



AN URBAN ENTERTAINMENT DEVELOPMENT

3131 E. Michigan Avenue

Adjacent to: Michigan State University
City of Lansing
City of East Lansing

- Development Description -

3131 E. Michigan Avenue is a 14-acre site located within the City of Lansing, ideally situated on the main thoroughfare of Michigan Avenue. This site currently contains a 196,000 square foot Sears retail store that has been in existence since 1954. This site is in need of a total redevelopment and currently anchors an adjacent retail/commercial center with solid users in place. Gillespie Group has owned this development since April 2008.

Anticipated to be “The Gateway” into East Lansing, Michigan State University (MSU), and the City of Lansing, this development is only 1.5 miles from the state capitol and approximately 500 yards from the campus of MSU. When paired with the other exciting new developments taking place in Lansing’s urban core, this endeavor promises to link Lansing and East Lansing as never before.

This premier location is surrounded by four streets, which promotes easy accessibility to the development. This development has phenomenal visibility from US Highway 127. It also has the additional potential for a highly visible development on Michigan Avenue or the double visibility impact of Michigan Avenue and Clippert Street.

Gillespie proposes a major redevelopment of the entire 14-acre site with a goal of mimicking the proven successes in cities such as Milwaukee, Columbus, Nashville, Indianapolis, Austin, and Madison. Gillespie Group welcomes the opportunity to joint venture on this development with a company that has an established track record of achievement with this type of venue.

The opportunities are virtually limitless and we are being strongly encouraged by the municipality to maximize the site with more density rather than less. Their excitement is palpable and as such, they have encouraged us to capitalize on the heights of the building as well as the ground coverage. We envision the following proposed uses:

Hotels/Hospitality	Retail
Conference Facilities	Medical Facility
Corporate Headquarters	Alumni Housing
Themed Restaurants and Bars	Student Housing
Movie Theaters	New Sears Location
Secondary Education Building	Mixed-use housing on a large scale

We have had preliminary conversations about all of the above uses already. We anticipate this development may total anywhere from \$125 million to \$275 million, depending on the end users.

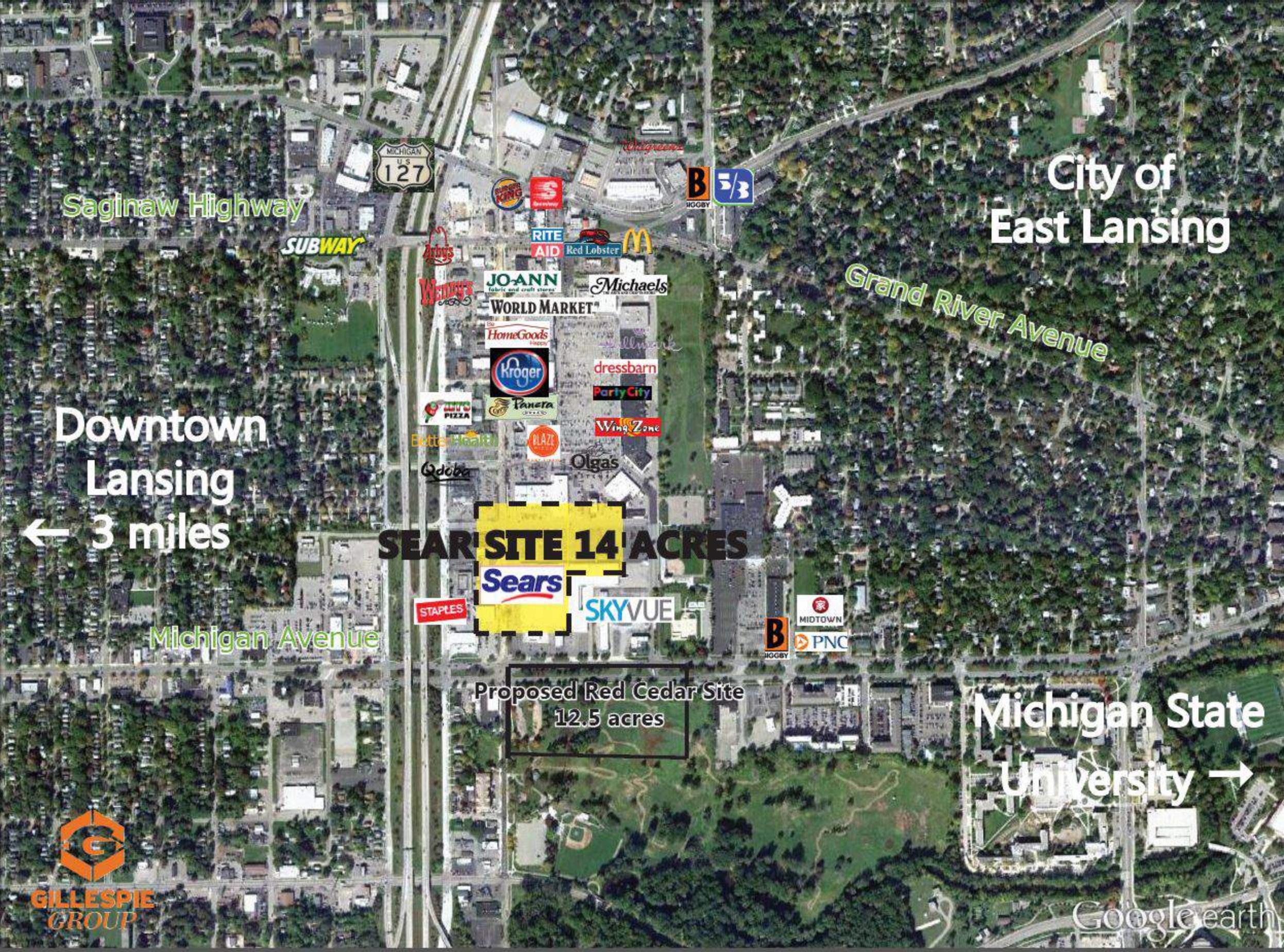
Adding to the value, this development will bring the residential and commercial components needed to serve the following:

- **Lansing Center** - a conference facility with over 380,000 visitors per year
- **Cooley Law School Stadium** - home to the minor league Lansing Lugnuts with over 360,000 visitors per year
- **Cooley Law School** - one of the most recognized law schools in the country, with over 2,300 students
- **Lansing Community College** - with over 14,000 students and 1,600 employees
- **Sparrow Health System** - 7,800 health care workers
- **Michigan State University** - a student population over 47,000 and employing over 11,000
- **Davenport University** - a student population of approximately 1,000
- **City of Lansing government offices** - employing over 11,400 associates

For additional information, please contact:

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City of
East Lansing

Saginaw Highway



Grand River Avenue



Downtown
Lansing
← 3 miles

SEARS SITE 14 ACRES



Michigan Avenue

Proposed Red Cedar Site
12.5 acres

Michigan State
University →



Google earth

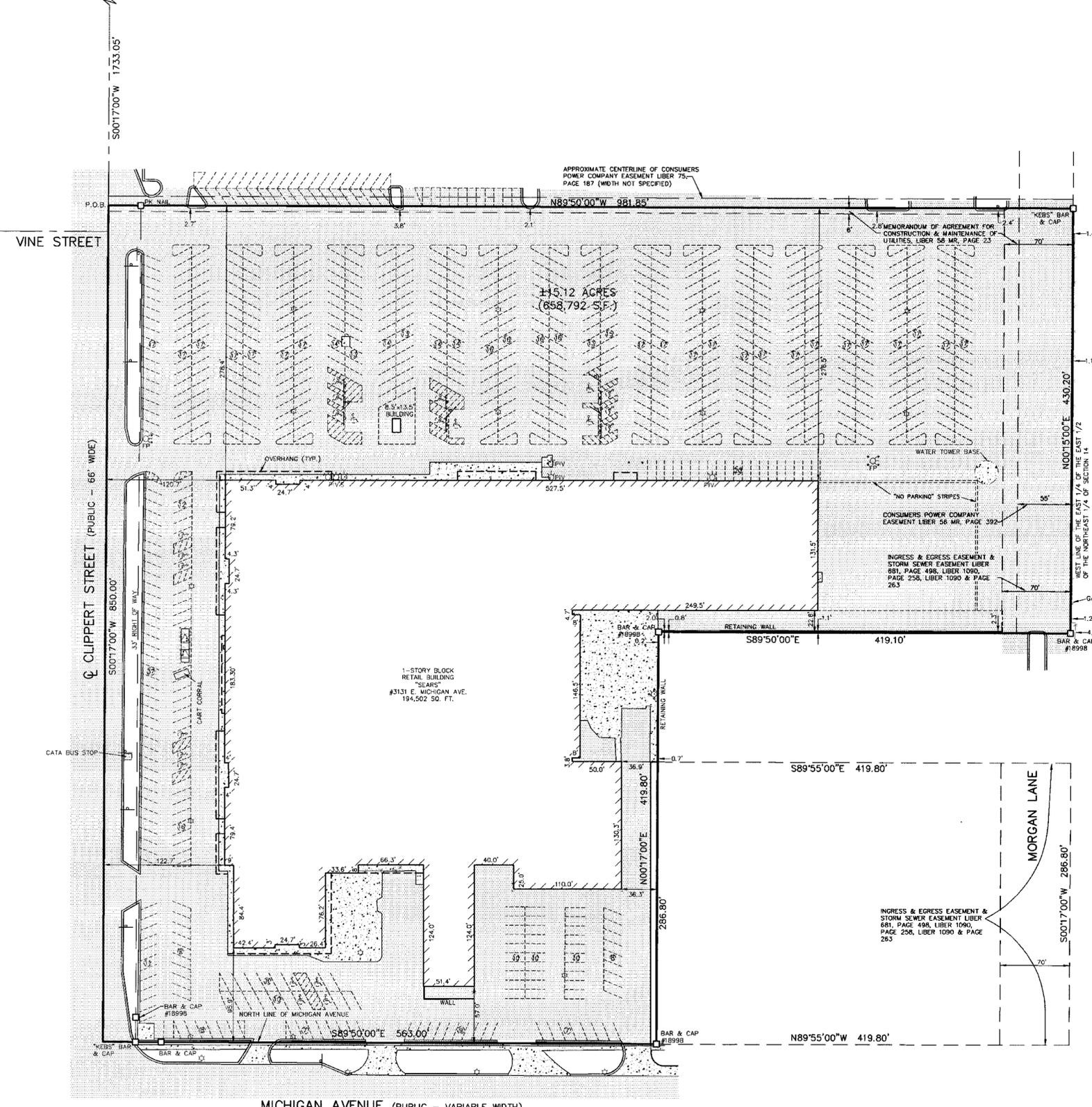
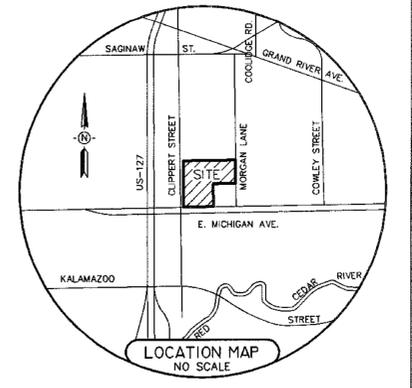
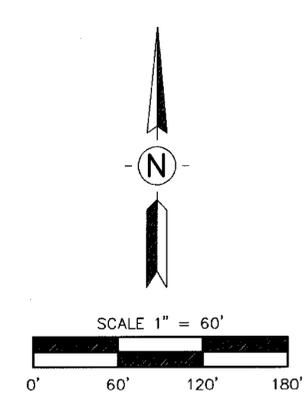
ALTA/ACSM LAND TITLE SURVEY

"3131 E. MICHIGAN AVENUE"

N89°42'00"W 1308.46'
NORTH 1/4 CORNER SECTION 14, T4N, R2W

N89°42'00"W 1308.87'
NORTH LINE OF SECTION 14

N89°42'00"W 1308.87'
NORTHEAST CORNER SECTION 14, T4N, R2W



SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in July 2013.
- All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on the North line of Section 14 which is shown to bear N89°42'00"W on Polaris Boundary Survey recorded in Liber 5 of Surveys, Page 1077, Ingham County Records.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- There is no observable evidence of cemeteries on this site.
- There is no observable evidence of earth moving work, building construction, or building additions within recent months.
- There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
- This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Utility information is not shown.

ALTA/ACSM LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address(es) of the surveyed property: 3131 E. Michigan Avenue, Lansing, MI 48912
- Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "AE", areas subject to flooding by the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Plan No. 260090 0132 D, dated August 16, 2011.
- Item 4: 15.12 Acres (658,792 square feet)
- Item 7a: Shown on the survey map.
- Item 7b1: Shown on the survey map.
- Item 9: Parking:
Regular Parking Spaces: 701
Barrier-Free Parking Spaces: 22
Total on-site Parking Spaces: 723

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 131662, dated June 28, 2013)
That part of the East 1/2 of the Northeast 1/4 of Section 14, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, commencing at the Northeast corner of said Section 14 and running thence North 89 degrees 42' West, 1308.87 feet on the section line to the center of Clippert Street, thence on the center of Clippert Street, South 00 degrees 17' West, 1733.05 feet to the point of beginning, thence on the centerline of Clippert Street South 00 degrees 17' West 850.0 feet to the North line of Michigan Avenue extended East, thence on the North line of Michigan Avenue South 89 degrees 50' East 563.0 feet; thence North 00 degrees 17' East 419.8 feet; thence South 89 degrees 50' East 419.1 feet to the West line of the East 1/4 of the East 1/2 of the Northeast 1/4 of said Section 14; thence North 00 degrees 15' East 430.2 feet on said West line of the East 1/4 of the East 1/2 of the Northeast 1/4; thence North 89 degrees 50' West 981.85 feet to the point of beginning, together with a non-exclusive right of way and easement for purpose of ordinary ingress from and egress to Michigan Avenue over and across the East 70 feet of the following described parcel: Commencing at the intersection of the East 1/8 line of the Northeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, with the North line of Michigan Avenue extended East; thence South 89 degrees 55' East 563.0 feet for point of beginning; thence North 00 degrees 17' East 286.8 feet; thence South 89 degrees 55' East 419.8 feet; thence South 00 degrees 17' West 286.8 feet; thence North 89 degrees 55' West 419.8 feet to the point of beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

- (As provided by First American Title Insurance Company, Commitment No. 131662, dated June 28, 2013)
- Item 10: Consumers Power Company Covenants, Conditions and Restrictions, as recorded in Liber 75, MR, Page 187, Ingham County Records, affects subject parcel and is plottable and shown hereon.
- Item 11: Release of Right of Way of the Montgomery Extension Drain as recorded in Liber 62 MR, Page 395, Ingham County Records, affects subject parcel, exact route not described, therefore not plottable.
- Item 12: Consumers Power Company Covenants, Conditions and Restrictions, as recorded in Liber 56 MR, Page 392, Ingham County Records, affects subject parcel and is plottable and shown hereon.
- Item 13: Non-exclusive easement and right of way as recorded in Liber 681, Page 498, Liber 1090, Page 258, and Liber 1090, Page 263, Ingham County Records, affects subject parcel and is plottable and shown hereon.
- Item 14: Board of Water and Light Easement as recorded in Liber 58 MR, Page 23, Ingham County Records, affects subject parcel and is plottable and shown hereon.
- Item 16: Subject to matters disclosed by survey dated January 10, 2000, prepared by KEBS, Inc. Survey, Job No 99-B-60889.

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SOIL BORING
- ⊙ = SIGN
- ⊙ = POST

CERTIFICATION:

To: Autumn Ridge Partners, LLC, First National Bank of Michigan, and its successors and assigns, Diversified National Title Agency and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1) and 9 of Table A thereof. The field work was completed on July 19, 2013.

Dane B. Pascoe
Dane B. Pascoe Date of Plot or Map:
Professional Surveyor No. 54434



REVISIONS	COMMENTS	DATE
7/22/13	ORIGINAL	

KEBS, INC. ENGINEERING AND LAND SURVEYING	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
Morshah Office Ph. 269-781-9800	
DRAWN BY KDB	SECTION 14, T4N, R2W
FIELD WORK BY KDB	JOB NUMBER:
SHEET 1 OF 1	86887.ALT

MICHIGAN AVENUE (PUBLIC - VARIABLE WIDTH)