

RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale/lease in **Elyria, OH**

May 2012

racertrust.org

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Property Summary

Elyria Landfill Land
1400 Lowell Street
Elyria, OH 44035

This 95.2-acre former landfill previously was associated with a former GM manufacturing plant. It has been closed in accordance with plans and specifications approved by the Ohio Environmental Protection Agency (EPA). There are no buildings or structures on the Property.

County: Lorain
Land Area: 95.2 acres
General Description: Vacant land (former landfill)
Zoning: Industrial
Tax Parcel Number: 06-24-012-102-004
RACER Site Number: 11110

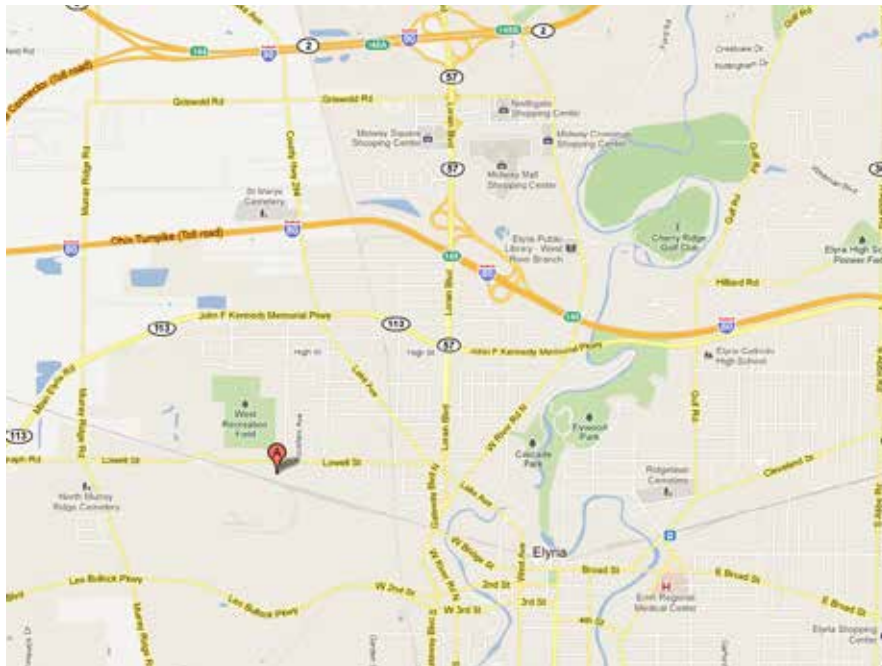


More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Elyria_11110.



Property Location

 Elyria Landfill Land
1400 Lowell Street
Elyria, OH 44035



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**Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*



Property Assets

- 95.2 acres of vacant land (former landfill)
- Water, sewer, electricity and natural gas available at the site
- Rail adjacent to north end of Property



Property Details

Overview	
Location	1400 Lowell Street, Elyria, OH 44035
Tax Parcel ID Numbers	06-24-012-102-004
Total Land Area of Property (Acres)	95.2
Total Assessment	\$515,760
Total Annual Property Taxes	\$34,096.50
Zoning	Industrial
Shape	Irregular
Number of Structures at Property	None
Utilities	Available at site
Electricity	Available at site
Sewer	Available at site
Water	Available at site
Natural Gas	Available at site



Property Details (continued)

Owner(s)/Use(s) Prior to GM	Agricultural
Previous Operations by GM	The Property was used as a landfill adjacent to a GM manufacturing facility that was operational from 1952 to 1988.
Stormwater Management System	There are ditches in the vicinity of the closed landfill area that direct stormwater runoff to letdown and perimeter toe swales.
Wastewater Management System	There were no wastewater management practices at the site. Leachate associated with the closed landfill area is collected in leachate holding tanks that are pumped out on a periodic basis and disposed of at an off-site facility.
Rail Service	Adjacent to north end of Property
Name and Proximity to Nearest Interstate Highway(s)	I-80 (approximately 2 miles)
Name and Proximity to Nearest Commercial Airport(s)	Cleveland Hopkins International Airport (20 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Cleveland (approximately 30 miles)



Property Ownership and Recent History

GM constructed a manufacturing plant on former farmland in 1946. The plant manufactured automotive parts from 1952 until its closure in 1988. In October 1989, a 141-acre parcel that included the plant's manufacturing and related buildings was sold to Northern Ohio Limited Partnership. GM retained ownership of the remainder of the site, which included the closed landfill area.

At various times, GM manufactured products including wheel covers, bumper guards, auto grills, hood hinges, die cast parts, foam instrument panels, jet engine turbine blades, seat cushions, metal seat frames and hinges, sunroof assemblies and automotive trim. Plant closure activities were conducted from July 1987 through July 1988, prior to the sale of the parcel to Northern Ohio Limited Partnership.



Environmental Conditions

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

The RACER Trust:
Empowering America's Auto Communities

Elyria, OH

RACER Site 11110

Elyria Landfill Land
1400 Lowell Street
Elyria, OH 44035
U.S. Environmental Protection Agency
ID No. OHD 004 201 091

Site Description

This 95.2-acre property is situated to the east of a manufacturing building, formerly owned by General Motors (GM) and now owned by Northern Ohio Limited Partnership. There are no buildings or structures on the property.

For approximately 35 years, GM manufactured products including wheel covers, bumper guards, auto grills, hood hinges, die cast parts, foam instrument panels, and jet engine turbine blades at the neighboring manufacturing building. 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 this property.

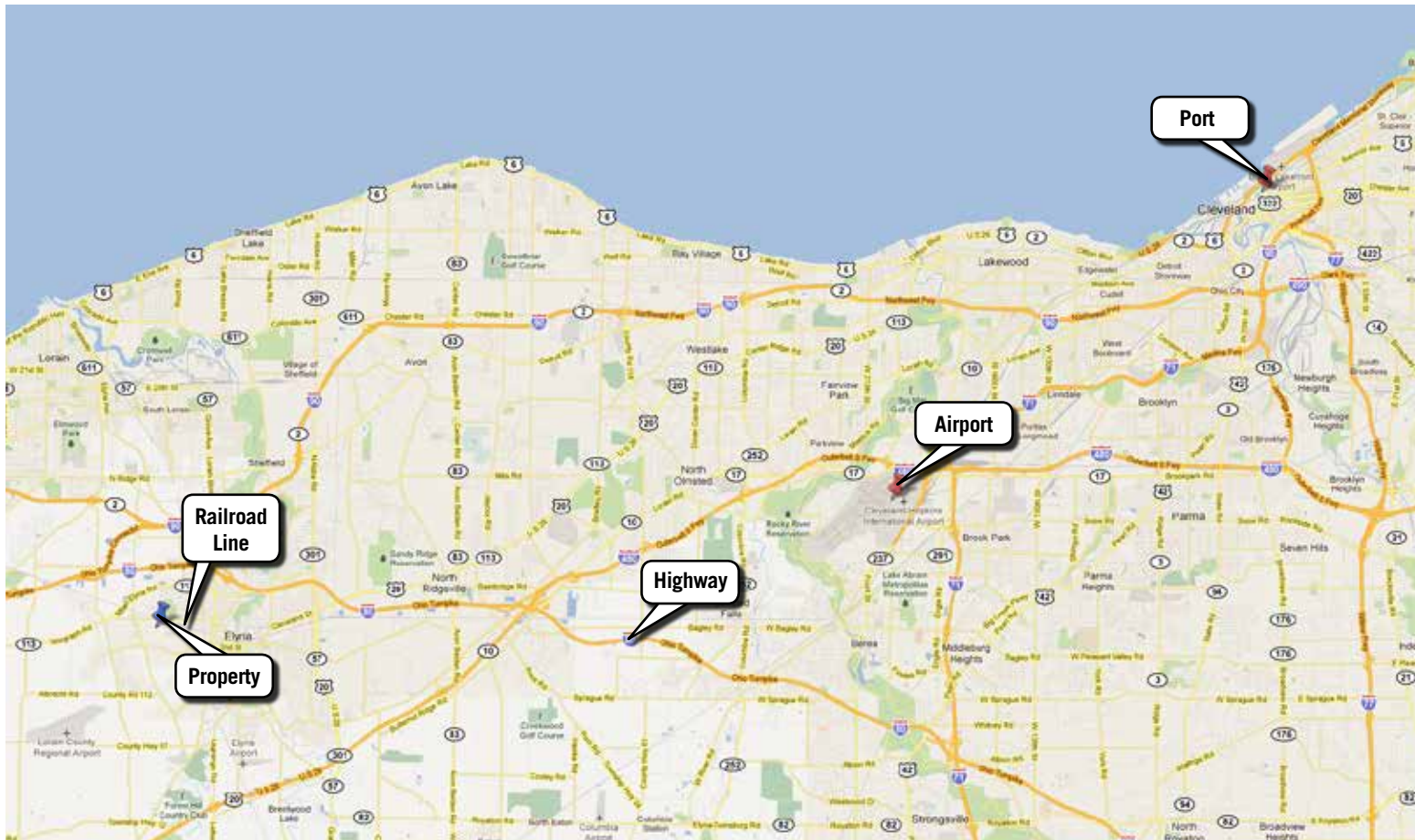
Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Ohio Environmental Protection Agency (Ohio EPA). The Settlement Agreement that established the RACER Trust set aside \$7.3 million for any future cleanup work and long-term maintenance of the site.

Continued

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



Collateral Information: Transportation Assets



2 mi
2 km

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Collateral Information: Access/Linkage

Lorain County is centrally located near air, rail, water and highway access points, making transport convenient and efficient. The county is located within a 15-minute drive of Cleveland Hopkins International Airport, and within a 45-minute drive of Akron-Canton Airport.

Lorain County is well equipped to deal with the logistical needs of ground transportation. Located on I-90, west of I-71, and on I-80, Lorain County offers quick and easy access throughout Ohio and neighboring states. It also offers immediate access to the Port of Lorain, a fully functioning deepwater port on Lake Erie.

In addition to interstates 80 and 90, major east-west highways that bisect northern Lorain County near Elyria, I-480 cuts diagonally across the county, southeast of Elyria. Lorain County also is fully served by both CSX (www.csx.com) and Norfolk Southern (www.nscorp.com/nscportal/nscorp) railroads, offering a direct route to the Port of Cleveland, Ohio River ports and the entire continental United States.

In addition to the interstates, Elyria is served by several other significant arteries, including U.S. Route 20, the Ohio Turnpike and State Routes 2, 114, 301 and 57.



**Information obtained from RACER research.*



Collateral Information: Airports

Cleveland Hopkins International Airport (www.clevelandairport.com) provides direct flights to nearly 80 domestic and international locations, and handles more than 2,200 flights per week, with multiple direct flights to major airports such as Newark and Chicago O'Hare.

Since 1925, Cleveland Hopkins, the first municipal airport in the United States, has provided innovations in aviation for the U.S. and has served as a catalyst for economic growth in Cleveland and throughout Northeast Ohio. The airport handled 9.5 million passengers in 2010, and several air cargo and handling companies have operations at the airport.

Akron-Canton Airport (www.akroncantonairport.com) connects nearly 1.5 million passengers with their destinations annually, including non-stop access to more than a dozen locations throughout the U.S. Over the next decade, Akron-Canton Airport will extend its reach even further with a \$110 million capital investment, aimed at increasing runway capacity, upgrading airport amenities and accommodating increased passenger traffic. It is one of the fastest-growing airports in the Midwest, and though much of the growth is in its commercial service, three-quarters of the airport's traffic remains general aviation.

The Lorain County Regional Airport is a small, county-owned facility with a single 5,000-foot runway and no control tower. The facility provides air fuel, maintenance services and other pilot and aircraft amenities. An industrial park adjacent to the airport, encompassing approximately 150 acres, is available for development.



**Information obtained from RACER research.*



Collateral Information: Port Facilities

The Port of Lorain (www.lorainportauthority.com), operated by the Lorain Port Authority, has extensive logistical capabilities to meet shipping and receiving needs. The port maintains an inventory of on-site unloading equipment, and has easy access to additional heavy lifting cranes, should the shipment require them.

With a constant draft level of 33 feet (surpassing that of the St. Lawrence Seaway), the port has the capacity to accommodate seaway-size vessels (766 feet) for international shipments, as well as thousand-footers for inter-lake travel. The port also houses four berths for docking to ensure adequate space for arrivals.

Lorain County also is conveniently located within a 45-minute drive of the Port of Cleveland (www.portofcleveland.com), operated by the Cleveland-Cuyahoga County Port Authority. As the largest port in Ohio, the Port of Cleveland has extensive logistical capabilities to meet shipping and receiving needs. The port specializes in steel and heavy machinery transport, with a stationary 150-ton capacity crane, as well as two mobile 75-ton capacity cranes.

With a constant draft level of 26.6 feet (equal to that of the St. Lawrence Seaway), the port is able to accommodate seaway-size vessels (766 feet) for international shipments and thousand-footers for inter-lake travel. The port also houses nine berths for docking to ensure adequate space for its 1,100 annual vessel shipments.

The Port of Cleveland's maritime activities help sustain the regional economy in Northeast Ohio by supporting 11,000 jobs that generate \$572 million in personal incomes.

The city of Cleveland began shipping operations at the Port of Cleveland in 1825. During its first year of operation, the port recorded \$38,000 in exports and imports of \$196,000. Now the third-largest port on the Great Lakes, the Port of Cleveland averages nearly \$1 billion annually in imports and exports.



**Information obtained from RACER research.*



Collateral Information: Regional Bus Service

Lorain County Transit (www.loraincounty.us/transit), based in Elyria, offers four fixed bus routes in and around Elyria. Its mission is to promote efficient and economic public transportation, to encourage economic development and increase opportunities to enhance independence and the quality of life in Lorain County.

The service is partially funded by the Lorain County Board of Commissioners and other local entities, as well as the Ohio Department of Transportation and the Federal Transit Administration.



**Information obtained from RACER research.*



Collateral Information: Utilities and Natural Gas

First Energy (www.firstenergycorp.com) is the largest electricity provider in Lorain County. Its 10 regulated distribution companies comprise the nation's largest investor-owned electric system, serving 6 million customers in the Midwest and Mid-Atlantic regions.

Stretching from the Ohio-Indiana border to the New Jersey shore, the companies operate a vast infrastructure of more than 194,000 miles of distribution lines and are dedicated to providing customers with safe, reliable and responsive service.

Columbia Gas of Ohio (www.columbiagasohio.com) is the region's largest natural gas provider, serving more than 1,000 communities in Ohio, including Elyria. 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.

Lorain County has broad integration of broadband (cable and DSL) Internet and fiber-optic through major telecom carriers throughout the county. CenturyTel and Windstream can supply industry-specific solutions, providing optimum levels in voice, data and advanced technologies.



Collateral Information: Zoning and Business Assistance

The Property is zoned Industrial.

The Property is located within the boundaries of Foreign Trade Zone 40. 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 40 grantee, the Cleveland Cuyahoga County Port Authority, at 216-377-1363.

Lorain County has reported economic growth in 14 of the past 15 years, and is a strong contributor to the national economy. This growth is fueled by a combination of a business-friendly tax structure and flexible incentives from the State of Ohio, Lorain County and local communities, and access to capital from the Lorain County Port Authority. Businesses that qualify also can take advantage of the Foreign Trade Zone.

Lorain County is a regional center for entrepreneurial initiatives, fostering innovation and new business growth. Team Lorain County (www.teamloraincounty.com) partners with the Lorain County Growth Partnership (www.lcgp.net), Team NEO and Cleveland Plus (www.clevelandplusbusiness.com) to accelerate economic development.

Business development organizations such as GLIDE (Great Lakes Innovation and Development Enterprise, a State of Ohio Edison Technology Incubator, www.glideit.org) have successfully launched and mentored businesses that continue to grow in Lorain County.

Team Lorain County is an independent economic development organization that develops county-wide economic development programs, representing all communities in Lorain County. The role of Team Lorain County is to:

- Protect and support the existing employment base
- Support local workforce development plans
- Aggressively market Lorain County to foster new investment and high-quality job creation



Collateral Information: Zoning and Business Assistance (continued)

- Encourage development of appropriate infrastructure
- Improve the quality of life for the residents of Lorain County

Team Lorain County operates in a cooperative role, working closely with other organizations that have similar interests and leveraging their capabilities in order to utilize resources most effectively. The organization is housed in the county administration building in order to enhance the cooperative relationship with county-driven economic activities.

The Lorain County Community Development Department (www.loraincounty.us/communitydevelopment) offers programs and services in planning, zoning, housing, and community and economic development. It has information about the Lorain County Revolving Loan Fund, Community Development Block Grants, tax abatements, Industrial Development Revenue Bonds and various other incentives.

The Lorain County Port Authority offers project financing through two mechanisms, the Bond Reserve Fund and Port Lease Financing. The Bond Reserve Fund is designed to provide long-term fixed interest rate financing for qualified industrial, commercial and public infrastructure projects. It enables small- and medium-sized companies to access national capital markets through a system of reserves that serve as credit enhancement. Port Lease Financing options generally are used for large-scale projects. In-depth descriptions are available from the Lorain County Port Authority office.

As a partner with the Cleveland-Cuyahoga County Port Authority, the Lorain Port Authority's customized lending tools can be used for equipment, construction, land and building acquisition, and facility improvements.

The Innovation Fund of the Lorain County Community College Foundation (www.innovationfundneohio.com) helps entrepreneurs to secure funding for technology-based businesses.

The Ohio Department of Development's Economic Development Division (www.development.ohio.gov) works to create, retain and expand job opportunities. The Division focuses on issues affecting Ohio's economy and provides a variety of business development resources to help Ohio remain at the forefront of economic development.



Collateral Information: Zoning and Business Assistance (continued)

The Division offers companies direct financial assistance in the form of low-interest loans, grants, bonds and state and local tax incentives. The Division also offers assistance with employee training and infrastructure development.

From new entrepreneurs starting small businesses to large corporations, the Economic Development Division provides business owners and executives with the information and support they need to make informed, critical decisions on location, infrastructure, job creation and retention, training and financial assistance.



Regional Overview: Community Snapshot

Lorain County offers its employers and residents a low cost of living and housing, with a variety of public and private k-12 and post-secondary education options, diverse cultural offerings and numerous spectator sporting events.

The Lorain County Metro Parks (www.metroparks.cc) boasts 22 parks and reservations offering trails for hiking, jogging, rollerblading, bicycling, mountain biking and even equestrian trails. There are 20 miles of Lake Erie shoreline for ultimate fun on the water, including some of the best fishing on the Great Lakes.

Major league professional sports are a short drive away in Cleveland, as is that city's cultural scene, a complement to the wide variety of arts and entertainment available at venues throughout Lorain County, including the Lorain Palace Theatre, the Oberlin Art Museum and Conservatory and the Stocker Arts Center of Lorain County Community College.

Cascade Park is the largest and most popular park in Elyria. The park is located in a ravine carved by the same glaciers that created the Great Lakes. Cascade Park has a large playground and a large hill used for seating at the 4th of July fireworks show, and is a popular spot for sledding during winter.

Lorain County offers a panorama of sites and scenery. On the north, there is the "Jewel of the Port," the historic Lorain Lighthouse. A shoreline beach along Lake Erie called Lakeview Park offers spectacular sunsets, sites of historical bathhouses, a stunning rose garden and a quaint café.

Lorain County's excellent quality of life, business-friendly environment, affordable real estate, and blend of urban and suburban features make it an ideal location to live and work.



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 7.0 percent in the Cleveland-Elyria-Mentor labor market for December 2013, the most recent month for which statistics are available. The state rate was 7.2 percent and the national rate was 6.7 percent.

With a population of nearly 300,000, employers find ready access to a diverse workforce employed in industries such as health care, manufacturing, education, food service and professional/technical services.

Lorain County has a labor force of 155,000 people, and combined with the Northeast Ohio region, boasts available labor of more than 2 million workers.

The workforce of Lorain County has evolved and diversified into the high-tech, service and professional arenas, while still maintaining its strong roots in manufacturing. Employment growth has been driven by a large rise in technical, professional and health care workers. The Northeast Ohio region boasts more than 26,000 new degrees awarded annually, and Lorain County has great assets to train and retrain its workforce quickly and completely.

The Lorain County Growth Partnership (www.lcgp.net) includes strong training partners in Lorain County Community College (www.lorainccc.edu) and the Lorain County Joint Vocational School (www.lcjvs.com) to meet workforce needs.

Through the Entrepreneurship Innovation Institute at Lorain County Community College, experts help individuals and businesses to grow through the Great Lakes Innovation and Development Enterprise.

Working in partnership with business, LCCC@Work (www.lorainccc.edu/business+and+Industry) delivers services, training and assistance for adult learners and employers. Adults are provided with services that support choosing or changing careers, education and training programs that teach the skills needed in the constantly changing workplace and assistance in pursuing re-employment or the next phase of one's career. Employers are helped to find the talent they need, provided training programs and courses to increase the performance of their workforce or better manage them, and help with financing solutions for their problems. Residents of Lorain County enjoy opportunities for personal and professional advancement.



Regional Overview: Workforce (continued)

The Lorain County JVS Adult Career Center (www.lcjvs.com/adult) is an innovative organization providing adult learners with the opportunity to enhance their skills for the workplace. The Center is a leader in economic and workforce development, and its longstanding business and industry partnerships provide excellent networking and employment opportunities for adult students. The Center also designs customized training programs for business and industry that can be delivered at the Center, on-site or in a mobile training lab. The Adult Career Center has a solid reputation for excellence and value, exceeding the expectations of students, employers and the community.



Regional Overview: Education

Elyria has a large number of public and private schools. The Elyria City Schools district (www.elyriaschools.org) consists of one high school (the new Elyria High School opened in 2011), three junior high schools, nine elementary schools and one kindergarten school. Elyria also is home to Elyria Catholic High School (www.elyriacatholic.com/s/1111/start.aspx), First Baptist Christian School (www.fbcs-elyria.org), St. Jude School (www.stjudejaguars.org) and St. Mary School (www.smselyria.parishesonline.com).

Lorain County Community College (www.lorainccc.edu) in Elyria is Ohio's fastest-growing college. The LCCC University Partnership with eight universities offers 40 bachelor's and master's degrees, all without leaving Lorain County.

LCCC introduces students to a campus environment and encourages personal exploration, growth and discovery of new interests. It offers an array of programs and services, and is the only community college in the state that offers a University Partnership.

LCCC is the only Ohio school named one of the top 120 community colleges in the United States by the Aspen Institute, and was the first college in the state to build an advanced technologies center for business and industry. It is the largest provider of e-learning programs in northern Ohio.

Oberlin College (new.oberlin.edu), a private, liberal arts college, also is located in Lorain County. An additional 20 colleges and universities are within an hour's drive.

Oberlin is a four-year, highly selective liberal arts college and conservatory of music. Founded in 1833 by a Presbyterian minister and a missionary, it holds a distinguished place among American colleges and universities. It was the first college to grant bachelor's degrees to women in a coeducational environment and, historically, was a leader in the education of African Americans. The Oberlin community is known for its academic and musical excellence and its commitment to social justice, sustainability and diversity.

The presence of a top liberal arts college and a world-class conservatory of music on a single campus is rare and enriching. Students live, dine, play and study together in a community of intense learning and discovery. Oberlin's size, residential character, variety and selectivity provide an atmosphere that is conducive to intellectual and personal growth.



Regional Overview: Largest Employers in Lorain County

• Ford Motor Co. Ohio Assembly Plant	1,874 employees
• Mercy Regional Medical Center (Community Health Partners)	1,520
• Lorain County Government	1,355
• EMH Regional Healthcare System	1,137
• Lorain City Schools	1,022
• Elyria City Schools	947
• Oberlin College	906
• Murray Ridge Production Center	850
• Avon Lake City Schools	770
• Invacare Corporation	732
• PolyOne Corporation	577
• City of Lorain	538
• Ridge Tool Company	526
• United States Steel Corporation Lorain Tubular	523
• Ohio Department of Rehabilitation	500
• North Ridgeville City School District	490
• City of Elyria	477
• Vermillion School District	474
• Lorain Community College	450



Regional Overview: Medical Facilities and Emergency Services

Mercy Regional Medical Center (www.mercyonline.org) is a full-service, not-for-profit, integrated health care system that has been providing high-quality health care to Lorain County and surrounding communities for more than 100 years. The health system provides inpatient, outpatient and ancillary services through its two hospitals, Mercy Regional Medical Center in Lorain and Mercy Allen Hospital in Oberlin; physician offices; and specialized facilities, including the Mercy Cancer Center, Mercy Rehabilitation Center, Mercy Diagnostic Centers and New Life Hospice. Mercy has been named one of Northeast Ohio's Best Places to Work by "North Coast 99" two years in a row, and its hospitals rank among the best in quality in the region, according to Ohio Hospital Compare.

Mercy is a member of Catholic Healthcare Partners (CHP), the largest health system in Ohio and one of the largest nonprofit health systems in the U.S. CHP has been named one of the nation's Top 10 Health Systems two years in a row by Thomson Reuters, a leading provider of information and solutions to improve the quality and cost of health care.

EMH Regional Medical Center (www.emh-healthcare.org), also known as Elyria Memorial Hospital, was founded in 1908 and today is a 387 licensed-bed hospital system with main campuses in Elyria, Amherst and Avon, along with medical offices in Sheffield, Grafton, North Ridgeville, North Olmsted and Westlake.

For more than a century, EMH has been committed to improving the health of the community through safe, high-quality and cost-effective care. As the premier health care provider for Lorain County and western Cuyahoga County, EMH Healthcare offers an array of clinical services, from general medical, surgery and emergency services to a nationally recognized cardiovascular program.

EMH Elyria Medical Center has been recognized by Thomson Reuters as an 11-time "100 Top Hospital" in the nation and by the Employers' Resource Council as a 10-time "North Coast 99" top employer.



Links to Helpful Resources

✧ Local/Regional Resources

- City — www.cityofelyria.org
- Regional Economic Development — www.teamloraincounty.com

✧ State Resources

- State — www.ohio.gov
- State Economic Development — www.odod.state.oh.us or www.jobs-ohio.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 Elyria, OH

Population:

2010: 54,533
2000: 55,953

Population Growth:

2000 – 2010: -1,420

Median Age:

2010: 38.1
2000: 34.8

Median Household Income:

2010: \$40,075
2000: 38,156

Per Capita Income:

2010: \$19,872
2000: 19,344

Housing Units:

2010: 25,085
2000: 23,841

Vacant Units:

2010: 2,685
2000: 1,432

Owner Occupied:

2010: 13,647
2000: 14,485

Renter Occupied:

2010: 8,753
2000: 7,924

Housing Value:

2010: \$110,300
2000: 96,600

2010 Household Income:

Income less than \$15,000:	15.7%
\$15,000 to \$24,999:	13.1%
\$25,000 to \$34,999:	14.1%
\$35,000 to \$49,999:	18.4%
\$50,000 to \$74,999:	20.7%
\$75,000 to \$99,999:	9.2%
\$100,000 to \$149,999:	6.8%
\$150,000 to \$199,999:	1.6%
\$200,000 and Higher:	0.5%

Average Household Size:

2010: 2.39
2000: 2.46

2010 Population by Race and Origin:

White:	42,601
Black:	8,441
Hispanic or Latino (of any race):	2,649
Asian:	435
Native Hawaiian and Other Pacific Islander:	4
American Indian/Alaska Native:	162
*Some Other Race:	636
Two or More Races:	2,254

2010 Population by Age:

TOTAL POPULATION:	54,533
Aged Under 5 Years:	3,763
Aged 5 to 9 Years:	3,614
Aged 10 to 14 Years:	3,546
Aged 15 to 19 Years:	3,727
Aged 20 to 24 Years:	3,499
Aged 25 to 29 Years:	3,676
Aged 30 to 34 Years:	3,415
Aged 35 to 39 Years:	3,438
Aged 40 to 44 Years:	3,482
Aged 45 to 49 Years:	3,853
Aged 50 to 54 Years:	4,021
Aged 55 to 59 Years:	3,585
Aged 60 to 64 Years:	3,100
Aged 65 to 69 Years:	2,113
Aged 70 to 74 Years:	1,784
Aged 75 to 79 Years:	1,425
Aged 80 to 84 Years:	1,207
Aged 85 Years and Over:	1,285

*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:	12.6%
Completed High School:	43.1%
Some College:	23.6%
Completed Associate Degree:	7.9%
Completed Bachelor's Degree:	7.7%
Completed Graduate Degree:	5.0%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	9.2%
Valued \$50,000 to \$99,999:	32.2%
Valued \$100,000 to \$149,999:	35.2%
Valued \$150,000 to \$199,999:	17.4%
Valued \$200,000 to \$299,999:	4.7%
Valued \$300,000 to \$499,999:	1.2%
Valued \$500,000 to \$999,999:	0.0%
Valued More than \$1,000,000:	0.1%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	7.3%
Structure Built 1990 to 1999:	7.6%
Structure Built 1980 to 1989:	5.7%
Structure Built 1970 to 1979:	19.7%
Structure Built 1960 to 1969:	15.3%
Structure Built 1950 to 1959:	17.1%
Structure Built 1940 to 1949:	6.8%
Structure Built 1939 or Earlier:	20.5%



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 or lease 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/lessees 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:



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Patricia Spitzley
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Conditions

The material contained in this brochure is for the purpose of considering the purchase or lease of the Property (the "Property") described herein.

The information contained in this brochure was prepared on May 10, 2012 and last updated on February 17, 2014 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers and lessees in evaluating this Property for sale or lease. 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/lessees 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/lessees 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 or lease the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease 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 or lease 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 or leasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.



Transaction Guidelines/Bid Instructions

Prospective buyers and/or lessees 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/lessees to purchase/lease 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/lease. If RACER approves a Letter of Intent, RACER is not obligated to sell/lease the Property. RACER reserves the right to accept or reject any or all proposals, regardless of purchase/lease price, or to withdraw the

assets from the sale/lease, 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/lessees 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/lessees 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 — www.racertrust.org/Economic_Development/Download_Non_Disclosure_Agreement
- * Letter of Intent — www.racertrust.org/Economic_Development/Download_Letter_of_Intent
- * Online Property Information — www.racertrust.org/Properties/PropertyDetail/Elyria_11110