

**THE SHOPS AT ATLAS PARK (5035)  
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**THE SHOPS AT ATLAS PARK (5035)  
2018 ADJUSTMENT BILLING  
TAX BILL SUMMARY**

PARCEL NUMBER	DESCRIPTION	1/1/18-12/31/18 PAYABLE	
QUEENS (4), 03810, 0350	8000 Cooper Ave.	5,737,983.33	
ICIP#11296	Benefit end date: 6/30/21	(1,811,383)	
	Tax Consulting Fees	292,812	
<b>Total Tax Expense Before Refunds</b>		<b>4,219,412 (A)</b>	
<u>Refunds:</u>		<u>100% - Fiscal Year</u>	<u>50% - Calendar Year</u>
2017/18 Refunds		(2,360,460)	(1,180,230)
2018/19 Refunds		(704,307)	(352,153)
<b>Total Refunds</b>		<b>(3,064,767)</b>	<b>(1,532,383) (B)</b>
<b>TOTAL RE TAX EXPENSE</b>			<b>2,687,029 (A+B)</b>

50% of total refund applies to 2018 - RECEIVED 2021  
50% of total refund applies to 2018 - RECEIVED 2021

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)
<b>TOTAL</b>		<b>42,761,158</b>	<b>4,495,908</b>

JULY 1, 2018 THROUGH JUNE 30, 2019		Tax Rate: 10.514%	
NUMBER	DESCRIPTION	TOTAL VALUE	PAYABLE
QUEENS (4), 03810, 0350	8000 Cooper Ave.	46,698,750	4,909,907
ICIP#11296	Benefit end date: 6/30/21	(14,767,110)	(1,552,614)
<b>TOTAL</b>		<b>31,931,640</b>	<b>3,357,293</b>



Statement Details

November 17, 2017  
 Wmap, L.L.C.  
 8000 Cooper Ave.  
 4-03810-0350  
 Page 2

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
<b>Total current charges</b>			<b>\$2,236,660.74</b>

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%		2,235,125.74 ✓
Estimated market value	\$150,253,000	Billable assessed value		
Tax before exemptions and abatements		\$62,450,638	X 10.5140%	= \$6,566,060
ICIP		\$-19,689,480		\$-2,070,152
Tax before abatements				\$4,495,908
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](http://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](http://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**

**Annual Property Tax Detail**

Tax class 4 - Commercial Property		<b>Tax rate</b>			
Current tax rate		10.5140%			
<b>Estimated market value</b>	<b>\$103,775,000</b>	<b>Billable assessed value</b>		<b>Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>		<b>\$46,698,750</b>	<b>X</b>	<b>10.5140%</b>	<b>= \$4,909,907</b>
ICIP		\$-14,767,110			\$-1,552,614
<b>Tax before abatements</b>					<b>\$3,357,293</b>
<b>Annual property tax</b>					<b>\$3,357,293</b>

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

**One City Built to Last, Compliance Notification**

2018 Benchmarking compliance deadline for the 2017 calendar year has been extended. This Property is now required to report on its energy and water consumption for calendar year 2017 by December 31, 2018, in accordance with the NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

For free assistance and answers to your questions about the Benchmarking Law, please e-mail your questions to the Benchmarking Help Center at [questions@benchmarkinghelpcenter.org](mailto:questions@benchmarkinghelpcenter.org) or call 212-566-5584.

The property may 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 "8" you will need to comply by December 31, 2018. To find your tax block, visit [www.nyc.gov/BBL](http://www.nyc.gov/BBL). For a detailed explanation of the requirements, please visit [www.nyc.gov/1187](http://www.nyc.gov/1187).



80 -00 COOPER AVENUE

Borough: QUEENS  
Block: 3810 Lot: 350

Refunds Available

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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

# MARCUS & POLLACK LLP

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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**

MACERICH

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

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June 11, 2018

EMILY N. BLATT  
KRISTINE S. LOFFREDO

Invoice No. 11539

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

5035.6154.110.310  
4.3810.350;2018/19 Assmnt Rdcn 1 of 5

## **For Professional Services Rendered:**

Services rendered in obtaining the following reduction in the 2018/19 assessment in negotiations with the New York City Department of Finance on premises 80-00 Cooper Avenue, designated as Block 3810 Lot 350, in the borough of Queens.

<u>Tax Year</u>	<u>2017/18 Taxable Assessment</u>	<u>2018/19 Taxable Assessment</u>	<u>Taxable Reduction</u>	<u>Tax Rate</u>	<u>2018/19 Tax Savings</u>
2018/19	\$62,450,638	\$46,698,750	\$15,751,888	10.514%	\$1,656,153.50
					Fee at 15% of tax savings \$ 248,423.00
					Reduced fee as per agreement \$ 124,211.50

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\*awaiting admission

July 26, 2021

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

Invoice No. 21736

For Professional Services Rendered:

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

In obtaining the 2018/19 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>
2018/19	\$46,698,750	\$40,000,000	\$6,698,750	10.514%	\$704,306.58

Fee at 15% of Tax Savings, as agreed **\$105,645.98**

**Current balance due \$105,645.98**