



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

February 14, 2023

John Rutledge  
Oxford Perennial Corktown PropCo, LLC  
350 W Hubbard, Suite 440  
Chicago, IL 60654

Dear Sir or Madam:

The State Tax Commission at their February 14, 2023 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2021-026, issued to Oxford Perennial Corktown PropCo, LLC for the project located at 1645, 1623, and 1611 Michigan; 1622, 1614, 1610, and 1606 Church, City of Detroit, Wayne County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal within 35 days. MCL 205.735a (6). More information on how to file a petition with the Michigan Tax Tribunal can be found at [www.mich.gov/taxtrib](http://www.mich.gov/taxtrib) or by calling (517) 335-9760.

If you have any questions regarding this exemption, please contact the Community Services Division at (517) 335-7491 or by email at [pte@michigan.gov](mailto:pte@michigan.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Charles Ericson, Assessor, City of Detroit  
Clerk, City of Detroit



## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2021-026**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **Oxford Perennial Corktown PropCo, LLC**, and located at **1645, 1623, and 1611 Michigan; 1622, 1614, 1610, and 1606 Church, City of Detroit**, County of Wayne, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s);

**Beginning December 31, 2023 and ending December 30, 2033.**

The real property investment amount for this obsolete facility is **\$79,184,033**.

The frozen taxable value of the real property related to this certificate is **\$0**.

This Commercial Rehabilitation Exemption Certificate is issued on **February 14, 2023**.



A handwritten signature in cursive script that reads "Peggy L. Nolde".

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

A handwritten signature in cursive script that reads "Patrick Huber".  
Patrick Huber  
Michigan Department of Treasury



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February 14, 2023

Kyle Westberg  
West Village 55, LLC  
79 Oakland Avenue  
Pontiac, MI 48342

Dear Sir or Madam:

The State Tax Commission at their February 14, 2023 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2022-022, issued to West Village 55, LLC for the project located at 55 W. Elizabeth, Village of Lake Orion, Oakland County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of this exemption certificate may appeal a final decision of the State Tax Commission by filing a petition with the Michigan Tax Tribunal within 35 days. MCL 205.735a (6). More information on how to file a petition with the Michigan Tax Tribunal can be found at [www.mich.gov/taxtrib](http://www.mich.gov/taxtrib) or by calling (517) 335-9760.

If you have any questions regarding this exemption, please contact the Community Services Division at (517) 335-7491 or by email at [pte@michigan.gov](mailto:pte@michigan.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Michael Lohmeier, Assessor, Village of Lake Orion  
Clerk, Village of Lake Orion



## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2022-022**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **West Village 55, LLC**, and located at **55 W. Elizabeth, Village of Lake Orion**, County of Oakland, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s);

**Beginning December 31, 2023 and ending December 30, 2033.**

The real property investment amount for this obsolete facility is **\$6,177,343**.

The frozen taxable value of the real property related to this certificate is **\$101,100**.

This Commercial Rehabilitation Exemption Certificate is issued on **February 14, 2023**.



A handwritten signature in cursive script that reads "Peggy L. Nolde".

Peggy L. Nolde, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

A handwritten signature in cursive script that reads "Patrick Huber".  
\_\_\_\_\_  
Patrick Huber  
Michigan Department of Treasury