

**THE SHOPS AT ATLAS PARK (5035)
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**THE SHOPS AT ATLAS PARK (5035)
2017 ADJUSTMENT BILLING
TAX BILL SUMMARY**

PARCEL NUMBER	DESCRIPTION	1/1/17-12/31/1 PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	6,449,012.42
ICIP#11296	Benefit end date: 6/30/21	(2,336,304)
ICIP#11298	Benefit end date: 6/30/17	(1,301,229)
ICIP#11301	Benefit end date: 6/30/17	(315,052)
	Tax Consulting Fees	177,785
Total Tax Expense Before Refunds		2,674,213 (A)

Refunds:	100% - Fiscal Year	50% - Calendar Year	
2017/18 Refunds	(2,360,460)	(1,180,230)	50% of total refund applies to 2018 - RECEIVED 2021
Total Refunds	(2,360,460)	(1,180,230) (B)	
TOTAL RE TAX EXPENSE		1,493,983 (A+B)	

JULY 1, 2017 THROUGH JUNE 30, 2018		Tax Rate:	10.514%
NUMBER	DESCRIPTION	ASSESSED VALUE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	62,450,638	6,566,060
ICIP#11296	Benefit end date: 6/30/21	(19,689,480)	(2,070,152)
TOTAL		42,761,158	4,495,908

JULY 1, 2016 THROUGH JUNE 30, 2017		Tax Rate:	10.574%
NUMBER	DESCRIPTION	TOTAL VALUE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	59,882,398	6,331,965
ICIP#11296	Benefit end date: 6/30/21	(24,611,850)	(2,602,457)
ICIP#11298	Benefit end date: 6/30/17	(24,611,850)	(2,602,457)
ICIP#11301	Benefit end date: 6/30/17	(5,958,988)	(630,103)
TOTAL		4,699,710	496,947



Statement Details

November 17, 2017
 Wmap, L.L.C.
 8000 Cooper Ave.
 4-03810-0350
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Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$2,260,782.42
Adopted Tax Rate			\$-25,656.68
Bldg-Signs 421534192		01/01/2018	\$45.00
Bldg-Signs 421534209		01/01/2018	\$45.00
Bldg-Signs 421534183		01/01/2018	\$45.00
Bldg-Elevator 40381000350		01/01/2018	\$1,400.00
Total current charges			\$2,236,660.74

How We Calculated Your Property Tax For July 1, 2017 Through June 30, 2018

Tax class 4 - Commercial Property		Tax rate	
Original tax rate billed June 2017		10.5740%	
New tax rate		10.5140%	<i>2,235,125.74</i>
Estimated market value	\$150,253,000	Billable assessed value	New Tax rate
Tax before exemptions and abatements		\$62,450,638	X 10.5140%
ICIP		\$-19,689,480	=
Tax before abatements			\$6,566,060
Annual property tax			\$4,495,908
Original property tax billed in June 2017			\$4,521,564
Change in property tax bill based on new tax rate			\$-25,656

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, 2018. 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.

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.





**Department of
Finance**

Statement Details

November 18, 2016
Wmap, 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			\$-3,853.76
Total amount due			\$246,546.78

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		10.6560%			
New tax rate		10.5740%			
Estimated market value \$144,913,000		Billable assessed value	New Tax rate	=	Taxes
Tax before exemptions and abatements		\$59,882,398	X 10.5740%	=	\$6,331,965
ICIP		\$-24,611,850			\$-2,602,457
ICIP		\$-24,611,850			\$-2,602,457
ICIP		\$-5,958,988			\$-630,103
Tax before abatements					\$496,948
Annual property tax					\$496,948
Original property tax billed in June 2016					\$500,800
Change in property tax bill based on new tax rate					\$-3,852

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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

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*awaiting admission

June 16, 2021

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

Attn: Mr. Neal Kleinman

Invoice No. 21707

For Professional Services Rendered:

Re: Law Department Settlement
80-00 Cooper Avenue
Block 3810 Lot 350, Queens

In connection with obtaining a Law Department Settlement reducing the Actual Assessments for the 2017/18 and 2018/19 tax years as follow:

Tax Year	Original Actual Assessment	Reduced Actual Assessment	Reduction
2017/18	67,613,850	40,000,000	27,613,850
2018/19	46,698,750	40,000,000	6,698,750

Total refund credits resulting from the settlement:.....\$3,701,289.52

Fee at 15% of refund credits:.....\$555,193.43

Total due:.....\$555,193.43

2017/2018 Consulting Fee	
2017/2018 Refund Amount	\$2,360,460
Fee at 15% of Refund	\$354,069
50% to 2017 and 2018	\$177,035

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