

THE STRONACH GROUP

July 1, 2011

Dear Albany Residents:

I'm writing to you on behalf of the newly formed Stronach Group, which as of yesterday, owns the Golden Gate Fields property as well as numerous other properties across the U.S. previously owned by MI Developments Inc. (MID). We are a family-owned company and are taking a new approach to our role within each of the communities where we are situated.

I recently visited Albany and Berkeley, and walked the Golden Gate Fields property for the first time. I was struck by its unrealized potential and by its breathtaking views of the San Francisco Bay. During my visit, I quickly learned that this is a community that cares about its waterfront, its schools, and its reputation as a sustainable city.

Many of you may know that my father, Frank Stronach, is deeply committed to Thoroughbred horseracing. But you may not know that he is equally committed to, and greatly invested in, the development of electric vehicle technology. The Stronach Group owns BionX (www.bionx.ca), a global manufacturer of electric propulsion systems for bicycles and other lifestyle vehicles, and has a controlling interest in Magna E-Car Systems (www.magnaecar.com), a world leader in electric vehicle technology.

In January, when Golden Gate Fields was still owned by MID, the company had the opportunity to submit a proposal to Lawrence Berkeley National Laboratory (LBNL) for the potential development of LBNL's second campus. We were pleased to learn that this proposal led to the Golden Gate Fields site being selected as one of six finalists. Thus, when the ownership of the site transferred to our family, we began to think about how to best position our proposal in a way that would support the community's commitment to sustainability and to its schools. What is also of great interest to us is the possibility of bringing together some of my father's vision in regard to electric vehicle technology with LBNL's prominence in the world of renewable energy research and development.

We recognize that we have much to learn from the Albany community and the people of the East Bay. We've been told that the community has gone through an intense process (Voices to Vision) during which time residents of Albany considered their goals for the City and the Waterfront. We hope that over the coming months we will be able to work with the community to understand how our two visions might become one.

We have a deep respect for the City's and the community's commitment and stewardship of this important part of Albany and we know that LBNL wants to locate in a community where its work and its presence will be embraced. To ensure that the hard work that has occurred in the past years in this community will not be forgotten, we have offered to fund the City of Albany to continue its engagement efforts as part of the design process that we are undertaking.

LBNL has set a schedule that is truly daunting. We have brought together a very strong team of architects, engineers, landscape architects, planners, economists, sustainability experts, biologists, and others. They are providing rich technical information and coming up with recommendations that will ensure sound environmental stewardship, public access, open space, and revenue-generating uses, while striving to achieve the requirements set by LBNL. We are trying to balance the need for specific information delivered in a timely manner to LBNL with our desire to fully engage the community in ways that best reflect Albany's spirit.

It is my understanding that the City has hired the firm that designed and facilitated Voices to Vision, and that in the coming weeks you will hear about several opportunities to learn more about the project and to provide input. Additionally, on August 3, LBNL will be hosting a meeting in the City of Albany, at which time it will present its perspective on the project. I am making every effort to come to as many of these public sessions as possible and look forward to getting to know Albany better.

While pursuing the LBNL proposal, we remain committed to Thoroughbred racing in Northern California and are simultaneously searching for a new site in the Bay Area to relocate the track. We value our racetrack employees and want to be certain they can continue their employment with the company. The horseracing industry plays a significant role within our communities as a major economic contributor and employer. We are working together with all of its stakeholders to develop solutions that will improve this important industry and are very optimistic about racing's future.

I am confident that our proposal will be well thought out and exciting, but I am also cognizant that this is a competition and that our shared dreams for the site might not be realized. Still, we are committed to preparing the best possible solution for this site and for this community. We welcome your input and counsel over the coming months.

Sincerely,

A handwritten signature in black ink, appearing to read 'Belinda Stronach', written over a light blue rectangular background.

Belinda Stronach
President and CEO