# WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. EXHIBIT "B" TO THE MASTER DEED OF 166 Oak

Condominium
CITY OF WYANDOTTE,
WAYNE COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS-THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUS ASSIGNED BY CONSECUTIVE SEQUENCE. WHEN A NI HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE AND THE SURVEYOR CERTIFICATE ON SHEET 2.

# LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF WYANDOTTE, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

LOTS 11, 12, 13 AND 14, BLOCK 69 OF PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T3S, R11E, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 57 OF DEEDS, PAGES 5, 6 AND 7 OF WAYNE COUNTY RECORDS. HAVING BENEFIT OF AN EASEMENT FOR PARKING PURPOSES ON LOT 4 AND THE NORTH ONE-HALF OF LOT 5, BLOCK 69 OF PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T3S, R11E, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 57 OF DEEDS, PAGES 5, 6 AND 7 OF WAYNE COUNTY RECORDS.

ALL BEING FURTHER DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF OAK STREET, 80 FEET WIDE WITH THE EAST LINE OF 2ND STREET, 50 FEET WIDE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 14; THENCE DUE NORTH ALONG THE EAST LINE OF SAID 2ND STREET, SAID LINE BEING ALSO THE WEST LINE OF SAID LOT 14, 150:00 FEET; THENCE DUE EAST ALONG THE SOUTH LINE OF A PUBLIC ALLEY, 20 FEET WIDE, SAID LINE BEING ALSO THE NORTH LINE OF SAID LOTS 11, 12, 13 AND 14, 200:00 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID LOT 11, 150:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOTS 11, 12, 13 AND 14, 200:00 FEET; TO THE POINT OF BEGINNING. ALSO HAVING RIGHTS TO AN EASEMENT FOR PARKING PURPOSES DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID PUBLIC ALLEY, DISTANT DUE EAST 150:00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID PUBLIC ALLEY WITH THE EAST LINE OF SAID 2ND STREET, SAID POINT BEING ALSO THE THE SOUTH WEST CORNER OF SAID LOT 4; THENCE DUE NORTH ALONG THE WEST LINE OF SAID LOT 4; THENCE DUE NORTH ALONG THE WEST LINE OF SAID LOT 4; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 5, 76:00 FEET; THENCE DUE WEST 50:00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5, 76:00 FEET; THENCE DUE WEST 50:00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST 50:00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 4, 75:00 FEET; TO THE POINT OF BEGINNING.

# NOTE

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

UNITS 1 AND 2 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME "MUST BE BUILT". ALL OTHER IMPROVEMENTS SHOWN HEREON "NEED NOT BE BUILT.

PROPOSED DATED: JUNE 25, 2019

# DEVELOPER

A & J REALTY VENTURES, LLC 177 BIDDLE AVENUE WYANDOTTE, MICHIGAN, 46192

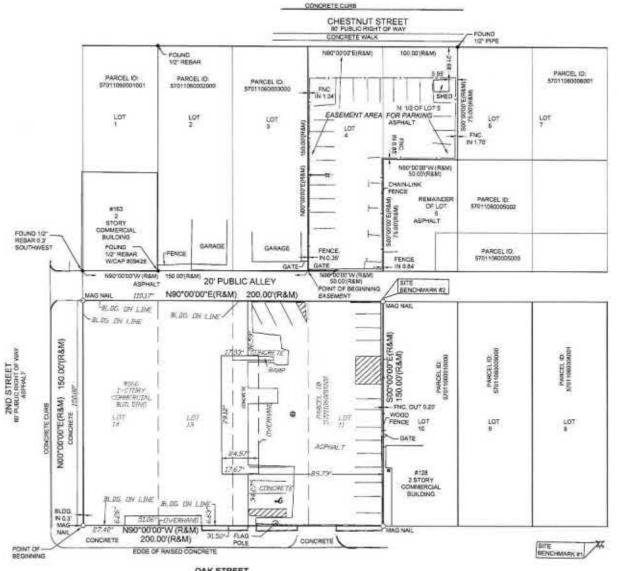
# SURVEYOR

MASON BROWNS ASSOCIATES, LLC 2708 BRIDLE ROAD BLOOMFIELD HILLS. MICHIGAN 48304

# SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SURVEY PLAN
SHEET 3	SITE & UTILITY PLAN
SHEET 4	FIRST FLOOR PLAN
SHEET 5	SECOND FLOOR PLAN
SHEET 6	THIRD FLOOR PLAN
SHEET 7	FOURTH FLOOR PLAN
SHEET 8	FIFTH FLOOR PLAN
SHEET 9	SECTIONS 1 & 2
SHEET 1	0 SECTIONS 3 & 4





OAK STREET 80" PUBLIC RIGHT OF WAY ASPNALT

#### BASIS OF BEARINGS

NORTH LINE OF OAK STREET AS TEAST PER THE PLAT.

#### BENCHMARKS SITE BENCHMARK #1

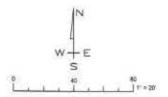
ARROW ON FIRE HYDRANT ON NORTHWEST CORNER OF GAR STREET AND 15T AVENUE ELEVATION = 582.39' (NAVO 86 DATUM)

SITE BENCHMARK 82 MAG NALL IN A UTILITY POLE ON THE NORTHEAST CORNER OF LOT 11 ELEVATION = 582.25 (NAVO 86 DATUM)

NOTE: LIVITS 1 AND 2 AND ALL IMPROVEMENTS MEDISSARY TO SERVICE SAME TRUST BE BUILT. ALL CITYER IMPROVEMENTS SHOWN REREON TREE NOT BE SUILT.

PROPOSED DATED JUNE 25, 2019.





I, NEAL E. TONNEMACHER LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY

THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINUM. SUBDIVISION PLAN NO. AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THERE ARE NO EXISTING ENCRONCHMENTS UPON THE LANCS AND PROPERTY HEREIN DESCRIBED.

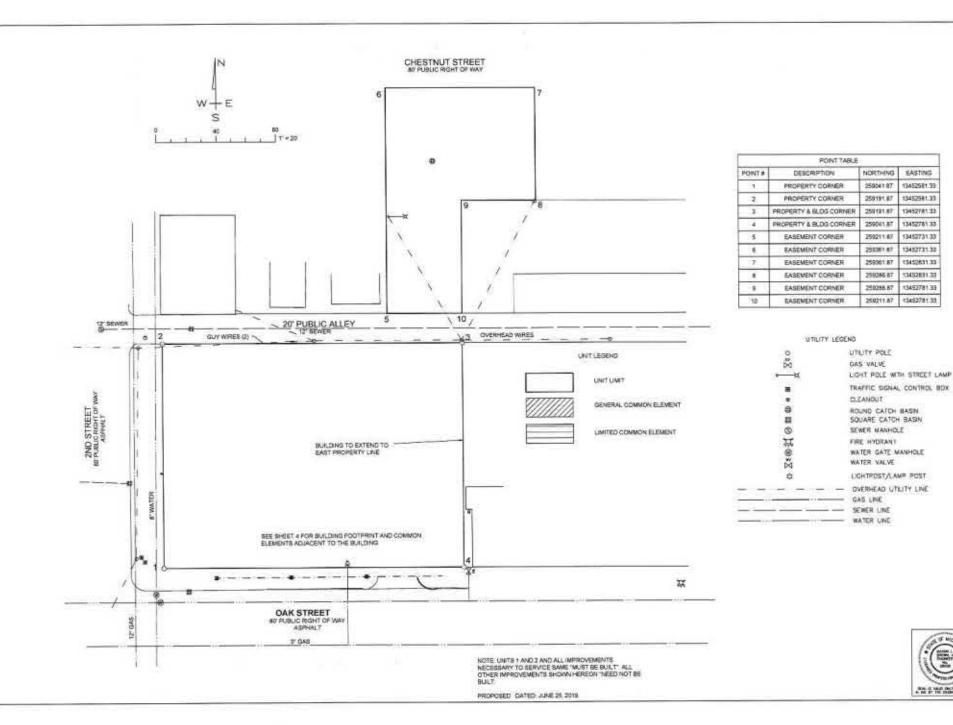
THAT THE REQUIRED MONUMENTS AND RON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RILLES PROMULGATED LINDER SECTION 142 OF ACT NO. 55 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

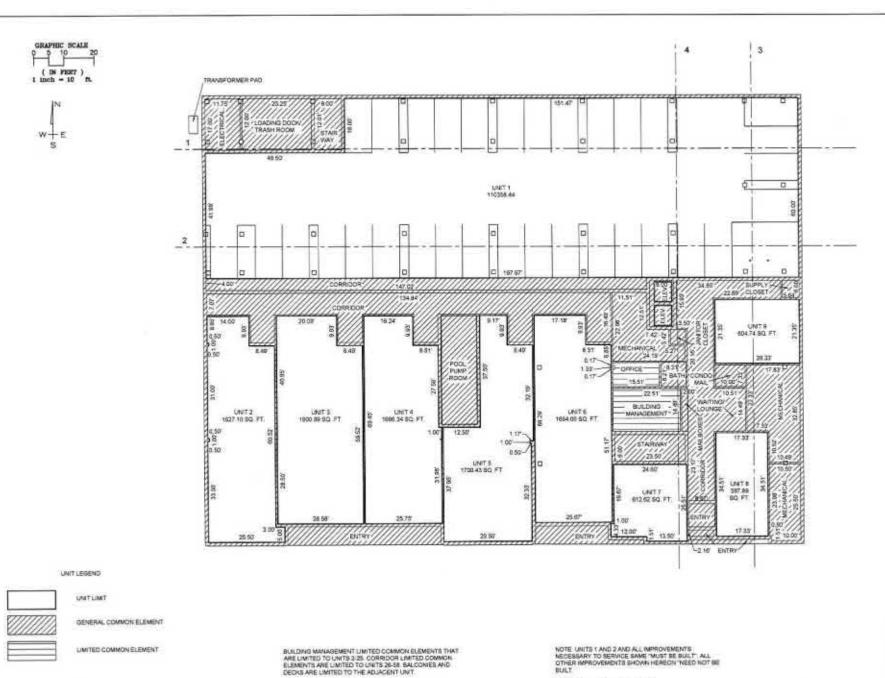
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULDATED UNDER BECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1976 AS AMENDED

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS SECURISED BY THE RILLES PROMING AFTER UNDER SECTION 142 OF ACTIVID 59 OF THE PUBLIC ACTS OF 1578 AS AMERICED.

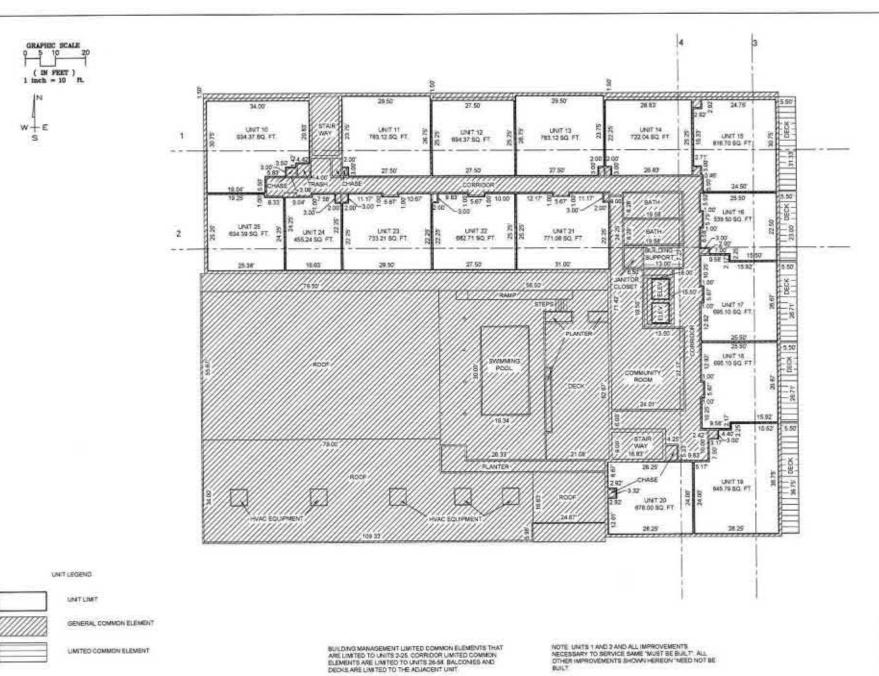
DATE

NEAL E TONNEMACHER LICENSED PROFESSIONAL SURVEYOR LICENSE NO. 4932 MASON BROWNS ASSOCIATES. LIC 2703 BROLLE ROAD SLOOMFELD HILLS, M/ 49304



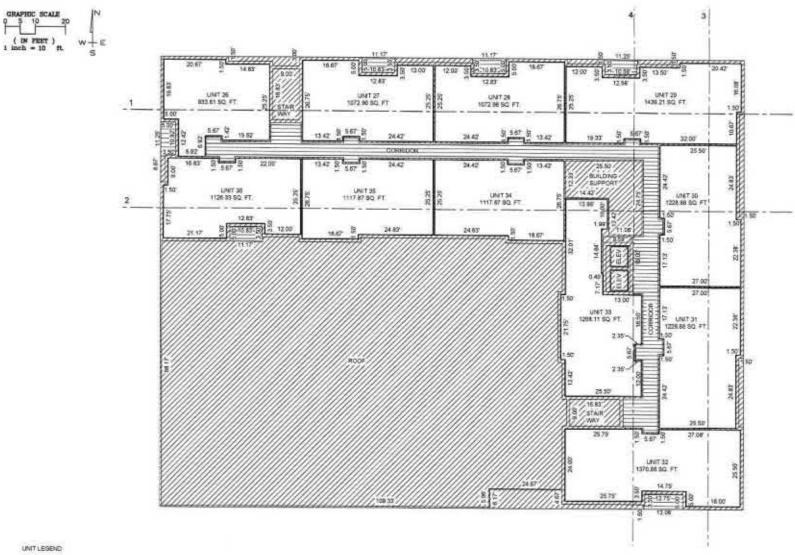






PROPOSED DATED: JUNE 25 2019.

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UNIT LEGEND

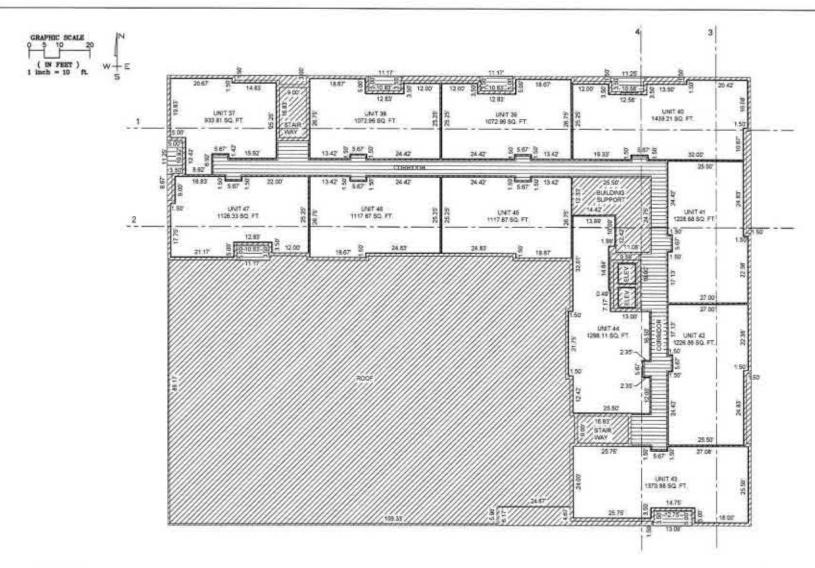
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LIMITED COMMON ELEMENT

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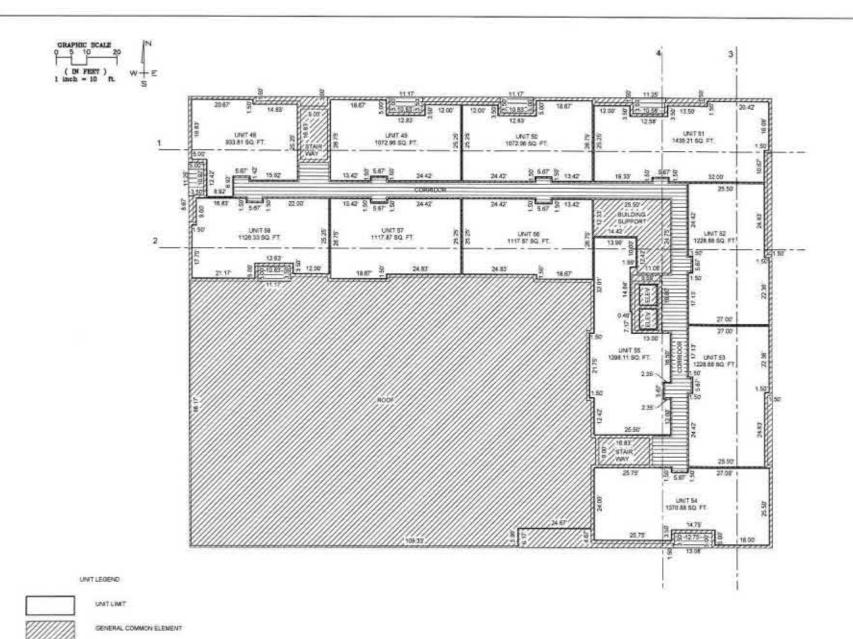
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LIMITED COMMON ELEMENT

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PROPOSED DATED JUNE 25, 2018.





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PROPOSED DATED: JUNE 25, 2019

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PROPOSED DATED JUNE 25, 2018

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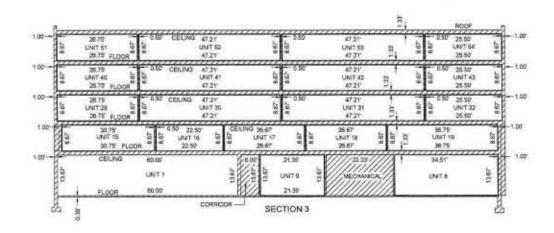
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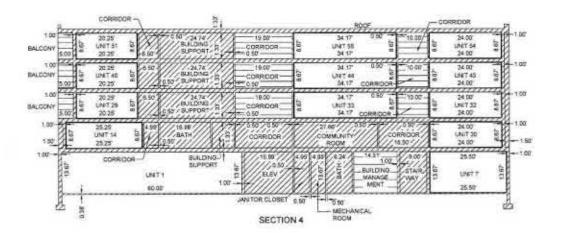






GRAPHIC SCALE





UNIT LEGEND

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GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

BUILDING MANAGEMENT LIMITED COMMON ELEMENTS THAT ARE UNITED TO UNITS 225 CORRIDOR LIMITED COMMON ELEMENTS ARE LIMITED TO UNITS 25-56 SALCONIES AND DECKS ARE LIMITED TO THE ADJACENT UNIT NOTE: UNITS 1 AND 2 AND ALL IMPROVEMENTS NECESSARY TO SERVICE SAME "MUST SE BUILT". ALL OTHER IMPROVEMENTS SHOWN HEREON, "NEED NOT BE SUILT.



Michigan Department of Treasury 4775 (Rev. 10-17), Page 1

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

Application No.	▶ Date Received
S	TATE USE ONLY
Application No.	▶ Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requests	đ			
A&J Realty Ventures LLC				Rehabilitation	Tran	sfer (1 copy only)	
Facility's Street Address				Facility	noility owned or re	ented by occupants?	
166 Oak Street, Units 10-25		ZIP Code	Amount of years requested for exemption (6-15)	ance by occupants?			
City Wyandotte	State MI	48192	12		Owned X Rente		
vv yar rootte tame of City, Township or Village (taxin	2010	40132	Type of Property				
Wyandotte	* (= 14)				□ Duro!	lev	
City	House Duplex Condo Loft						
County	School Distric	cat	T NAM	artment - No	of Units 16		
Wayne	Wyandot	tte	\Lambda \cdots	aruniont - rec.			
Name of LGU that established district		Name or Numbe	r of Neighborhood Enterprise Zon	e	100 CB A. C. C.	was established	
Wy		NEZ #8		7.7.04	08	8/03/2009	
dentify who the work was completed by			Estimated Project Cost (pe	r unit)			
Licensed Contractor	Other		\$126,481.25				
Timetable for undertaking and completing of the commence of the fall of 2019. Renovation	nent is anticipa is will continue	ated to begin fall over a two-year	2019 with new constru	ction and r he fall of 2	enovations t 021.	o take place in	
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Attachment B: Floor Plan  Timetable for undertaking and completic Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CEI Contact Name  Jason D'Herin Contact Fax Number  Owner/Applicant Name  Owner/Applicant Mailing Address (Street 177 Biddle Avenue, Wyand I certify the information contained application is being submitted.  I certify I am familiar with the provious proposed or will be able to complication of Neighborhood Enterp.	nent is anticipals will continue  RTIFICATION  et No., City, State, Zilotte, MI 48192  herein and in the visions of Public A y with all of the re-	ated to begin fall cover a two-year  P Code)  attachments are tru  act 147 of 1992, as a	2019 with new construit period, concluding in the period, concluding in the context Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.co  Owner/Applicant Telephone  Owner/Applicant E-mail Address and that all are truly descriptions are prerequisite to the	om e Number idress	sidential real pr	roperty for which this	

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	r of LGU must complete Part 3)					
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.						
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborf	nood Enterprise Zone i	Exemption specific			
Name of LGU						
Name of Assessor (First and last name)	Telephone Number					
Fax Number E-mail Address						
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and	accurate.				
Assessor's Signature		Date				
PART 4: LGU ACTION/CERTIFICATION (LGU clerk mu	st complete this section before submi	itting to the State 1	Tax Commission)			
Action taken by LGU:  Exemption Approved forYears (6-15)  Exemption Approved forYears (11-17 historical credits)  Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application  Clerk's Name (First and Last)	The State Tax Commission requires the administratively complete application:  1. Original Application  2. Legal description of the:  3. Resolution approving/dei  4. REHABILITATION APPLICATION Statement by the assessor rehabilitated facility not incimmediately preceding the	real property with party of the party of the party of the party of the taxable to the party of the taxable to the taxable taxa	arcel code # clude # of years) e value of the the tax year			
Fax Number	E-mail Address					
Mailing Address	City	State	ZIP Code			
I certify that I have reviewed this application for complete and accurate in Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	the state of the s	Tax Commission iss				
Clerk Signature		Date				

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - · Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

## LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call 517- 335-7491.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- · A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

	ATE USE ONLY
▶ Application No.	Date Received

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name		41-41	Type of Approval Requested					
A&J Realty Ventures LLC			New Ref	nabilitation	Trees	refer (1 energiach)		
Facility's Street Address			Facility L Fac	sfer (1 copy only)				
166 Oak Street, Unit #26			Amount of years requested	Is the fac	ility owned or re	ented by occupants?		
City	State	ZIP Code	for exemption (6-15)	×	Rented			
Wyandotte	MI	48192	12		Owned	- Asserta		
Name of City, Township or Village (taxing	authority)		Type of Property					
Wyandotte			House		Dup	lex		
City Township Villag			Condo		Loft			
County	School Distric		Apartm	ent - No. of	Units			
Wayne	Wyandot							
Name of LGU that established district			of Neighborhood Enterprise Zone	was established				
Wyandotte identify who the work was completed by		NEZ #8	Estimated Project Cost (per uni	*	08	3/03/2009		
스마트 [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	011			4				
∐ Licensed Contractor	Other		_ \$173,916.75					
Attachment B: Floor Plan			cluding legal description).					
Attachment B: Floor Plan  Timetable for undertaking and completing  Overall project commenceme the fall of 2019. Renovations	the rehabilitation o	or construction of the fa ated to begin fall	cility. 2019 with new constructio	n and ren fall of 202	novations to	o take place in		
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor o	f LGU must complete Part 3)						
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.							
By checking this box I certify that, if approved, the property to be cover tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborhood Ente	irprise Zone E	exemption specific				
Name of LGU							
Name of Assessor (First and last name)	Telephone Number						
Fax Number E-mail Address							
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accurat	le.					
Assessor's Signature		Date					
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to the	e State Tax	Commission)				
Action taken by LGU:  Exemption Approved for Years (6-15)  Exemption Approved for Years (11-17 historical credits)	The State Tax Commission requires the following administratively complete application:  1. Original Application  2. Legal description of the real properties of	perty with pa	arcel code #				
Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application	Statement by the assessor showing rehabilitated facility not including the	4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.					
Clerk's Name (First and Last)	Telephone Number	7112 CO. (C.)	The collection				
Fax Number	E-mail Address						
Mailing Address	City	State	ZIP Code				
I certify that I have reviewed this application for complete and accurate a Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	n de la company de de la company de la decompany de la company de la company de la company de la company de la	mmission iss	0 - P. P. C. D. C. D. C. W. S. S. C. C. C.				
Clerk Signature		Date					

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

#### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

# Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #26, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 933.81 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

### Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY
Application No.	Date Received

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

	Type of Approval Requested						
A&J Realty Ventures LLC			New Rehabilitation Transfer (1 o			isfer (1 copy anly)	
acility's Street Address			1.0000000	acility		1888 TOWN OF SERVE SOURCE	
166 Oak Street, Unit #2				Amount of years requested Is the facility owned or for exemption (6-15)			
City	State	ZIP Code	12	×	Owned	Rented	
Wyandotte	Wyandotte MI 48192 ame of City, Township or Village (taxing authority)			LE.	31	_	
그렇게 얼마 없었	(taxing authority)	Type of Property					
Wyandotte			Hou	se	Dup	lex	
∑ City [	Township	Village	∑ Con	do	Loft		
County	School Distric		Apa	rtment - No. o	Units		
Wayne Name of LGU that established dist	Wyandot	0.00	of Neighborhood Enterprise Zone		Date district	was established	
Wyandotte	P187 1	NEZ #8				8/03/2009	
dentify who the work was complet	ted by		Estimated Project Cost (per	unit)			
X Licensed Contractor	Other		\$187,768.00				
			cluding legal description)	,			
Attachment B: Floor Pla  Timetable for undertaking and com  Overall project commen	an  Inpleting the rehabilitation of the company of the rehabilitation of the company of the comp	or construction of the fa		tion and rer	novations t	o take place in	
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood t be granted a Neighborhood Enterprise Zone Ex	emption that would	also put the same
By checking this box I certify that, if approved, the property to be cove tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborhoo	od Enterprise Zone E	xemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and a	ccurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting	g to the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the administratively complete application:		
Exemption Approved forYears (6-15)	1. Original Application		
1 155 AU	2. Legal description of the re	al property with po	arcel code #
Exemption Approved for Years (11-17 historical credits)	3. Resolution approving/deny	ing application (in	clude # of years)
Exemption Denied (Include Resolution Denying)	4. REHABILITATION APPLI Statement by the assessor s	howing the taxabl	e value of the
Date of resolution approving/denying this application	rehabilitated facility not inclu immediately preceding the e	ding the land, for t ffective date of the	he tax year e rehabilitation
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject	ct property is locat	ed within a qualifie
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State 7	ax Commission is:	sue a Neighborhoo
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

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  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

## Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #26, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 933.81 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### Timetables

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY
Application No.	Date Received

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requested			
A&J Realty Ventures LLC			New Rehabilitation Transfer (1 copy of Facility			sfer (1 copy only)
Facility's Street Address			and a state of the		lity owned or re	nted by programts?
166 Oak Street, Unit #28			Amount of years requested for exemption (6-15)		s the facility owned or rented by occupants?	
City Wyandotte	MI	48192	12 Owned		Rented	
Name of City, Township or Village (taxing authority)			Type of Property			
Wyandotte			House		Duple	ex
City To	wnship	Village	Condo		Loft	
County	School Distric	2	☐ Apartn	nent - No. of	Units	
Wayne	Wyandot	The second secon		SECULE SUBSTITUTE		on astablished
Name of LGU that established district Wyandotte		NEZ #8	r of Neighborhood Enterprise Zone			vas established 8/03/2009
identify who the work was completed by			Estimated Project Cost (per un	(1)		
Licensed Contractor	Other		\$187,768.00			
Describe the general nature and extent of	the new construct	ion or rehabilitation to b	be undertaken. Include Breakdown	of investment	t Cost Use atta	chments if necessary
Timetable for undertaking and completing	the rehabilitation of	or construction of the fa	ecility.			
Overall project commenceme	ent is anticipa	sted to begin fall	2019 with new construction	on and ren	novations to	o take place in
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other st	specific tax roll while receiving the Neighborhood	Enterprise Zone Exe	emption. For example
property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	of be granted a Neighborhood Enterprise Zone E	xemption that would	also put the same
By checking this box I certify that, if approved, the property to be cow tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborho	od Enterprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)			
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and a	ocurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting	g to the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the administratively complete application:	following documents	be filed for an
Exemption Approved for Years (6-15)	1, Original Application		
Exemption Approved forYears (11-17 historical credits)	Legal description of the re     Resolution approving/deny		
Exemption Denied (include Resolution Denying)	4 REHABILITATION APPLI Statement by the assessor s		e value of the
Date of resolution approving/denying this application	rehabilitated facility not inclu immediately preceding the e	이 하게 있는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다.	
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject	ct property is locat	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State 1	Fax Commission is:	sue a Neighborhooi
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU cierk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

# LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

# Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

# Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- · A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

# Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #28, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,072.96 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

STATE USE ONLY					
▶ Application No.	Date Received				

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requested			
A&J Realty Ventures LI	I.C.	Agency of Sancas convenience (1)	-telliteties	_		
Facility's Street Address		── New □ Reh	abilitation ility	Tran	sfer (1 copy only)	
166 Oak Street, Unit #29			Amount of years requested	11.00	lity owned or re	inted by occupants?
City	State	ZIP Code	for exemption (6-15)	157	10	□ Beatest
Wyandotte	MI	48192	12 Sowned			Rented
Name of City, Township or Village	(taxing authority)	Type of Property				
Wyandotte	235 755 36	House		Dupl	ex	
City	12 12 12 12 12 12 12 12 12 12 12 12 12 1				Loft	
County	School Distric		☐ Apartm	ent - No. of	Units	
Wayne	Wyandot	Control of the second s			arranes.	
Name of LGU that established dis Wyandotte	nocek:	Name or Number NEZ #8	of Neighborhood Enterprise Zone			was established 3/03/2009
Identify who the work was comple	eled by		Estimated Project Cost (per unit	0		
Licensed Contractor	Other		\$251,861.75			
Attachment B: Floor Pla	an		luding legal description).			
Timetable for undertaking and cor	mpleting the rehabilitation on concernent is anticipa	or construction of the fa	1555 ES 101 W	n and ren all of 202	ovations to	o take place in
Timetable for undertaking and cor Overall project commer the fall of 2019. Renova	mpleting the rehabilitation on ncement is anticipa ations will continue	or construction of the fa	cility. 2019 with new construction	n and ren all of 202	ovations to 1.	o take place in
Timetable for undertaking and cor Overall project commer the fall of 2019. Renova PART 2: APPLICANT (	mpleting the rehabilitation on ncement is anticipa ations will continue	or construction of the fa	cility. 2019 with new construction	n and ren all of 202	ovations to 1.	o take place in
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Timetable for undertaking and cor Overall project commer the fall of 2019. Renova PART 2: APPLICANT ( Contact Name Jason D'Herin Contact Fax Number Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address	mpleting the rehabilitation on neement is anticipal ations will continue CERTIFICATION	r construction of the fa ted to begin fall over a two-year	Contact E-mail Address jmdherin@gmail.com	all of 202	ovations to	take place in
Timetable for undertaking and cor Overall project commer the fall of 2019. Renova PART 2: APPLICANT ( Contact Name Jason D'Herin Contact Fax Number Owner/Applicant Name FSI4, LLC	mpleting the rehabilitation on neement is anticipal ations will continue CERTIFICATION	r construction of the fa ted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant Telephone Nur	all of 202	ovations to	o take place in
Timetable for undertaking and core Overall project commer the fall of 2019. Renovative fall of 2	mpleting the rehabilitation on cement is anticipal ations will continue CERTIFICATION  (Street No., City, State, Zify and otte. MI 48192 ained herein and in the address of Public According with all of the recording with all of	er construction of the fatted to begin fall over a two-year over a two-year over a two-year over a two-year attachments are true at 147 of 1992, as acquirements thereof	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant E-mail Address and that all are truly descriptive	mber s of the resid	ential real pro	operty for which this y knowledge, I have
Timetable for undertaking and core Overall project commer the fall of 2019. Renoval PART 2: APPLICANT (Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address 177 Biddle Avenue, Wy I certify the information contapplication is being submitted to certify I am familiar with the	mpleting the rehabilitation on cement is anticipal ations will continue CERTIFICATION  (Street No., City, State, Zify and otte. MI 48192 ained herein and in the address of Public According with all of the recording with all of	er construction of the fatted to begin fall over a two-year over a two-year over a two-year over a two-year attachments are true at 147 of 1992, as acquirements thereof	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant E-mail Address and that all are truly descriptive	mber s of the resid	ential real pro	operty for which this y knowledge, I have

PART 3: LGU ASSESSOR CERTIFICATION (Assessor o	f LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood Enter at be granted a Neighborhood Enterprise Zone Exempt	prise Zone Exe ion that would	emption. For example, also put the same	
By checking this box I certify that, if approved, the properly to be covered tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood En	terprise Zone E	Exemption specific	
Name of LGU				
Name of Assessor (First and last name)  Telephone Number				
Fax Number	E-mail Address			
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accura	ate.		
Assessor's Signature		Date		
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to t	he State Tax	Commission)	
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:		The second secon	
Exemption Approved forYears (6-15)	1. Original Application		CONT. ECONOMIS	
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real pro     3. Resolution approving/denying a			
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATI Statement by the assessor showi		e value of the	
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effecti	the land, for t	the tax year	
Clerk's Name (First and Last)	Telephone Number			
Fax Number	E-mail Address			
Mailing Address	City	State	ZIP Code	
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject pro	perty is locat	L ed within a qualified	
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co	ammission is:	sue a Neighborhood	
Clerk Signature		Date		

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

## Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

## Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- . A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- · A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #29, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,439.21 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

## **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY
Application No.	➤ Date Received

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICAN	IT INFORMA	ATION (Applicant	The state of the s			
Applicant Name			Type of Approval Requested	V PARKER		
A&J Realty Ventures LLC Facility's Street Address 166 Oak Street, Unit #30				habilitation cility	Trans	sfer (1 copy only)
			Amount of years requested Is the facility owned or rented by			nted by occupants?
City State ZIP Code			for exemption (6-15)	PRINTS SAN	MANAGEMENT OF THE PROPERTY OF THE PARTY.	
yandotte MI 48		48192	12	X	X Owned	
Name of City, Township or Village (taxing authority)			Type of Property	-		
Vyandotte			House	9	Duple	ex.
City Tow	City Township		Condo		Loft	
County	School Distric	ci				
Wayne	Wyandot		Apartr	ment - No. of	Units	
Name of LGU that established district	11,000		of Neighborhood Enterprise Zone		A LONG TO STATE OF	vas established
Wyandotte		NEZ #8			08	/03/2009
identify who the work was completed by	Laurence		Estimated Project Cost (per ur	nit)		
Licensed Contractor	Other		_ \$215,054.00			
Describe the general nature and extent of t	the new construct	tion or rehabilitation to b	e undertaken. Include Breakdown	of investment	Cost. Use atta	chments if necessary
Timetable for undertaking and completing t			V19-5-10			
Timetable for undertaking and completing to	nt is anticipa	ted to begin fall :	2019 with new construction	on and ren fall of 202	ovations to 1.	take place in
Attachment B: Floor Plan  Timetable for undertaking and completing to Overall project commencement the fall of 2019. Renovations to PART 2: APPLICANT CERTIL	nt is anticipa will continue	ted to begin fall :	2019 with new construction	on and ren fall of 202	ovations to 1.	take place in
Timetable for undertaking and completing to Overall project commencementhe fall of 2019. Renovations of PART 2: APPLICANT CERTIL Contact Name	nt is anticipa will continue	ted to begin fall :	2019 with new construction period, concluding in the Contact Telephone Number	on and ren fall of 202	ovations to 1,	take place in
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Timetable for undertaking and completing to Overall project commencementhe fall of 2019. Renovations of PART 2: APPLICANT CERTIL Contact Name  Jason D'Herin	nt is anticipa will continue	ted to begin fall :	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address	fall of 202	ovations to 1.	take place in
Timetable for undertaking and completing to Overall project commencementhe fall of 2019. Renovations of Part 2: APPLICANT CERTIL Contact Name  Jason D'Herin  Contact Fax Number	nt is anticipa will continue	ted to begin fall :	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.con	fall of 202	ovations to 1.	take place in
Timetable for undertaking and completing to Overall project commencementhe fall of 2019. Renovations of PART 2: APPLICANT CERTIL Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name	nt is anticipa will continue	ted to begin fall :	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address	fall of 202	ovations to	take place in
Timetable for undertaking and completing to Overall project commencement the fall of 2019. Renovations of PART 2: APPLICANT CERTIL Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC	nt is anticipa will continue FICATION	ated to begin fall a over a two-year	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.con	fall of 202	ovations to	take place in
Overall project commencementhe fall of 2019. Renovations of the fall of 2019. Renovations of	nt is anticipa will continue  FICATION  No., City, State, Zit	ated to begin fall a over a two-year	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.con  Owner/Applicant Telephone N	fall of 202	ovations to	take place in
Overall project commencementhe fall of 2019. Renovations of the fall of 2019. Renovations of 2019. Renova	nt is anticipal will continue  FICATION  Io., City, State, Zill  te. MI 48192  wein and in the continue of the relation of the	P Code)  attachments are true  ct 147 of 1992, as are equirements thereof v	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.con Owner/Applicant Telephone Numer/Applicant E-mail Address and that all are truly descriptive the period of the applicant are prerequisite to the applicant to the applicant are prerequisite to the applicant to the applicant are prerequisite to the applicant to the applicant to the applicant are prerequisite to the applicant to the	fall of 202	ential real pro	perty for which the
Timetable for undertaking and completing to Overall project commencement the fall of 2019. Renovations of PART 2: APPLICANT CERTIL Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address (Street Name) 177 Biddle Avenue, Wyandott  I certify the information contained he application is being submitted.	nt is anticipal will continue  FICATION  Io., City, State, Zill  te. MI 48192  wein and in the continue of the relation of the	P Code)  attachments are true  ct 147 of 1992, as are equirements thereof v	2019 with new construction period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.con Owner/Applicant Telephone Numer/Applicant E-mail Address and that all are truly descriptive the period of the applicant are prerequisite to the applicant to the applicant are prerequisite to the applicant to the applicant are prerequisite to the applicant to the applicant to the applicant are prerequisite to the applicant to the	fall of 202	ential real pro	perty for which thi

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other is property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood En t be granted a Neighborhood Enterprise Zone Exer	terprise Zone Exe nption that would	mption. For example, also put the same
By checking this box I certify that, if approved, the property to be cover tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborhood	Enterprise Zone E	exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in I	Part 3 of this application is complete and acc	urate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting t	o the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the foll administratively complete application:	owing documents	be filed for an
Exemption Approved forYears (5-15)  Exemption Approved forYears (11-17 historical credits)  Exemption Denied (include Resolution Denying)	1. Original Application     2. Legal description of the real     3. Resolution approving/denying     4. REHABILITATION APPLICATION	g application (in	clude # of years)
Date of resolution approving/denying this application	Statement by the assessor sho rehabilitated facility not includin immediately preceding the effe	ng the land, for t	he tax year
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate in Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.			
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

# Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

## Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #30, Wyandotte, MI 48192

### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

# Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

STA	ATE USE ONLY	
Application No.	➤ Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLIC Applicant Name			Type of Approval Requested			
A&J Realty Ventures LLC			New Rei	habilitation	Tree	afar (4 aanu aabi)
Facility's Street Address			New Ref	allity	trans	sfer (1 copy only)
166 Oak Street, Unit #31	Lacon	Les	Amount of years requested for exemption (6-15)	la the facil	ity owned or re	ented by occupants?
Wyandotte	State	ZIP Code 48192	12	X	Owned	Rented
Name of City, Township or Village (tax	xing authority)	J	Type of Property			
Wyandotte			☐ House		Dupl	ex
City Township Village		☐ Condo		Loft		
County	School Distric		☐ Apartm	ent - No. of	Units	
Wayne	Wyandot					
Name of LGU that established district Wyandotte	7.5	NEZ #8	of Neighborhood Enterprise Zone			was established 3/03/2009
Identify who the work was completed	by		Estimated Project Cost (per un	a)		
Licensed Contractor	Other		\$215,054.00			
	ement is anticipa	ted to begin fall	2019 with new constructio	n and ren	ovations to	o take place in
the fall of 2019. Renovation	ement is anticipa ons will continue	ted to begin fall	2019 with new constructio	n and rend fall of 202	ovations to	o take place in
Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE Contact Name	ement is anticipa ons will continue	ted to begin fall	2019 with new construction period, concluding in the second contact Telephone Number	n and ren fall of 202	ovations to	o take place in
Overall project commence the fall of 2019. Renovation PART 2: APPLICANT CE Contact Name Jason D'Herin	ement is anticipa ons will continue	ted to begin fall	2019 with new construction period, concluding in the state of the Contact Telephone Number (313) 218-6817	n and ren fall of 202	ovations to	o take place in
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Overall project commence the fall of 2019. Renovation PART 2: APPLICANT CE Contact Name Jason D'Herin Contact Fax Number	ement is anticipa ons will continue	ted to begin fall	2019 with new construction period, concluding in the state of the stat	fall of 202	ovations to	take place in
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Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name  FSI4, LLC	ement is anticipa ons will continue RTIFICATION	ted to begin fall over a two-year	2019 with new construction period, concluding in the state of the stat	fall of 202	ovations to	o take place in
Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name Jason D'Herin  Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Str	ement is anticipa ons will continue RTIFICATION	ted to begin fall over a two-year	2019 with new construction period, concluding in the state of the stat	fall of 202	ovations to	o take place in
Overall project commence the fall of 2019. Renovation PART 2: APPLICANT CELECONTROLL STATE OF THE PROPERTY OF	ement is anticipal ons will continue ons will continue on the continue of the	ted to begin fall over a two-year Code) attachments are true of 147 of 1992, as a quirements thereof	2019 with new construction period, concluding in the second concluding in the second contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Telephone Number Contact E-mail Address in and that all are truly descriptive second contact and that all are truly descriptive mended, (MCL 207.771 to 207.7 which are prerequisite to the approach contact and the	mber of the reside	ntial real pro	operty for which this r knowledge, I have
Overall project commence the fall of 2019. Renovation PART 2: APPLICANT CELECONTROLL STATE OF THE PROPERTY OF	ement is anticipal ons will continue ons will continue on the continue of the	ted to begin fall over a two-year Code) attachments are true of 147 of 1992, as a quirements thereof	2019 with new construction period, concluding in the second concluding in the second contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Telephone Number Contact E-mail Address in and that all are truly descriptive second contact and that all are truly descriptive mended, (MCL 207.771 to 207.7 which are prerequisite to the approach contact and the	mber of the reside	ntial real pro	operty for which this r knowledge, I have

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	f LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood Enter it be granted a Neighborhood Enterprise Zone Exemp	prise Zone Exe tion that would	mption. For example, also put the same	
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood En	terprise Zone E	xemption specific	
Name of LGU				
Name of Assessor (First and last name)	Telephone Number			
Fax Number	E-mail Address			
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accurr	ate.		
Assessor's Signature		Date		
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	he State Tax	Commission)	
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:	ing documents	be filed for an	
Exemption Approved forYears (6-15)	1. Original Application			
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real pr     3. Resolution approving/denying a			
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICAT Statement by the assessor show	ng the taxable		
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effecti			
Clerk's Name (First and Last)	Telephone Number			
Fax Number	E-mail Address			
Mailing Address	City	State	ZIP Code	
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.				
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax C	ommission iss	sue a Neighborhood	
Clerk Signature		Date		

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

# Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

# Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #31, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

# Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY	
Application No.	Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approva	al Requested			
A&J Realty Ventures LLC			New Facility	/ (F-E-1181)	abilitation	Trans	sfer (1 copy only)
Facility's Street Address			77.55571193	11.77.0101	77.74		CONTRACTOR AND CAR
166 Oak Street, Unit #32	- Promission	200.0-4-	Amount of years requested Is the facility owned or rented by for exemption (6-15)				nted by occupants?
City	State	ZIP Code 48192	I DESCRIPTION AND ADDRESS OF THE PARTY AND	10	X	Owned	Rented
Wyandotte Name of City, Township or Village (t	175.00	40192	Type of Property	12	-		
Wyandotte	axing dunionty)		7,5	-		HENRY STR	
2004 100 100 100 100 100 100 100 100 100				House		Dupl	ex
City Township Village			<b>⊠</b> Condo		Loft		
County	School Distric	t		☐ Apartm	ent - No. of	Units	
Wayne	Wyandot						
Name of LGU that established distri	ct		of Neighborhood Ent-	erprise Zone			vas established
Wyandotte	24.7	NEZ #8	Patracetes 9	of Cout face - "	6	08	/03/2009
dentify who the work was complete				ct Cost (per unit	,		
Licensed Contractor Describe the general nature and ext	Other		_ \$239,904.0		100	No.	
		4.71	luding legal de				
imetable for undertaking and comp	oleting the rehabilitation of	or construction of the fa	cility. 2019 with new	construction	n and ren all of 202	ovations to	take place in
imetable for undertaking and comp Overall project commenc the fall of 2019. Renovati	oleting the rehabilitation of ement is anticipa ions will continue	or construction of the fa	cility. 2019 with new	construction	n and ren all of 202	ovations to 1.	take place in
imetable for undertaking and comp Overall project commenc the fall of 2019. Renovati	oleting the rehabilitation of ement is anticipa ions will continue	or construction of the fa	cility. 2019 with new	construction	n and ren all of 202	ovations to 1.	take place in
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imetable for undertaking and comp Overall project commend the fall of 2019. Renovati PART 2: APPLICANT CE Contact Name Jason D'Herin	oleting the rehabilitation of ement is anticipa ions will continue	or construction of the fa	Contact Telepho (313) 218-	construction ding in the fi one Number 6817 Address	n and ren all of 202	ovations to	take place in
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Overall project commence the fall of 2019. Renovation of 2019. Ren	eleting the rehabilitation of cement is anticipations will continue ERTIFICATION	or construction of the fa ited to begin fall over a two-year	Contact Telepho (313) 218- Contact E-mail jmdherin@ Owner/Applican	construction ding in the f one Number 6817 Address	all of 202	ovations to	take place in
Overall project commence the fall of 2019. Renovation of 2019. Ren	eleting the rehabilitation of cement is anticipations will continue ERTIFICATION	or construction of the fa ited to begin fall over a two-year	Contact Telepho (313) 218- Contact E-mail jmdherin@ Owner/Applican	construction ding in the f one Number 6817 Address Ogmail.com It Telephone Nur	all of 202	ovations to	take place in
Overall project commence the fall of 2019. Renovation of the fall of t	ement is anticipations will continue  ERTIFICATION  ERTIFICATION  itreet No., City, State, Zlindotte, MI 48192  and herein and in the increasions of Public Airport with all of the re-	or construction of the fa sted to begin fall over a two-year P Code) attachments are true ct 147 of 1992, as a quirements thereof	Contact Telepho (313) 218- Contact E-mail jmdherin@ Owner/Applican Owner/Applican and that all are true mended, (MCL 207	construction ding in the formal Number 6817 Address Ogmail.com at Telephone Num at E-mail Address	nber of the resid	ential real pro	operty for which th r knowledge, I hav
Attachment B: Floor Plan  Timetable for undertaking and comp Overall project commence the fall of 2019. Renovati  PART 2: APPLICANT CE Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address (S 177 Biddle Avenue, Wya  I certify I am familiar with the p complied or will be able to con issuance of Neighborhood Ente	ement is anticipations will continue  ERTIFICATION  ERTIFICATION  itreet No., City, State, Zlindotte, MI 48192  and herein and in the increasions of Public Airport with all of the re-	or construction of the fa sted to begin fall over a two-year P Code) attachments are true ct 147 of 1992, as a quirements thereof	Contact Telepho (313) 218- Contact E-mail jmdherin@ Owner/Applican Owner/Applican and that all are true mended, (MCL 207	construction ding in the formal Number 6817 Address Ogmail.com at Telephone Num at E-mail Address	nber of the resid	ential real pro	operty for which the

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll while receiving the Neighborhood of be granted a Neighborhood Enterprise Zone Ex	emption that would	also put the same	
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhoo	od Enterprise Zone E	xemption specific	
Name of LGU				
Name of Assessor (First and last name)	Telephone Number			
Fax Number	Number E-mail Address			
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and a	ccurate.		
Assessor's Signature		Date		
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must				
Action taken by LGU:	The State Tax Commission requires the ta administratively complete application:	following documents	be filed for an	
Exemption Approved forYears (6-15)	1. Original Application			
	2. Legal description of the re-	al property with pa	arcel code #	
Exemption Approved for Years (11-17 historical credits)	3. Resolution approving/deny	ing application (in	clude # of years)	
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLI Statement by the assessor s	howing the taxabl	e value of the	
Date of resolution approving/denying this application	rehabilitated facility not include immediately preceding the ef-	ding the land, for t fective date of the	the tax year e rehabilitation.	
Clerk's Name (First and Last)	Telephone Number			
Fax Number	E-mail Address			
Mailing Address	City	State	ZIP Code	
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subjec	t property is locat	ed within a qualified	
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State To	ax Commission is:	sue a Neighborhoo	
Clerk Signature		Date		

The LGU should mail the original completed application and required documents to the following address:

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Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

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- 1. Complete Parts 1 and 2.
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  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
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NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

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# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

# Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

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In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #32, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,370.88 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

# Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY	
▶ Application No.	Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name	i All		Type of Approval Requested		
A&J Realty Ventures LL Facility's Street Address	C		New Rehabilitation Transfer (1 copy		
166 Oak Street, Unit #33	3		Amount of years requested	d or rented by occupants?	
City			for exemption (8-15)	IX Owne	d Rented
Wyandotte	MI	48192	12		Птото
Name of City, Township or Village	(taxing authority)		Type of Property		
Wyandotte			House		Duplex
City Township Village		Condo		Loft	
County	School Distric	\$6)	☐ Apartm	nent - No. of Units _	
Wayne	Wyandot	A COUNTY OF THE PARTY OF THE PA			istrict was established
Name of LGU that established dist Wyandotte	10471	NEZ #8	r of Neighborhood Enterprise Zone	197611254	08/03/2009
identify who the work was complet			Estimated Project Cost (per uni	it)	
Licensed Contractor	Other		\$227,169.25		
Describe the general nature and ex	xtent of the new construct	ion or rehabilitation to t	be undertaken. Include Breakdown o	of Investment Cost. U	se attachments if necessary
"imetable for undertaking and con-	pleting the rehabilitation of	or construction of the fa	scility		
Overall project commen	cement is anticipa	ted to begin fall	2019 with new construction period, concluding in the t	n and renovatio	ns to take place in
Overall project commen the fall of 2019. Renova	cement is anticipa tions will continue	ted to begin fall	2019 with new constructio	n and renovatio fall of 2021,	ns to take place in
Overall project commen the fall of 2019. Renova PART 2: APPLICANT C	cement is anticipa tions will continue	ted to begin fall	2019 with new constructio	n and renovatio	ns to take place in
Overall project commen the fall of 2019. Renova PART 2: APPLICANT C Contact Name Jason D'Herin	cement is anticipa tions will continue	ted to begin fall	2019 with new construction period, concluding in the 1  Contact Telephone Number (313) 218-6817	n and renovatio	ns to take place in
Overall project commen the fall of 2019. Renova PART 2: APPLICANT C Contact Name Jason D'Herin	cement is anticipa tions will continue	ted to begin fall	2019 with new construction period, concluding in the 1  Contact Telephone Number (313) 218-6817  Contact E-mail Address	fall of 2021,	ns to take place in
Overall project commenthe fall of 2019. Renova  PART 2: APPLICANT Contact Name  Jason D'Herin  Contact Fax Number	cement is anticipa tions will continue	ted to begin fall	2019 with new construction period, concluding in the 1  Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com	fall of 2021,	ns to take place in
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Overall project commenthe fall of 2019. Renova  PART 2: APPLICANT Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (	cement is anticipa tions will continue CERTIFICATION	ited to begin fall over a two-year	2019 with new construction period, concluding in the formation of period, concluding in the formation of period, concluding in the formation of period of pe	fall of 2021,	ns to take place in
Overall project commenthe fall of 2019. Renova  PART 2: APPLICANT Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (177 Biddle Avenue, Wystapplication is being submitted of complied or will be able to complied or will be able to complete the complied or will be able to complete the complete of the complete the complete or will be able to complete the comple	CERTIFICATION  (Street No., City, State, Zif and otte. MI 48192)  ined herein and in the interpretation of Public Accordingly with all of the re-	over a two-year  P Code)  attachments are true  ct 147 of 1992, as a	2019 with new construction period, concluding in the 1  Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Telephone Number (2007)  Owner/Applicant E-mail Address and that all are truly descriptive ownerded, (MCL 207,771 to 207,77) which are prerequisite to the applicant are presented as a present a pres	fall of 2021, mber of the residential re	eal property for which thi of my knowledge, I hav
PART 2: APPLICANT C Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address ( 177 Biddle Avenue, Wyst I certify the information contact application is being submitted	CERTIFICATION  (Street No., City, State, Zif and otte. MI 48192)  ined herein and in the interpretation of Public Accordingly with all of the re-	over a two-year  P Code)  attachments are true  ct 147 of 1992, as a	2019 with new construction period, concluding in the 1  Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Telephone Number (2007)  Owner/Applicant E-mail Address and that all are truly descriptive ownerded, (MCL 207,771 to 207,77) which are prerequisite to the applicant are presented as a present a pres	fall of 2021, mber of the residential re	eal property for which the

The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll white receiving the Neighborh It be granted a Neighborhood Enterprise Zon	ood Enterprise Zone Exe e Exemption that would	mption. For example also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighbo	orhood Enterprise Zone E	exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete ar	nd accurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must			
Action taken by LGU:	The State Tax Commission requires administratively complete application		be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of th     3. Resolution approving/o		
Exemption Denied (include Resolution Denying)	4. REHABILITATION AP Statement by the assess		e value of the
Date of resolution approving/denying this application	rehabilitated facility not in immediately preceding the		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the Sta	te rax Commission is:	sue a Neignborhoo
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

# LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

# Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

# Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #33, Wyandotte, MI 48192

### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,298.11 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### Timetables

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

### Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

ST	ATE USE ONLY
▶ Application No.	➤ Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)

Applicant Name

A&J Realty Ventures LLC

Facility's Street Address

Type of Approval Requested

New Rehabilitation Transfer (1 copy only)

Facility's Street Address			Facility L Fac	ality	Transfe	r (1 copy only)
166 Oak Street, Unit #34			Amount of years requested	Total Control	vned or rente	ed by occupants?
City	State	ZIP Code	for exemption (8-15)	5.7	3	-
Wyandotte	MI	48192	12	X ow	ined	Rented
Name of City, Township or Village (tax	ing authority)	-1/4:	Type of Property	11.		
Wyandotte			☐ House		T Directors	
ズ City	Township	Village		L	Duplex	
△ city	Township	vinage	Condo		Loft	
County	School District	50:	Anartm	ent - No. of Units		
Wayne	Wyandott	e		north-140. Of Ortics	•	=
Name of LGU that established district		Name or Number	of Neighborhood Enterprise Zone	Date	e district was	established
Wyandotte		NEZ #8			08/0	3/2009
identify who the work was completed	by		Estimated Project Cost (per unit	()		
Licensed Contractor	Other		_ \$195,627.25			
Describe the general nature and exter	at of the new construction	on or rehabilitation to b	e undertaken, Include Breakdown o	f Investment Cost	Lise attachi	ments if necessary
Timetable for undertaking and completo Overall project commence the fall of 2019. Renovatio	ment is anticipat	ed to begin fall a	2019 with new construction	n and renovat	tions to ta	ake place in
PART 2: APPLICANT CER	CONTRACTOR OF THE CONTRACTOR O	over a two year	period, considering in the	an or coc i.		
Contact Name	tin lovellon		Contact Telephone Number			
Jason D'Herin			(313) 218-6817			
Contact Fax Number			Contact E-mail Address			
			imdherin@gmail.com			
Owner/Applicant Name			Owner/Applicant Telephone Nur	mber		
FSI4, LLC						
Owner/Applicant Mailing Address (Stre	et No., City, State, ZIP	Code)	Owner/Applicant E-mail Address	\$		
177 Biddle Avenue, Wyano						
I certify the information contained application is being submitted.  I certify I am familiar with the procomplied or will be able to compissuance of Neighborhood Enterpressurance.	t herein and in the a visions of Public Ac ly with all of the req	t 147 of 1992, as an uirements thereof w	nended, (MCL 207.771 to 207.78 thich are prerequisite to the app	87) and to the be	est of my kr	nowledge. I have
Owner/Applicant Signature	W)		Date 9/3/	19		

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of			
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll white receiving the Neighborhood Ent t be granted a Neighborhood Enterprise Zone Exem	erprise Zone Exe ption that would	emption. For example, also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborhood E	nterprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in I	Part 3 of this application is complete and accu	rate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	the State Tax	Commission)
Action taken by LGU;  Exemption Approved for Years (6-15)  Exemption Approved for Years (11-17 historical credits)  Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application  Clerk's Name (First and Last)	The State Tax Commission requires the folio administratively complete application:  1. Original Application  2. Legal description of the real p  3. Resolution approving/denying  4. REHABILITATION APPLICA Statement by the assessor show rehabilitated facility not including immediately preceding the effect Telephone Number  E-mail Address	application (in: TIONS ONLY, wing the taxabl g the land, for	arcel code # clude # of years) e value of the the tax year
T day, marriada			1
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate I Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.  Clerk Signature			

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

# Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

# Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

# Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit, Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207,772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- . A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

# Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #34, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,117.87 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# <u>Timetables</u>

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

# Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

STATE USE ONLY		
Application No.	▶ Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requested			
A&J Realty Ventures LLC Facility's Street Address		New Rehabilitation Transfer (1 copy only)				
166 Oak Street, Unit #35			Amount of years requested	Is the facil	ity owned or re	inted by occupants?
City	State	ZIP Code	for exemption (6-15)	Owned		Rented
Wyandotte	MI	48192	12			Kented
Name of City, Township or Village (taxing authority) Wyandotte			Type of Property			
			House Duplex			
County School District		Village	∑ Condo			
			Apartment - No. of Units			
Wayne	Wyandot	The second secon			was established	
Name of LGU that established distric Wyandotte	4	NEZ #8	of Neighborhood Enterprise Zone		The state of the s	3/03/2009
dentify who the work was completed	i by		Estimated Project Cost (per uni	t)		
X Licensed Contractor	Other		\$195,627.25			
Describe the general nature and evi-	ent of the new construct	ion or rehabilitation to b	e undertaken. Include Breakdown o	f Investment	Cost. Use atta	achments if necessar
Attachment B: Floor Plan	leting the rehabilitation of	or construction of the fa	сляу.			. 24 . 3 12
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence	leting the rehabilitation of	or construction of the fa		n and ren all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	owy. 2019 with new constructio	n and ren all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	comy.  2019 with new construction period, concluding in the formation of the following contact Telephone Number	n and ren all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	Contact Telephone Number (313) 218-6817	n and ren all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address	n and ren all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin  Contact Fax Number	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com	all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name	leting the rehabilitation of ement is anticipa ons will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address	all of 202	ovations to	o take place in
Attachment B: Floor Plan Timetable for undertaking and comp Overall project commence the fall of 2019. Renovati  PART 2: APPLICANT CE Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC	leting the rehabilitation of ement is anticipa ons will continue ERTIFICATION	or construction of the fa sted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant Telephone Nu	all of 202	ovations to	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE Contact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Si	leting the rehabilitation of ement is anticipa ons will continue ERTIFICATION	or construction of the fa sted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com	all of 202	ovations to	o take place in
PART 2: APPLICANT CE Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address (SI 177 Biddle Avenue, Wyai I certify the information contain application is being submitted. I certify I am familiar with the p	leting the rehabilitation of ement is anticipal ons will continue ement in anticipal ons will continue ement in the continue ement in the continue ement in the continue of Public Amply with all of the re-	or construction of the fa Ited to begin fall over a two-year P Code) attachments are true ct 147 of 1992, as a quirements thereof	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant Telephone Nu	mber s of the resid	lential real pro	operly for which th y knowledge, I hav

The property to be covered by this exemption may not be included on any other a property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhoot of be granted a Neighborhood Enterprise Zone	od Enterprise Zone Exe Exemption that would:	mption. For example also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighbor	hood Enterprise Zone E	exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and	d accurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitt	ing to the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires to administratively complete application:		be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
	2. Legal description of the	real property with pa	arcel code #
Exemption Approved for Years (11-17 historical credits)	3. Resolution approving/de	enying application (inc	clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APP Statement by the assesso	r showing the taxable	e value of the
Date of resolution approving/denying this application	rehabilitated facility not inc immediately preceding the	cluding the land, for the effective date of the	the tax year e rehabilitation.
Clork's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State	e Tax Commission is:	sue a Neighborhoo
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

# **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - · Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit, Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #35, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,117.87 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

### Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

STATE USE ONLY		
► Application No.	Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requested		
A&J Realty Ventures LLC			New Rehabilitation Transfer (1 copy only)		
Facility's Street Address 166 Oak Street, Unit #36			ality	SUPERIOR PROPERTY.	
A STATE OF THE PARTY OF THE PAR	Lacon	Tana a	Amount of years requested for exemption (6-15)	Is the facility owned or	rented by occupants?
City Wyandotte	State	ZIP Code 48192	12_	12_ Sowned	
Name of City, Township or Village (taxing authority)  Wyandotte			Type of Property		
			House Duplex		
City Township Village		Condo Loft			
ounty School District		Apartment - No. of Units			
Wayne	Wyandot			Market Control State Control	a waa aaagaan aa
Name of LGU that established district Wyandotte		Name or Number NEZ #8	of Neighborhood Enterprise Zone	P. 2. 17 - 17 4 5	t was established 08/03/2009
identify who the work was completed by	121		Estimated Project Cost (per un	it)	
Licensed Contractor	Other		_ \$197,107.75		
Describe the general nature and extent	of the new construct	ion or rehabilitation to b	e undertaken. Include Breakdown o	of Investment Cost. Use	stachments if necessar
Attachment B; Floor Plan  Timetable for undertaking and completin	ng the rehabilitation o	or construction of the fa	citity.	V2	0.0010102
Overall project commencements the fall of 2019. Renovation	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	citity. 2019 with new constructio	on and renovations	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencement fall of 2019. Renovations  PART 2: APPLICANT CERT	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	cility. 2019 with new construction period, concluding in the	on and renovations fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencementhe fall of 2019. Renovations  PART 2: APPLICANT CERT  Contact Name	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	cility.  2019 with new construction period, concluding in the Contact Telephone Number	n and renovations fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencementhe fall of 2019. Renovations  PART 2: APPLICANT CERT  Contact Name  Jason D'Herin	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	cility.  2019 with new construction period, concluding in the  Contact Telephone Number (313) 218-6817	on and renovations fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencementhe fall of 2019. Renovations  PART 2: APPLICANT CERT  Contact Name	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address	fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencementhe fall of 2019. Renovations  PART 2: APPLICANT CERT  Contact Name  Jason D'Herin  Contact Fax Number	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com	fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin  Overall project commencementhe fall of 2019. Renovations  PART 2: APPLICANT CERT  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name	ng the rehabilitation on nent is anticipa s will continue	or construction of the fa	cility.  2019 with new construction period, concluding in the  Contact Telephone Number (313) 218-6817  Contact E-mail Address	fall of 2021.	to take place in
Attachment B: Floor Plan  Timetable for undertaking and completin Overall project commencementhe fall of 2019. Renovation:  PART 2: APPLICANT CERT Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa ited to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com	fall of 2021.	to take place in
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	f LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood Enterport to be granted a Neighborhood Enterprise Zone Exempti	orise Zone Exe on that would	emption. For example, also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be an the Neighborhood Ent	erprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accura	te.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to ti	ne State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the following administratively complete application:	ng documents	be filed for an
Exemption Approved for Years (6-15)	1. Original Application		
	2. Legal description of the real pro	perty with pa	arcel code #
Exemption Approved forYears (11-17 historical credits)	3. Resolution approving/denying ap	oplication (inc	clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATION Statement by the assessor showing		e value of the
Date of resolution approving/denying this application	rehabilitated facility not including to immediately preceding the effective		A STATE OF THE PROPERTY OF THE PARTY OF THE
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co	mmission iss	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan <u>only</u> after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

# Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #36, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,126.33 SF condominium unit to be constructed as part of the 3rd floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

### Property Identification Number

57-011-06-0011-000

### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

STATE USE ONLY		
Application No.	➤ Date Received	

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet. PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields) Type of Approval Requested Applicant Name A&J Realty Ventures LLC New Facility Rehabilitation Transfer (1 copy only) Facility Facility's Street Address is the facility owned or rented by occupants? Amount of years requested 166 Oak Street, Unit #37 for exemption (6-15) ZIP Code State X Owned Rented Wyandotte MI 48192 Name of City, Township or Village (taxing authority) Type of Property Wyandotte Duplex House X City Village Township Condo Loft County School District Apartment - No. of Units Wayne Wyandotte Name or Number of Neighborhood Enterprise Zone Date district was established Name of LGU that established district 08/03/2009 Wyandotte NEZ#8 Estimated Project Cost (per unit) Identify who the work was completed by X Licensed Contractor Other \$173,916.75 Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. See Attached -Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan Timetable for undertaking and completing the rehabilitation or construction of the facility. Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021. PART 2: APPLICANT CERTIFICATION Contact Name Contact Telephone Number Jason D'Herin (313) 218-6817 Contact Fax Number Contact E-mail Address imdherin@gmail.com Owner/Applicant Name Owner/Applicant Telephone Number FSI4, LLC Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) Owner/Applicant E-mail Address 177 Biddle Avenue, Wyandotte, MI 48192 I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted. I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the Zone Certificate by the State Tax Commission. issuance of Neighborhood Enterpy Owner/Applicant Signature

9-3-18

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll while receiving the Neighborhood Enti-	rprise Zone Exe ption that would	emption. For example, also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood E	nterprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accu	rate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the follo administratively complete application:	wing documents	be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
	2. Legal description of the real p	roperty with pa	arcel code #
Exemption Approved forYears (11-17 historical credits)	3. Resolution approving/denying	application (in	clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICA Statement by the assessor show		e value of the
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effect		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act			
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	141 Or 1552 Bitt Hereby requesting State 18x (	rummanum 1 iak	ac a reignour/1000
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

### LGU Assessor Certification

1. Complete Part 3.

### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filling a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #37, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 933.81 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### **Property Identification Number**

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY	188
Application No.	Date Received	

issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name		10.170	must complete all fie				
A&J Realty Ventures LLC			1.94	West Control I	hilitation	_	
Facility's Street Address			New Facility	Facil	abilitation ity	Tran	sfer (1 copy only)
166 Oak Street, Unit #38			Amount of years req	uested	325	owned or re	ented by occupants?
City	State	ZIP Code	for exemption (6-15)	N. Contraction	N.	Owend	☐ Bested
Wyandotte	MI	48192	12		X	Owned	Rented
Name of City, Township or Village (taxing as	uthority)		Type of Property				
Wyandotte				House		Dup	4ex
City Tow	nship	Village	D	Condo		Loft	
County	School Distric	t .	7 F	7 Apartme	nt - No. of U	Inits	
Wayne	Wyandot				***************************************		
Name of LGU that established district Wyandotte		Name or Number NEZ #8	of Neighborhood Enterpri	se Zone	1		was established 8/03/2009
Identify who the work was completed by		72	Estimated Project Co	ost (per unit)	h = =		
Licensed Contractor	Other		\$187,768.00				
Describe the general nature and extent of the	he new constructi	ion or rehabilitation to b	e undertaken. Include Bro	eakdown of	Investment C	ost. Use att	achments if necessary
Timetable for undertaking and completing the Overall project commencement the fall of 2019. Renovations we	nt is anticipa	ted to begin fall	2019 with new con	struction g in the fa	and reno	vations to	o take place in
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Overall project commencement the fall of 2019. Renovations was part 2: APPLICANT CERTIFICANT CERTIFICANT CONTACT Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name	nt is anticipa vill continue	ted to begin fall	2019 with new con- period, concluding Contact Telephone N (313) 218-681	umber 17 ess nail.com	all of 2021.	vations to	o take place in
Overall project commencement the fall of 2019. Renovations was a series of 2019.	nt is anticipa will continue FICATION	ted to begin fall over a two-year	2019 with new conperiod, concluding  Contact Telephone N (313) 218-681  Contact E-mail Addo jmdherin@gm Owner/Applicant Tele	y in the fa	all of 2021.	vations to	o take place in
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.			
By checking this box I certify that, if approved, the property to be cover tax roll and not on any other specific tax roll.	red by this exemption will be on the Neighborhood Ent	erprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in F	Part 3 of this application is complete and accura	te.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to th	ne State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the following administratively complete application:	ng documents	be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	Legal description of the real pro		
	3. Resolution approving/denying ap		clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATION Statement by the assessor showing		e value of the
Date of resolution approving/denying this application	rehabilitated facility not including to immediately preceding the effective		CANCELL OF THE BEST AND THE STREET
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate in Neighborhood Enterprise Zone.	nformation and determined that the subject prop	erty is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act : Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co.	mmission iss	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address;

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - · Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

# **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #38, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,072.96 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

## Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY	
Application No.	▶ Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requested			
A&J Realty Ventures LLC			New Reh	nabilitation	Tran	sfer (1 copy only)
Facility's Street Address			New Ret			STEEL WIT DO DO WERE CONTINUE OF
166 Oak Street, Unit #39	Lacon	Lance	Amount of years requested for exemption (6-15)	is the faci	ity owned or re	ented by occupants?
City Wyandotte	State	2IP Code 48192	12	X	Owned	Rented
Name of City, Township or Village (tax	ing authority)		Type of Property			
Wyandotte	777 117		House		Dupl.	ex
⊠ City	Township	Village	Condo		Loft	
County	School Distric	The second secon	☐ Apartm	ent - No. of	Units	
Wayne	Wyandot		77-7-7			
Name of LGU that established district Wyandotte		Name or Number NEZ #8	of Neighborhood Enterprise Zone		The state of the s	was established 3/03/2009
dentify who the work was completed t	by		Estimated Project Cost (per uni	t)		
Licensed Contractor	Other		\$187,768.00			
Describe the general nature and exten	nt of the new construct	ion or rehabilitation to b	e undertaken, Include Breakdown o	f Investment	Cost. Use atta	schments if necessary
imetable for undertaking and complet	ting the rehabilitation o	or construction of the fa	cilitý.			
Overall project commence	ment is anticipa	ted to begin fall	2019 with new construction	n and ren all of 202	ovations to	o take place in
Overall project commence the fall of 2019. Renovation	ment is anticipa ns will continue	ted to begin fall	2019 with new construction	n and ren all of 202	ovations to 1.	o take place in
Overall project commences the fall of 2019. Renovation PART 2: APPLICANT CER	ment is anticipa ns will continue	ted to begin fall	2019 with new construction period, concluding in the f	n and ren all of 202	ovations to 1.	o take place in
Overall project commences the fall of 2019. Renovation PART 2: APPLICANT CERTORIST Name Jason D'Herin	ment is anticipa ns will continue	ted to begin fall	2019 with new construction period, concluding in the function of Contact Telephone Number (313) 218-6817	n and ren all of 202	ovations to 1.	o take place in
Overall project commences the fall of 2019. Renovation PART 2: APPLICANT CERTORIST Name Jason D'Herin	ment is anticipa ns will continue	ted to begin fall	2019 with new construction period, concluding in the function of Contact Telephone Number (313) 218-6817  Contact E-mail Address	n and ren all of 202	ovations to 1.	o take place in
Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number	ment is anticipa ns will continue	ted to begin fall	2019 with new construction period, concluding in the function of the function	all of 202	ovations to	o take place in
Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name	ment is anticipa ns will continue	ted to begin fall	2019 with new construction period, concluding in the function of Contact Telephone Number (313) 218-6817  Contact E-mail Address	all of 202	ovations to 1.	o take place in
Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC	ment is anticipa ns will continue RTIFICATION	ted to begin fall over a two-year	2019 with new construction period, concluding in the formal Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Telephone Number (2015)	all of 202	ovations to	o take place in
Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC  Dwner/Applicant Mailing Address (Stre	ment is anticipa ns will continue  RTIFICATION  eet No., City, State, Zif	ted to begin fall over a two-year	2019 with new construction period, concluding in the function of the function	all of 202	ovations to	take place in
Timetable for undertaking and complet Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Stre 177 Biddle Avenue, Wyand I certify the information contained application is being submitted.  I certify I am familiar with the procomplied or will be able to comp	ment is anticipa ns will continue RTIFICATION  RETIFICATION  RETIFICATIO	eted to begin fall over a two-year over a two-year over a two-year over a two-year over a true of 147 of 1992, as an equirements thereof v	2019 with new construction period, concluding in the formal concluding co	mber s of the reside	ential real pro	operty for which thi v knowledge, I hav
Overall project commences the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name FSI4, LLC Owner/Applicant Mailing Address (Stre 177 Biddle Avenue, Wyand I certify the information contained application is being submitted. I certify I am familiar with the pro	ment is anticipa ns will continue RTIFICATION  RETIFICATION  RETIFICATIO	eted to begin fall over a two-year over a two-year over a two-year over a two-year over a true of 147 of 1992, as an equirements thereof v	2019 with new construction period, concluding in the formal concluding co	mber s of the reside	ential real pro	operty for which thi v knowledge, I hav

The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	ot be granted a Neighborhood Enterprise 2	one Exemption that would	also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neigh	barhood Enterprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete	and accurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before subr	nitting to the State Tax	Commission)
Action taken by LGU:	The State Tax Commission require administratively complete application	es the following documents	
Exemption Approved forYears (6-15)	1. Original Application		
	2. Legal description of	the real property with p	arcel code #
Exemption Approved forYears (11-17 historical credits)	3. Resolution approving	g/denying application (in	clude # of years)
Exemption Denied (include Resolution Denying)	Statement by the asse	APPLICATIONS ONLY. ssor showing the taxable	
Date of resolution approving/denying this application		t including the land, for the effective date of the	
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the	subject property is locat	ed within a qualifie
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate	147 of 1992 and hereby request the S	State Tax Commission is	sue a Neighborhoo
		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

## Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

# Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #39, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,072.96 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### Timetables

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### **Legal Description**

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

ATE USE ONLY
➤ Date Received

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name		17/1/1/	Type of Approval Requested		
A&J Realty Ventures LLC				abilitation	Transfer (1 copy only)
Facility's Street Address			Amount of years requested	ality	for rented by occupants?
166 Oak Street, Unit #40	State	ZIP Code	for exemption (6-15)	anawagang pangang	
City Wyandotte	MI	48192	12	X Owner	Rented
Name of City, Township or Village (taxin	g authority)		Type of Property		
Wyandotte			- House		Duplex
E	Township	Village	Condo		Loft
County	School Distric		Apartm	ent - No. of Units _	
Wayne Name of LGU that established district	Wyandot	The second secon	of Neighborhood Enterprise Zone	Date di	strict was established
Wyandotte		NEZ #8			08/03/2009
Identify who the work was completed by			Estimated Project Cost (per uni	0	
Licensed Contractor	Other		\$251,861.75		
Attachment B: Floor Plan			cluding legal description).		
Timetable for undertaking and completing of the commencement of the fall of 2019. Renovation	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	cility. 2019 with new constructio	n and renovationall of 2021.	ns to take place in
Timetable for undertaking and completing of the commencement of the fall of 2019. Renovation	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	cility. 2019 with new constructio period, concluding in the f	n and renovationall of 2021.	ns to take place in
Timetable for undertaking and completing of the fall of 2019. Renovation PART 2: APPLICANT CER	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	cility.  2019 with new constructio period, concluding in the f	n and renovationall of 2021.	ns to take place in
Timetable for undertaking and complete Overall project commencen the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	contact Telephone Number (313) 218-6817	n and renovationall of 2021.	ns to take place in
Timetable for undertaking and complete Overall project commencen the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address	all of 2021.	ns to take place in
Timetable for undertaking and complete Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin  Contact Fax Number	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	Contact E-mail Address jmdherin@gmail.com	all of 2021.	ns to take place in
Timetable for undertaking and completing Overall project commencementhe fall of 2019. Renovation PART 2: APPLICANT CER' Contact Name Jason D'Herin Contact Fax Number Owner/Applicant Name	ng the rehabilitation of nent is anticipa s will continue	or construction of the fa	Contact Telephone Number (313) 218-6817 Contact E-mail Address	all of 2021.	ns to take place in
Timetable for undertaking and completing Overall project commencementhe fall of 2019. Renovation PART 2: APPLICANT CER' Contact Name Jason D'Herin Contact Fax Number Owner/Applicant Name FSI4, LLC	ng the rehabilitation on the property of the rehabilitation of the property of the rehabilitation of the rehab	or construction of the fa ited to begin fall over a two-year	Contact E-mail Address jmdherin@gmail.com	all of 2021.	ns to take place in
Timetable for undertaking and completing Overall project commencementhe fall of 2019. Renovation PART 2: APPLICANT CER' Contact Name Jason D'Herin Contact Fax Number Owner/Applicant Name FSI4, LLC	ng the rehabilitation of nent is anticipal s will continue TIFICATION	or construction of the fa ted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant Telephone Nu	all of 2021.	ns to take place in
Timetable for undertaking and completing Overall project commencementhe fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin  Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Stree	ng the rehabilitation of nent is anticipal significant will continue TIFICATION  It No., City, State, Zillotte. MI 48192 therein and in the prisions of Public Alloy with all of the re-	or construction of the fatted to begin fall over a two-year P Code) attachments are true of 147 of 1992, as a significant of the cof	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.com Owner/Applicant Telephone Nu Owner/Applicant E-mail Address and that all are truly descriptive	mber s of the residential re	al property for which thi of my knowledge, I hav

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	of LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cann property on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll white receiving the Neighborhood En		
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood	Enterprise Zone I	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and acc	urate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting t	o the State Tax	(Commission)
Action taken by LGU:	The State Tax Commission requires the foll administratively complete application:		
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved for Years (11-17 historical credits)	2. Legal description of the real     3. Resolution approving/denying	KIND OF STATE OF STAT	
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICA Statement by the assessor sho	ATIONS ONLY.	
Date of resolution approving/denying this application	rehabilitated facility not includin immediately preceding the effect		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject p	roperty is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax	Commission iss	sue a Neighborhood
Clerk Signature		Date	
		10.00	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #40, Wyandotte, MI 48192

# General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,439.21 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

## **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## **Property Identification Number**

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

learned under authority	of Dublin Act 44"	7 of 1002 ac	hoboome

ST	ATE USE ONLY	100
Application No.	▶ Date Received	

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Requeste	d		
A&J Realty Ventures LLC			New 🖂	Rehabilitation		02002
Facility's Street Address			New Facility	Facility	Tran	nsfer (1 copy only)
166 Oak Street, Unit #41	10		Amount of years requested	Is the fa	cility owned or n	ented by occupants?
City	State	ZIP Code	for exemption (6-15)	18	Owned	Rented
Wyandotte	MI	48192	12	1/2	<u> </u>	Linea
Name of City, Township or Village (to	axing authority)		Type of Property			
Wyandotte			— ☐ Ho	use	Dup	lex
∑ City	Township	Village	\times_\co	ndo	Loft	
County	School Distric		☐ Apr	artment - No. o	of Units	
Wayne	Wyandot	The second secon		ed exposure a problem of		
Name of LGU that established district	d		of Neighborhood Enterprise Zon	e	17.77	was established
Wyandotte dentify who the work was completed	d har	NEZ #8	Estimated Project Cost (pe		00	3/03/2009
-			1.00	unity		
∠ Licensed Contractor	Other	20 010-0-0 V1070	_ \$215,054.00		AND A SHARE WAS ASSESSED.	
Attachment B: Floor Plan			luding legal description	).		
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence	leting the rehabilitation o	ir construction of the fac ted to begin fall :	sility. 2019 with new construc	tion and re	novations to 21.	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation	leting the rehabilitation o ement is anticipa ons will continue	ir construction of the fac ted to begin fall :	sility. 2019 with new construc	tion and re	novations to 21.	o take place in
Attachment B: Floor Plan imetable for undertaking and comp Overall project commenc he fall of 2019. Renovation PART 2: APPLICANT CE ontact Name	leting the rehabilitation o ement is anticipa ons will continue	ir construction of the fac ted to begin fall :	cility. 2019 with new construct period, concluding in the Contact Telephone Number	ation and re tie fall of 20	novations to 21.	o take place in
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Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin  Contact Fax Number  Dwner/Applicant Name  FS14, LLC	leting the rehabilitation of ement is anticipations will continue ERTIFICATION	r construction of the fac ted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.cc	etion and re the fall of 20: om	novations to 21.	o take place in
Attachment B: Floor Plan  Timetable for undertaking and comp  Overall project commencible fall of 2019. Renovation  PART 2: APPLICANT CE  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name  FSI4, LLC  Owner/Applicant Mailing Address (Si	leting the rehabilitation of ement is anticipations will continue ERTIFICATION	r construction of the fac ted to begin fall over a two-year	Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.cc	etion and re the fall of 20: om	novations to 21.	o take place in
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of LGU must complete Part 3)		
specific tax roll while receiving the Neighborho not be granted a Neighborhood Enterprise Zone	ood Enterprise Zone Exe e Exemption that would	emption. For example also put the same
vered by this exemption will be on the Neighbor	rhood Enterprise Zone I	Exemption specific
Telephone Number		
E-mail Address		
Part 3 of this application is complete an	d accurate.	
	Date	
t complete this section before submitt	ting to the State Tax	(Commission)
The State Tax Commission requires t	he following documents	and the second s
1. Original Application		
2001/A04/A1/A7/A1/A7/A7/A7/A7/A7/A7/A7/A7/A7/A7/A7/A7/A7/	Bichellectorsty on the	
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Telephone Number		
E-mail Address		
City	State	ZIP Code
information and determined that the sub	ect property is locat	ed within a qualified
t 147 of 1992 and hereby request the Stati	e Tax Commission is:	sue a Neighborhoo
	Date	
	Telephone Number  E-mail Address  t complete this section before submit  The State Tax Commission requires to administratively complete application  1. Original Application  2. Legal description of the assessor rehabilitated facility not in immediately preceding the temporarion and determined that the substitution and determined that the subs	E-mail Address  Date  Complete this section before submitting to the State Tax  The State Tax Commission requires the following documents administratively complete application:  1. Original Application  2. Legal description of the real property with p.  3. Resolution approving/denying application (in:  4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable rehabilitated facility not including the land, for immediately preceding the effective date of the Telephone Number  E-mail Address  City  State  Information and determined that the subject property is located that t

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #41, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### Timetables

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

STATE USE ONLY					
Application No.	▶ Date Received				

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approva	al Requested			
A&J Realty Ventures LLC			New New	☐ Ref	nabilitation		-t (1
Facility's Street Address			─ New Facility	L Fac	cility	Tran	sfer (1 copy only)
166 Oak Street, Unit #42			Amount of years requested is the facility owned or rented by			ented by occupants?	
City	State	ZIP Code	for exemption (6-15)			Rented	
Wyandotte	MI	48192		12		Owned	Kented
Name of City, Township or Village	(taxing authority)	-	Type of Property	y			
Wyandotte				House		Dup	lev
<b>⊠</b> City	Township	Village		Condo		Loft	
County	School Distric	t.		Anartm	ent - No. of	Units	
Wayne	Wyandot	te		Chain	nent - HO/O	2.019.0	
Name of LGU that established dis	trict	Name or Number	of Neighborhood Ente	erprise Zone		The state of the s	was established
Wyandotte		NEZ #8				30	3/03/2009
identify who the work was comple	ted by		Estimated Proje	ct Cost (per uni	t)		
X Licensed Contractor	Other		\$215,054.0	00			
Describe the general nature and e	extent of the new construct	ion or rehabilitation to b	e undertaken. Include	e Breakdown o	f Investment	t Cost. Use atta	achments if necessar
Attachment B: Floor Pla	an	W	7 .5%	scription).			
Attachment A: Nature a Attachment B: Floor Pla Timetable for undertaking and cor Overall project commer	an  Inpleting the rehabilitation of	or construction of the fa	olity. 2019 with new	constructio	n and rer fall of 202	novations to	o take place in
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of the property to be covered by this exemption may not be included on any other states.)	specific tax roll while receiving the Neighborhood En	terprise Zone Exc	emption. For example,
property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canno property on the Neighborhood Enterprise Zone specific tax roll.	ot be granted a Neighborhood Enterprise Zone Exen	nption that would	also put the same
By checking this box I certify that, if approved, the property to be cow tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood	Enterprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and acc	urate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting t	o the State Tax	(Commission)
Action taken by LGU:	The State Tax Commission requires the folloadministratively complete application:	and the same of th	Authorization of the Contract
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved for Years (11-17 historical credits)	2. Legal description of the real	property with pa	arcel code #
	Resolution approving/denying	application (in	clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICA Statement by the assessor sho	wing the taxabl	le value of the
Date of resolution approving/denying this application	rehabilitated facility not includin immediately preceding the effe		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject p	roperty is locati	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate	147 of 1992 and hereby request the State Tax	Commission is	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - · Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit, Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

## Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #42, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### **Property Identification Number**

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

ST	ATE USE ONLY
Application No.	➤ Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields)

Type of Approval Requested

PART 1: OWNER/	APPLICANT	INFORMA	ATION (Applicant				
Applicant Name	20110			Type of Approval Requested			
A&J Realty Ventures LLC Facility's Street Address			─ New Facility		shabilitation icility	Transfer (1 copy only)	
166 Oak Street, Unit #43				Amount of year		1000	ity owned or rented by occupants?
City	III #43	State	ZIP Code	for exemption (		15 tile lacil	try dwiled or refiled by occupanies
Wyandotte		MI	48192	1	12	X	Owned Rented
Name of City, Township or Village (taxing authority)			Type of Proper			N 12-1-4	
Wyandotte			73 po su 1 1 spou	r <del>ana</del> rents		C 4000	
City Township Village				☐ Hous		Duplex	
County	1	School Distric	t.			on Companyon da	14 page 1
Wayne		Wyandot	te		Apart	ment - No. of	Units
Name of LGU that establish	ned district		And the last of th	of Neighborhood En	terprise Zone		Date district was established
Wyandotte			NEZ #8				08/03/2009
Identify who the work was o	completed by			Estimated Proje	ect Cost (per u	nit)	
Licensed Contrac		ner		\$239,904.	00		
Timetable for undertaking a Overall project com					constructi	on and ren	ovations to take place in
the fall of 2019. Re			over a two-year	period, conclu	ding in the	fall of 202	
PART 2: APPLICA	NT CERTIFIC	ATION			140		
Contact Name				Contact Teleph			
Jason D'Herin				(313) 218-	California Cont		
Contact Fax Number				Contact E-mail		255	
<u> </u>				jmdherin@			
Owner/Applicant Name FSI4, LLC				Owner/Applicar	nt Telephone N	umber	
The control of the co	Idense / Otenst No. 1	Pilu Plata 76	2 Code)	Owner/Applicar	et E mail Adde		
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 177 Biddle Avenue, Wyandotte, MI 48192			Owner/Applicar	ir E-maii wodre	aa		
I certify the information application is being sub	contained herein mitted. th the provisions to comply with	and in the i of Public Ad all of the rei	attachments are true at 147 of 1992, as an quirements thereof w	nended, (MCL 201 hich are prerequi	7.771 to 207.	787) and to th	ential real property for which this ne best of my knowledge, I have application by the LGU and the
Owner/Applicant Signature	N		24.0	Date	3 - 3. /	9	

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	f LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll white receiving the Neighborhood Enter x be granted a Neighborhood Enterprise Zone Exemple	prise Zone Ex- tion that would	amption. For example, also put the same
By checking this box I certify that, if approved, the property to be cow tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood En	terprise Zone I	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accurr	ate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to f	the State Tax	(Commission)
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:	ing documents	be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	Legal description of the real pro     3. Resolution approving/denying a	SANCTED VOLCAN	
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATION Statement by the assessor showing	IONS ONLY.	
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effective		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject pro	perty is locat	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co	ommission is:	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - · Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to **five-eighths** (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #43, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,370.88 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

# <u>Timetables</u>

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## Property Identification Number

57-011-06-0011-000

#### Legal Description

Lot 4 and the North 1/2 of Lot 5 and lots 11, 12, 13, and 14, Block 69 of PLAN OF PART OF WYANDOTTE BEING PART OF FRACTIONAL SECTIONS 28, 32, AND 33 AND PART OF SECTION 29, T.3.S, R.11.E. according to the plat thereof recorded Liber 57 of Deeds, Pages 5, 6, and 7 of Wayne County Records.

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

# **Application for Neighborhood Enterprise Zone Certificate**

MODESTING CONTRACTOR	disperity of Physical	with the transfer	each establishment and a	240

STATE USE ONLY						
Application No	➤ Date Received					

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/APPLICANT I Applicant Name	NFORMA	ATION (Applicant	Type of Approval Req			_	
A&J Realty Ventures LLC Facility's Street Address 166 Oak Street, Unit #44			Rehabilitation				•OCHANA ONE REVONER ARREST
			Facility	L Facilit		Trans	fer (1 copy only)
			Amount of years required for exemption (6-15)	ested	is the facility owner	d or ren	ited by occupants?
Wyandotte	MI	ZIP Code 48192	12		Owne	Owned Rented	
Name of City, Township or Village (taxing authority)  Wyandotte			Type of Property	House		Dunle	<i></i>
City Township Village					Duplex Loft		
County Wayne	School Distric Wyandot			Apartmer	nt - No. of Units _	TASA	17.
Name of LGU that established district Wyandotte			of Neighborhood Enterprise	e Zone	Date d		as established 03/2009
Identify who the work was completed by			Estimated Project Cos	st (per unit)			
	er		\$227,169.25				
Describe the general nature and extent of the n	new constructi	ion or rehabilitation to b		akdown of I	nvestment Cost. L	se attac	hments if necessary
Timetable for undertaking and completing the re Overall project commencement is	s anticipa	ted to begin fall	2019 with new cons	struction	and renovatio	ns to	take place in
the fall of 2019. Renovations will	continue	over a two-year	period, concluding	in the fa	I of 2021.		
PART 2: APPLICANT CERTIFIC	ATION						
Contact Name			Contact Telephone Nu	amber			
Jason D'Herin			(313) 218-6817	/			
Contact Fax Number			Contact E-mail Address				
			jmdherin@gma				
Owner/Applicant Name FSI4, LLC			Owner/Applicant Telep	phone Numb	per		
Owner/Applicant Mailing Address (Street No., C	ity, State, ZIF	Code)	Owner/Applicant E-ma	ail Address			
177 Biddle Avenue, Wyandotte. I	MI 48192						
I certify the information contained herein application is being submitted.	and in the a	attachments are true	and that all are truly de:	scriptive of	the residential re	al prop	erty for which this
I certify I am familiar with the provisions complied or will be able to comply with a issuance of Neighborhood Enterprise Zon	all of the red	quirements thereof v	which are prerequisite to				
Owner/Applicant Signature	)		Oate 9-	3.19			
// 5			1				Continue on Page 5

PART 3: LGU ASSESSOR CERTIFICATION (Assessor o	f LGU must complete Part 3)				
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.					
By checking this box I certify that, if approved, the property to be cover tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighbo	orhood Enterprise Zone	Exemption specific		
Name of LGU					
Name of Assessor (First and last name)  Telephone Number					
Fax Number	E-mail Address				
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete ar	nd accurate.			
Assessor's Signature		Date			
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submit	tting to the State Tax	(Commission)		
Action taken by LGU:  Exemption Approved for Years (5-15)  Exemption Approved for Years (11-17 historical credits)  Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application  Clerk's Name (First and Last)	The State Tax Commission requires administratively complete application  1. Original Application  2. Legal description of the  3. Resolution approving/d  4. REHABILITATION AP  Statement by the assess rehabilitated facility not in immediately preceding the statement of the state	e real property with posterior (in PLICATIONS ONLY, or showing the taxable cluding the land, for	arcel code # clude # of years) le value of the the tax year		
Fax Number	E-mail Address				
Mailing Address	City	State	ZIP Code		
I certify that I have reviewed this application for complete and accurate in Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.					
Clerk Signature		Date			

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #44, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,298.11 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

## **Legal Description**

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## **Application for Neighborhood Enterprise**

-		 
Zone	Certificate	

Issued under authority of P

Issued under authority of Public Act 147 of 1992, as amended.
Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a

▶ Application No.

STATE USE ONLY

Date Received

PART 1: OWNER/APPLIC	CANT INFORMAT	ION (Applicant	must complete all fields	8)			
Applicant Name			Type of Approval Requested				
A&J Realty Ventures LLC Facility's Street Address	New Rehabilitation Transfer (1 copy on			sfer (1 copy only			
166 Oak Street, Unit #45			Amount of years reques	17750000	*	owned or re	nted by occupants
ty State		ZIP Code	for exemption (6-15)		404		
Wyandotte	M	48192	12	- 1	X	Owned	Rented
Name of City, Township or Village (tax			Type of Property				
Wyandotte				House		Dupl	ev
⊠ city □	Township	Village		DESCRIPTION			<del></del>
County	School District			Condo		Loft	
Wayne	Wyandotte			Apartmen	nt - No. of Ur	nits	
Name of LGU that established district		Name or Number	of Neighborhood Enterprise	Zone	0	Date district v	vas established
Wyandotte		NEZ #8				08	/03/2009
dentify who the work was completed	by	***************************************	Estimated Project Cost	(per unit)	- 1		
X Licensed Contractor	Other		_ \$195.627.25				
Describe the general nature and exter			- FALLSHARM NAME.				
Attachment B: Floor Plan	ating the rehabilitation or co	onstruction of the fac	sility.				
Attachment B: Floor Plan  Timetable for undertaking and comple  Overall project commence	eting the rehabilitation or co	onstruction of the fac d to begin fall :	sity. 2019 with new const	ruction :	and renov I of 2021.	vations to	take place in
Attachment B: Floor Plan imetable for undertaking and comple Overall project commence the fall of 2019. Renovatio	eting the rehabilitation or or ement is anticipated ons will continue ov	onstruction of the fac d to begin fall :	sity. 2019 with new const	ruction :	and renov l of 2021.	vations to	take place in
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Attachment A: Nature and Attachment B: Floor Plan  Timetable for undertaking and comple Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CEI Contact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC Dwner/Applicant Mailing Address (Str. 177 Biddle Avenue, Wyan: I certify the information contained application is being submitted. I certify I am familiar with the procomplied or will be able to complissuance of Neighborhood Enterpress	eting the rehabilitation or comment is anticipated ons will continue on RTIFICATION  eet No., City, State, ZIP Codotte. MI 48192  of herein and in the attact of the requirement of the requirement.	onstruction of the fact d to begin fall a ver a two-year  ode) achments are true terments thereof w	Contact Telephone Num (313) 218-6817 Contact E-mail Address jmdherin@gmail Owner/Applicant E-mail and that all are truly desc	ruction and the fall	of 2021.	tial real pro	perty for which to
Attachment B: Floor Plan  Timetable for undertaking and comple  Overall project commence the fall of 2019. Renovation  PART 2: APPLICANT CEI  Contact Name  Jason D'Herin  Contact Fax Number  Dwner/Applicant Name  FSI4, LLC  Dwner/Applicant Mailing Address (Str.  177 Biddle Avenue, Wyan  I certify the information contained application is being submitted.  I certify I am familiar with the procomplied or will be able to comp	eting the rehabilitation or comment is anticipated ons will continue on RTIFICATION  eet No., City, State, ZIP Codotte. MI 48192  of herein and in the attact of the requirement of the requirement.	onstruction of the fact d to begin fall a ver a two-year  ode) achments are true terments thereof w	Contact Telephone Num (313) 218-6817 Contact E-mail Address jmdherin@gmail Owner/Applicant E-mail and that all are truly desc	ruction and the fall	of 2021.	tial real pro	perty for which to

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	of LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canniproperty on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll while receiving the Neighborhood Enter of be granted a Neighborhood Enterprise Zone Exemp	prise Zone Exe tion that would	emption. For example, also put the same
By checking this box I certify that, if approved, the property to be cow tax roll and not on any other specific tax roll.	ered by this exemption will be an the Neighborhood En	iterprise Zone f	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accur-	ate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to (	the State Tax	c Commission)
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:		Control of the Contro
Exemption Approved for Years (6-15)	1, Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real pro     3. Resolution approving/denying a	PERSONAL VIOLENCE	
Exemption Denied (include Resolution Denying)	4 REHABILITATION APPLICATION Statement by the assessor showing	IONS ONLY,	
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effecti		A STATE OF THE PARTY OF THE PAR
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject pro	perty is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co	ommission iss	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

#### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

## Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to **five-eighths** (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #45, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,117.87 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

## Legal Description

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## **Application for Neighborhood Enterprise Zone Certificate**

STATE USE ONLY					
Application No.	▶ Date Received				

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name	BEST TO A SECURITY OF THE PROPERTY OF THE PROP						
A&J Realty Ventures LLC	The state of the s	habilitation	Tran	sfer (1 copy only)			
Facility's Street Address 166 Oak Street, Unit #46			Amount of years requested	lis the faci	lity owned or re	nted by occupants?	
City	for exemption (6-15)						
Wyandotte	The same of the sa			)2 Owned			
Name of City, Township or Village (ta	Type of Property						
Wyandotte	☐ House		Dupl	ev			
City Township Village			⊠ Condo		Loft		
County	School Distric	at .		nent - No. of	Linite		
Wayne	Wyandot	te	Apartin	ient - No. ot	Units		
Name of LGU that established district Wyandotte		Name or Number NEZ #8	of Neighborhood Enterprise Zone			vas established I/03/2009	
Identify who the work was completed	бу		Estimated Project Cost (per un	it)			
Licensed Contractor	Other		\$195,627.25				
Describe the general nature and exte	int of the new construct	ion or rehabilitation to b	e undertaken. Include Breakdown o	of investment	Cost. Use atta	chments if necessary	
Attachment B: Floor Plan							
Overall project commence	eting the rehabilitation o	or construction of the fac ted to begin fall	cility. 2019 with new constructio	n and ren fall of 202	ovations to	take place in	
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PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll while receiving the Neighborhood Ente	erprise Zone Exe ption that would	emption. For example also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood E	nterprise Zone I	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accu-	rate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	the State Tax	(Commission)
Action taken by LGU;  Exemption Approved for Years (6-15)  Exemption Approved for Years (11-17 historical credits)  Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application	The State Tax Commission requires the follo administratively complete application:  1. Original Application  2. Legal description of the real p  3. Resolution approving/denying  4. REHABILITATION APPLICAT Statement by the assessor show rehabilitated facility not including immediately preceding the effect	roperty with position (in rions only, ring the taxable the land, for the land, the	arcel code # clude # of years) e value of the the tax year
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.			
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

## LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #46, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,117.87 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### Timetables

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## **Property Identification Number**

57-011-06-0011-000

## Legal Description

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

ST	ATE USE ONLY
Application No.	➤ Date Received

construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet. PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields) Applicant Name Type of Approval Requested A&J Realty Ventures LLC New Facility Rehabilitation Transfer (1 copy only) Facility's Street Address Facility is the facility owned or rented by occupants? Amount of years requested 166 Oak Street, Unit #47 for exemption (6-15) State ZIP Code X Owned Rented Wyandotte MI 48192 Name of City, Township or Village (taxing authority) Type of Property Wyandotte Duplex House X City Village Township Condo Loft School District County Apartment - No. of Units Wyandotte Wayne Name of LGU that established district Name or Number of Neighborhood Enterprise Zone Date district was established Wyandotte 08/03/2009 NEZ#8 Estimated Project Cost (per unit) identify who the work was completed by X Licensed Contractor Other \$197,107,75 Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary, See Attached -Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan Timetable for undertaking and completing the rehabilitation or construction of the facility. Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021. PART 2: APPLICANT CERTIFICATION Contact Name Contact Telephone Number Jason D'Herin (313) 218-6817 Contact Fax Number Contact E-mail Address jmdherin@gmail.com Owner/Applicant Name Owner/Applicant Telephone Number FSI4, LLC Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) Owner/Applicant E-mail Address 177 Biddle Avenue, Wyandotte. MI 48192 I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted. I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Ente ide Zone Certificate by the State Tax Commission. Owner/Applicant Signature

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood Enter	prise Zone Exe tion that would	emption. For example, also put the same
By checking this box i certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood En	terprise Zone E	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accurr	ate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to t	the State Tax	Commission)
Action taken by LGU:  Exemption Approved forYears (6-15)  Exemption Approved forYears (11-17 historical credits)	The State Tax Commission requires the follow administratively complete application:  1. Original Application  2. Legal description of the real pro-	net rom resum	
Exemption Denied (include Resolution Denying)  Date of resolution approving/denying this application	Resolution approving/denying a      REHABILITATION APPLICAT     Statement by the assessor showing rehabilitated facility not including	IONS ONLY. ng the taxabl	e value of the the tax year
Clerk's Name (First and Last)	immediately preceding the effecti Telephone Number	ve date of the	e renabilitation.
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.			
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - · Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

## **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

#### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #47, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,126.33 SF condominium unit to be constructed as part of the 4th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

## **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## Property Identification Number

57-011-06-0011-000

#### **Legal Description**

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## Application for Neighborhood Enterprise Zone Certificate

ST	ATE USE ONLY	
Application No.	Date Received	

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name		ATION (Applicant	Type of Approval	CONTRACTOR OF THE PARTY OF THE			
A&J Realty Ventures LLC	New New	Reh	abilitation	Tree	refer (4 come colu)		
Facility's Street Address	New Facility	☐ Fac	ility	L Train	nsfer (1 copy only)		
166 Oak Street, Unit #48	Amount of years requested Is the facility owned or rented by			ented by occupants?			
City	TANKS INTEREST			for exemption (6-15)			Rented
Wyandotte		10	12.	M			
Name of City, Township or Village (taxir	Type of Property						
Wyandotte			_	House		Dup	lex
	Township	Village		Condo		Loft	
County	School Distric			Apartm	ent - No. of	Units	= 3.6
Wayne Name of LGU that established district	Wyandot	The state of the s	of Neighborhood Enter	rovise Zone		Date district	was established
Wyandotte		NEZ #8	or resignational criter	prise zurie			8/03/2009
Identify who the work was completed by	У		Estimated Project	t Cost (per uni	0		
∠ Licensed Contractor     ∠	Other		_ \$163,416.75	5			
Timetable for undertaking and completi Overall project commencen the fall of 2019. Renovation	nent is anticipa	ited to begin fall	2019 with new c	onstruction	n and ren	ovations to	o take place in
Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER	nent is anticipa ns will continue	ited to begin fall	2019 with new c period, concludi	ing in the f	n and ren all of 202	ovations to	o take place in
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Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER Contact Name Jason D'Herin	nent is anticipa ns will continue	ited to begin fall	2019 with new c period, concludi Contact Telephon (313) 218-6 Contact E-mail Ac	ing in the f	n and ren all of 202	ovations to	o take place in
Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number	nent is anticipa ns will continue	ited to begin fall	2019 with new c period, concludi Contact Telephon (313) 218-6 Contact E-mail Ar Jmdherin@g	ing in the f	all of 202	ovations t	o take place in
Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin  Contact Fax Number  Owner/Applicant Name	nent is anticipa ns will continue	ited to begin fall	2019 with new c period, concludi Contact Telephon (313) 218-6 Contact E-mail Ac	ing in the f	all of 202	ovations to	o take place in
Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name  FSI4, LLC	nent is anticipa ns will continue	ited to begin fall over a two-year	2019 with new c period, concludi Contact Telephon (313) 218-6 Contact E-mail Ad Jmdherin@g Owner/Applicant	ne Number 1817 ddress gmail.com Telephone Nur	all of 202	ovations t	o take place in
Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name Jason D'Herin  Contact Fax Number  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Street	nent is anticipa ns will continue TIFICATION	ted to begin fall over a two-year	2019 with new c period, concludi Contact Telephon (313) 218-6 Contact E-mail Ar Jmdherin@g	ne Number 1817 ddress gmail.com Telephone Nur	all of 202	ovations t	o take place in
Overall project commencer the fall of 2019. Renovation  PART 2: APPLICANT CER  Contact Name  Jason D'Herin  Contact Fax Number  Owner/Applicant Name  FSI4, LLC	ment is anticipal is will continue its will continue its will continue its will continue its will be the continue its wil	etted to begin fall over a two-year P Code) attachments are true ct 147 of 1992, as a quirements thereof	2019 with new c period, concludi  Contact Telephon (313) 218-6 Contact E-mail Ac jmdherin@g Owner/Applicant  Owner/Applicant  e and that all are truly mended, (MCL 2077 which are prerequisit	ne Number 1817 ddress gmail.com Telephone Nur E-mail Address y descriptive	mber s of the resid	lential real pr	operty for which this y knowledge, I have

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canniproperty on the Neighborhood Enterprise Zone specific tax roll.	specific tax roll while receiving the Neighborhood Er of be granted a Neighborhood Enterprise Zone Exe	nterprise Zone Exe mption that would	emption. For example, also put the same	
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood	Enterprise Zone E	Exemption specific	
Name of LGU				
Name of Assessor (First and last name)	Telephone Number			
Fax Number E-mail Address				
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and acc	curate.		
Assessor's Signature		Date		
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting (	to the State Tax	(Commission)	
Action taken by LGU:	The State Tax Commission requires the foll administratively complete application:			
Exemption Approved for Years (6-15)	1. Original Application			
Exemption Approved forYears (11-17 historical credits)	Legal description of the real     Resolution approving/denying	Activities and activities and		
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATION Statement by the assessor sho		e value of the	
Date of resolution approving/denying this application	rehabilitated facility not includir immediately preceding the effe			
Clerk's Name (First and Last)	Telephone Number			
Fax Number	E-mail Address			
Mailing Address	City	State	ZIP Code	
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject p	property is locate	ed within a qualified	
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate	147 of 1992 and hereby request the State Tax	Commission iss	sue a Neighborhood	
Clerk Signature		Date		

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

## LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

## **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

## Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

## Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207,780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street. Unit #48. Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 933,81 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## **Property Identification Number**

57-011-06-0011-000

## Legal Description

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## **Application for Neighborhood Enterprise Zone Certificate**

STATE USE ONLY				
➤ Application No.	Date Received			

Issued under authority of Public Act 147 of 1992, as amended.

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

A&J Realty Ventures LLC			Type of Approval Requested				
A&J Realty Ventures LLC Facility's Street Address			Rehabilitation acility	Tran	sfer (1 copy only)		
166 Oak Street, Unit #49			Amount of years requested	Is the faci	lity owned or re	ented by occupants?	
City	State	ZIP Code	for exemption (8-15)	X	Owned	Rented	
Wyandotte Name of City, Township or Village (taxing au	MI	48192	Type of Property	2.3	Francis Tip	) W 680ASACAA	
Wyandotte	and any						
		Village		House Condo		Duplex	
County School District		t					
Wayne Wyandotte		te	Apai	tment - No. of	Units		
Name of LGU that established district Wyandotte			of Neighborhood Enterprise Zone		DESCRIPTION OF THE PROPERTY OF	was established 3/03/2009	
dentify who the work was completed by			Estimated Project Cost (per	unit)			
Licensed Contractor	Other		\$187,768.00				
Describe the general nature and extent of th	e new constructi	on or rehabilitation to b	e undertaken, Include Breakdow	n of Investment	Cost. Use atta	schments if necessa	
Firmetable for undertaking and completing th			23M33				
Overall project commencement the fall of 2019. Renovations w	it is anticipa vill continue	ted to begin fall	2019 with new construct	ion and ren e fall of 202	ovations to	take place in	
Overall project commencementhe fall of 2019. Renovations were part 2: APPLICANT CERTIF	it is anticipa vill continue	ted to begin fall	2019 with new construct period, concluding in the	ion and ren e fall of 202	ovations to 1.	o take place in	
Overall project commencementhe fall of 2019. Renovations was PART 2: APPLICANT CERTIF	it is anticipa vill continue	ted to begin fall	2019 with new construct period, concluding in the Contact Telephone Number	ion and ren e fall of 202	ovations to	o take place in	
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Overall project commencementhe fall of 2019. Renovations was PART 2: APPLICANT CERTIF	it is anticipa vill continue	ted to begin fall	2019 with new construct period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address	e fall of 202	ovations to	take place in	
Overall project commencementhe fall of 2019. Renovations were part 2: APPLICANT CERTIF	it is anticipa vill continue	ted to begin fall	2019 with new construct period, concluding in the Contact Telephone Number (313) 218-6817	e fall of 202	ovations to	o take place in	
Overall project commencement the fall of 2019. Renovations we shall be shal	it is anticipa vill continue	ted to begin fall	2019 with new construct period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.co	e fall of 202	ovations to	o take place in	
Overall project commencementhe fall of 2019. Renovations were	nt is anticipal vill continue ICATION	ted to begin fall over a two-year	2019 with new construct period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.co	e fall of 202	ovations to	o take place in	
Overall project commencementhe fall of 2019. Renovations were	nt is anticipal vill continue ICATION	ted to begin fall over a two-year	2019 with new construct period, concluding in the Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.co	e fall of 202	ovations to	o take place in	
Overall project commencementhe fall of 2019. Renovations were	it is anticipal vill continue FICATION  City, State, ZIP  MI 48192  ein and in the a  th all of the rec	ted to begin fall over a two-year Code)	2019 with new construct period, concluding in the period, concluding in the Contact Telephone Number (313) 218-6817  Contact E-mail Address jmdherin@gmail.co Owner/Applicant Telephone Owner/Applicant E-mail Address and that all are truly description of the contact that all are prerequisite to the contact that all are precauted that all are prerequisite to the con	m Number ress	ential real pro	operty for which t	

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	of LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll canniproperty on the Neighborhood Enterprise Zone specific tax roll	specific tax roll white receiving the Neighborhoo of be granted a Neighborhood Enterprise Zone I	d Enterprise Zone Exe Exemption that would	emption. For example, also put the same
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborh	ood Enterprise Zone E	exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and	accurate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting	ng to the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the administratively complete application:		
Exemption Approved for Years (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the r     3. Resolution approving/der		
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPL Statement by the assessor		e value of the
Date of resolution approving/denying this application	rehabilitated facility not incl immediately preceding the		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subje	ect property is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State	Tax Commission iss	sue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

## LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

## Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

## Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #49, Wyandotte, MI 48192

### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,072.96 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

## **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

## Property Identification Number

57-011-06-0011-000

## Legal Description

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## Application for Neighborhood Enterprise Zone Certificate

issued under authority of Public Act 147 of 1992, as amended.

STATE USE ONLY				
➤ Application No.	▶ Date Received			

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet. PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields) Applicant Name Type of Approval Requested A&J Realty Ventures LLC New Facility Rehabilitation Transfer (1 copy only) Facility's Street Address Facility Amount of years requested is the facility owned or rented by occupants? 166 Oak Street, Unit #50 for exemption (6-15) ZIP Code X Owned Rented Wyandotte MI 48192 Type of Property Name of City, Township or Village (taxing authority) Wyandotte House Duplex Village X City Township Condo Loft County School District Apartment - No. of Units Wayne Wyandotte Date district was established Name of LGU that established district Name or Number of Neighborhood Enterprise Zone 08/03/2009 Wyandotte NEZ#8 Identify who the work was completed by Estimated Project Cost (per unit) X Licensed Contractor Other. \$187,768.00 Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. See Attached -Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan Timetable for undertaking and completing the rehabilitation or construction of the facility. Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021. PART 2: APPLICANT CERTIFICATION Contact Telephone Number Contact Name (313) 218-6817 Jason D'Herin Contact E-mail Address Contact Fax Number jmdherin@gmail.com Owner/Applicant Name Owner/Applicant Telephone Number FSI4, LLC Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) Owner/Applicant E-mail Address 177 Biddle Avenue, Wyandotte, MI 48192 I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted. Legify Lam familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission. Owner/Applicant Signature

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of L			
The property to be covered by this exemption may not be included on any other spe property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be property on the Neighborhood Enterprise Zone specific tax roll.	cific tax roll while receiving the Neighborhood Enterpr re granted a Neighborhood Enterprise Zone Exemption	ise Zone Exe in that would r	mption. For example, also put the same
By checking this box I certify that, if approved, the property to be covere tax roll and not on any other specific tax roll.	d by this exemption will be on the Neighborhood Ente	rprise Zone E	xemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in Pa	art 3 of this application is complete and accurat	0.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must co	omplete this section before submitting to th	e State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the following administratively complete application:	g documents	be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved for Years (11-17 historical credits)	2. Legal description of the real prop	erty with pa	arcel code #
	Resolution approving/denying approving/denying/	plication (inc	dude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATIO Statement by the assessor showing	g the taxable	
Date of resolution approving/denying this application	rehabilitated facility not including the immediately preceding the effective		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate int Neighborhood Enterprise Zone.  I certify this application meets the requirements as outlined by Public Act 14			
Enterprise Zone Certificate Clerk Signature		Date	
Clork Signature			

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

# Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

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  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
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NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

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## **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

#### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- · A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #50, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,072.96 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

## Legal Description

Michigan Department of Treasury 4775 (Rev. 4-10), Page 1

## Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amen-	ort	

STATE USE ONLY				
Application No.	Date Received			

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name			Type of Approval Request	ed		
A&J Realty Ventures LLC		New Facility	Rehabilitation	on Trac	nsfer (1 copy only)	
Facility's Street Address				Facility		CO. E. (2. 10. 20. 40. 40. 40. 40. 40. 40. 40. 40. 40. 4
166 Oak Street, Unit #51	T British	1 2 2 2	Amount of years requeste for exemption (6-15)	d Is the	facility owned or re	ented by occupants?
City Wyandotte	State	ZIP Code 48192	12		X Owned	Rented
Name of City, Township or Village (tax)	1.5000	40192	Type of Property		Manual Control of the	(Albert Carlotte)
Wyandotte	ang datalonity		(A) A (A)			
City Township Village			ouse	Dup	lex	
County School District		at				
Wayne	Wyandotte		L Ap	artment - No	. of Units	
Name of LGU that established district Wyandotte	Λ	Name or Number NEZ #8	ame or Number of Neighborhood Enterprise Zone IEZ #8			was established 8/03/2009
dentify who the work was completed b	oy.		Estimated Project Cost (pe	er unit)		
Licensed Contractor	Other		\$251,686.75			
Attachment B: Floor Plan						
Overall project commencer	ment is anticipa	ted to begin fall	2019 with new constru	ction and r	renovations to	o take place in
Firmetable for undertaking and complet Overall project commence the fall of 2019. Renovation	ment is anticipa ns will continue	ted to begin fall	2019 with new constru	ction and the fall of 2	renovations to	o take place in
Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER	ment is anticipa ns will continue	ted to begin fall	2019 with new constru	he fall of 2	renovations to	o take place in
Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER Contact Name	ment is anticipa ns will continue	ted to begin fall	2019 with new constru period, concluding in t	he fall of 2	renovations to	o take place in
Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER Contact Name Jason D'Herin	ment is anticipa ns will continue	ted to begin fall	2019 with new constru period, concluding in t Contact Telephone Number (313) 218-6817 Contact E-mail Address	he fall of 2	renovations to	o take place in
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Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Owner/Applicant Name	ment is anticipa ns will continue	ted to begin fall	2019 with new constru period, concluding in t Contact Telephone Number (313) 218-6817 Contact E-mail Address	he fall of 2	renovations to	o take place in
Overall project commencer the fall of 2019. Renovation PART 2: APPLICANT CER Contact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC	ment is anticipa ns will continue RTIFICATION	ted to begin fall over a two-year	2019 with new constru period, concluding in t Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.c Owner/Applicant Telephon	he fall of 2	renovations to	o take place in
Overall project commencer he fall of 2019. Renovation PART 2: APPLICANT CER contact Name Jason D'Herin contact Fax Number  Tweer/Applicant Name FSI4, LLC  Tweer/Applicant Mailing Address (Street	ment is anticipa ns will continue RTIFICATION	ted to begin fall over a two-year	2019 with new constru period, concluding in t Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.co	he fall of 2	renovations to	o take place in
Overall project commencer	ment is anticipal ns will continue RTIFICATION  et No., City, State, ZIP dotte. MI 48192  I herein and in the avisions of Public Acity with all of the received and the received	ted to begin fall over a two-year Code)  Code)  attachments are true of 147 of 1992, as all quirements thereof	2019 with new constru period, concluding in to Contact Telephone Number (313) 218-6817 Contact E-mail Address jmdherin@gmail.co Owner/Applicant Telephon Owner/Applicant E-mail Address and that all are truly description	he fall of 2  or  e Number  idress	esidential real prints to the best of m	operty for which th y knowledge, I hav

The property to be covered by this exemption may not be included on any other specific property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be graproperty on the Neighborhood Enterprise Zone specific tax roll.  By checking this box I certify that, if approved, the property to be covered by tax roll and not on any other specific tax roll.  Name of LGU  Name of Assessor (First and last name)	anted a Neighborhood Enterprise Zone Exemption this exemption will be on the Neighborhood Enter Telephone Number  E-mail Address  of this application is complete and accurate the policy of the section before submitting to the	erprise Zone E	also put the same
tax roll and not on any other specific tax roll.  Name of LGU  Name of Assessor (First and last name)	Telephone Number  E-mail Address  of this application is complete and accurate the section before submitting to the section before submitting the section before subm	re. Date	Exemption specific
Name of Assessor (First and last name)	E-mail Address  of this application is complete and accurate the section before submitting to the	Date	
	E-mail Address  of this application is complete and accurate the section before submitting to the	Date	
Fax Number	of this application is complete and accurat	Date	
	elete this section before submitting to th	Date	
I certify that, to the best of my knowledge, the information contained in Part 3	Control of the Contro	I BESSE	
Assessor's Signature	Control of the Contro	e State Tax	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must comp			Commission)
Action taken by LGU:	The State Tax Commission requires the followin administratively complete application:	ng documents	be filed for an
Exemption Approved for Years (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real prop	tista ett vitoralitet	
	Resolution approving/denying ap	**************************************	dude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATION Statement by the assessor showing		e value of the
Date of resolution approving/denying this application	rehabilitated facility not including the immediately preceding the effective		
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate information Neighborhood Enterprise Zone.	ation and determined that the subject prop	erty is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act 147 of Enterprise Zone Certificate.	1992 and hereby request the State Tax Con	mmission iss	ue a Neighborhood
Clerk Signature		Date	

The LGU should mail the original completed application and required documents to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

## Instructions for Completing Form 4775 Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

## **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail. If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

#### Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

## Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

## Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a historic building.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #51, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,439.21 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

## Legal Description

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

ST	ATE USE ONLY	
Application No.	▶ Date Received	

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet. PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields) Applicant Name Type of Approval Requested A&J Realty Ventures LLC New Facility Rehabilitation Transfer (1 copy only) Facility's Street Address Facility Amount of years requested Is the facility owned or rented by occupants? 166 Oak Street, Unit #52 for exemption (6-15) ZIP Code State Owned Rented 13 48192 Wyandotte MI Type of Property Name of City, Township or Village (taxing authority) Wyandotte House Duplex X City Village Township Condo Loft School District County Apartment - No. of Units Wyandotte Wayne Date district was established Name of LGU that established district Name or Number of Neighborhood Enterprise Zone 08/03/2009 Wyandotte NEZ#8 Identify who the work was completed by Estimated Project Cost (per unit) X Licensed Contractor Other \$215,054.00 Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. See Attached -Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan Timetable for undertaking and completing the rehabilitation or construction of the facility. Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021. PART 2: APPLICANT CERTIFICATION Contact Telephone Number Contact Name (313) 218-6817 Jason D'Herin Contact Fax Number Contact E-mail Address imdherin@gmail.com Owner/Applicant Name Owner/Applicant Telephone Number FSI4, LLC Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) Owner/Applicant E-mail Address 177 Biddle Avenue, Wyandotte. MI 48192 I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted. I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the Zone Sertificate by the State Tax Commission. issuance of Neighborhood Enterpy Owner/Applicant Signature

9-3.19

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	of LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other sproperty on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.			
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ared by this exemption will be on the Neighborhood En	terprise Zone F	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accura	ate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to t	he State Tax	(Commission)
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:	ing documents	be filed for an
Exemption Approved for Years (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real pro     3. Resolution approving/denying a	5619124WC01114W	TO SERVED ON THE SERVED STATES
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICATI	ONS ONLY.	00.000 040 <del>1</del> 0000 040
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effective	the land, for t	the tax year
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject proj	perty is locate	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax Co	ımmission iss	ue a Neighborhood
Clerk Signature		Date	

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

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  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ
program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
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- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### **Application Deadline**

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

Some documents may be obtained from the builder/developer.

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  you will have trade permits. Send copies of the trade permits.
- · A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
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- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #52, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

ST	ATE USE ONLY	
Application No.	➤ Date Received	

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

City Township or Village (taxing authority) Wyandotte    Willage   Type of Property   Type of Property   Type of Property   Wyandotte   Wayne   County   School District   Wyandotte   Wyandotte   Mane of City, Township   Village   Apartment - No. of   Apartment	
Facility   Street Address   166 Oak Street, Unit #53	
State   ZiP Code   Mil   48192   Amount of years requested for exemption (6-15)   Is the facility.   Wyandotte   Mil   48192   Type of Property   Wyandotte   Myandotte   Wyandotte   Myandotte   Means of LiGU that established district   Name or Number of Neighborhood Enterprise Zone   Myandotte   Myandotte   Means or Number of Neighborhood Enterprise Zone   Myandotte   Myand	<b>—</b>
State   ZiP Code   Mil   A8192   Amount of years requested for exemption (6-15)   Is the facility.   Wyandotte   Mil   A8192   Type of Property   Wyandotte   Mil   A8192   Type of Property   Wyandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Apartment - No. of Myandotte   Apartment - No. of Myandotte   Myandotte   Apartment - No. of Myandotte   Myandotte   Apartment - No. of Myandotte   Apartment - No. of Myandotte   Myandotte   Apartment - No. of Myandotte   Myandotte   Apartment - No. of Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Myandotte   Statimated Project Cost (per unit)   Statimated Project Cost (per unit)   Statimated Project Cost (per unit)   Myandotte   M	Transfer (1 copy only)
Wyandotte    Mil   48192	cility owned or rented by occupants?
Wayndotte	Owned Rented
Wyandotte	y omice
County Wayne Name of LGU that established district Wyandotte NEZ #8    Estimated Project Cost (per unit)	
County    School District   Wyandotte   Apartment - No. of	Duplex
County Wayne Name of LGU that established district Wyandotte NEZ #8    Identify who the work was completed by   Estimated Project Cost (per unit)	Loft
Name of LGU that established district   Name of LGU that established district   NEZ #8	
Name of LGU that established district  Wyandotte    Nex #8	f Units
Estimated Project Cost (per unit)   S215,054.00	Date district was established
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment See Attached - Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan  Timetable for undertaking and completing the rehabilitation or construction of the facility.  Overall project commencement is anticipated to begin fall 2019 with new construction and rent the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2029.  PART 2: APPLICANT CERTIFICATION  Contact Telephone Number  Jason D'Herin  Contact Fax Number  Contact Fax Number  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Name  FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code)  177 Biddle Avenue, Wyandotte. MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Extraprise 20th Certificate by the State Tax Commission.	08/03/2009
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Contact Name  Jason D'Herin  Contact Fax Number  Contact Fax Number  Contact Fax Number  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Name  FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code)  177 Biddle Avenue, Wyandotte, MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to to compiled or will be able to compily with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.	novations to take place in 21.
Jason D'Herin  Contact Fax Number  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 177 Biddle Avenue, Wyandotte. MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to to complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Extensise Zone Certificate by the State Tax Commission.  Owner/Applicant Signature  Date	
Contact Fax Number  Contact E-mail Address jmdherin@gmail.com  Owner/Applicant Name FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 177 Biddle Avenue, Wyandotte. MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCt. 207.771 to 207.787) and to to complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Extensise Zone Certificate by the State Tax Commission.  Owner/Applicant Signature  Date	
jmdherin@gmail.com  Owner/Applicant Name  FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code)  177 Biddle Avenue, Wyandotte. MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCt. 207.771 to 207.787) and to to complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Extensise Zone Certificate by the State Tax Commission.  Owner/Applicant Signature  Date	
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FSI4, LLC  Owner/Applicant Mailing Address (Street No., City, State, ZIP Code)  177 Biddle Avenue, Wyandotte. MI 48192  I certify the information contained herein and in the attachments are true and that all are truly descriptive of the resid application is being submitted.  I certify I am familiar with the provisions of Public Act 147 of 1992, as amended. (MCL 207.771 to 207.787) and to the compiled or will be able to compily with all of the requirements thereof which are prerequisite to the approval of the issuance of Neighborhood Extendise Zone Certificate by the State Tax Commission.  Owner/Applicant Signature	
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	the best of my knowledge, I have
9-3.19	

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of	f LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other s property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot property on the Neighborhood Enterprise Zone specific tax roll.	pecific tax roll while receiving the Neighborhood Ente		
By checking this box I certify that, if approved, the property to be cover tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood E	nterprise Zone 6	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accur	rate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	the State Tax	Commission)
Action taken by LGU:	The State Tax Commission requires the follow administratively complete application:	wing documents	be filed for an
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved for Years (11-17 historical credits)	2 Legal description of the real pr	roperty with pa	arcel code #
	3. Resolution approving/denying	application (in	clude # of years)
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICAT     Statement by the assessor show		e value of the
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effect		0.000.0000.0000.0000.000
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	information and determined that the subject pro	pperty is locate	I ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax C	ommission iss	sue a Neighborhood
Clerk Signature		Oate	

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

## **Builder/Developer/Applicant Instructions**

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

## LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners. Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

#### Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #53, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,228.88 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

### Legal Description

# Application for Neighborhood Enterprise Zone Certificate

Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

STA	ATE USE ONLY
▶ Application No.	Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet. PART 1: OWNER/APPLICANT INFORMATION (Applicant must complete all fields) Applicant Name Type of Approval Requested A&J Realty Ventures LLC New Facility Rehabilitation Transfer (1 copy only) Facility's Street Address Facility 166 Oak Street, Unit #54 Amount of years requested Is the facility owned or rented by occupants? for exemption (6-15) State ZIP Code X Owned Rented Wyandotte MI 48192 Type of Property Name of City, Township or Village (taxing authority) Wyandotte House Duplex X City Township Village Condo Loft County School District Apartment - No. of Units Wayne Wyandotte Name of LGU that established district Name or Number of Neighborhood Enterprise Zone Date district was established Wyandotte NEZ#8 08/03/2009 Identify who the work was completed by Estimated Project Cost (per unit) X Licensed Contractor Other \$239,904.00 Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary. See Attached -Attachment A: Nature and Extent of New Construction (including legal description). Attachment B: Floor Plan Timetable for undertaking and completing the rehabilitation or construction of the facility. Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021. PART 2: APPLICANT CERTIFICATION Contact Name Contact Telephone Number Jason D'Herin (313) 218-6817 Contact Fax Number Contact E-mail Address imdherin@gmail.com Owner/Applicant Name Owner/Applicant Telephone Number FSI4. LLC Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) Owner/Applicant E-mail Address 177 Biddle Avenue, Wyandotte. MI 48192 I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted. I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Entery Zone Certificate by the State Tax Commission. Owner/Applicant Signature

9-5.19

PART 3: LGU ASSESSOR CERTIFICATION (Assessor	of LGU must complete Part 3)		
The property to be covered by this exemption may not be included on any other property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cann property on the Neighborhood Enterprise Zone specific tax roll.			
By checking this box I certify that, if approved, the property to be covered tax roll and not on any other specific tax roll.	ered by this exemption will be on the Neighborhood E	nterprise Zone	Exemption specific
Name of LGU			
Name of Assessor (First and last name)	Telephone Number		
Fax Number	E-mail Address		
I certify that, to the best of my knowledge, the information contained in	Part 3 of this application is complete and accu	rate.	
Assessor's Signature		Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must	complete this section before submitting to	the State Tax	x Commission)
Action taken by LGU:	The State Tax Commission requires the follo administratively complete application:	AND DESCRIPTION OF SHARE PARTY.	and the second s
Exemption Approved forYears (6-15)	1. Original Application		
Exemption Approved forYears (11-17 historical credits)	2. Legal description of the real p     3. Resolution approving/denying		
Exemption Denied (include Resolution Denying)	4. REHABILITATION APPLICAT	TIONS ONLY.	
Date of resolution approving/denying this application	rehabilitated facility not including immediately preceding the effect	the land, for	the tax year
Clerk's Name (First and Last)	Telephone Number		
Fax Number	E-mail Address		_
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone,	information and determined that the subject pre	operty is local	ed within a qualified
I certify this application meets the requirements as outlined by Public Act Enterprise Zone Certificate.	147 of 1992 and hereby request the State Tax C	ommission is:	sue a Neighborhood
Clerk Signature		Date	

State Tax Commission P.O. Box 30471 Lansing, MI 48909

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#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- 2. This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - · Legal description of the real property on which the facility is located.
  - · Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
  - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ. program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

#### LGU Action/Certification

- 1. Complete Part 4.
- The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
- Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
- 4. Submit the complete application to the following address:

State Tax Commission P.O. Box 30471 Lansing, MI 48909

#### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

Some documents may be obtained from the builder/developer.

#### Additional documents required for a New Facility project:

- A signed application completed by the new owner/occupant. Most of the information needed can be taken from the original
  application filed by the developer.
- · A copy of the legal description of the real property with parcel code number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- · A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207,772(m) is met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

## Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

## Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207,780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #54, Wyandotte, MI 48192

#### General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,370.88 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### **Property Identification Number**

57-011-06-0011-000

### Legal Description

# Application for Neighborhood Enterprise Zone Certificate

STATE USE ONLY		
➤ Application No.	Date Received	

Issued under authority of Public Act 147 of 1992, as amended

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file one original application (with legal description) and two additional copies of this form with the clerk of the local governmental unit (three complete sets). The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

Applicant Name	2.40		Type of Approval Requested	
A&J Realty Ventures LL	C		New PRe	habilitation
Facility's Street Address			New Facility Re	cility Transfer (1 copy only)
166 Oak Street, Unit #55	5		Amount of years requested	is the facility owned or rented by occupants?
City	State	ZIP Code	for exemption (6-15)	Owned Rented
Wyandotte	MI	48192	12	
Name of City, Township or Village (	(taxing authority)		Type of Property	
Wyandotte	PE	(K) - 1/1	House	Duplex
	Township	Village	Condo	Loft
County	School Distric		Apartn	nent - No. of Units
Wayne Name of LGU that established distr	Wyandot		of Neighborhood Enterprise Zone	Date district was established
Wyandotte	erot.	NEZ #8	or resignocimona Emerprise Zone	08/03/2009
dentify who the work was complete	ed by	NLL FO	Estimated Project Cost (per un	The state of the s
☑ Licensed Contractor	Other		_ \$227,169.25	GED (
The state of the s		and the same of the same of the same of		of Investment Cost. Use attachments if necessary
	[1] : [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]		¥ (1) <del>*</del> (1)	
Overall project commend	pleting the rehabilitation o	ted to begin fall	¥ (1) <del>*</del> (1)	n and renovations to take place in fall of 2021.
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PART 2: APPLICANT Clontact Name Jason D'Herin Contact Fax Number  Dwner/Applicant Name FSI4, LLC Dwner/Applicant Malling Address (\$ 177 Biddle Avenue, Wya I certify I am familiar with the p	pleting the rehabilitation of cement is anticipal tions will continue.  ERTIFICATION  Street No., City, State, ZIP and otte. MI 48192  med herein and in the approvisions of Public Acomply with all of the requirements.	ted to begin fall a over a two-year Code)	2019 with new construction period, concluding in the formal control of the formal contro	fall of 2021.

PART 3: LGU ASSESSOR CERTIFICATION (Assesso	r of LGU must complete Part 3)	
The property to be covered by this exemption may not be included on any othe property on the Eligible Tax Reverted Property (Land Bank) specific tax roll car property on the Neighborhood Enterprise Zone specific tax roll.	er specific tax roll while receiving the Neighborhood Enterprise Zone Exempti	ion. For example put the same
By checking this box i certify that, if approved, the property to be of tax roll and not on any other specific tax roll.	overed by this exemption will be on the Neighborhood Enterprise Zone Exem	option specific
Name of LGU		
Name of Assessor (First and last name)	Telephone Number	
Fax Number	E-mail Address	
I certify that, to the best of my knowledge, the information contained	in Part 3 of this application is complete and accurate.	
Assessor's Signature	Date	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk mu	st complete this section before submitting to the State Tax Cor	mmission)
Action taken by LGU:	The State Tax Commission requires the following documents be fi administratively complete application:	
Exemption Approved for Years (6-15)	1. Original Application	
Exemption Approved for Years (11-17 historical credits)	Legal description of the real property with parcel     Resolution property with parcel	
Exemption Denied (include Resolution Denying)	Resolution approving/denying application (include     REHABILITATION APPLICATIONS ONLY.     Statement by the assessor showing the taxable val	
Date of resolution approving/denying this application	rehabilitated facility not including the land, for the ta immediately preceding the effective date of the rehability	ax year
Clerk's Name (First and Last)	Telephone Number	
Fax Number	E-mail Address	
Mailing Address	City State :	ZIP Code
certify that I have reviewed this application for complete and accurate Neighborhood Enterprise Zone.	e information and determined that the subject property is located wi	ithin a qualified
	CANADADADA VALE ACTUANT SUBSTITUTE A CANADA	200.0
l certify this application meets the requirements as outlined by Public Ac Enterprise Zone Certificate.	ct 147 of 1992 and hereby request the State Tax Commission issue a	Neighborhood

State Tax Commission P.O. Box 30471 Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan poly after the original application is filled with the LGU clerk and approved by the LGU. See the instruction sheet attached.

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

#### Builder/Developer/Applicant Instructions

- 1. Complete Parts 1 and 2.
- This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction. File one original and two copies (three complete sets) of the completed application and the following documents:
  - Legal description of the real property on which the facility is located.
  - Property Identification Number
  - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
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NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

#### LGU Assessor Certification

1. Complete Part 3.

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- 4. Submit the complete application to the following address:

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#### **Application Deadline**

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- · A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor (black out Social Security Numbers).

#### Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207,772(m) is met. A breakdown of
  investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel code number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but
  you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must contact the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the
  tax year immediately preceding the effective date of the rehabilitation.

#### Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by filing a completed application and a copy of the warranty deed for the subject property with the State Tax Commission.

## Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

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In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to five-eighths (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to three-fourths (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to seven-eighths (does not include debt millage); multiplied by the current taxable value.

Attachment to Application for Neighborhood Enterprise Zone Certificate 166 Oak Street, Unit #55, Wyandotte, MI 48192

## General Nature and Extent of New Construction To Be Undertaken

This new facility is part of the complete redevelopment of 166 Oak Street.

The proposed redevelopment includes demolition of the north side of the current post office building, located at 166 Oak Street. A 77,334 square foot, four story addition will be added on to the 15,078 square foot building to total approximately 92,412 square feet. Approximately 13,673 square feet will be added onto the ground floor in order to provide space for six retail units, enclosed podium parking, and a residential lobby. The existing building will undergo renovations including the addition of a pool, the relocation and upgrade of existing electrical utilities to meet modern demands, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

The four additional stories added to the building are new construction. It is anticipated that the second story will feature 16 apartments. Floors three through five each total 15,955 square feet and will offer 33 condominium units available for purchase.

This new facility is one of the proposed condominium units. It is a 1,298.11 SF condominium unit to be constructed as part of the 5th floor of the building. The unit will include an interior buildout.

The property is currently owned by A&J Realty Ventures LLC, the project developer. The developer intends to transfer ownership to a future condominium owner.

#### **Timetables**

Overall project commencement is anticipated to begin fall 2019 with new construction and renovations to take place in the fall of 2019. Renovations will continue over a two-year period, concluding in the fall of 2021.

#### Property Identification Number

57-011-06-0011-000

#### Legal Description