

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

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

Applicant (Company) Name (applicant must be the owner of the facility) Summit 327 LLC		NAICS or SIC Code 531120	
Facility's Street Address 327 N Telegraph	City Waterford Township	State MI	ZIP Code 48328
Name of City, Township or Village (taxing authority) Waterford Township	County Oakland	School District Where Facility is Located Waterford Township Sch	
<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 04/01/2019	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 12/31/2023		
Estimated Cost of Rehabilitation \$63,000,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 2,183	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 352	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

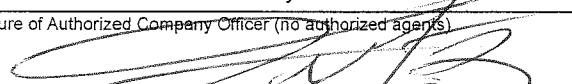
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Arie Leibovitz	Telephone Number (248) 327-3630
Fax Number (248) 557-6442	E-mail Address arie@ari-el.com or katkins@ari-el.com
Street Address 29355 Northwestern Hwy, Suite 301	City Southfield
	State MI
	ZIP Code 48304

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) 	Title MER	Date 10/11/18
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PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land	956,660	1,911,550
Building(s)	37,580	75,130

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body
Waterford Township

Name of Assessor (first and last name) Telephone Number
Paula Moore 248-674-6204

Fax Number E-mail Address
248-674-5455 pmoore@waterfordmi.gov

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature Date
Paula Hannah Moore 10/11/18

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

- Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
- Exemption Denied

Date District Established (attach resolution for district) Local Unit Classification Identification (LUCI) Code School Code

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last) Telephone Number

Fax Number E-mail Address

Mailing Address City State ZIP Code

LGU Contact Person for Additional Information LGU Contact Person Telephone Number Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

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

ATTACHMENT A

Facility Description

The facility is the former Summit Place Mall located at 327 N. Telegraph Road, Waterford Township, Michigan. The facility sits on an approximately 70.98-acre parcel improved with surface parking and minimal landscaping. The approximately 1,300,000-square foot mall building sits in the center of the parcel and a vacant 2,598-square foot retail building (constructed in 2003) is located along the eastern edge of the property. The majority of the tenant spaces in the mall closed in 2000 and the entire property was vacant by 2010. The mall is in a significant state of disrepair and is known to contain asbestos. The mall was condemned in 2014, primarily due to extensive flooding within the structure. The facility has attracted criminal activity including illegal dumping and break-ins.

The Summit Place Mall (originally named the Pontiac Mall) was constructed in 1962 and underwent several expansions and remodels in the decades after. The building contains many retail tenant spaces as well as a food court, restrooms, a courtyard and department stores. Truck wells are located along the eastern, northern and western portions of the building, which served the former department stores.

The parcel is currently zoned C-4 Extensive Business and is adjacent to other commercial properties including Oakland Pointe Shopping Center to the east and Summit Crossing Shopping Center to the north.

In 2009, a Phase II Environmental Site Assessment was conducted which identified concentrations of arsenic, chromium, lead, mercury, selenium, silver and chloride in soil and groundwater samples taken from the property above Michigan Department of Environmental Quality (MDEQ) Residential Cleanup Criteria. Therefore, the property meets the definition of a "facility" as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994, as amended.

The facility qualifies for a Michigan Public Act 210 Commercial Rehabilitation Act tax abatement because it is vacant commercial property. The facility will undergo complete demolition to prepare for redevelopment, which will have long-lasting and impactful benefits to the community.

ATTACHMENT B

Proposed Use

The applicant proposes to redevelop the site into a business park consisting of up to 1 million square feet of new commercial building space attracting businesses such as general office, flex engineering, research and development, warehouse, distribution etc., along with a variety of restaurants along the Telegraph Road frontage.

ATTACHMENT C

Nature and Extent of Rehabilitation

Rehabilitation will start with complete building and site demolition, including all site improvements (surface paving, parking lots, lighting and landscaping). The existing mall building is beyond repair and is functionally obsolete. Redevelopment will consist of site preparation activities such as geotechnical engineering, grading and land balancing followed by new construction. The applicant intends to redevelop the site into a business park consisting of up to 1 million square feet of new commercial building space attracting businesses such as general office, flex engineering, research and development, warehouse, distribution etc., along with a variety of restaurants along the Telegraph Road frontage. The project also includes the construction of roadways and support infrastructure for the new development. The project will likely occur in phases over a period of five years.

ATTACHMENT D

Fixed Building Equipment List

Trade	Projected Investment
Plumbing	\$769,000
Fire Suppression	\$1,746,000
HVAC	\$780,000
Electrical	\$1,082,000
Total Estimated Cost:	\$4,377,000

ATTACHMENT E

Estimated Schedule

The applicant expects demolition to occur in the spring of 2019 to be followed by site preparation activities and then construction. Construction of roadways and support infrastructure will likely occur first and begin in the summer of 2019. The division of the lots and construction of individual commercial buildings is projected to be completed over a period of 3 to 5 years, as market absorption allows. It is anticipated that the entire project will be complete by December of 2023.

ATTACHMENT F

Economic Advantages

The proposed project will have numerous benefits for the community. The first public benefit will be the removal of a large, blighted property located along a major thoroughfare (N. Telegraph Road) in Waterford Township. The facility is greatly deteriorated and an eyesore. Due to the difficulty and complexity of redeveloping a former shopping mall, the property has lain vacant for nearly a decade, failing to attract the right developer. Demolition, alone, will be a great improvement and require a huge investment.

The proposed redevelopment plan will create up to 1,000,000 square feet of new commercial space in Waterford Township and is expected to create more than 2,000 new jobs with well-paying salaries averaging between \$40,000 - \$60,000 per year. The property is ideally located with easy access to I-75 and M-59 and should be attractive to prospective commercial tenants.

Economic advantages are significant and will revitalize the entire area providing long term benefits, generating revenue for surrounding businesses, increasing real estate values and providing additional property tax revenue to the Township.

ATTACHMENT G

Legal Description

327 N Telegraph

T3N, R9E, SEC 25 PART OF NE 1/4 BEG AT PT DIST N 00-32-10 W 1948 FT & S 89-27-50 W 566.67 FT FROM E 1/4 COR, TH S 89-27-50 W 196.73 FT, TH N 44-28-20 E 40.14 FT, TH N 00-31-40 W 76.15 FT, TH N 89-25-13 E 168.35 FT, TH S 00-31-40 E 104.66 FT TO BEG, ALSO PART OF NE 1/4 BEG AT PT DIST W 200 FT & N 00-32-10W 60 FT FROM E 1/4 COR, TH W 25 FT, TH N 00-32-10 W 130 FT, TH W 150 FT, TH S 00-32-10 E 130 FT, TH W1003.18 FT, TH N 432.08 FT, TH S 89-38-12 W 427.49 FT, TH S 318.19 FT, TH S 10-46-00 E 113.17 FT, TH W 88.30 FT, TH N 00-31-40 W 1870.48 FT, TH N 89-27-50 E 118.98 FT, TH S 00-32-10 E 195 FT, TH N 89-27-50 E 375 FT, TH N 00-32-10 W 195 FT, TH N 89-27-50 E 1328.49 FT, TH S 00-32-10 E 1737.54 FT, TH W 150 FT, TH S 00-32-10 E 150 FT TO BEG 72.19 A 9-27-17 FR 008 & 030