



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

December 30, 2019

Jeff Schmitz
Ferndale - The James LLC
155 Romeo Road, Suite 300
Rochester, MI 48307

Dear Sir or Madam:

Pursuant to the requirements of Section 17 of Public Act 146 of 2000, as amended, the State Tax Commission has issued an amended obsolete property rehabilitation certificate.

Enclosed is revised certificate numbered 3-17-0012, issued to Ferndale - The James LLC for the project located at 22111 Woodward Avenue & 238 W Hazelhurst, City of Ferndale, 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, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a (6).

If you have any questions regarding this exemption please contact the Community Services Division at (517) 335-7461.

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: David M. Hieber, Assessor, City of Ferndale
Clerk, City of Ferndale



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. **3-17-0012** Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Ferndale - The James LLC**, and located at **22111 Woodward Avenue & 238 W Hazelhurst, City of Ferndale**, County of Oakland, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property 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 Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

Beginning December 31, 2017, and ending December 30, 2029.

The real property investment amount for this obsolete facility is **\$9,637,485**.

The frozen taxable value of the real property related to this certificate is **\$202,423**.

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 31, 2017** and ending **December 30, 2023**.

Certificate Effective Date: August 29, 2017.

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on December 17, 2019 and supersedes all previously issued certificates.



A handwritten signature in black ink, appearing to read "Nick A. Khouri".

Nick A. Khouri, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

A handwritten signature in black ink, appearing to read "Emily Leik".

Emily Leik
Michigan Department of Treasury



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GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

December 30, 2019

Robert Furley
Dial Escanaba Mall 1 LLP
11506 Nicholas Street Suite 100
Omaha, NE 68154

Dear Sir or Madam:

Pursuant to the requirements of Section 17 of Public Act 146 of 2000, as amended, the State Tax Commission has issued an amended obsolete property rehabilitation certificate.

Enclosed is revised certificate numbered 3-18-0028, issued to Dial Escanaba Mall 1 LLP for the project located at 301 N Lincoln Road, City of Escanaba, Delta 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, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a (6).

If you have any questions regarding this exemption please contact the Community Services Division at (517) 335-7461.

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: Joseph L. Maki, Assessor, City of Escanaba
Clerk, City of Escanaba



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. **3-18-0028** Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Dial Escanaba Mall 1 LLP**, and located at **301 N Lincoln Road, City of Escanaba**, County of Delta, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property 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 Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

Beginning December 31, 2018, and ending December 30, 2030.

The real property investment amount for this obsolete facility is **\$1,000,000**.

The frozen taxable value of the real property related to this certificate is **\$578,903**.

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 31, 2018** and ending **December 30, 2024**.

Certificate Effective Date: December 18, 2018.

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on December 17, 2019 and supersedes all previously issued certificates.



A handwritten signature in black ink, appearing to read "Nick A. Khouri".

Nick A. Khouri, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

A handwritten signature in black ink, appearing to read "Emily Leik".

Emily Leik
Michigan Department of Treasury