

FASHION OUTLETS OF NIAGARA FALLS EXPANSION

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| NIAGARA WHEATFIELD CENTRAL SCHOOL DISTRICT | |
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Quaker Development, Inc.
124 Meadow Road
Orchard Park, NY 14127
716-923-3534
Jack@Ruh.net

October 18, 2015

To: Fashion Outlets II LLC

Re: Invoice

Real Estate Taxes 2015
1755 Fashion Outlet Blvd
Tax Map ID#: 160.08-1-1

| |
|--|
| 3602.2135.000 160.08-1-1;2015 RET Reimbursement |
|--|

Ellicia,

Please reimburse Quaker Development, Inc. for the property taxes paid by Evans Bank for the above listed real property.

The invoice amount is \$7,975.11.

Thank you,

Jack Ruh

cc: James Rykowski, Evans Bank
Sara Opie, Evans Bank

| |
|--|
| Please code to Fashion Outlets II LLC GL: 3602.2135.00.000 |
|--|

923 3534

NIAGARA WHEATFIELD CSD
Tax Bill Receipt

6626680

| | |
|---|--|
| Tax Map No. 293000 160.08-1-1 Location 1755 Fashion Outlat Blvd Dimensions 0.00 by 0.00 9.50 Acres | School Dist 293001 Niagara Wheatfield Tax & Finance School District Code 439 Prop Class 330 Addl Desc Secure Storage |
| O Quaker Development Inc w 6010 Big Tree Rd n Orchard Park, NY 14127 e r | Bill # 004060 Roll Section 1 Bnk Cd Account No. Mortgage NO. Assessed Value 192,000 Full Market Value 349,100 Uniform Percent of Value 55.00% |

| Levy Description | Tax Levy +/- | Tax Value | Tax Rate | Tax Amount |
|----------------------------------|-----------------|-----------|-----------|------------|
| 2015-16 School Tax (Net STAR) | 32,069,386 2.28 | 192,000 | 41.537033 | 7975.11 |

<<< This is not a Tax Bill >>> Tax Amount Due: \$7,975.11

| Date | Application of Payment(s) Against this Bill | | | Total Paid |
|------------|---|---------|-----------|------------|
| | Taxes | Penalty | Surcharge | |
| 09/15/2015 | \$7,975.11 | \$0.00 | \$0.00 | \$7,975.11 |

Payment Details

09/15/2015 IMPORT FILE IMPORT FILE 7975.11 IMPORT FILE

** Details shown may cover payment of multiple bills. **

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

CORRECTED INVOICE

2015-2016 Payment in Lieu of Taxes

Niagara

Invoice Date: September 16, 2015

Invoiced To: Fashion Outlets II LLO

Property Identification: 160.06-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 41.537033

Current Amount Due: \$ 256,507.79

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

MAIL CHECKS PAYABLE TO:
 BECKY ASHBY, TAX COLLECTOR
 NIAGARA WHEATFIELD CSD
 P.O. BOX 2820
 BUFFALO, NY 14240-2820
 (716) 215-3019

TO PAY IN PERSON
 M & T BANK - 880 Military Rd.
 Nia Falls NY No cash accepted
 Checks or money orders only,
 or mail payments. No in person
 payments accepted at school.

Bill No. **002382**
 Page No. 1 of 1

SWIS: 293000

SBL #: 160.08-1-1

Address: Fashion Outlet Blvd
Town of: Niagara
School: Niagara Wheatfield 438
Roll Sect.: 1
Property Class: 330 - Vacant comm
Parcel Acreage: 3.50
Bank Code
Estimated State Aid: SCHL 31,597,897

2016-2017 SCHOOL TAX
NIAGARA WHEATFIELD CSD

* For Fiscal Year 07/01/2016 to 06/30/2017 * Warrant Date 09/01/2016

293000 160.08-1-1 002382

Fashion Outlets II LLC
 401 Wilshire Blvd Ste 700
 Santa Monica, CA 92041

TOTAL ASSESSED VALUE 192,000

Exemption Value Tax Purpose Full Value Estimate Exemption Value Tax Purpose Full Value Estimate

PROPERTY TAXES

| <u>Taxing Purpose</u> | <u>Total Tax Levy</u> | <u>% Change From Prior Year</u> | <u>Taxable Assessed Value or Units</u> | <u>Rates per \$1000 or per Unit</u> | <u>Tax Amount</u> |
|---|-----------------------|---------------------------------|--|-------------------------------------|-------------------|
| **NON-HOMESTEAD PARCEL** | | | | | |
| Town Of Niagara | | | | | |
| 2016-17 School Tax | 31,960,121 | -0.3 | 192,000.00 | 39.776904 | 7,637.17 |
| NO PENALTY SEPT 1 TO OCT 3 : 2% PENALTY OCT 4 TO NOV 7, 2016 PAY IN PERSON ONLY AT M&T BANK -880 MILITARY RD, NIAGARA FALLS 24 HOUR DEPOSIT BOX LOCATED IN LEFT DRIVE-THRU AT BANK NO CASH (unless M&T customer). USPS POSTMARK IS FINAL, AFTER LAST COLLECTION DAY NOV 7, CALL COUNTY TREASURER 716-439-7007 | | | | | |

SCHOOL TAX

| <u>PENALTY SCHEDULE</u> | <u>Penalty/Interest</u> | <u>Total Due</u> | TOTAL TAXES DUE | \$7,637.17 |
|-------------------------|-------------------------|------------------|---|-------------------|
| Pay By: 10/03/2016 | 0.00 | 7,637.17 | <i>Last day to pay without penalty 10/03/2016</i> | |
| 11/07/2016 | 152.74 | 7,789.91 | | |

Taxes paid by _____ CA CH

----- FOLD ALONG PERFORATED LINE & REMOVE, RETURN BOTTOM PORTION WITH AMOUNT DUE -----

2016-2017 SCHOOL TAX
NIAGARA WHEATFIELD CSD

Bill No. **002382**
 Bank Code
293000 160.08-1-1

Town of: Niagara
 School: Niagara Wheatfield
 Property Address: Fashion Outlet Blvd
 Fashion Outlets II LLC
 401 Wilshire Blvd Ste 700
 Santa Monica, CA 92041

RECEIVER'S STUB

| <u>PENALTY SCHEDULE</u> | <u>Penalty/Interest</u> | <u>Total Due</u> |
|-------------------------|-------------------------|------------------|
| Pay By: 10/03/2016 | 0.00 | 7,637.17 |
| 11/07/2016 | 152.74 | 7,789.91 |

SCHOOL TAX

TOTAL TAXES DUE \$7,637.17

Last day to pay without penalty 10/03/2016

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.
FOR A RECEIPT OF PAYMENT, PLACE CHECK MARK IN THIS BOX []

Taxes paid by _____ CA CH

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 II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 39.776904

Current Amount Due: \$ 245,638.29

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**

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. 000918

Page No. 1 of 1

**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 160.08-1-1 000918

Fashion Outlets II LLC
401 Wilshire Blvd Ste 700
Santa Monica, CA 92041

SWIS CODE: 293000

SRL #: 160.08-1-1

Address: Fashion Outlet Blvd

Town of: Niagara

School: Niagara Wheatfield

Roll Sect. 1

Property Class: 330 - Vacant comm

Parcel Acreage: 3.50

Bank Code

Estimated State Aid: CNTY 34,740,019
TOWN 163,500

TOTAL ASSESSED VALUE 192,000

Exemption Value Tax Purpose Full Value Estimate Exemption Value Tax Purpose Full Value Estimate

PROPERTY TAXES

| Taxing Purpose | Total Tax Levy | % Change From Prior Year | Taxable Assessed Value | Rates per \$1000 or per Unit | Tax Amount |
|---------------------------------|----------------|--------------------------|------------------------|------------------------------|------------|
| **NON-HOMESTEAD PARCEL** | | | | | |
| 2016 County Tax | 76,181,926 | 1.7 | 192,000.00 | 13.810715 | 2,651.66 |
| 2016 Highway Tax | 664,079 | -10.6 | 192,000.00 | 3.773444 | 724.50 |
| Niagara Fire | 480,054 | 14.3 | 192,000.00 | 2.106791 | 404.50 |
| Niagara Light | 85,023 | 54.5 | 192,000.00 | .338244 | 64.94 |
| Niagara Sewer I | 581,882 | 54.9 | 192,000.00 | 1.813453 | 348.18 |
| Niagara Water Imp | 130,056 | -32.1 | 192,000.00 | .542199 | 104.10 |
| County Water Dist | 4,823,737 | 1.9 | 192,000.00 | 1.085364 | 208.39 |

| PENALTY SCHEDULE | Penalty/Interest | Total Due |
|--------------------|------------------|-----------|
| Pay By: 02/01/2016 | 0.00 | 4,506.27 |
| 03/01/2016 | 45.06 | 4,551.33 |
| 03/31/2016 | 90.13 | 4,596.40 |

TOTAL TAXES DUE \$4,506.27

Last day to pay without penalty 02/01/2016

Taxes paid by _____ CA CH

FOLD ALONG PERFORATED LINE & REMOVE, RETURN BOTTOM PORTION WITH AMOUNT DUE

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

Bill No. 000918

Bank Code

293000 160.08-1-1

Town of: Niagara
School: Niagara Wheatfield
Property Address: Fashion Outlet Blvd
Fashion Outlets II LLC
401 Wilshire Blvd Ste 700
Santa Monica, CA 92041

RECEIVER'S STUB

| PENALTY SCHEDULE | Penalty/Interest | Total Due |
|--------------------|------------------|-----------|
| Pay By: 02/01/2016 | 0.00 | 4,506.27 |
| 03/01/2016 | 45.06 | 4,551.33 |
| 03/31/2016 | 90.13 | 4,596.40 |

*** 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 \$4,506.27

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

3602

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. 003676
Page No. 1 of 1

SWIS CODE: 293000

SBL# 160.08-1-2

Address: 1705 Fashion Outlet Blvd

Town of: Niagara

School: Niagara Wheatfield

Roll Sect. 8

Property Class: 451 - Reg shop ctr

Parcel Acreage: 31.90

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 160.08-1-2 003676

Fashion Outlets II LLC
PO Box 847
Carlsbad, CA 92018

TOTAL ASSESSED VALUE 12,500,000

| Exemption | Value | Tax Purpose | Full Value Estimate | Exemption | Value | Tax Purpose | Full Value Estimate |
|-----------|------------|-------------|---------------------|-----------|-------|-------------|---------------------|
| Municipal | 12,500,000 | CO/TOWN/SCH | 22,727,273 | | | | |

PROPERTY TAXES

| Taxing Purpose | Total Tax Levy | % Change From Prior Year | Taxable Assessed Value | Rates per \$1000 or per Unit | Tax Amount |
|---------------------------------|----------------|--------------------------|------------------------|------------------------------|------------|
| **NON-HOMESTEAD PARCEL** | | | | | |
| 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 | 480,054 | 14.3 | 12500,000.00 | 2.106791 | 26,334.89 |
| Pom Pump Sta | | | 0.00 | | 86,771.74 |
| Niagara Light | 85,023 | 54.5 | 12500,000.00 | .338244 | 4,228.05 |
| Niagara Sewer | 581,882 | 54.9 | 12500,000.00 | 1.813453 | 22,668.16 |
| Unpaid Sewer | | | 0.00 | | 107.94 |
| Unpaid Water | | | 0.00 | | 72.75 |
| Niagara Water Imp | 130,056 | -32.1 | 12500,000.00 | .542199 | 6,777.49 |
| County Water Dist | 4,823,737 | 1.9 | 12500,000.00 | 1.085364 | 13,567.05 |

RECEIVED JAN 04 2016

| PENALTY SCHEDULE | Penalty/Interest | Total Due |
|--------------------|------------------|------------|
| Pay By: 02/01/2016 | 0.00 | 160,528.07 |
| 03/01/2016 | 1,605.28 | 162,133.35 |
| 03/31/2016 | 3,210.56 | 163,738.63 |

TOTAL TAXES DUE \$160,528.07

Last day to pay without penalty 02/01/2016

Taxes paid by _____ CA CH

FOLD ALONG PERFORATED LINE & REMOVE, RETURN BOTTOM PORTION WITH AMOUNT DUE

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

Bill No. 003676

Bank Code

293000 160.08-1-2

Town of: Niagara
School: Niagara Wheatfield
Property Address: 1705 Fashion Outlet Blvd
Fashion Outlets II LLC
PO Box 847
Carlsbad, CA 92018

RECEIVER'S STUB

| PENALTY SCHEDULE | Penalty/Interest | Total Due |
|--------------------|------------------|------------|
| Pay By: 02/01/2016 | 0.00 | 160,528.07 |
| 03/01/2016 | 1,605.28 | 162,133.35 |
| 03/31/2016 | 3,210.56 | 163,738.63 |

*** 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 \$160,528.07

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

2853

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

TO: Fashion Outlets II, 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. Company will make annual payment to the Town in the amount of One Hundred Thousand Dollars (\$100,000) commencing October 1, 2014 and renewing each October 1 during the term of this Agreement, which funds will be deposited in the Town of Niagara Capital Improvements Project for Belden Center Sewer and Drainage Improvements and applied toward outstanding debt for that project.

PARCEL ID 160.08-1-2

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, 2015

DATE: 09/17/15

HOST COMMUNITY AGREEMENT - *Capital Projects 160.08-1-2*

Section 1. Company will make annual payment to the Town in the amount of One Hundred Thousand Dollars (\$100,000) commencing October 1, 2014 and renewing each October 1 during the term of this Agreement, which funds will be deposited in the Town of Niagara Capital Improvements Project for Helden Center Sewer and Drainage Improvements and applied toward outstanding debt for that project.

By: Jacqueline Slegmann
Principal Account Clerk

| 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 : \$6,175,400
 Tax Rate
 13.810715 Annual Payment Due \$85,286.69

TOTAL AMOUNT DUE: \$85,286.69

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

SBL: 160.08-1-2

✂ PLEASE DETACH AND RETURN WITH PAYMENT

INVOICE: RPS 2016-00000079

TOTAL AMOUNT DUE: \$85,286.69

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

3602- Loe WIRE

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) 297-9282
www.townofniagara.com

To:
Fashion Outlets II, LLC
PO Box 847
Carlsbad CA 92018

January 29, 2016

Invoice
2016 Payment in Lieu of Taxes (PILOT)

Property Description: 160.08-1-2

Taxable Value: \$6,175,400
Tax Rate \$3.773444

Total Due \$23,302.53

Due date: February 29, 2016

Make checks payable to: Town of Niagara

Mall payment to: Town of Niagara Supervisor's Office
Jacqueline Slegmann
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.

Town PILOT