5102 (Rev. 01-19)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

November 18, 2025

Scott Aikens
Sakura Novi, LLC
350 North Woodward Avenue, Suite 300
Birmingham, MI 48009

Dear Sir or Madam:

The State Tax Commission at their November 18, 2025 meeting, amended your commercial rehabilitation exemption certificate C2021-017, in accordance with Public Act 210 of 2005, as amended. Enclosed is a copy of the amended certificate issued to Sakura Novi, LLC for 42750 Grand River Avenue, Units 2 and 3, located in the City of Novi, Oakland County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of an exemption 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) 335-7491 or by email at pte@michigan.gov.

Sincerely,

Jocelyn Isenberg, Executive Director
State Tax Commission

Enclosure
By Certified Mail
cc: Janeene Ziozios, Assessor, City of Novi
Clerk, City of Novi

Michigan Department of Treasury
4827 (02-11)

Commercial Rehabilitation Exemption Certificate

Certificate No. **C2021-017** Amended

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 qualified facility, as described in the approved application, owned by **Sakura Novi, LLC**, and located at **42750 Grand River Avenue, Units 2, and 3**, **City of Novi**, County of Oakland, Michigan.

This certificate provides the authority for the assessor to exempt the qualified facility 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 **8** year(s):

Beginning December 31, 2021, and ending December 30, 2029.

The real property investment amount for this obsolete facility is **$14,632,892**.

The frozen taxable value of the real property related to this certificate is **$60,260**.

This Commercial Rehabilitation Exemption Certificate is issued on **November 16, 2021**.

This amended Commercial Rehabilitation Exemption Certificate is issued on **November 18, 2025** and supersedes all previously issued certificates.

STATE OF MICHIGAN
STATE TAX COMMISSION

Peggy L Nolde

Peggy L Nolde, Chairperson
State Tax Commission

A TRUE COPY
ATTEST: Patrick Huber
Patrick Huber
Michigan Department of Treasury

5102 (Rev. 01-19)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

November 18, 2025

Darian Neubecker
Sakura Novi Residential, LLC
6905 Telegraph Road, Suite 200
Bloomfield Hills, MI 48301

Dear Sir or Madam:

The State Tax Commission at their November 18, 2025 meeting amended your commercial rehabilitation exemption certificate C2021-017A, in accordance with Public Act 210 of 2005, as amended. Enclosed is a copy of the amended certificate issued to Sakura Novi Residential, LLC for 42750 Grand River Avenue, Units 4, 5 and 6, located in the City of Novi, Oakland County.

A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of an exemption 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) 335-7491 or by email at pte@michigan.gov.

Sincerely,

Jocelyn Isenberg, Executive Director
State Tax Commission

Enclosure
By Certified Mail
cc: Janeene Ziozios, Assessor, City of Novi
Clerk, City of Novi

Michigan Department of Treasury
4827 (02-11)

Commercial Rehabilitation Exemption Certificate

Certificate No. **C2021-017A** Amended

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 qualified facility, as described in the approved application, owned by **Sakura Novi Residential, LLC**, and located at **42750 Grand River Avenue, Units 4, 5 and 6**, **City of Novi**, County of Oakland, Michigan.

This certificate provides the authority for the assessor to exempt the qualified facility 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 **8** year(s):

Beginning December 31, 2021, and ending December 30, 2029.

The real property investment amount for this obsolete facility is **$31,862,096**.

The frozen taxable value of the real property related to this certificate is **$0.00** .

This Commercial Rehabilitation Exemption Certificate is issued on **November 16, 2021**.

This amended Commercial Rehabilitation Exemption Certificate is issued on **November 18, 2025** and supersedes all previously issued certificates.

Peggy L Nolde, Chairperson
State Tax Commission

A TRUE COPY
ATTEST: Patrick Huber
Patrick Huber
Michigan Department of Treasury