

**THE SHOPS AT ATLAS PARK
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2016 TAX BILLS**

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Property Tax Bill
Quarterly Statement
Activity through November 18, 2016

Owner name: WMAP, L.L.C.
Property address: 8000 COOPER AVE.
Borough, block & lot: QUEENS (4), 03810, 0350

Mailing address:
WMAP, INC.
WMAP, L.L.C.
401 WILSHIRE BLVD.
SANTA MONICA, CA 90401-1416

Outstanding Charges \$0.00
New Charges \$246,546.78
Amount Due \$246,546.78

Please pay by January 3, 2017

Visit us at nyc.gov/finance or call 311 for more information.

1400.01
40
115387

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



Please include this coupon if you pay by mail or in person. 4-03810-0350

Total amount due by January 3, 2017

\$246,546.78

Amount enclosed:

[Empty box for amount enclosed]

806803516111801

WMAP, INC.
WMAP, L.L.C.
401 WILSHIRE BLVD.
SANTA MONICA CA 90401-1416

Mail payment to:
NYC Department of Finance
P.O. Box 880
Newark, NJ 07101-0880



8068035161118 01 4038100350 0000024654678 0000024654678 170103270081001



**Department of
Finance**

Statement Details

November 16, 2016
Wmop, L.L.C.
8000 Cooper Ave.
4-03810-0350
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2017	\$250,400.54
Adopted Tax Rate			\$-3,853.78
Total amount due			\$246,546.76

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Tax class 4 - Commercial Property		Tax rate		
Original tax rate billed June 2016		10.6580%		
New tax rate		10.5740%		
Estimated market value	\$ 144,913,000	Billable assessed value		New Tax rate
Tax before exemptions and abatements		\$69,882,398	X	10.5740%
ICIP		\$-24,611,850	=	\$8,331,965
ICIP		\$-24,611,850		\$-2,602,457
ICIP		\$-5,958,988		\$-2,602,457
Tax before abatements				\$-630,103
Annual property tax				\$488,948
Original property tax billed in June 2016				\$500,800
Change in property tax bill based on new tax rate				\$-3,852

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2017. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpis.

Home banking payment instructions:

1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 4-03810-0350. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. Schedule your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at nyc.gov/change mailing address or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





Statement Details

November 16, 2016
Wmsp, L.L.C.
8000 Cooper Ave.
4-03810-0360
Page 3

Greener, Greater, Building Plan Compliance Notification

This Property is required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 586-LL84 (212-586-5584).

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.





Property Tax Bill
Quarterly Statement
Activity through November 20, 2015

RECEIVED DEC 02 2015

Owner name: WMAP, L.L.C.
Property address: 8000 COOPER AVE.
Borough, block & lot: QUEENS (4), 03810, 0350

Mailing address:
WMAP, L.L.C.
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges \$0.00
New Charges \$228,785.24
Amount Due \$228,785.24

Please pay by January 4, 2016

Visit us at nyc.gov/finance or call 311 for more information.

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

001400.01
66952



Please include this coupon if you pay by mail or in person. 4-03810-0350

Total amount due by January 4, 2016

\$228,785.24

503810 6171 PRESORT 188179 1 MB 0.436 P10540 <3>



#9749696 151120013#
WMAP, L.L.C.
P.O. BOX 847
CARLSBAD CA 92018-0847

Amount enclosed:

Empty rectangular box for amount enclosed

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



9749696151120 01 4038100350 0000022878524 0000022878524 160104270081001



Statement Details

November 20, 2015
Wmap, L.L.C.
8000 Cooper Ave.
4-03810-0350
Page 2

Department of Finance

Table with columns: Billing Summary, Activity Date, Due Date, Amount. Rows include Outstanding charges, Finance-Property Tax, Adopted Tax Rate, and Total amount due.

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Table showing tax calculations: Tax class, Tax rate, Estimated market value, Billable assessed value, New Tax rate, Taxes, and Annual property tax.

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2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 4-03810-0350.
3. Schedule your online payment using your checking or savings account

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When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

