at Urbana-Champaign, approximately 65,000 Illinois residents participate in conferences, institutes, courses and workshops that are presented statewide. Research and class projects are conducted off campus to share information with Illinois farmers, manufacturing firms and business. All together, University students log more than 60,000 volunteer hours in a given year.

The Lakeview College of Nursing (www.lakeviewcol.edu), a 4-year, private school located in Danville, has prepared nurses for professional practice for more than 100 years. Lakeview is a specialized, single-purpose institution, offering a Bachelors of Science Degree in Nursing.

Regional Overview: Largest Employers in Danville

Vermilion County, home to Danville, contains a mix of national and international manufacturers, transportation and distribution specialists, health care systems and services, entrepreneurs and regional back office data centers. No one employer or business segment dominates the local economic base.

• VA Illiana Health Care System	1,259 employees
• Provena United Samaritans Medical Center	910
• McLane Midwest	753
• Quaker Foods & Beverages	630
• KIK Custom Products	593
• Danville Metal Stamping	440
• Blue Cross/Blue Shield of Illinois	419
• Freight Car Services	378
• Auto Zone Distribution	362
• Walgreens Danville	100

Regional Overview: Medical Facilities and Emergency Services

Provena United Samaritans Medical Center (www.provena.org) is a 174-bed comprehensive medical center, providing health care services to Danville and the surrounding areas. Established in 1882, the medical center offers a complete range of inpatient and outpatient services to patients from East Central Illinois and Western Indiana. More than 100 physicians are on staff at the facility, representing many areas of specialized care. The Emergency Department at Provena United Samaritans serves more than 40,000 patients per year.

The facility boasts a Regional Cancer Center, which just completed a $1 million renovation project to improve comfort and privacy for its patients. The full suite of cancer prevention and treatment is provided under one roof, including radiation and chemotherapy, medical oncology and counseling. The Regional Cancer Center has been a leader in cancer education as well, providing information and workshops on prevention, diagnosis and treatment for more than 20 years.

In addition, Provena United Samaritans' Women's Health Center provides digital mammography, breast MRI, and minimally invasive biopsies. The Family Life Center offers a comfortable birthing experience for mothers, newborns and their families. Provena United Samaritans Medical Center is part of the Provena Central Illinois Region — ministries working together using collective resources and common best practices. The other entities in the region include:

- Provena Covenant Medical Center, a 210-bed comprehensive medical facility in nearby Urbana. Provena Covenant has the area's largest inpatient rehabilitation center for physical, occupational and speech therapy. Additionally, Provena Orthopedic Services, the Provena Center for Healthy Aging,and the Adult Behavioral Health Unit take residence in the medical center.

- Provena Life Connections provides a constellation of care and services for before, after and all around acute care episodes. Some of the offerings include home health; independent living; assisted living; rehabilitation; adult day centers; and hospice, among others.

- Provena Regional EMS is the largest emergency medical service in East Central Illinois, and provides medical care to the residents of eight counties. Provena Regional EMS provides pre-hospital education in the classroom and online; supports the public-access defibrillation program; and supports medical responders.

Veterans Affairs (VA) Iliana Health Care System (www.danville.va.gov) is a 199-bed facility and is the eighth-oldest VA facility in the country. The facility provides services to the more than 150,000 veterans living in the surrounding 34-county

Regional Overview: Medical Facilities and Emergency Services (continued)

areas of Illinois and Indiana. In addition to the main facility in Danville, there are community-based outpatient clinics in Decatur, Ill.; Mattoon, Ill.; Peoria, Ill.; Springfield, Ill.; and West Lafayette, Ind.

The Carle Foundation Hospital and Carle Physician Group, simply known as Carle, is part of the legacy of The Urbana Memorial Hospital Association. Founded in 1918, the Association was established when Margaret Burt Carle Morris left $40,000 to the City of Urbana, Ill., for the purpose of establishing a new hospital. Today, Carle is an integrated, not-for-profit, regional healthcare provider with facilities across east central Illinois, including Danville.

The Carle Foundation Hospital is a 325-bed regional care facility and is ranked as a Top 100 Hospital in the United States. It also has achieved Magnet designation, the country's highest honor for nursing care, and has the area's only Level 1 Trauma Center. Additionally, the hospital includes The Mills Breast Cancer Institute, Carle Cancer Center, Carle Spine Institute and Carle Heart and Vascular Institute.

The Carle Physician Group has more than 300 physicians serving more than 200,000 patients annually through its outpatient services.

Links to Helpful Resources

* Local/Regional Resources
  - Town — www.cityofdanville.org
  - Economic Development — www.vermilionadvantage.com
  - County Government — www.co.vermilion.il.us
* State Resources
  - State — www.illinois.gov
  - State Economic Development — www.commerce.state.il.us
* 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 Danville, IL

Population:
2010: 33,027
2000: 33,904

Population Growth:
2000 – 2010: -877

Median Age:
2010: 36.1
2000: 36.6

Median Household Income:
2010: $33,777
2000: 30,431

Per Capita Income:
2010: $18,233
2000: 16,476

Housing Units:
2010: 14,719
2000: 14,886

Vacant Units:
2010: 1,876
2000: 1,559

Owner Occupied:
2010: 7,412
2000: 8,334

Renter Occupied:
2010: 5,431
2000: 4,993

Housing Value:
2010: $65,800
2000: 52,500

2010 Household Income:

Income less than $15,000:	25.6%
$15,000 to $24,999:	15.5%
$25,000 to $34,999:	10.4%
$35,000 to $49,999:	15.6%
$50,000 to $74,999:	18.8%
$75,000 to $99,999:	7.7%
$100,000 to $149,999:	4.7%
$150,000 to $199,999:	1.1%
$200,000 and Higher:	0.8%

Average Household Size:
2010: 2.38
2000: 2.35

2010 Population by Race and Origin:

White:	20,654
Black:	9,963
Hispanic or Latino (of any race):	399
Asian:	2,459
Native Hawaiian and Other Pacific Islander:	7
American Indian/Alaska Native:	93
*Some Other Race:	768
Two or More Races:	1,143

2010 Population by Age:

TOTAL POPULATION:	**33,027**
Aged Under 5 Years:	2,532
Aged 5 to 9 Years:	2,310
Aged 10 to 14 Years:	2,183
Aged 15 to 19 Years:	2,337
Aged 20 to 24 Years:	2,123
Aged 25 to 29 Years:	2,409
Aged 30 to 34 Years:	2,202
Aged 35 to 39 Years:	1,956
Aged 40 to 44 Years:	1,823
Aged 45 to 49 Years:	2,153
Aged 50 to 54 Years:	2,238
Aged 55 to 59 Years:	2,080
Aged 60 to 64 Years:	1,753
Aged 65 to 69 Years:	1,325
Aged 70 to 74 Years:	1,052
Aged 75 to 79 Years:	912
Aged 80 to 84 Years:	792
Aged 85 Years and Over:	847

**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:	18.7%
Completed High School:	37.9%
Some College:	22.0%
Completed Associate Degree:	6.1%
Completed Bachelor's Degree:	8.8%
Completed Graduate Degree:	6.5%

2010 Owner Occupied Units by Housing Value:

Valued Less than $50,000:	34.9%
Valued $50,000 to $99,999:	38.3%
Valued $100,000 to $149,999:	15.9%
Valued $150,000 to $199,999:	5.9%
Valued $200,000 to $299,999:	1.1%
Valued $300,000 to $499,999:	1.9%
Valued $500,000 to $999,999:	1.7%
Valued More than $1,000,000:	0.3%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	2.2%
Structure Built 1990 to 1999:	5.1%
Structure Built 1980 to 1989:	4.2%
Structure Built 1970 to 1979:	10.9%
Structure Built 1960 to 1969:	12.7%
Structure Built 1950 to 1959:	15.0%
Structure Built 1940 to 1949:	6.8%
Structure Built 1939 or Earlier:	43.0%

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.

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 September 21, 2012 and last updated on June 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

racertrust.org

Transaction Guidelines/Bid Instructions

Prospective buyers interested in bidding 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 Bidders

* 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/Danville_12330