

RACER TRUST PROPERTY



Prime industrial land in **Anderson, IN**

Created February 6, 2012 • Updated August 3, 2017

racertrust.org

Table of Contents

3	Property Summary
4	Property Location
5	Property Assets
7	Property Details
9	Property Ownership and Recent History
10	Environmental Conditions
11	Collateral Information, including:
	* Access/Linkage
	* Airports
	* Port Facilities
	* Regional Bus Service
	* Utilities and Natural Gas
	* Zoning and Business Assistance
	* Small Business Centers
18	Technology Infrastructure
19	Regional Overview, including:
	* Community Snapshot
	* Workforce
	* Education
	* Largest Employers
	* Medical Facilities and Emergency Services
	* Links to Helpful Resources
28	Demographic Information
30	RACER Summary
31	Conditions
32	Transaction Guidelines/Offer Instructions
33	Links for Buyers



Property Summary

Venture 2000 Industrial Park
2915 Martin Luther King Jr. Boulevard
Anderson, IN 46016

The parcel includes 14.59 acres of vacant land. The site currently includes a paved parking lot for the former Delphi I plant and a grassed area that was the location of a former wastewater treatment plant. It was divided into several lots for industrial development.

- County:** Madison
- Land Area:** 14.59 acres
- General Description:** Vacant land
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** 48-11-23-100-092.000-003
- RACER Site Number:** 12340



More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Venture_12340.



Property Location

 Venture 2000 Industrial Park
2915 Martin Luther King Jr. Boulevard
Anderson, IN 46016
48-11-23-100-092.000-003
14.59+/- acres
I1, Industrial

View an interactive map of the Property
at <http://bit.ly/venture-2000>.



©2017 Google



Property Assets

- High-visibility parcel
- Vacant land that is partially paved
- Road frontage along entire western edge of Property
- City of Anderson is supportive of industrial redevelopment
- Excellent transportation network



Property Assets (continued)



Property Details

Overview	
Location	2915 Martin Luther King Jr. Boulevard, Anderson, IN 46016
Zoning/Tax ID Number(s):	I-1, Industrial: 48-11-23-100-092.000-003
Total Land Area of Property (Acres)	14.59
Total Assessment	\$196,500
Total Annual Property Taxes	\$5,895
Visibility	The parcel enjoys excellent visibility on Martin Luther King Jr. Boulevard, a major thoroughfare.
Shape	Irregular
Road Frontage	Along Martin Luther King Jr. Boulevard for the entire parcel.
Road Access	Martin Luther King Jr. Boulevard
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



Property Details (continued)

Licenses for Temporary Use (If Any)	None
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
Vehicle Parking (Number of Spaces)	N/A
Previous Operations by GM	Manufacture of light and lamping systems
Surrounding Owners/Uses	Industrial, commercial, residential
Rail Service	CSX
Name and Proximity to Nearest Interstate Highway(s)	I-69 (5 miles)
Name and Proximity to Nearest Commercial Airport(s)	Anderson Airport (7 miles)
Name and Proximity to Nearest Commercial Seaport(s)	N/A
School District	Anderson Community School District



Property Ownership and Recent History

The Venture 2000 property was part of the former Delphi I plant. The site currently includes a paved parking lot for the former Delphi I plant and a grassed area that was the location of a former wastewater treatment plant.



Environmental Conditions

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

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/1EsnxB>.



Collateral Information: Access/Linkage

Positioned in the heart of the Midwest, Anderson is located on the Interstate 69 corridor in Central Indiana, just north of the Indianapolis metropolitan area. Anderson benefits from a strategic interstate and highway access system. Twenty miles south is the I-465 freeway hub, connecting interstates in seven directions, including I-65, I-70 and I-74. I-70 also is only 15 to 20 minutes away on State Roads 9 and 109. State Roads 32, 67, and 9 connect to Anderson.

The City of Anderson offers great rail access by CSX Transportation (www.csx.com), one of the largest railroad companies in Eastern United States.



Interstate 69



**Information obtained from RACER research.*



Collateral Information: Airports

Anderson is less than an hour away from the Indianapolis International Airport (www.indianapolisairport.com), one of the largest FedEx hubs in the United States. Anderson also has its own regional airport, Anderson Municipal Airport (www.cityofanderson.com/123/Airport). Anderson Municipal Airport is a general aviation airport owned and operated by the City of Anderson. It is a modern facility with two large runways and its own control tower. The airport is approximately seven miles from the Property.



**Information obtained from RACER research.*



Collateral Information: Port Facilities

Anderson is located in close proximity to four ports — one on Lake Michigan, three on the Ohio River. Three are operated by Ports of Indiana (www.portsofindiana.com), the other by the Ohio Port Authorities Council (www.ohioportauthorities.com).

The Port of Indiana-Burns Harbor in Portage, Ind., provides access to the Great Lakes and St. Lawrence Seaway. It handles more ocean-going cargo than any other U.S. Great Lakes port and 15 percent of U.S. steel trade with Europe.

Located on the south shore of Lake Michigan, the port is just 18 miles from Chicago. It handles international ships via the Great Lakes connection to the Atlantic Ocean and barges via inland river links to 38 states and the Gulf of Mexico. As a multi-modal facility, the port handles an average of 500,000 trucks, 10,000 railcars, 400 barges and 100 ships per year.

The Port of Indiana-Jeffersonville, on the northern bank of the Ohio River across from Louisville, offers domestic and international barge service to Europe, the Middle East, Asia and South America via the Ohio-Mississippi rivers' connection to the Gulf of Mexico. It offers direct interstate access to I-64, I-65 and I-71 via I-265.

The Port of Indiana-Mount Vernon, also on the Ohio River southwest of Indianapolis, is the eighth-largest inland port in the country based on trip ton-miles and it moves more cargo by water and rail than any other port in Indiana. Mount Vernon handles 3 to 5 million tons of grain, coal, fertilizer, steel, minerals, cement and project cargo each year. It is located near the median center of the U.S. population and only 153 miles from the confluence of the Ohio and Mississippi rivers.

The Port of Cincinnati (POC) specializes in the loading and unloading of break-bulk materials. POC has the ability to move bagged minerals, palletized goods and steel cargo such as flat rolled products, long products, wire rod and slabs economically and efficiently. As a multi-modal facility, the terminal can off-load from barge to truck or rail (CSX and Indiana & Ohio Railway).



**Information obtained from RACER research.*



Collateral Information: Regional Bus Service

Bus service in Anderson is provided by the City of Anderson Transportation System (CATS) (www.cityofanderson.com/136/City-of-Anderson-Transit-System-CATS). Buses operate Monday through Friday from 6 a.m. to 6:30 p.m. and Saturdays from 9 a.m. to 3 p.m. There is no bus service on Sundays or on major holidays.



**Information obtained from www.cityofanderson.com/resident-publictransportation.aspx.*



Collateral Information: Utilities and Natural Gas

Anderson Municipal Light & Power is a community-owned and locally controlled public power utility, providing low-cost, reliable electric service to residential, commercial and industrial customers. AML&P and other municipally owned electric utilities in the state created the Indiana Municipal Power Agency, a power-supplying cooperative, in 1980.

Natural gas service is provided by Vectren Corporation (www.vectren.com), an energy holding company headquartered in Evansville, Ind. Vectren's energy delivery subsidiaries provide gas and/or electricity to more than 1 million customers in adjoining service territories that cover nearly two-thirds of Indiana and west central Ohio.



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 72. 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 72 grantee, the Indianapolis Airport Authority, at 317-487-7202.

The City of Anderson Economic Development Department (www.AndersonEconDev.com) is charged with building and maintaining an environment that is business-friendly and fosters the attraction, creation and retention of jobs and tax base within the community.

To that end, the Department is involved in sales and marketing to business prospects, the creation and administration of business incentives, and working with community partners to provide the best available service to business prospects, both new and existing.

The Madison County Corporation for Economic Development (www.cedanderson.com) plans and undertakes activities leading to steady job growth, increasing economic diversity, and a strengthened employer base. It makes investments and undertakes programs that result in or enhance prospects for creating or retaining jobs in Madison County; identifies specific employers to recruit; produces and supplies information aimed at encouraging employers to invest in Madison County; and provides an array of services to help new and existing businesses prosper.

The state of Indiana offers business support and expertise to companies that are investing and creating jobs in Indiana. Indiana places special emphasis on the automotive, life sciences, energy, and national security industry sectors, and supports companies involved in advanced manufacturing, logistics, information technology and research and development. Indiana also provides financial assistance to qualified high-tech firms and small businesses and offers a variety of programs to support new business start-ups and business expansion and growth. To learn more about the State of Indiana's initiatives, please visit www.iedc.in.gov/programs-initiatives.



Collateral Information: Zoning and Business Assistance (continued)

Indiana has a very competitive business tax structure, including a flat 8.5 percent corporate income tax on adjusted gross income and no gross receipts tax or inventory tax. Indiana also offers many grants, loans and economic development programs for companies creating jobs and raising income in Indiana, including tax credits based on job creation and capital investment, workforce training grants, and public infrastructure assistance. To learn more about available tax credits and exemptions from the State of Indiana, please visit www.iedc.in.gov/tax-credits-exemptions.

Collateral Information: Small Business Centers

East Central Indiana Small Business Development Center (www.isbdc.org/locations/east-central-isbdc/).



Technology Infrastructure

Fiber Optics of Anderson Municipal Light & Power offers services to both government entities and businesses in the Anderson Municipal Light & Power service area. AML&P offers point-to-point and wireless services. For inquire about rates or services, please visit www.aml-p.com/FiberOptics/fiberrequest.aspx.



Regional Overview: Community Snapshot

Anderson, the county seat of Madison County, is not only a great place for business, but also a wonderful community to live in. In 2007, Anderson was ranked 7th in the Culture & Leisure category, Small U.S. Metro Areas, by Forbes Magazine. Anderson also was chosen as the 2007 Indiana Community of the Year by the Indiana Chamber of Commerce. Homes and cost of living in Anderson are very affordable.

Anderson is headquarters to the Church of God and the home of Anderson University, which is affiliated with that denomination.

Anderson's historic downtown offers rich cultural opportunities, including the Anderson Center for the Arts, located in the Carnegie Library building, which was built in 1905. The center features exhibits and permanent collections, a hands-on children's gallery, tours and a gift shop.

The Paramount Theatre & Ballroom is a beautifully restored 1929 "atmospheric" theatre, with Moorish courtyard façade, designed by architect John Eberson. The Anderson Symphony Orchestra performs five concerts a year in the Paramount, from June to December. The professional orchestra also performs at a free celebration at Anderson's Shadyside Park each June.

For racing enthusiasts, Anderson Speedway has been proclaimed the fastest quarter-mile high-banked oval motor speedway in the world. Different types of automobile racing are offered March through October.

Hoosier Park Racing & Casino is one of the nation's premier horse racing venues, with live racing in the spring and fall and simulcasting seven days a week, year-round. The casino, open 24 hours a day year-round, features a broad array of dining and entertainment options to suit every taste.

Indiana's smallest State Park, Mounds State Park, has some of the best preserved mounds in the state built by prehistoric Adena & Hopewell people. The park also offers camping, trails, picnic areas, a visitor center with naturalist activities, swimming, fishing and more.



Regional Overview: Community Snapshot (continued)

Anderson's proximity to Indianapolis provides a number of additional recreational and cultural opportunities. Sports choices include the Indianapolis Colts (NFL), Indiana Pacers (NBA), the Indianapolis Indians (minor league baseball), and the Indianapolis Motor Speedway, which is home to the Indianapolis 500, the Brickyard 400, and the Red Bull Indianapolis GP. Cultural activities include museums, theater and a symphony. The Indianapolis Metro Area also is home to many global companies, ethnic restaurants and international grocery stores.



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 3.8 percent in the Muncie labor market for June 2017, the most recent month for which statistics are available. The state rate was 3 percent and the national rate was 4.4 percent.

Madison County features an experienced workforce that is continuously being reconditioned to meet the needs of a growing global community. The county's labor force is estimated at 58,479, part of a regional work force of approximately 833,600.

Building off its nearly 100-year legacy of automotive electrical engineering, Madison County has emerged as the leader in Indiana, as well as the nation, in new advanced technology and alternative energy research and development.

The Flagship Industrial Park is home to companies such as Altairnano, an advanced lithium-ion cells developer, and Echo Automotive, Inc., a developer of technologies enabling the cost-effective aftermarket addition of fuel-efficient plug-in hybrid capability to new and existing vehicles.

Madison County continues to experience strong growth in business, most notably with Nestlé's new 1 million square-foot production and warehousing facility, also located in the Flagship Industrial Park. Nestlé invested \$359 million to construct an 880,000 square-foot factory, making it Nestlé's largest single capital investment in its history. A number of other businesses from various industrial sectors also chose Madison County, making the community's economic base very viable and diverse.



Regional Overview: Education

Within Anderson there are several higher learning institutions such as Anderson University (www.anderson.edu), Purdue University Polytechnic Institute (www.tech.purdue.edu/anderson), Harrison College (www.harrison.edu) and IVY Tech Community College (www.ivytech.edu). Other educational and training opportunities include the Flagship Enterprise Center (www.flagshipenterprise.org), an innovative center for education, business incubation, technology transfer and training that supports the economic development vision for the City of Anderson; and JobSource in the WorkOne Anderson office (www.workonecentral.org/madison.html).

U.S. News and World Report often has ranked Anderson University among the best universities in the Midwest offering master's-level degree programs. The university's Falls School of Business is one of the highest-ranked and most recognized business schools in the region. Falls School of Business is one of Anderson University's largest academic departments, offering eight undergraduate majors as well as MBA (Master of Business Administration) and DBA (Doctor of Business Administration) programs.

Through the Flagship Enterprise Center, the Anderson University Falls School of Business (www.anderson.edu/falls) has an ongoing relationship with the center and the center's clients. Both students and faculty members are actively involved in the community's economic development and business development efforts through various programs. Classes are offered both on the main campus and at the Flagship Education Center.

Purdue University Polytechnic Institute at Anderson is a part of the world-class College of Technology at the university's main campus in West Lafayette, Ind. The college offers a variety of degree programs that allow students to extend their higher education in Anderson. Five degree programs currently are available. Purdue University is globally recognized as one of the premier schools of technology, offering world-class instruction, cutting edge research and state-of-the-art facilities. The College of Technology partners with many businesses and industries through research projects, industrial affiliate programs, research services and centers, seminars, workshops, and other activities. The Flagship Education Center houses Purdue University's Anderson campus.



Anderson University



Regional Overview: Education (continued)

Ivy Tech Community College (www.ivytech.edu) is Indiana's second-largest public post-secondary institution with 23 campuses throughout the state. The School's Department of Workforce and Economic Development (DWED) provides education, training and assessment services to individuals, companies, businesses and organizations. Various corporate training programs in Computer Skills & Certifications, Health Care and Leadership Management are available. Continuing Education, Workplace Spanish, as well as online training courses, also are available. Eighteen programs are available at the Anderson Campus, including Accounting, Business Administration, Computer Information Technology, Manufacturing and Industrial Technology, and Office Administration.

Harrison College (www.harrison.edu) focuses on teaching students the skills that are critical for them to succeed in today's job market. Programs are designed based on the input of key business and corporate professionals who have identified what it takes to be successful within a chosen career field. An associate's degree can be earned in as few as 18 months or a diploma in 12 months. Career-focused Certificate Programs also are available.

Harrison College at Anderson offers 11 programs in business, medical and criminal justice. Contract training also is available to assist companies with the professional development of their associates. The classes can be conducted at the school or at their place of business.

The Flagship Enterprise Center (www.flagshipenterprise.org) is an innovative center for education, business incubation, technology transfer and training that supports the economic development vision for the City of Anderson. The Flagship Enterprise Center serves as a specialized small business incubator and early business accelerator with an emphasis on providing education opportunities as well as fostering emerging manufacturing and electronic technology. Among the many services of the Flagship Enterprise Center is to provide access to university researchers and scientists, ongoing contact with business management consulting, developing student mentoring opportunities for research and development support, and access to state of the art telecommunications.

Flagship Education Center is an Anderson University initiative in collaboration with Purdue University. In addition to classes offered by both universities in the field of business, technology and engineering, the center houses a uniquely designed Anderson University Residential MBA Program.



Regional Overview: Education (continued)

Several other well-regarded colleges, universities and technical schools are located within a short drive from Anderson.

The Anderson Community School Corporation (www.acsc.net) provides public education to the residents of Anderson through a preschool center, a kindergarten school, six elementary schools, a middle school and a high school. Some residents in Anderson attend schools in adjacent communities including South Madison Community Schools in Pendleton, Alexandria Community Schools in Alexandria, as well as Frankton-Lapel Community Schools in Frankton and Lapel.

Anderson also is home to Anderson Preparatory Academy (www.goapa.org), a public military-style charter focusing on college preparatory curriculum of liberal arts and sciences. As a public charter school, APA is tuition-free and enrollment is open to any student grades K-12 in the state of Indiana. In addition, there are several private and parochial schools in Anderson offering a variety of quality educational opportunities, including Liberty Christian School (www.libertyonline.org), Calvary Academy and Indiana Christian Academy (www.indianachristianacademy.org).

Nearby Hamilton County also offers a variety of high-quality educational opportunities. Many international students attend Hamilton Southeastern Schools in Fishers, Carmel Clay Schools in Carmel, Noblesville Schools in Noblesville, or Westfield-Washington Schools in Westfield, as well as private schools in Hamilton County. Anderson is an easy 20-minute drive from these communities.



Regional Overview: Largest Employers

- Red Gold 1350 employees
- Saint John's Health System 1,125
- Community Hospital 1,125
- Hoosier Park Racing 760
- Nestle 700
- Carter Express 650
- Wal-Mart 400
- Pay less/ Kroger 395
- Greenville 210
- Anderson Community Schools
- Affiliated Computer Services
- Anderson Univeristy
- Continental



Regional Overview: Medical Facilities and Emergency Services

Anderson is served by two full-service hospitals — Community Hospital Anderson (www.communityanderson.com) and St. John's Medical Center (www.stvincent.org/St-Vincent-Anderson-Regional) — as well as three urgent-care facilities.

The city also has police and fire departments and an Emergency Management Department that coordinates and utilizes existing city personnel and facilities to prepare for and meet any emergency that exceeds the demands of standard operating procedures.



Police & City Court



Links to Helpful Resources

✧ State Resources

- State — www.in.gov
- State Economic Development — www.iedc.in.gov
- State Education: Indiana Department of Education — www.doe.in.gov

✧ 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 Anderson, IN

Population:

2010: 56,129
2000: 59,734

Population Growth:

2000 – 2010: -3,605

Median Age:

2010: 37.8
2000: 36.1

Median Household Income:

2010: \$34,154
2000: 32,577

Per Capita Income:

2010: \$18,252
2000: 19,142

Housing Units:

2010: 27,953
2000: 27,643

Vacant Units:

2010: 4,393
2000: 2,369

Owner Occupied:

2010: 13,751
2000: 16,131

Renter Occupied:

2010: 9,809
2000: 9,143

Housing Value:

2010: \$75,700
2000: 67,900

2010 Household Income:

Income less than \$15,000:	21.1%
\$15,000 to \$24,999:	14.3%
\$25,000 to \$34,999:	15.5%
\$35,000 to \$49,999:	19.5%
\$50,000 to \$74,999:	16.4%
\$75,000 to \$99,999:	7.1%
\$100,000 to \$149,999:	4.8%
\$150,000 to \$199,999:	0.6%
\$200,000 and Higher:	0.5%

Average Household Size:

2010: 2.28
2000: 2.28

2010 Population by Race and Origin:

White:	44,204
Black:	8,532
Hispanic or Latino (of any race):	2,719
Asian:	265
Native Hawaiian and Other Pacific Islander:	25
American Indian/Alaska Native:	185
*Some Other Race:	1,444
Two or More Races:	1,474

2010 Population by Age:

TOTAL POPULATION:	56,129
Aged Under 5 Years:	3,775
Aged 5 to 9 Years:	3,389
Aged 10 to 14 Years:	3,341
Aged 15 to 19 Years:	4,010
Aged 20 to 24 Years:	4,553
Aged 25 to 29 Years:	3,728
Aged 30 to 34 Years:	3,401
Aged 35 to 39 Years:	3,430
Aged 40 to 44 Years:	3,385
Aged 45 to 49 Years:	3,779
Aged 50 to 54 Years:	3,688
Aged 55 to 59 Years:	3,412
Aged 60 to 64 Years:	3,091
Aged 65 to 69 Years:	1,325
Aged 70 to 74 Years:	1,956
Aged 75 to 79 Years:	1,695
Aged 80 to 84 Years:	1,463
Aged 85 Years and Over:	1,532

*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:	16.1%
Completed High School:	42.4%
Some College:	19.4%
Completed Associate Degree:	6.5%
Completed Bachelor's Degree:	9.8%
Completed Graduate Degree:	5.8%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	22.9%
Valued \$50,000 to \$99,999:	50.5%
Valued \$100,000 to \$149,999:	17.9%
Valued \$150,000 to \$199,999:	4.8%
Valued \$200,000 to \$299,999:	2.6%
Valued \$300,000 to \$499,999:	0.6%
Valued \$500,000 to \$999,999:	0.5%
Valued More than \$1,000,000:	0.1%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	6.1%
Structure Built 1990 to 1999:	7.3%
Structure Built 1980 to 1989:	6.9%
Structure Built 1970 to 1979:	10.5%
Structure Built 1960 to 1969:	14.4%
Structure Built 1950 to 1959:	17.7%
Structure Built 1940 to 1949:	10.2%
Structure Built 1939 or Earlier:	26.9%



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 February 6, 2012 and last updated on August 3, 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.

Contact Us by Mail

To send correspondence to RACER Trust staff:

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

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.



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/Venture_12340

