

THE SHOPS AT ATLAS PARK (5035)

TABLE OF CONTENTS

	<u>Page</u>
Summmmary of Tax Expense	2
QUEENS (4), 03810, 0350 July 2019-June 2020	3
QUEENS (4), 03810, 0350 July 2020-June 2021	4
Refund July 2019-June 2020	5
Refund July 2020-June 2021	6
Consulting Fees	7

THE SHOPS AT ATLAS PARK (5035)
2020 ADJUSTMENT BILLING
TAX BILL SUMMARY

PARCEL NUMBER	DESCRIPTION	1/1/20-12/31/20 PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	5,714,871.03
ICIP#11296	Benefit end date: 6/30/21	(781,869)
	Tax Consulting Fees	95,564
Total Tax Expense Before Refunds		5,028,566 (A)
 <u>Refunds:</u>		
	<u>100% - Fiscal Year</u>	<u>50% - Calendar Year</u>
2019/20 Refunds	(1,269,519)	(634,759)
2020/21 Refunds	(636,523)	(318,261)
Total Refunds		(953,021) (B)
TOTAL RE TAX EXPENSE		4,075,545 (A+B)

JULY 1, 2019 THROUGH JUNE 30, 2020		Tax Rate: 10.537%	
NUMBER	DESCRIPTION	ASSESSED VALUE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	53,548,200	5,642,374
ICIP#11296	Benefit end date: 6/30/21	(9,844,740)	(1,037,340)
TOTAL		43,703,460	4,605,034

JULY 1, 2020 THROUGH JUNE 30, 2021		Tax Rate: 10.694%	
NUMBER	DESCRIPTION	TOTAL VALUE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	54,117,900	5,787,368
ICIP#11296	Benefit end date: 6/30/21	(4,922,370)	(526,398)
TOTAL		49,195,530	5,260,970

Previous Charges			Amount
Total previous charges including interest and payments			\$1,534.59 <i>7</i>
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$2,297,490.90
Adopted Tax Rate			\$10,051.80
Bldg-Signs- Chg Q00172635		01/01/2020	\$45.00 <i>0</i>
Total current charges			\$2,307,587.70

2,307,542.70

20 = 1,577.59

How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020

	Overall Tax Rate	
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
Estimated Market Value	\$118,996,000	
		Taxes
Billable Assessed Value	\$53,548,200	
ICIP	-9,844,740.00	
Taxable Value	\$43,703,460 x 10.5370%	
Tax Before Abatements and STAR	\$4,605,033.60	\$4,605,033.60
Annual property tax		\$4,605,033.60

Original property tax billed in June 2019	\$4,594,981.80
Change In Property Tax Bill Based On New Tax Rate	\$10,051.80

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 3, 2020. 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/rpie.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

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.



Statement Details

November 21, 2020
Wmap, L.L.C.
80-00 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		01/01/2021	\$0.00
Adopted Tax Rate			\$77,237.00
Payment	11/21/2020		\$-26,093.67
Total amount due			\$51,143.33

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2020	\$-26,093.67
Credit Applied	11/21/2020		\$26,093.67
		<i>Total credit applied</i>	\$26,093.67
Total overpayments/credits remaining on account			\$0.00

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate	
Tax class 4 - Commercial Or Industrial	10.5370%	
Original tax rate billed	10.6940%	
New Tax rate		
Estimated Market Value	\$120,262,000	
		Taxes
Billable Assessed Value	\$54,117,900	
ICIP	-4,922,370.00	
Taxable Value	\$49,195,530 x 10.6940%	
Tax Before Abatements and STAR	\$5,260,970.00	\$5,260,970.00
Annual property tax		\$5,260,970.00
Original property tax billed in June 2020		\$5,183,733.00
Change In Property Tax Bill Based On New Tax Rate		\$77,237.00

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

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

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80 -00 COOPER AVENUE

Borough: QUEENS
Block: 3810 Lot: 350

Refunds Available

Payment Effective Date	Payment #	Refund Amount
07/01/2017	83553447	2,260,782.42
01/01/2018	83553448	99,677.66
07/01/2018	83553472	704,306.52
07/01/2020	139538204	636,522.92
Total:		3,701,289.52

50% 2020	318,216
50% 2021	318,216
Total 20/21 Refund	\$636,523



New York City Department of Finance
Refunds Unit
59 Maiden Lane 20th Floor
New York, NY 10038

2100478

PAGE: 1 of 1

DATE: June 18, 2020
CHECK NUMBER: 2100478
AMOUNT PAID: \$1,269,518.84

4038100350
202100032100478
FINANCE-PROPERTY TAX

00736 2309 CKS ZA 20170 - 0002100478 NNNNNNNNNNN 1705100004505 XA86B1 C
WMAF, L.L.C., A DELAWARE LIMITED LIABILITY
MARCUS & POLLACK LLP
633 THIRD AVENUE
9TH FLOOR
NEW YORK, NY 10017



170510000750500736000107000020

"REFUND MAY INCLUDE MULTIPLE PERIODS"

The NYC Department of Finance is pleased to present you with this refund check for an overpayment associated with the account shown above. If you have questions regarding this refund, please contact us at <http://nyc.gov/propertyrefunds>.

Please note that any refund paid may be subject to audit and possible recoupment.

50% 2020	\$634,759
50% 2019	\$634,759
Total	\$1,269,519

PLEASE DETACH BEFORE DEPOSITING CHECK



New York City Department of Finance
Refunds Unit
59 Maiden Lane 20th Floor
New York, NY 10038

CHECK
NUMBER 2100478

50-937
213

June 18, 2020

*** VOID AFTER 180 DAYS ***

PAY
TO THE
ORDER OF: WMAF, L.L.C., A DELAWARE LIMITED LIABILITY
MARCUS & POLLACK LLP
633 THIRD AVENUE
9TH FLOOR
NEW YORK, NY 10017

CHECK AMOUNT

\$1,269,518.84

EXACTLY *****1,269,518 DOLLARS AND 84 CENTS

Security features
included.
Details on back.

JPMorgan Chase Bank, N.A.
Syracuse, NY

COURT ORDER4038100350

Authorized Signature

⑈ 2 1004 78 ⑈ ⑆ 0 2 1 3093 79 ⑆

93 297 156 2 ⑈

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

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

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

www.marcuspollack.com
taxappeal@marcuspollack.com

MICHAEL D. POLLACK
TAMAR TOLEDANO
ODELIA NIKFAR*

*awaiting admission

July 26, 2021

WMAF, L.L.C., a Delaware limited liability company
c/o Macerich
401 Wilshire Boulevard, Suite 700
Santa Monica, CA 90401

Invoice No. 20893

For Professional Services Rendered:

Re: WMAF, L.L.C., a Delaware limited liability company
80-00 Cooper Avenue
Block 3810 Lot 350, Queens

In obtaining the 2019/20 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>
2019/20	\$53,548,200	\$41,500,000	\$12,048,200	10.537%	\$1,269,518.83

Fee at 15% of Tax Savings, as agreed

\$190,427.83

50% 2020	\$95,214
50% 2019	\$95,214