

# FASHION OUTLETS OF NIAGARA FALLS

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Collection: Town & County 2016

Fiscal Year Start: 1/1/2016

Fiscal Year End: 12/31/2016

Warrant Date: 12/8/2015

Total Tax Due (minus penalties & interest) \$116,254.22

<b>Tax Bill #</b>	<b>SWIS</b>	<b>Tax Map #</b>	<b>Status</b>
003683	293000	145.20-1-15	Unpaid
<b>Address</b>	<b>Municipality</b>		<b>School</b>
1900 Military Rd	Town of Niagara		Niagara Wheatfield

<b>Owners</b>	<b>Property Information</b>	<b>Assessment Information</b>
Fashion Outlets of Niagara	Roll Section: 8	Full Market Value: 35910500.00
Ryan LLC	Property Class: Reg shop ctr	Total Assessed Value: 19750800.00
PO Box 847	Lot Size: 35.20	Uniform %: 55.00
Carlsbad, CA 92018		

<b>Exemption</b>	<b>Amount</b>
MUNICI	19750800.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
**NON-HOMESTEAD PARCEL**		0.0000	0.000	0.00000000	\$0.00
2016 County Tax	76181926	1.7000	0.000	13.81071500	\$0.00
2016 Highway Tax	664079	-10.6000	0.000	3.77344400	\$0.00
Niagara fire	480054	14.3000	19750800.000	2.10679100	\$41,610.81
Niagara light	85023	54.5000	19750800.000	0.33824400	\$6,680.59
Niagara sewer l	581882	54.9000	19750800.000	1.81345300	\$35,817.15
Niagara water imp	130056	-32.1000	19750800.000	0.54219900	\$10,708.86
County water dist	4823737	1.9000	19750800.000	1.08536400	\$21,436.81

Total Taxes: \$116,254.22

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Feb 01, 2016	\$116,254.22	\$0.00	\$0.00	\$116,254.22
Feb 02	Mar 01, 2016	\$116,254.22	\$1,162.54	\$0.00	\$117,416.76
Mar 02	Mar 31, 2016	\$116,254.22	\$2,325.08	\$0.00	\$118,579.30

<b>Estimated State Aid - Type</b>	<b>Amount</b>
County	34740019.00
Town	163500.00

**MAKE CHECKS PAYABLE TO:**

Sylvia Virtuoso, Tax Collector  
7105 Lockport Rd.- Town Hall  
Niagara Falls, NY 14305  
716-297-2150 Ext. 131

**TO PAY IN PERSON, BRING TO:**

M&T BANK (only accepts checks)  
JAN. Pymts. Only -880 Military  
TOWN HALL - Collects: 9am-3pm  
JAN: Mon-Fri.; FEB: Thur & Fri  
MAR: Fridays Only

Bill No. 003682  
Page No. 1 of 1

SWIS CODE: 293000

SBL #: 145.20-1-14

Address: 1900 Military Rd

Town of: Niagara

School: Niagara Wheatfield

Roll Sect. 8

Property Class: 452 - Nbh shop ctr

Parcel Acreage: 2.74

Bank Code

Estimated State Aid: CNTY 34,740,019

TOWN 163,500

**2016 COUNTY/TOWN TAX, TOWN OF NIAGARA  
COUNTY OF NIAGARA, STATE OF NEW YORK**

\* For Fiscal Year 01/01/2016 to 12/31/2016 \* Warrant Date 12/08/2015

293000 145.20-1-14 003682

Fashion Outlets of Niagara  
Ryan, LLC  
PO Box 847  
Carlsbad, CA 92018

TOTAL ASSESSED VALUE 837,400

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Municipal	837,400	CO/TOWN/SCH	1,522,545				

PROPERTY TAXES	Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rates per \$1000 or per Unit	Tax Amount
<b>**NON-HOMESTEAD PARCEL**</b>						
2016 County Tax		76,181.926	1.7	0.00	13.810715	0.00
2016 Highway Tax		664,079	-10.6	0.00	3.773444	0.00
Niagara Fire	TOTAL	480,054	14.3	837,400.00	2.106791	1,764.23
Niagara Light	TOTAL M	85,023	54.5	837,400.00	.338244	283.25
Niagara Sewer 1	TOTAL C	581,882	54.9	837,400.00	1.813453	1,518.59
Niagara Water Imp	TOTAL C	130,056	-32.1	837,400.00	.542199	454.04
County Water Dist	TOTAL C	4,823,737	1.9	837,400.00	1.085364	908.88

RECEIVED JAN 04 2016

PENALTY SCHEDULE	Penalty/Interest	Total Due	TOTAL TAXES DUE	\$4,928.99
Pay By: 02/01/2016	0.00	4,928.99	Last day to pay without penalty 02/01/2016	
03/01/2016	49.29	4,978.28		
03/31/2016	98.58	5,027.57		

Taxes paid by \_\_\_\_\_ CA CH

**2016 COUNTY/TOWN TAX, TOWN OF NIAGARA  
COUNTY OF NIAGARA, STATE OF NEW YORK**

Bill No. 003682  
Bank Code

293000 145.20-1-14

Town of: Niagara  
School: Niagara Wheatfield  
Property Address: 1900 Military Rd  
Fashion Outlets of Niagara  
Ryan, LLC  
PO Box 847  
Carlsbad, CA 92018

**RECEIVER'S STUB**

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 02/01/2016	0.00	4,928.99
03/01/2016	49.29	4,978.28
03/31/2016	98.58	5,027.57

**\* IMPORTANT NOTE \***  
"If New York State financed its MEDICAID program like most states, the County property tax would go down by 57.31%"

TOTAL TAXES DUE \$4,928.99  
Last day to pay without penalty 02/01/2016

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT, PLACE A CHECK MARK IN THIS BOX [ ] AND RETURN THE ENTIRE BILL WITH PAYMENT AND A SELF-ADDRESSED STAMPED ENVELOPE

Taxes paid by \_\_\_\_\_ CA CH

**TOWN OF NIAGARA**  
**COUNTY OF NIAGARA, STATE OF NEW YORK**  
NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

To:  
Macerich Niagara LLC  
PO Box 847  
Carlsbad CA 92018

January 29, 2016

**Invoice**  
**2016 Payment in Lieu of Taxes (PILOT)**

Property Description: 145.20-1-14 & 15 - 1900 Military Road

Taxable Value: \$15,000,000  
Tax Rate \$3.773444

**Total Due \$56,601.66**

**Due date: February 29, 2016**

Make checks payable to: Town of Niagara

Mail payment to: Town of Niagara Supervisor's Office  
Jacqueline Siegmann  
7105 Lockport Road  
Niagara Falls NY 14305

This bill is invoiced in accordance with the payment in lieu of tax agreement between your company and the Industrial Development Agency.

A 5% penalty will be charged and an additional 1% penalty compounded per month if not paid by due date.

BILL TO
Macerich Niagara LLC, DBA Fashion Outlets P.O. Box 847 Carlsbad, CA 92018
Attn: Kevin Bruce



REMIT PAYMENT TO
County of Niagara
Real Property Tax Services 59 Park Avenue Lockport, New York 14094
(716)439-7077

DATE	INVOICE NUMBER	TAXABLE VALUE	DUE DATE
01/28/2016	RPS 2016-00000079	2016 PILOT PAYMENT	02/29/2016

### SUMMARY OF CHARGES

Credit Balance Forward: (\$0.00)  
 Taxable Value : \$15,000,000.00  
 Tax Rate  
 13.810715 Annual Payment Due \$207,160.72

TOTAL AMOUNT DUE: \$207,160.72

*This invoice is in accordance with your payment in lieu of tax agreement the Niagara County Industrial Development Agency.*

SBL: 145.20-1-14; 145.20-1-15

PLEASE DETACH AND RETURN WITH PAYMENT

INVOICE: RPS 2016-00000079

TOTAL AMOUNT DUE: \$207,160.72

AMOUNT ENCLOSED: \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
 County of Niagara  
 Real Property Tax Services  
 59 Park Avenue  
 Lockport, NY 14094

**NIAGARA COUNTY RPS FOR:**  
 Macerich Niagara LLC, DBA Fashion Outlets  
 Attn: Kevin Bruce  
 P.O. Box 847  
 Carlsbad, CA 92018

**Niagara Wheatfield Central School District**  
PO Box 309  
Sanborn, NY 14132

**INVOICE**

2016-2017 Payment in Lieu of Taxes

Niagara

Invoice Date: September 12, 2016

Invoiced To: Fashion Outlets

Property Identification: 145.20-1-14 & 145.20-1-15

Taxable Assessment: \$ 15,000,000.00

Tax Rate: 39.776904

**Current Amount Due: \$ 596,653.56**

According to the PILOT agreement there is a 5% penalty for not paying by October 3, 2016. After October 3, 2016 there will be an additional penalty at the rate of 1% per month.

This payment is invoiced in accordance with the payment in lieu of tax agreement between you and the Industrial Development Agency.

Please mail your remittance to: Robin Vertino  
PILOT Payment  
Niagara Wheatfield CSD  
PO Box 309  
Sanborn, NY 14132-0309

Make checks payable to Treasurer, Niagara Wheatfield CSD

**Niagara Wheatfield Central School District**  
PO Box 309  
Sanborn, NY 14132

**INVOICE**

2015-2016 Payment In Lieu of Taxes

Niagara

Invoice Date: September 10, 2015

Invoiced To: Fashion Outlets

Property Identification: 145.20-1-14 & 145.20-1-15

Taxable Assesment: \$ 15,000,000.00

Tax Rate: 41.537033

**Current Amount Due: \$ 623,055.50**

According to the PILOT agreement there is a 5% penalty for not paying by November 3, 2015. After November 3, 2015 there will be an additional penalty at the rate of 1% per month.

This payment is invoiced in accordance with the payment In lieu of tax agreement between you and the Industrial Development Agency.

Please mail your remittance to: Robin Vertino  
PILOT Payment  
Niagara Wheatfield CSD  
PO Box 309  
Sanborn, NY 14132-0309

Make checks payable to Treasurer, Niagara Wheatfield CSD

Sep. 22. 2015 2:52PM

No. 3542 P. 1

*Town of Niagara  
7105 Lockport Road  
Niagara Falls, NY 14305  
Office of the Supervisor*

TO: Macerich Niagara, LLC  
c/o The Macerich Company  
P.O. Box 847  
Carlsbad, CA 92018

DUE DATE: November 1, 2015

DATE: 09/17/15

HOST COMMUNITY AGREEMENT - *Capital Projects 145.20.1-14 & 15*

Section 1. Macerich Niagara LLC will make payment to the Town of Niagara in the amount of Two Hundred Thousand Dollars (\$200,000) commencing October 1, 2011 and renewing each October 1 during the term of this Agreement, which funds will be distributed to the Town of Niagara Community Center and Park.

By: Jacqueline Slegman  
Principal Account Clerk



***Town of Niagara  
7105 Lockport Road  
Niagara Falls, NY 14305  
Office of the Supervisor***

TO: Macerich Niagara, LLC  
c/o The Macerich Company  
P.O. Box 847  
Carlsbad, CA 92018

DUE DATE: November 1, 2016


DATE: 09/14/16

**HOST COMMUNITY AGREEMENT**

Section 1. Macerich Niagara LLC will make payment to the Town of Niagara in the amount of Two Hundred Thousand Dollars (\$200,000) commencing October 1, 2011 and renewing each October 1 during the term of this Agreement, which funds will be distributed to the Town of Niagara Community Center and Park.

PARCEL ID - 145.20-1-14 & 15

By: Jacqueline Siegmann  
Principal Account Clerk



*Town of Niagara  
7105 Lockport Road  
Niagara Falls, NY 14305  
Office of the Supervisor*

TO: Macerich Niagara, LLC  
o/o The Macerich Company  
P.O. Box 847  
Carlsbad, CA 92018

RE: 145.20-1-14 & 15

DUE DATE: November 1, 2015

DATE: 09/17/15

HOST COMMUNITY AGREEMENT *Trust and Agency*

Section 2. Macerich Niagara LLC will make an additional voluntary contribution of Fifty Thousand Dollars (\$50,000) for each twelve-month period commencing November 1, 2011 and renewing each November 1 thereafter during the term of this Agreement. Funds provided by Company will be used to support charitable and community organizations available to the residents of the Town of Niagara.

By: Jacqueline Siegmann  
Principal Account Clerk

***Town of Niagara  
7105 Lockport Road  
Niagara Falls, NY 14305  
Office of the Supervisor***

TO: Macerich Niagara, LLC  
c/o The Macerich Company  
P.O. Box 847  
Carlsbad, CA 92018


DUE DATE: November 1, 2016

DATE: 09/14/16

**HOST COMMUNITY AGREEMENT**

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PARCEL ID 145.20-1-14 & 15

By: Jacqueline Siegmann   
Principal Account Clerk