

RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale/lease in **Livonia, MI**

February 2012

racertrust.org

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Property Summary

Livonia Powertrain Plant
12200 Middlebelt Road
Livonia, MI 48150

The Livonia Plant was built in 1971 and expanded in 1984. It encompasses 950,000 square feet of space, on 40 acres of land. The property formerly housed extensive machining operations, and is located in an industrial zone just south of Interstate 96. In addition to the manufacturing facility, the property includes a wastewater treatment plant and paved roads and parking lots.

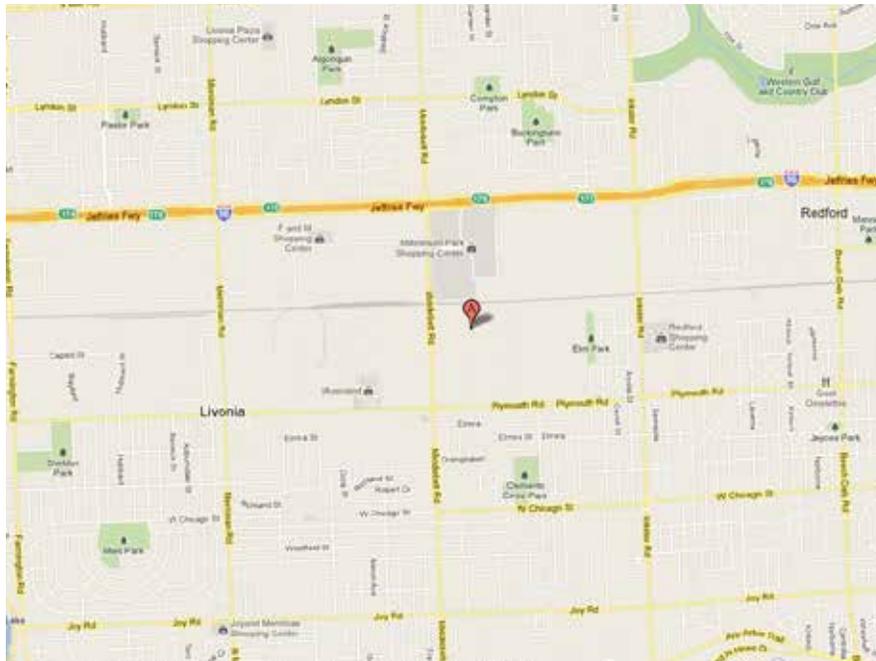
- County:** Wayne
- Land Area:** 40 acres
- General Description:** 950,000-square-foot manufacturing facility, with warehouse, wastewater treatment plant, paved roads and parking lots
- Zoning:** M2, Heavy Manufacturing
- Tax Parcel Number:** 46-099-99-0001-001, 46-099-99-0004-002, 46-099-99-0079-000
- RACER Site Number:** 11950

More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/Livonia_1195.



Property Location

 Livonia Powertrain Plant
12200 Middlebelt Road
Livonia, MI 48150



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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.*



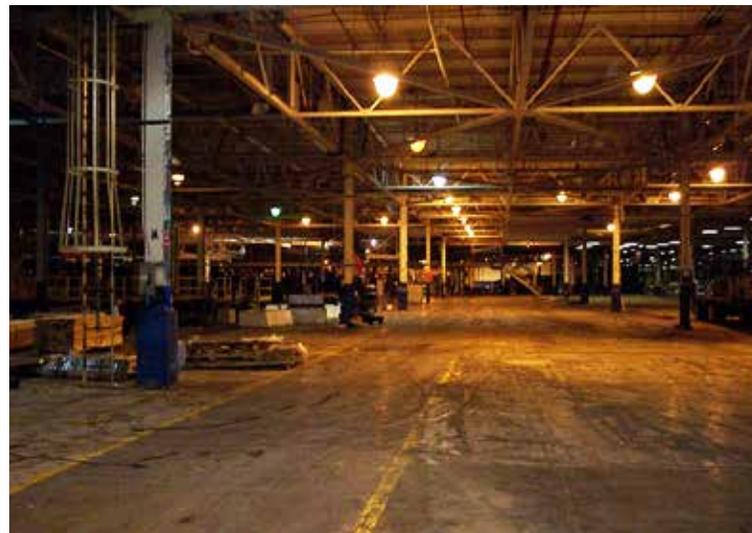
Property Assets

- 950,000-square-foot manufacturing facility
- Onsite wastewater treatment plant
- Paved parking lots, internal roads

For a comprehensive listing and description of Wayne County RACER properties, please visit <http://bit.ly/RUNa2J>.



Property Assets (continued)



Property Details

Overview	
Location	12200 Middlebelt Road, Livonia, MI 48150
Tax Parcel ID Numbers	46-099-99-0001-001, 46-099-99-0004-002, 46-099-99-0079-000
Total Land Area of Property (Acres)	40
Total Assessment	\$5,436,130
Total Annual Property Taxes	\$294,900
Zoning	M2, Heavy Manufacturing
Visibility	Average
Shape	Irregular
Road Frontage	4,365+ feet
Road Access	Adequate
Number of Structures at Property	2
Types of Structures at Property	Main manufacturing building



Property Details (continued)

Storm Water Management System	The NPDES certificate of coverage was terminated in June 2011. All exterior containments and truck docks are clean.
Wastewater Management System	Air actuated system - not in use
Industrial Pretreatment System	A pretreatment system was in place for heavy metals; has not been used since the 1990s.
Licenses for Temporary Use (If Any)	None
Previous Operations by GM	GM used the site for machining and assembly of automotive engines and related components.
Surrounding Owners/Uses	Residential
Rail Service	No siding, main rail line abuts property on north
Name and Proximity to Nearest Interstate Highway(s)	I-96 (1 mile north)
Name and Proximity to Nearest Commercial Airport(s)	Detroit Metropolitan Wayne Airport (12 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Detroit (18 miles)



Property Details (continued)

Main Manufacturing Building	
Year Constructed	1971
Description	Brick veneer and insulated siding manufacturing building used for machining and assembly of automotive engines; adjoining warehouse; cafeteria and training offices on second level; multiple additions added in late 1970s, 1980s and 1997; basement added in 1997, with 13 to 22 feet ceiling height. Manufacturing floor offers 19 to 23 feet of clearance height; 11 dock doors and 9 roll-up doors.
Roof Construction	4-ply coal tar pitch with metal backing
Total Floor Area (SF)	950,000
Number of Floors	2, with a basement
Floor Type	Concrete slab with flumes, oil canals and sumps cut in for machining operations
Fire Suppression System	Wet automatic sprinkling system using city water backed up by 3 diesel pumps; cerberus pyrotronics (Siemens) fire alarm
Lighting System	120 volt high pressure sodium and fluorescent
Heating System	Natural gas system; 22 rooftop and 2 mezzanine air supply houses



Property Details (continued)

Electric Service	30.3 megawatts utilizing 7 substations and 1350 amp buss duct
Natural Gas Service	5" gas main-supply from Consumers Power with service to rooftop and mezzanine air supply houses
Steam Service	None
Compressed Air Service	4 "Joy" Turbo Air 3 compressors each rated @ 110 psig. Located in compressor room of outbuilding
Water Service	10" water main with metering in hot house on Middlebelt Road Meter also in Waste Treatment Building
IT Service	CAT5 wiring
Security System	Closed circuit TV with eight cameras monitored from security office
Asbestos-containing Materials	None
Vehicle Parking (Number of Spaces)	800 +/-



Property Details (continued)

Wastewater Treatment Plant	
Year Constructed	1980s
Description	Wastewater Treatment; oil storage; compressor; chemical storage
Roof Area (SF)	17,723 +/-
Roof Construction	4-ply coal tar pitch with metal backing
Total Floor Area (SF)	17,700 +/-
Number of Floors	2, with a basement
Floor Type	Concrete in basement and diamond plate covering oily waste tanks. Ceramic tile under chemical storage tanks, aisles and office area.
Fire Suppression System	Wet automatic sprinkling system using city water backed up by 3 diesel pumps
Lighting System	Fluorescent
Heating System	Gas-fire unites
Electric Service	480v Substation 5
Natural Gas Service	1" - 2" lines
Steam Service	None
Compressed Air Service	4 "Joy" Turbo Air 3 compressors each rated @ 110 psig
Water Service	3" main
IT Service	None
Security System	None
Vehicle Parking (Number of Spaces)	None



Property Ownership and Recent History

The Livonia Plant was built in 1971, with a major expansion of manufacturing area in 1984. Further additions in 1997 included offices and training areas. The facility has 950,000 square feet of space on 40 acres of land. GM used the site for machining and assembly of automotive engines and related components.



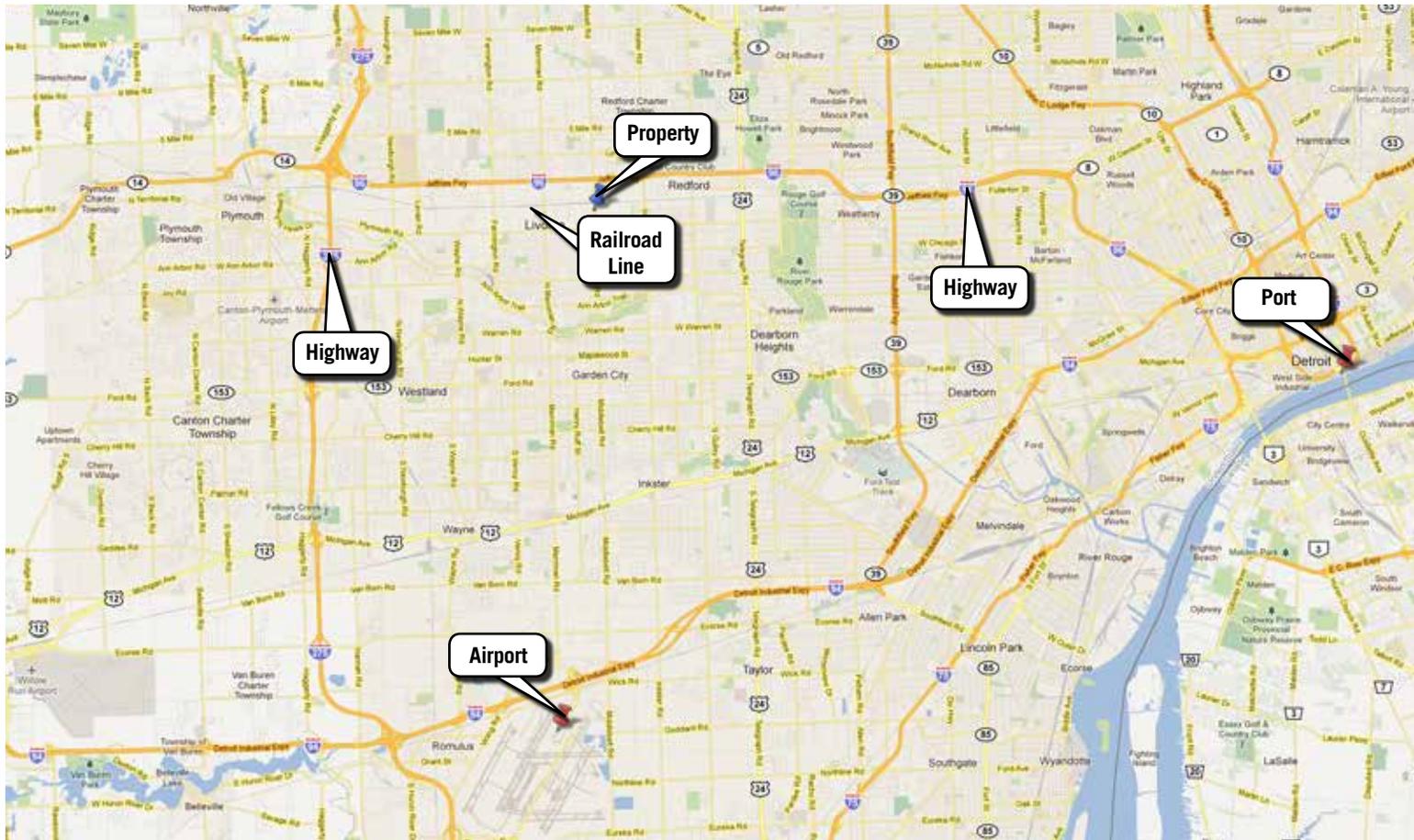
Environmental Conditions

There are no identified areas of contamination on the property at this time, though an environmental investigation at the site is scheduled.

The Settlement Agreement that established the Trust set aside \$1,861,394 for future investigations and potential cleanup activities, including soil tests and installation of monitoring wells.



Collateral Information: Transportation Assets



2 mi
2 km

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Collateral Information: Access/Linkage

Livonia, located in the northwest corner of Wayne County, is halfway between Detroit and Ann Arbor. Livonia's location is convenient, with access east to west on the Jeffries Expressway (Interstate 96), the Interstate 275 expressway flowing north to south, and additional access to major highways and interstates passing through in all directions.

In all, 18 major roads and 11 expressway interchanges provide excellent access to all surface, rail, air and water transportation services in the region.

Livonia gets its reputation as a well-planned city partly because all of its main surface streets originally were designed for five-lane access. These roads include Five, Six, Seven, and Eight Mile roads, and Inkster, Middlebelt, Farmington, Newburgh, Schoolcraft, Plymouth and Joy roads. Because Livonia was designed for growth, it has been able to avoid the frustrating traffic gridlock other cities now face.

Livonia is 20 to 30 minutes from both Michigan's largest airport, Detroit Metropolitan Airport, and Willow Run Airport.

It also has access to several rail lines throughout the region.



**Information obtained from RACER research.*



Collateral Information: Airports

Livonia offers convenient access to Detroit Metropolitan Wayne County Airport (www.metroairport.com), one of the busiest airports in the U.S. and among the world's largest air transportation hubs.

Detroit is the second-largest hub and primary Asian gateway for Delta, the world's largest airline. The airport also is a major base of operations for ultra-low cost carrier Spirit Airlines. Together with 14 additional passenger airlines — including four foreign flag carriers — Detroit's airlines and their regional partners offer service to more than 160 non-stop destinations around the globe.

Detroit also is one of the newest, most operationally capable and efficient airports in North America, with two new passenger terminals, 145 gates, six jet runways, and two modern Federal Inspection Services facilities for international arrivals.

More than 32 million passengers traveled through the Detroit airport in 2010, including more than 2.5 million international travelers. In addition, more than 193,000 metric tons of cargo are transferred through the airport each year.

Willow Run Airport (www.willowrunairport.com), managed by the Wayne County Airport Authority, is located seven miles west of Detroit Metropolitan Airport. Occupying 2,600 acres, Willow Run serves cargo, corporate and general aviation clients. The airport offers four runways, 24-hour FAA Tower and U.S. Customs operations to provide ease of access for its users.

Willow Run Airport has more than 65,000 operations per year. Approximately 200 million pounds of cargo are transferred through the airport annually, making Willow Run the fourth-largest airport in Michigan.

The airport accommodates small private planes as well as international 747 cargo jets. Cargo, corporate and general aviation users receive the advantages of a large airport and the conveniences of a small one. Along with nearby inter-modal transportation, its prime location gives easy access to major U.S. and international markets and provides ample room for growth.



**Information obtained from RACER research.*



Collateral Information: Port Facilities

The largest port in the region is the Port of Detroit, which has seven privately owned terminals located on the Detroit and Rouge Rivers. The port handles approximately 17 million tons annually, 28 percent of which is foreign, and ranks 40th among the nation's water ports as measured by tonnage. Most Port of Detroit freight (71 percent) remains within the Great Lakes.

The port includes a foreign trade zone that is administered by the Greater Detroit Foreign Trade Zone, Inc. A foreign trade zone provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. A foreign trade zone is an area within the geographical boundary of the United States that is considered to be outside the Customs territory of the U.S. Companies may bring foreign and domestic merchandise into zones for storage, testing, relabeling, displaying, manufacturing, and for the eventual entry into U.S. commerce or for exportation from the U.S. All Customs duties and federal excise taxes are deferred while merchandise is in a zone and, in many instances, these duties or taxes can be substantially reduced or eliminated through zone use.

The port is located approximately one-quarter-mile from Interstate 75 to the north and the Ambassador Bridge to the east, and Interstates 94 and 96 are just minutes away. The Detroit/Wayne County Port Authority is in the process of reactivating rail spurs leading into the Port of Detroit to the west.

For additional information, call the Detroit/Wayne County Port Authority at 313-331-3842 or visit www.portdetroit.com.



**Information obtained from RACER research.*



Collateral Information: Regional Bus Service

Livonia Community Transit (<http://bit.ly/QSQxZn>) serves two hubs for the SMART (www.smartbus.org) and D-DOT (www.detroitmi.gov) bus systems by providing “to work” transportation to certain Livonia businesses.

The “to work” program operates Monday-Friday except major holidays. The SMART hub is located on the Grand River between Botsford and Oxford Drive and the D-DOT hub is located behind Costco at I-96 and Middlebelt Road. These are the only two locations you can transfer from a D-DOT or SMART bus to Livonia Community Transit.



**Information obtained from RACER research.*



Collateral Information: Utilities and Natural Gas

Michigan's natural gas supply is abundant, reliable, and economical. The state's unique geology and geography combine to provide some of North America's most abundant and economical natural gas. In fact, Michigan is the nation's 11th-largest gas production state, with 25 percent of natural gas needs supplied from in-state sources.

DTE Energy Services (www.dteenergy.com), serving customers in 13 states, provides natural gas service to Livonia. DTE Energy provides a number of services to new business, including capital for planned utility infrastructure projects, lower operation and maintenance costs, energy efficiency improvement programs and projects, cost savings through the efficient and reliable operation of a location's utility systems and commodity management services to help manage/optimize fuel and energy purchases and sales.

Detroit Edison — a part of DTE Energy Services — generates, transmits and distributes electricity to 2.1 million customers in southeastern Michigan, including Livonia. With an 11,084-megawatt system capacity, the company uses coal, nuclear fuel, natural gas, hydroelectric pumped storage and renewable sources to generate its electrical output. Founded in 1903, Detroit Edison is the largest electric utility in Michigan and one of the largest in the nation.

At 1.1 million kilowatts, the company's Fermi 2 nuclear power plant represents 30 percent of Michigan's total nuclear generation capacity. This single plant is capable of producing enough electricity to serve a city of about 1 million people. Fermi 2 has been providing reliable, cost-effective power to Detroit Edison customers for more than 20 years. The plant also has been designated as one of the nation's best-performing nuclear facilities.



Collateral Information: Zoning and Business Assistance

The Property is zoned M2, Heavy Manufacturing.

The Property is located within the boundaries of Foreign Trade Zone 70. 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 70 grantee, the Greater Detroit Foreign Trade Zone Inc., at 313-259-5091, extension 202.

The City of Livonia's Economic Development office (www.ci.livonia.mi.us) coordinates economic development initiatives and activities with Wayne County (www.co.wayne.mi.us), Michigan Economic Development Corporation (www.michiganadvantage.org), Southeast Michigan Council of Governments (www.semco.org), and the Livonia Mayoral, City Council, Assessor, Planning, Inspection and Public Works offices. The Economic Development Director devotes special emphasis to the retention and expansion of existing Livonia businesses, as well as providing the following services for industrial and commercial prospects considering new operations in Livonia:

- Package state and local incentives
- Arrange industrial/commercial building tours with listing agents
- Provide Livonia demographics
- Facilitate zoning, EPA, infrastructure, City Council issues
- Arrange and conduct confidential meetings with local and state officials
- Arrange confidential meetings with Detroit Edison and Consumers Energy

The EDC of Livonia serves two main purposes:

- To help qualified businesses and non-profit organizations that are presently located or would like to locate within the City of Livonia secure financing at rates of interest below normal commercial lending rates.
- To help increase employment and capital improvements within the City of Livonia and thereby increase the tax base.

Collateral Information: Zoning and Business Assistance (continued)

Eligible activities include land acquisition, new construction, renovation of existing property and acquisition of equipment and/or machinery.

The primary means by which the EDC assists qualified businesses and non-profit organizations is through the issuance of Industrial Development Revenue Bonds. The Internal Revenue Code authorizes the issuance of qualified small issue bonds for manufacturing facilities. Thus, it is possible for private borrowers to have tax exempt industrial revenue bonds (IRBs) issued to pay the capital costs associated with their manufacturing activities. These bonds effectively permit the borrower to borrow at rates that are lower than taxable financing.

The rules generally require that at least 95 percent of the proceeds of the IRBs must be spent to acquire or construct manufacturing facilities.

Unmatched accessibility and the second-lowest municipal property tax rate in Wayne County make Livonia one of Metro Detroit's most sought-after places to do business.

The city is ideally situated 14 miles west of downtown Detroit and 28 miles east of Ann Arbor. Livonia also has the largest industrial market in suburban Detroit, with more than 32 million square feet.

The Michigan Economic Development Corporation (www.michiganadvantage.org) is a national leader in innovative and effective business attraction and assistance programs. Its services include packaging incentive programs, workplace safety training, employee training, export assistance, labor market information, selling to government, and strategic and technology planning.

The Wayne County Economic Development Department (www.co.wayne.mi.us) has developed a number of programs to encourage economic development. The Economic Development Department can assist businesses with financial incentives, Brownfield redevelopment, loans and job training.



City Hall



Directory of Financial Programs and Incentives Available in Michigan

The State of Michigan offers a variety of financial programs and incentives to assist businesses seeking to build or expand in the state. Fact sheets and other details about each of the following can be found on the Michigan Economic Development Corporation website at www.michiganadvantage.org/Fact-Sheets/?f=sub_incent, or by clicking on the links at the top of each paragraph below:

-
- **Agricultural Processing Renaissance Zones** — <http://bit.ly/14sKiy0>

Michigan has a vibrant food and agricultural industry and is second in the U.S. in the variety of commodities grown for market. Agricultural Processing Renaissance Zones (APRZs) were created to promote agricultural processing operations in the State of Michigan and to enhance the industry overall. These APRZs differ from Michigan's original renaissance zones because they require them to contain a company's agricultural processing facility and can be located anywhere in Michigan.

- **Border County Incentives** — <http://bit.ly/1ceniFv>

Eligible new warehouse, distribution, or logistics facilities that locate in a county that borders another state or Canada may qualify for tax incentives.

- **Brownfield Redevelopment Authority (P.A. 381)** — <http://bit.ly/11YWPqU>

The creation of a Brownfield Redevelopment Authority allows local decision-making in the various aspects of Brownfield redevelopment.

- **Commercial Redevelopment Act (P.A. 255)** — <http://bit.ly/1a7xTFI>

This program encourages the replacement, restoration and new construction of eligible commercial property by abating the property taxes generated from new investment for a period up to 12 years.



Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Commercial Rehabilitation Act (P.A. 210)** — <http://bit.ly/1aHIGoT>

This program encourages rehabilitation of eligible commercial property 15 years or older by abating the property taxes generated from new investment for a period up to 10 years. The primary purpose of the facility must be for operation of a commercial business enterprise or multifamily residential use.

- **Community Development Block Grant (CDBG) Program Community Development Initiatives** — <http://bit.ly/176lvSL>

The Michigan Strategic Fund (MSF), in cooperation with the MEDC, administers the economic and community development portions of the CDBG program. CDBG is a federal grant program utilizing funds received from the U.S. Department of Housing and Urban Development (HUD). This fact sheet provides a broad overview of the community development portions of the program that the MEDC administers, including Blight Elimination, Façade Improvements, Downtown Public Infrastructure and Signature Building Acquisition.

- **Community Development Block Grant Revolving Loan Fund (RLF)** — <http://bit.ly/144S2HH>

The Revolving Loan Fund (RLF) portion of Michigan's CDBG Program has a specific focus: lending to small businesses that are unable to secure competitive financing traditionally, but will meet a national objective of the CDBG Program. The program provides funds through either existing RLFs based within a specific Unit of General Local Government (UGLG) or through newly established Regional RLFs.

- **Corridor Improvement Authority (P.A. 280)** — <http://bit.ly/15yUnZb>

The Corridor Improvement Authority assists communities with funding improvements in commercial corridors outside of their main commercial or downtown areas.

- **Emerging Technologies Fund (ETF)** — <http://bit.ly/11IDV7R>

The Michigan Emerging Technologies Fund (ETF) expands funding opportunities for eligible Michigan technology-based small businesses in the federal innovation research and development arena.



Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Forest Products Processing Renaissance Zones** — <http://bit.ly/18b3p56>

To assist in the development of a strong forest products industry in Michigan, Forest Products Processing Renaissance Zones (FPPRZ) were created to promote forest products operations in the state and to enhance the industry. Eligible forest products processing facilities located in the Zones are exempted from some state and local taxes.

- **Geographic Renaissance Zones** — <http://bit.ly/11YZXmq>

Geographic Renaissance Zones are regions of the state designated as virtually tax free for any business or resident presently in or moving to a zone. The zones were designed to provide selected communities with a market-based incentive of no state or local taxes to encourage new jobs and investment.

- **Historic Neighborhood Tax Increment Financing Authority (HNTIF)** — <http://bit.ly/1ONGCd6>

A Historic Neighborhood Tax Increment Financing Authority may be established to fund residential and economic growth in local historic districts. An authority may also issue bonds to finance these improvements.

- **Industrial Property Tax Abatement (P.A. 198)** — <http://bit.ly/1aHMiHv>

Industrial property tax abatements provide incentives for eligible businesses to make new investment in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High-technology operations also are eligible for the abatement.

- **Local Development Financing Act (LDFA) (P.A. 281)** — <http://bit.ly/12dNC19>

The Local Development Financing Act allows a city, village or urban township to utilize tax increment financing to fund public infrastructure improvements — such as sewer and water lines, and roads — to promote economic growth and job creation.



Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Michigan Business Development Program** — <http://bit.ly/1358hHV>

The Michigan Business Development Program is a new incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC). The program is designed to provide grants, loans or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

- **Michigan Business Tax (MBT) - Booklet** — <http://bit.ly/1301D4o>

Describes the Michigan Business Tax and credits against it that may be available.

- **Michigan Business Tax (MBT) - Overview** — <http://bit.ly/14sOg9Z>

Describes the Michigan Business Tax.

- **Michigan Collateral Support Program** — <http://bit.ly/1358ue4>

The Michigan Collateral Support Program supplies cash collateral accounts to lending institutions to enhance the collateral coverage of borrowers. To be eligible, the company must fall under the definition of a firm that may be eligible for a Michigan Economic Growth Authority tax credit.

- **Michigan Community Revitalization Program** — <http://bit.ly/11Z1byb>

The Michigan Community Revitalization Program (CRProgram) is a new incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical declining values, contribute to Michigan's reinvention as a vital, job generating state, foster redevelopment of functionally obsolete or historic properties, reduce blight and protect natural resources of the state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects in Michigan. Generally, no funds will be disbursed until the project is verified as complete.



Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Michigan Corporate Income Tax** — <http://bit.ly/18b5rSy>

A 6% Michigan Corporate Income Tax (CIT) applies to C corporations and any entity that elects to be taxed as a C Corporation. Income is apportioned based 100% on the sales factor. Corporations with less than \$350,000 of apportioned gross receipts or less than \$100 in liability will not be required to file or pay the CIT.

- **Michigan Loan Participation Program** — <http://bit.ly/11IFtP3>

The Michigan Loan Participation Program participates with lenders to finance diversification projects when faced with eligible borrower companies whose projected cash flows are considered speculative by the lender.

- **Neighborhood Enterprise Zone** — <http://bit.ly/19vH8N8>

The Neighborhood Enterprise Zone Program provides a tax incentive for the development and rehabilitation of residential housing in communities where it may not otherwise occur.

- **Neighborhood Improvement Authority** — <http://bit.ly/18b5Vlk>

A Neighborhood Improvement Authority (NIA) may be established, and may use its funds for residential and economic growth in residential neighborhoods. An authority may also issue bonds to finance these improvements.

- **Obsolete Property Rehabilitation Act (OPRA)** — <http://bit.ly/15yYzsO>

Obsolete Property Rehabilitation Act provides for a tax incentive to encourage the redevelopment of obsolete buildings that are contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects.

- **Personal Property Tax Relief in Distressed Communities (P.A. 328)** — <http://bit.ly/11WagqF>

Personal Property Tax Relief in Distressed Communities allows distressed communities, county seats and certain border county communities to abate personal property taxes on new investments made by eligible businesses.



Regional Overview: Community Snapshot

Livonia, with a population of nearly 100,000, is Michigan's ninth-largest city and one of the most stable family communities in the United States. For decades, Livonia has ranked as one of the leading large communities for family services, education, public safety and recreational opportunities. Livonia is a smartly planned community where tree-lined neighborhoods are separated from industrial and warehouse sections of the city. These are among the many attributes that make Livonia one of the best places in the country to raise a family.

The City's motto proclaims "People Come First" in Livonia. Even with its large population, Livonia has successfully maintained its friendly, hometown atmosphere while maintaining a strong emphasis on public safety and public services. Livonia's industry is largely concentrated in a 6-square-mile corridor combining major railroad and highway access to all sections of the metropolitan region.

Over the years, Livonia has been recognized by the FBI as the Second Safest City in Michigan (populations over 75,000); Second Best Kid Friendly Place in the Nation by "Population Connection"; and one of the top 50 Green Cities in the U.S. by "Popular Science."

Recreational options abound, with an array of parks serving as a great place for families and groups to gather for picnics and outdoor activities. The City of Livonia has more than 1,389 acres of recreational open space in which there are 60 parks (36 developed and 24 undeveloped). There are play structures at 22 neighborhood parks for all ages, six miles of nature trails, fitness clusters, grill areas and pavilions at various parks.

City parkland also includes three 18-hole public golf courses; two ice arenas with three sheets of ice (leased to a private operator); three outdoor swimming pools; seven in-line skating courts; 10 sand volleyball courts; 32 tennis courts; six walking paths; 43 baseball diamonds; 25 soccer fields; and an archery range.

Livonia also boasts a state-of-the-art Community Recreation Center, featuring a giant pool slide, leisure pool with water sprays, competitive pool, two gymnasiums, two multi-activity courts, fitness hub with training equipment, indoor track,



Livonia Community Recreation Center



Regional Overview: Community Snapshot (continued)

climbing wall, aerobics room, party rooms, game room, giant play structure and gymnastics area. Outside, the “Rec Center” offers four soccer fields, in-line skate rink, skateboard park, walking path, two sand volleyball courts and a water spray ground.

Livonia offers a number of entertainment venues, including upscale restaurants and movie theaters. There are several major shopping centers, including Laurel Park Place Mall (www.laurelparkplace.com) and Wonderland Village.

Livonia is home to the annual Livonia Spree, a six-day community festival that attracts tens of thousands of people to Ford Field each June for rides, games, events, live entertainment and food. The event culminates with a spectacular fireworks show that typically attracts more than 100,000 spectators.

Music and the arts are celebrated and embraced. The Livonia Symphony Orchestra (www.livoniasymphony.org) was formed in 1973 and is still going strong. The professional orchestra performs at least five concerts each season at the Louis Schmidt Auditorium at Clarenceville High School. The Livonia Civic Chorus also is an active group in the community.

Greenmead Historical Park (www.ci.livonia.mi.us/tabid/188/Departments/Community%20Resources/Greenmead/Main.aspx) and the Wilson Barn (www.wilsonbarn.us) preserve the past for both residents and visitors. The Farm Site at Greenmead is listed on the National Register of Historic Places. This jewel in the community features a collection of Livonia’s original buildings from as early as the 1820s and the key buildings from the Newburg Intersection of the 1920s. Scottish Highland Games, Summer and Fall Flea Markets, Specialty Teas and other special events are held at Greenmead.

Livonia’s central location and freeway access provides short drives for city residents who are 30 minutes or less from Metro Detroit’s other major cultural venues, such as the Detroit Institute of Arts, Detroit Zoo, Greenfield Village, the Henry Ford Museum, and downtown Detroit’s theaters and sporting arenas.



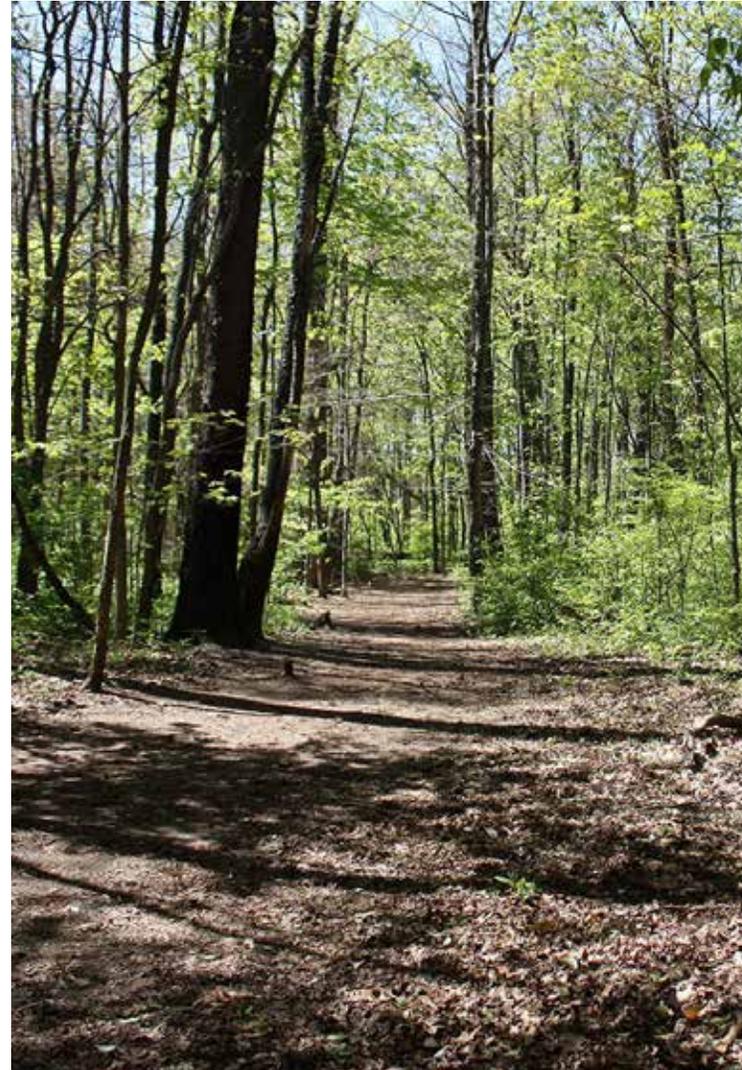
Greenmead Historical Park



Regional Overview: Community Snapshot (continued)



Regional Overview: Community Snapshot (continued)



Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 11.1 percent in the Detroit-Livonia-Dearborn labor market for August 2013, the most recent month for which statistics are available. The state rate was 9.0 percent and the national rate was 7.3 percent.

A superior education system has helped produce a skilled workforce in Livonia, which is home to an estimated 4,300 businesses. Major local employers include Ford Motor Company, United Parcel Services (UPS), Roush Enterprises, NYX Inc., Phillips Service Industries, Inc., McLaren Performance Technologies, and St. Mary Mercy Hospital.

Michigan Works (www.michiganworks.org), a job training and placement program, helps prepare the workforce for evolving economic needs. Livonia is the home to a Michigan Works Service Center. This agency helps employers tap into a large pool of qualified job seekers and provides job training, plus employment assistance. All services of Michigan Works are free.

The Michigan Shifting Gears Program (www.MiTalent.org/Michigan-Shifting-Gears), first launched in 2009 in partnership with Ann Arbor SPARK, provides an intense training program to teach seasoned business professionals how to take the skills and talent developed in corporate settings and reframe and adapt them to provide value to small businesses.

During the course of the innovative 16-week program, participants receive a career transformation assessment and professional career coaching, attend eight days of workshops, learn the differences between the old and new economies, attend peer networking events, participate in mock job interviews and resume reviews and complete a three-day small business simulation.

Each participant also is assigned a volunteer mentor from the business community and is required to complete an 80-hour pro bono internship with a start-up business. Mentors work one-on-one with participants to provide feedback on the career development process, improving small business skills and communicating effectively during the hiring process.

To date, the program has had an impressive success rate with 35 percent of Shifting Gears participants landing new jobs within three months of completing the program. Those rates increase to 55 percent within six months, and 80 percent within nine months.



Regional Overview: Workforce (continued)

The Southeast Michigan Community Alliance (www.semca.org) matches qualified candidates to employment needs at no cost to businesses.

SEMCA is a partner of the Workforce Intelligence Network for Southeast Michigan. The purpose of WIN is assessing the area's workforce needs and supplying Metro Detroit employers, educational institutions, workforce development agencies, and policy makers with the information they need to further cultivate and transform the region's workforce.



Regional Overview: Education

Livonia's students benefit from two high-quality public school systems — Livonia Public Schools and the Clarenceville School District — as well as numerous parochial schools.

The city is home to seven institutions of higher education, including the main campuses of Madonna University and Schoolcraft Community College and a recently built site for Davenport University. Livonia also maintains three municipal libraries.

Livonia Public Schools (www.livoniapublicschools.org), as one of the 10 largest school districts in Michigan, offers a broad range of high-quality learning opportunities, combined with outstanding parental support to provide each child an education that fits his or her needs.

The breadth of programs offered in the schools is one of the district's keys to success. These programs encompass offerings for children of all ages and abilities. They include:

- An International Baccalaureate program at Franklin High School
- Academically Talented and Gifted programs at Webster Elementary School
- Foreign language programs, including Japanese, that begin in the sixth grade
- Young Authors Publishing Centers
- School of Global Education — Stevenson High School
- Math, Science and Computers (accelerated curriculum), Churchill High School
- Career Internship Programs
- Vocational Study at the Career & Technical Center
- Air Force ROTC (Churchill High School), Navy ROTC (Franklin High School)



Regional Overview: Education (continued)

- Creative and Performing Arts program, Churchill High School
- Business curriculum with multiple class selections
- Prevocational and vocational programs for students with disabilities

The results from this approach of combining a broad range of educational opportunities and parental involvement are outstanding:

- Students consistently score above state average on all of the Michigan Education Assessment Program (MEAP) tests
- Students score well on other standardized tests like the ACT and SAT
- Livonia schools graduate an average of 90 percent of their students
- An estimated 90 percent of LPS graduates pursue post-secondary education

The Livonia Public Schools operate 22 elementary schools, four middle schools, three high schools and a career/technical center enrolling more than 17,500 students. High-quality teachers support the students, with 64 percent holding advanced degrees. The schools also have fully modern facilities that are well maintained with high technology to provide an outstanding educational experience.

The Clarenceville School District (<http://moodle.oakland.k12.mi.us/clarenceville>), in the northeast corner of Livonia, is one of the first school districts established in the state of Michigan and is a member of Oakland County Schools. The district enrolls 1,900 students. Recent bond issues passed provide upgrades to building facilities, add computer technology, and improve the teaching and learning environment in all buildings. Programs and services of the district include preschool, speech therapy, Family & Friends field trips, summer camps, and more.

The Clarenceville School District offers one high school (grades 9-12), one middle school (grades 6-8) and two elementary schools (grades K-5).



Regional Overview: Education (continued)

An estimated 15 percent of Livonia students attend private schools. Private schools include:

- Galilean Baptist School
- Saint Paul Lutheran School — www.stpaulslivonia.org
- Saint Genevieve School — www.stgenevieve.org/school.html
- Saint Michael's Elementary School — www.livoniastmichael.org/School/schoolmain.html
- Saint Edith School — www.stedithschool.com
- Ladywood High School — www.ladywood.org
- Livonia Montessori — www.livoniamontessori.org
- Peace Lutheran School — www.atpeacewithgod.org

Livonia also is home to The Montessori Center of Our Lady, founded in 1976 by the Felician Sisters.

Two colleges have their main campuses in Livonia — Schoolcraft College (www.schoolcraft.edu) and Madonna University (www.madonna.edu).

Housed in a modern multi-facility complex, Schoolcraft College is one of the finest community colleges in the Midwest. The college offers two-year associates degrees, credits toward a four-year degree and modern job skills training. Schoolcraft has the largest offering of continuing education services in Michigan. Among the programs the college offers is an outstanding culinary arts program that was voted best in the country by Chef to Chef magazine. For families in Livonia, Schoolcraft provides the next logical educational step for many students not going directly to a four-year college.

Madonna University is a four-year, independent liberal arts college with its central campus on 49 acres in Livonia. With more than 4,500 students, the school offers over 50 career-oriented undergraduate majors and 22 masters degree



Regional Overview: Education (continued)

programs. With a student faculty ratio of 17-1, students receive the individual attention essential for educational growth. The school also is the most affordable independent liberal arts university in Michigan.

Just to the west, in Ann Arbor, is the main campus of the University of Michigan (www.umich.edu), one of the world's most outstanding public universities.

Davenport University (www.davenport.edu), which offers classes at multiple sites across Michigan, opened a newly constructed facility in Livonia in fall 2008. This gave Livonia its seventh college or university facility, all of which have easy access to regional freeways. Along with Madonna, Schoolcraft and Davenport, there are Livonia facilities for Eastern Michigan University (www.emich.edu), Central Michigan University (www.cmich.edu), University of Phoenix (www.phoenix.edu) and Northwood University (www.northwood.edu). During the school year, some 25,000 college students are attending classes at a facility in Livonia.



Regional Overview: Largest Employers in the Livonia Area

• Schoolcraft College	2,144 employees
• Livonia Public Schools	2,120
• St. Mary Mercy Hospital	1,820
• NYX, Inc.	1,388
• Ford Motor Company	1,194
• UPS	1,103
• Comerica Bank	1,032
• TRW Automotive	1,000
• Valassis	995
• Roush	852
• Wal-Mart	800
• Technicolor Inc.	800
• A123 Systems	700
• Madonna University	660
• City of Livonia	600
• AM General	538
• Quality Metal Craft	425
• AT&T	375
• FedEx	296
• Awrey's Bakery	250



Regional Overview: Medical Facilities and Emergency Services

St. Mary Mercy Livonia (www.stmarymercy.org) has served the community since 1959 with a commitment to high-quality health care with personalized service. In 2007, St. Mary Mercy completed major expansion projects to add state-of-the-art cancer and heart treatment centers. Other recent advancements include minimally invasive surgical techniques, and bariatric surgical bypass and laparoscopic procedures, as well as a nationally renowned orthopedic care and joint replacement program.

St. Mary Mercy, part of the Saint Joseph Mercy Health System, offers a 24-hour Emergency Center and advanced Diagnostic Outpatient Center with the latest Open Bore MRI and P.E.T. scanning services. The Wound Care Center features new hyperbaric chambers for the latest treatment options. The hospital offers excellent health care programs for women of all ages through the Marian Women's Center and Miracle of Life Birthing Center. Other major medical services include surgical care, physical medicine and rehabilitation, sleep center, behavioral health, community health education and child care services.

Conveniently located near I-275 and I-96, St. Mary Mercy is one of 17 hospitals in Wayne County that make up Health Emergency Medical Services (HEMS). The Emergency Center provides rapid evaluation and treatment of minor injuries and illnesses, primary angioplasty, and Robotic Presence stroke evaluation.

Other excellent medical facilities serving Livonia include:

- Concentra Medical Center — www.concentra.com
- Botsford Hospital — www.botsford.org
- Henry Ford Medical Center — www.henryford.com/body.cfm?xyzpdqabc=0&id=47822&action=list&location=17
- Providence-Mission Health Medical Center — www.stjohnprovidence.org/providence/practices/mhmc
- Garden City Hospital — www.gchosp.org
- University of Michigan Surgery Center — <http://bit.ly/NqKZTH>
- University of Michigan Livonia Health Center — www.uofmhealth.org/our-locations



Links to Helpful Resources

* Local Resources

- Economic Development — www.ci.livonia.mi.us

* State Resources

- State — www.michigan.gov
- State Economic Development — www.michiganadvantage.org
- State Education — www.michigan.gov/mde

* 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 Livonia, MI

Population:

2010: 96,942
2000: 100,545

Population Growth:

2000 – 2010: -3,603

Median Age:

2010: 44.5
2000: 40.2

Median Household Income:

2010: \$65,391
2000: 63,018

Per Capita Income:

2010: \$29,536
2000: 27,923

Housing Units:

2010: 40,401
2000: 38,658

Vacant Units:

2010: 1,687
2000: 569

Owner Occupied:

2010: 33,394
2000: 33,808

Renter Occupied:

2010: 5,320
2000: 4,281

Housing Value:

2010: \$157,800
2000: 161,800

2010 Household Income:

Income less than \$15,000:	5.8%
\$15,000 to \$24,999:	10.2%
\$25,000 to \$34,999:	8.6%
\$35,000 to \$49,999:	14.0%
\$50,000 to \$74,999:	20.0%
\$75,000 to \$99,999:	12.8%
\$100,000 to \$149,999:	20.2%
\$150,000 to \$199,999:	5.7%
\$200,000 and Higher:	2.7%

Average Household Size:

2010: 2.47
2000: 2.59

2010 Population by Race and Origin:

White:	89,159
Black:	3,309
Hispanic or Latino (of any race):	2,399
Asian:	2,459
Native Hawaiian and Other Pacific Islander:	12
American Indian/Alaska Native:	237
*Some Other Race:	391
Two or More Races:	1,375

2010 Population by Age:

TOTAL POPULATION:	96,942
Aged Under 5 Years:	4,397
Aged 5 to 9 Years:	5,257
Aged 10 to 14 Years:	6,141
Aged 15 to 19 Years:	6,737
Aged 20 to 24 Years:	5,181
Aged 25 to 29 Years:	4,878
Aged 30 to 34 Years:	4,811
Aged 35 to 39 Years:	5,310
Aged 40 to 44 Years:	6,519
Aged 45 to 49 Years:	8,086
Aged 50 to 54 Years:	8,982
Aged 55 to 59 Years:	7,663
Aged 60 to 64 Years:	5,814
Aged 65 to 69 Years:	4,133
Aged 70 to 74 Years:	3,474
Aged 75 to 79 Years:	3,351
Aged 80 to 84 Years:	3,203
Aged 85 Years and Over:	3,005

*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:	7.4%
Completed High School:	24.0%
Some College:	23.5%
Completed Associate Degree:	10.2%
Completed Bachelor's Degree:	24.0%
Completed Graduate Degree:	11.0%

2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	3.7%
Valued \$50,000 to \$99,999:	14.1%
Valued \$100,000 to \$149,999:	27.8%
Valued \$150,000 to \$199,999:	27.3%
Valued \$200,000 to \$299,999:	21.8%
Valued \$300,000 to \$499,999:	4.0%
Valued \$500,000 to \$999,999:	0.5%
Valued More than \$1,000,000:	0.8%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	3.6%
Structure Built 1990 to 1999:	7.0%
Structure Built 1980 to 1989:	10.0%
Structure Built 1970 to 1979:	13.5%
Structure Built 1960 to 1969:	25.1%
Structure Built 1950 to 1959:	33.4%
Structure Built 1940 to 1949:	5.0%
Structure Built 1939 or Earlier:	2.4%



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:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Pat Spitzley
Deputy Redevelopment Manager
pspitzley@racertrust.org

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 February 6, 2012 and last updated on October 23, 2013 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 and Lease Criteria") required by the Settlement Agreement that established the Trust. These Sales and Lease 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/lessee.

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 and Lease 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 and Lease 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/Lease 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
- * Sale/Lease Criteria — www.racertrust.org/Economic_Development/Sales_Lease_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/Livonia_1195