

FOR SALE

4 CINEMARK MULTIPLEX OUTPARCELS
4 OUTPARCELS ON SW CORNER OF ELLSWORTH &
CARPENTER ROAD
PITTSFIELD TOWNSHIP, MI 48108



SW CORNER OF ELLSWORTH & CARPENTER RD PITTSFIELD TOWNSHIP, MICHIGAN

PROPERTY FEATURES:

- 4 approved outlots for sale surrounding the newly renovated Cinemark Multiplex Theater in Pittsfield Township
- Development located on the SW corner of Ellsworth & Carpenter Road
- Outlots range in size from 1.8- 5.6 acres
- Zoned C-2, allows for a variety of uses
- Theater typically generates over 1,000,000 customers annually
- Contact Broker for Individual Outlot Pricing



FOR MORE INFORMATION PLEASE CONTACT:

ROBERT HIBBERT
robert.hibbert@freg.com

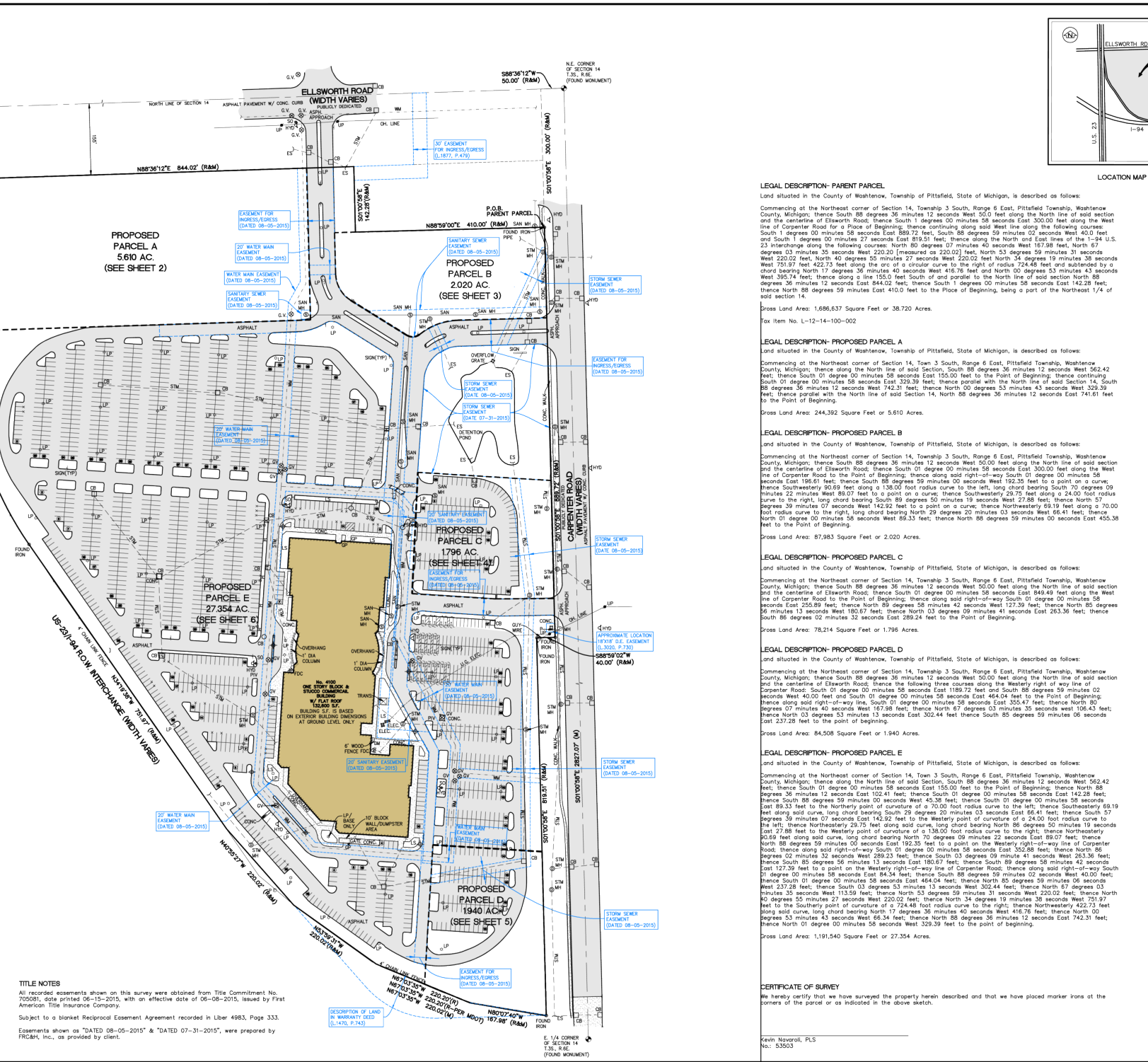
248.324.2000

eCODE 730

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LEGAL DESCRIPTION- PARENT PARCEL
Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence South 1 degrees 03 minutes 58 seconds East 320.00 feet along the West line of Carpenter Road to a Place of Beginning; thence continuing along said West line along the following courses: South 1 degree 00 minutes 58 seconds East 889.72 feet; South 88 degrees 59 minutes 02 seconds West 40.00 feet and South 1 degree 00 minutes 27 seconds East 819.51 feet; thence along the North and East lines of the 1-94 U.S. 23 interchange along the following courses: North 80 degrees 01 minutes 40 seconds West 167.98 feet; North 67 degrees 03 minutes 35 seconds West 220.02 feet [measured as 220.02] feet; North 53 degrees 59 minutes 31 seconds West 220.02 feet; North 40 degrees 05 minutes 27 seconds West 220.02 feet North 34 degrees 19 minutes 38 seconds West 731.97 feet; 422.73 feet along the arc of a circular curve to the right of radius 724.48 feet and subtended by a chord bearing North 17 degrees 36 minutes 40 seconds East 416.76 feet and North 00 degrees 53 minutes 43 seconds West 355.74 feet; thence along a line 155.00 feet South of and parallel to the North line of said section North 88 degrees 36 minutes 12 seconds East 844.02 feet; thence South 1 degree 00 minutes 58 seconds East 142.28 feet; thence North 88 degrees 59 minutes East 410.00 feet to the Place of Beginning, being a part of the Northeast 1/4 of said section 14.

Cross Land Area: 1,686,637 Square Feet or 38,720 Acres.
Tax Item No. L-12-14-100-002

LEGAL DESCRIPTION- PROPOSED PARCEL A
Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence along the North line of said Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence South 1 degree 00 minutes 58 seconds East 155.00 feet to the Point of Beginning; thence continuing South 01 degree 00 minutes 58 seconds East 329.39 feet; thence parallel with the North line of said Section 14, South 88 degrees 36 minutes 12 seconds West 742.31 feet; thence North 00 degrees 53 minutes 43 seconds West 329.39 feet; thence parallel with the North line of said Section 14, North 88 degrees 36 minutes 12 seconds East 741.61 feet to the Point of Beginning.

Cross Land Area: 244,392 Square Feet or 5.610 Acres.

LEGAL DESCRIPTION- PROPOSED PARCEL B
Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence the following three courses along the Westery right-of-way line of Carpenter Road to the Point of Beginning; thence along said right-of-way South 01 degree 00 minutes 58 seconds West 400.00 feet and South 01 degree 00 minutes 58 seconds East 464.04 feet to the Point of Beginning; thence along said right-of-way line, South 01 degree 00 minutes 58 seconds East 355.47 feet; thence North 80 degrees 07 minutes 40 seconds West 167.98 feet; thence North 67 degrees 03 minutes 35 seconds West 220.02 feet; thence North 53 degrees 59 minutes 31 seconds West 220.02 feet; thence North 40 degrees 05 minutes 27 seconds West 220.02 feet North 34 degrees 19 minutes 38 seconds West 731.97 feet; 422.73 feet along the arc of a circular curve to the left, long chord bearing South 70 degrees 09 minutes 22 minutes East 89.07 feet to a point on a curve; thence Southwesterly 80.69 feet along a 24.00 foot radius curve to the right, long chord bearing North 89 degrees 50 minutes 19 seconds West 27.88 feet; thence North 57 degrees 39 minutes 07 seconds West 142.92 feet to a point on a curve; thence Northwesterly 68.19 feet along a 70.00 foot radius curve to the right, long chord bearing North 28 degrees 20 minutes 03 seconds West 66.41 feet; thence North 01 degree 00 minutes 58 seconds West 89.33 feet; thence North 88 degrees 59 minutes 00 seconds East 455.38 feet to the Point of Beginning.

Cross Land Area: 87,983 Square Feet or 2.020 Acres.

LEGAL DESCRIPTION- PROPOSED PARCEL C
Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence the following three courses along the Westery right-of-way line of Carpenter Road to the Point of Beginning; thence along said right-of-way South 01 degree 00 minutes 58 seconds East 400.00 feet and South 01 degree 00 minutes 58 seconds East 464.04 feet to the Point of Beginning; thence along said right-of-way line, South 01 degree 00 minutes 58 seconds East 355.47 feet; thence North 80 degrees 07 minutes 40 seconds West 167.98 feet; thence North 67 degrees 03 minutes 35 seconds West 220.02 feet; thence North 53 degrees 59 minutes 31 seconds West 220.02 feet; thence North 40 degrees 05 minutes 27 seconds West 220.02 feet North 34 degrees 19 minutes 38 seconds West 731.97 feet; 422.73 feet along the arc of a circular curve to the left, long chord bearing South 70 degrees 09 minutes 22 minutes East 89.07 feet to a point on a curve; thence Southwesterly 80.69 feet along a 24.00 foot radius curve to the right, long chord bearing North 89 degrees 50 minutes 19 seconds West 27.88 feet; thence North 57 degrees 39 minutes 07 seconds West 142.92 feet to a point on a curve; thence Northwesterly 68.19 feet along a 70.00 foot radius curve to the right, long chord bearing North 28 degrees 20 minutes 03 seconds West 66.41 feet; thence North 01 degree 00 minutes 58 seconds West 89.33 feet; thence North 88 degrees 59 minutes 00 seconds East 455.38 feet to the Point of Beginning.

Cross Land Area: 78,214 Square Feet or 1.796 Acres.

LEGAL DESCRIPTION- PROPOSED PARCEL D
Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence the following three courses along the Westery right-of-way line of Carpenter Road to the Point of Beginning; thence along said right-of-way South 01 degree 00 minutes 58 seconds East 400.00 feet and South 01 degree 00 minutes 58 seconds East 464.04 feet to the Point of Beginning; thence along said right-of-way line, South 01 degree 00 minutes 58 seconds East 355.47 feet; thence North 80 degrees 07 minutes 40 seconds West 167.98 feet; thence North 67 degrees 03 minutes 35 seconds West 220.02 feet; thence North 53 degrees 59 minutes 31 seconds West 220.02 feet; thence North 40 degrees 05 minutes 27 seconds West 220.02 feet North 34 degrees 19 minutes 38 seconds West 731.97 feet; 422.73 feet along the arc of a circular curve to the left, long chord bearing South 70 degrees 09 minutes 22 minutes East 89.07 feet to a point on a curve; thence Southwesterly 80.69 feet along a 24.00 foot radius curve to the right, long chord bearing North 89 degrees 50 minutes 19 seconds West 27.88 feet; thence North 57 degrees 39 minutes 07 seconds West 142.92 feet to a point on a curve; thence Northwesterly 68.19 feet along a 70.00 foot radius curve to the right, long chord bearing North 28 degrees 20 minutes 03 seconds West 66.41 feet; thence North 01 degree 00 minutes 58 seconds West 89.33 feet; thence North 88 degrees 59 minutes 00 seconds East 455.38 feet to the Point of Beginning.

Cross Land Area: 84,508 Square Feet or 1.940 Acres.

LEGAL DESCRIPTION- PROPOSED PARCEL E
and situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
Commencing at the Northeast corner of Section 14, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence along the North line of said Section 14, Township 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the North line of said section and the centerline of Ellsworth Road; thence South 1 degree 00 minutes 58 seconds East 155.00 feet to the Point of Beginning; thence North 88 degrees 36 minutes 12 seconds East 102.41 feet; thence South 01 degree 00 minutes 58 seconds East 142.28 feet; thence South 88 degrees 59 minutes 00 seconds West 45.36 feet; thence South 01 degree 00 minutes 58 seconds East 62.41 feet; thence South 57 degrees 39 minutes 07 seconds East 142.92 feet to the Westery point of curvature of a 24.00 foot radius curve to the left; thence Northwesterly 29.75 feet along said curve, long chord bearing North 86 degrees 50 minutes 19 seconds East 27.88 feet to the Westery point of curvature of a 138.00 foot radius curve to the right; thence Northwesterly 80.69 feet along said curve, long chord bearing North 01 degree 00 minutes 22 seconds East 89.07 feet; thence North 88 degrees 59 minutes 00 seconds West 167.98 feet; thence North 67 degrees 03 minutes 35 seconds West 220.02 feet; thence North 53 degrees 59 minutes 31 seconds West 220.02 feet; thence North 40 degrees 05 minutes 27 seconds West 220.02 feet North 34 degrees 19 minutes 38 seconds West 731.97 feet; 422.73 feet along the arc of a circular curve to the right; thence Northwesterly 422.73 feet along said curve, long chord bearing North 17 degrees 36 minutes 40 seconds West 416.76 feet; thence North 00 degrees 53 minutes 43 seconds West 329.39 feet; thence North 88 degrees 36 minutes 12 seconds East 742.31 feet; thence North 01 degree 00 minutes 58 seconds West 329.39 feet to the point of beginning.

Cross Land Area: 1,919,540 Square Feet or 27.354 Acres.

CERTIFICATE OF SURVEY
We hereby certify that we have surveyed the property herein described and that we have placed marker irons at the corners of the parcel or as indicated in the above sketch.

Kevin Novorol, PLS
No. 53503

TITLE NOTES
All recorded easements shown on this survey were obtained from Title Commitment No. 7706091, date printed 06-15-2015, with an effective date of 06-08-2015, issued by First American Title Insurance Company.
Subject to a blanket Reciprocal Easement Agreement recorded in Liber 4983, Page 333.
Easements shown as "DATED 08-05-2015" & "DATED 07-31-2015", were prepared by FRCHM, Inc., as provided by client.

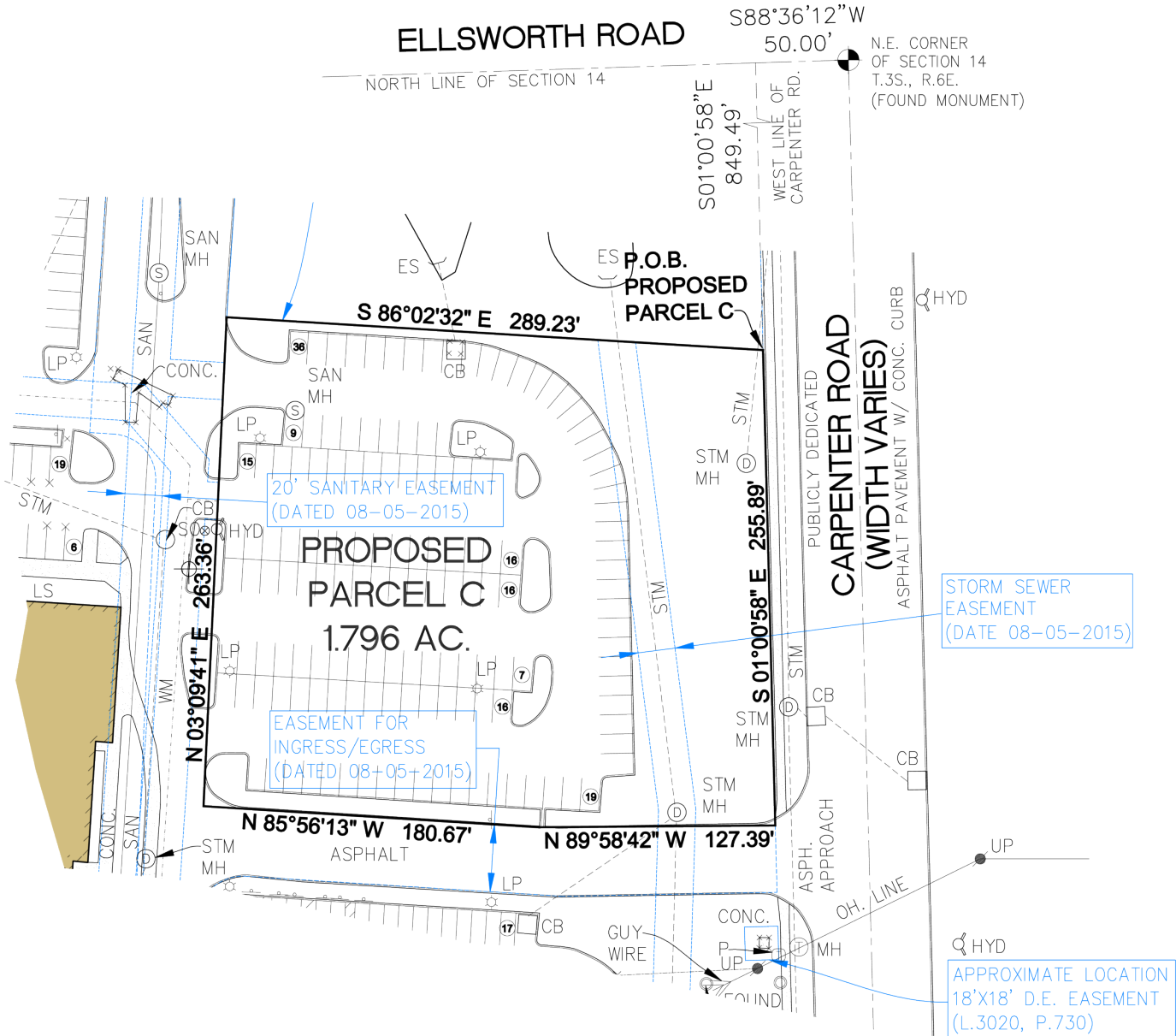
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LEGAL DESCRIPTION- PROPOSED PARCEL C
 Land situated in the County of Washtenaw, Township of Pittsfield, State of Michigan, is described as follows:
 Commencing at the Northeast corner of Section 14, Township 3 South, Range 6 East, Pittsfield County, Michigan; thence South 88 degrees 36 minutes 12 seconds West 50.00 feet along the centerline of Ellsworth Road; thence South 01 degree 00 minutes 58 seconds East along the centerline of Carpenter Road to the Point of Beginning; thence along said right-of-way South 86 degrees 02 minutes 32 seconds East 289.23 feet; thence North 89 degrees 58 minutes 42 seconds West 127.39 feet; thence North 03 degrees 09 minutes 41 seconds West 263.36 feet; thence North 85 degrees 56 minutes 13 seconds West 180.67 feet; thence North 89 degrees 58 minutes 42 seconds West 127.39 feet; thence South 01 degree 00 minutes 58 seconds East 255.89 feet to the Point of Beginning.
 Gross Land Area: 78,214 Square Feet or 1.796 Acres.

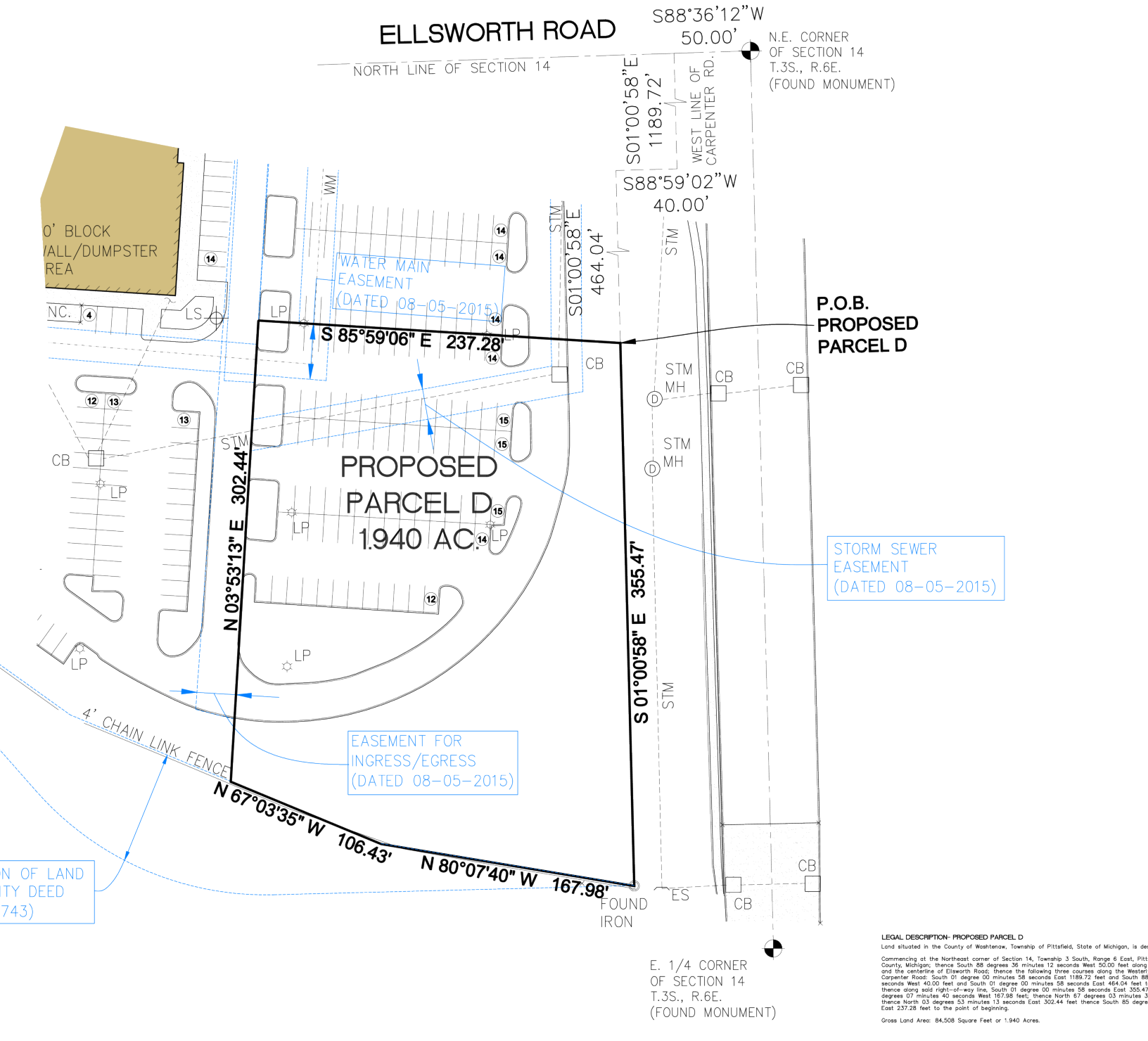
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