

THE SHOPS AT ATLAS PARK (5035)

TABLE OF CONTENTS

	<u>Page</u>
Summmary of Tax Expense	2
QUEENS (4), 03810, 0350 July 2021-June 2022	3
QUEENS (4), 03810, 0350 July 2022-June 2023	4
QUEENS (4), 78068, 0010 July 2022-June 2023	5
Refund July 2022-June 2023	6
Consulting Fees	7-8

THE SHOPS AT ATLAS PARK (5035)
2022 ADJUSTMENT BILLING
TAX BILL SUMMARY

PARCEL NUMBER	DESCRIPTION	1/1/22-12/31/22 PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	4,443,543.33
QUEENS (4), 76068, 0010	Utility Property	4,148
	Tax Consulting Fees	75,421
Total Tax Expense Before Refunds		4,523,112 (A)
<u>Refunds:</u>		<u>100% - Fiscal Year</u> <u>50% - Calendar Year</u>
		- 50% of total refund
2022/23 Refunds	(269,892)	(134,946) applies to 2022
Total Refunds		(134,946) (B)
TOTAL RE TAX EXPENSE		4,388,166 (A+B)

JULY 1, 2021 THROUGH JUNE 30, 2022 ACTUAL TAX BILL

NUMBER	DESCRIPTION	TAXABLE VALUE	TAX RATE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	39,168,900	10.755%	4,212,615
QUEENS (4), 76068, 0010	Utility Property			-
TOTAL		39,168,900		4,212,615

JULY 1, 2022 THROUGH JUNE 30, 2023 ACTUAL TAX BILL

NUMBER	DESCRIPTION	TAXABLE VALUE	TAX RATE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	43,463,240	10.755%	4,674,471
QUEENS (4), 76068, 0010	Utility Property	67,500	12.289%	8,295
TOTAL		43,530,740		4,682,767

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$2,094,361.10
Debit Adjustment	01/01/2022		\$23,893.00
Total amount due			\$2,118,254.10

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall Tax Rate
Tax class 4 - Commercial Or Industrial	
Original tax rate billed	10.6940%
New Tax rate	10.7550%

Estimated Market Value \$87,042,000

		Taxes
Billable Assessed Value	\$39,168,900	
Taxable Value	\$39,168,900 x 10.7550%	
Tax Before Abatements and STAR	\$4,212,615.20	\$4,212,615.20
Annual property tax		\$4,212,615.20

Original property tax billed in June 2021	\$4,188,722.20
Change In Property Tax Bill Based On New Tax Rate	\$23,893.00

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

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/changemailingaddress 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.



Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$118,994,000	10.7550%	
		Taxes
Billable Assessed Value	\$43,463,240	
Taxable Value	\$43,463,240 x 10.7550%	
Tax Before Abatements and STAR	\$4,674,471.48	\$4,674,471.48
Annual property tax		\$4,674,471.48

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

One City Built to Last, Compliance Notification

Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Department of Buildings, you are required to post your energy efficiency grade near each public entrance to the building. For information on Local Law 33, please visit www.nyc.gov/benchmarking. For free assistance, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change. For more information, please visit www.nyc.gov/accelerator or contact us at (212) 656-9202.



Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Utility Property		07/01/2022	\$2,073.77
Total amount due			\$2,073.77

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Utility Property		10/01/2022	\$2,073.77
Finance-Utility Property		01/01/2023	\$2,073.77
Finance-Utility Property		04/01/2023	\$2,073.77
Total tax year charges remaining			\$6,221.31
If you want to pay everything you owe by July 1, 2022 please pay			\$8,253.60
If you pay everything you owe by July 1, 2022, you would save:			\$41.48

Annual Property Tax Detail

Tax class 3 - Public Utility		Overall	
Current tax rate		Tax Rate	
Estimated Market Value \$150,000		12.2890%	
Billable Assessed Value		\$67,500	Taxes
Taxable Value	\$67,500 x 12.2890%		
Tax Before Abatements and STAR	\$8,295.08		\$8,295.08
Annual property tax			\$8,295.08

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-78068-0010. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.



I O L A - Marcus & Pollack LLP

2579

WMAP LLC

Check Date Nov 10, 2022

Check Amount \$134,946.22

Item to be Paid - Description

Discount Take

Amount Pai

R/E Refund

134,946.22

Please code to 5687.110

Total Amount of Refund Check \$134,946.22

I O L A - Marcus & Pollack LLP

633 Third Avenue, 9th Floor
New York, NY 10017
(212) 490-2900

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

1-2/210

DATE

AMOUNT

\$

Nov 10, 2022 *****\$134,946.22

Memo:
PAY
TO THE
ORDER
OF:

One Hundred Thirty-Four Thousand Nine Hundred Forty-Six and 22/100 Dollars

WMAP LLC



John Marcus
AUTHORIZED SIGNATURE

⑈002579⑈ ⑆021000021⑆ 592501912965⑈

Security features. Details on back.

MARCUS & POLLACK LLP

ATTORNEYS AT LAW

INCLUDING PROFESSIONAL CORPORATIONS

633 THIRD AVENUE
9TH FLOOR
NEW YORK, NY 10017-6796

(212) 490-2900

5035.5670.110
Property Tax

Neal.Kleinman@macerich.com
WMAP, L.L.C.
c/o Macerich
401 Wilshire Boulevard, Suite 700
Santa Monica, CA 90401

July 1, 2022
Installment Invoice No. 22610C

FOR PROFESSIONAL SERVICES RENDERED:

Re: WMAP, L.L.C.
80-00 COOPER AVENUE
Block 3810 Lot 350, Queens

Invoice for installment C for obtaining the 2020/21 assessment reduction as stated in consolidated invoice dated April 28, 2022

Total invoice amount payable in 5 installments \$187,302.58

Installment C. Amount \$35,347.63 Due 07/01/2022

Current balance due for installment C as of 6/10/2022 \$35,347.63

RECEIVED

By Adele Wiebke at 2:51 pm, 6/29/22

Please remit by check or electronic payment and reference Invoice 22610C.

Bank Name: JP Morgan Chase Bank Bank Address: 633 3rd Ave, New York, NY 10017 Account Name: Marcus & Pollack LLP
Routing Number: 021000021 Account Number: 592501911065 Type of Account: Checking

MACERICH

5035.5670.110

MARCUS & POLLACK LLP

ATTORNEYS AT LAW

INCLUDING PROFESSIONAL CORPORATIONS

633 THIRD AVENUE

9TH FLOOR

NEW YORK, NY 10017-6796

JOEL R. MARCUS
ROBERT M. POLLACK

(212) 490-2900
FAX: (212) 599-3167

GLENN BORIN
PHILIP H. AZARIAN
BRUCE A. BRASKY
EMILY N. BLATT

www.marcuspollack.com
taxappeal@marcuspollack.com

MICHAEL D. POLLACK
TAMAR TOLEDANO
ODELIA NIKFAR

November 15, 2022

WMAP, L.L.C.
c/o Macerich
401 Wilshire Boulevard, Suite 700
Santa Monica, CA 90401

Invoice No. 23009

For Professional Services Rendered:

Re: WMAP, L.L.C.
80-00 Cooper Avenue
Block 3810 Lot 350, Queens

In obtaining the 2022/23 Actual Assessment reduction set forth below:

<u>Tax Year</u>	<u>Original Actual Assessment</u>	<u>Reduced Actual Assessment</u>	<u>Reduction</u>	<u>Tax Rate</u>	<u>Tax Savings</u>
2022/23	\$53,547,300	\$41,000,000	\$12,547,300	10.646%	\$1,335,785.56

Fee at 15% of Tax Savings, as agreed

\$200,367.82

Payable in the following installments:

- A. \$40,073.56 Currently Due
- B. \$40,073.56 Due July 1, 2023
- C. \$40,073.56 Due July 1, 2024
- D. \$40,073.56 Due July 1, 2025
- E. \$40,073.58 Due July 1, 2026

Current balance due (Installment A)

\$40,073.56

MACERICH

RECEIVED

By Elizabeth Krahmer at 7:28 am, 11/18/22