

FASHION OUTLETS OF NIAGARA FALLS EXPANSION

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2018 REAL ESTATE TAX BILLS

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Niagara Wheatfield Central School DistrictPO Box 309
Sanborn, NY 14132**INVOICE**

2018-2019 Payment in Lieu of Taxes

Niagara

Invoice Date: September 3, 2018

Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 38.800835

Current Amount Due: \$ 239,610.68

According to the PILOT agreement there is a 5% penalty for not paying by October 5, 2018. After October 5, 2018 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: Jody Darlak
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

2017-2018 Payment in Lieu of Taxes

Niagara

Invoice Date: September 1, 2017

Invoiced To: Fashion Outlets II LLC

Property Identification: 160.08-1-2

Taxable Assessment: \$ 6,175,400

Tax Rate: 39.079349

Current Amount Due: \$ 241,330.61

According to the PILOT agreement there is a 5% penalty for not paying by October 2, 2017. After October 2, 2017 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: Jody Darlak
PILOT Payment
Niagara Wheatfield CSD
PO Box 309
Sanborn, NY 14132-0309

Make checks payable to Treasurer, Niagara Wheatfield CSD

OK 3602

MAKE CHECKS PAYABLE TO:
Sylvia Vireo, Tax Collector
Town of Niagara Town Hall
7105 Lockport Rd
Niagara Falls, NY 14205
716-297-2150 Ext. 131

TO PAY IN PERSON, BRING TO:
M&T BANK - 480 Military Rd.
- January Payments Only -
TOWN HALL - Collect: 9am-3pm
JAN: Mon-Fri; FEB: Thurs & Fri
MAR: Fridays Only

Bill No. 003731
Page No. 1 of 1

SINE 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: 35.50
Bank Code
Estimated State Aid: CITY 39,619,619
TOWN 183,318

2018 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

* For Fiscal Year 01/01/2018 to 12/31/2018 * Warrant Date 12/12/2017

293000 160.08-1-2 003731

Fashion Outlets II LLC
PO Box 847
Carlsbad, CA 92018

RECEIVED JAN 03 2018

TOTAL ASSESSED VALOR 12,500,000

Exemption	Value	Tax Exempt	Full Value Estimate
Karmelissa Minski	11,500,000	COVTOWN/SLT	22,321,479

PROPERTY TAXES	Taxing Jurisdiction	Total Tax Levy	% Change From Prior Year	Assessable Amount Value	Rate Per \$1,000 of Ass. Val.	Tax Amount
NON-HOMESTEAD PARCEL						
2014 County Tax		79,517,122	2.5	0.00	12.970525	0.00
2011 Highway Tax		672,898	8.1	0.00	3.677183	0.00
Niagara Fire	TOTAL	533,800	18.9	1,500,000.00	2.284164	24,552.05
Four Point Sta				0.00		88,037.50
Niagara Light	TOTAL M	85,000	0.0	12,500,000.00	.663763	4,547.04
Niagara Sewer 1	TOTAL C	737,716	6.0	12,500,000.00	2.507368	28,842.10
Niagara Water Imp	TOTAL C	119,731	-0.5	12,500,000.00	.484492	6,056.15
County Water Dist	TOTAL C	4,964,543	1.9	12,500,000.00	1.014312	12,678.50

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 01/31/2018	0.00	169,313.74
02/28/2018	1,693.14	171,006.88
04/02/2018	3,386.27	172,700.01

TOTAL TAXES DUE \$169,313.74

Last day to pay without penalty 01/31/2018

Taxes paid by _____ CA CH

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

2018 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

Bill No. 003731
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: 01/31/2018	0.00	169,313.74
02/28/2018	1,693.14	171,006.88
04/02/2018	3,386.27	172,700.01

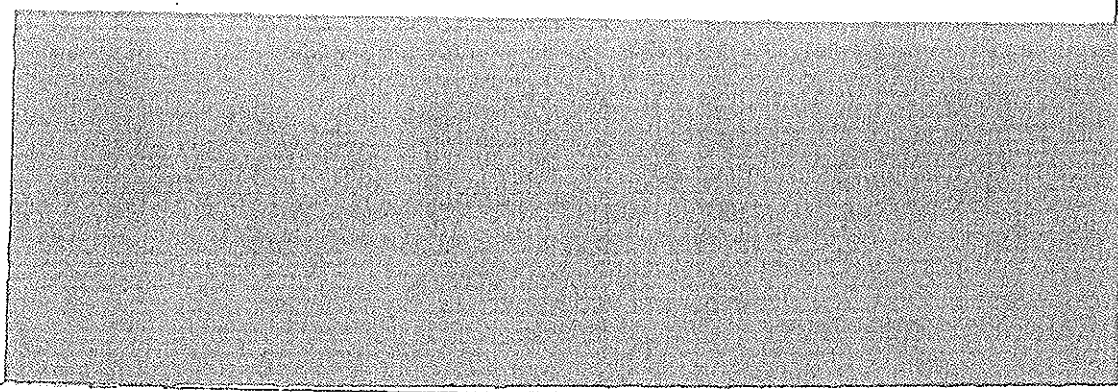
* IMPORTANT NOTE *
If New York State financed its
MEDICAID program like most
states, the County property tax
would go down by 55.02%.

TOTAL TAXES DUE \$169,313.74

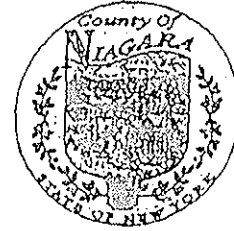
Last day to pay without penalty 01/31/2018

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.

Taxes paid by _____ CA CH



Niagara County Real Property Tax Services
59 Park Avenue
Lockport, New York 14094



Bill To:
Macerich Niagara LLC
dba Fashion Outlets Phase II
PO Box 847
Carlsbad, CA 92018

2018 PILOT PAYMENT

Invoice RPS 2018-00000054
Due Date -- 03/01/2018

Assessed Value : \$12,500,000
Calculated Value Per PILOT: \$ 6,175,400

SBL: 160.08-1-2

Payment Due

Calculated Value x Tax Rate/1000

Tax Rate

9.234148

Annual Payment Due

\$80,098.18

TOTAL

\$80,098.18

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

*Please detach and return with payment

INVOICE: RPS 2018-00000054

SBL: 160.08-1-2

Macerich Niagara LLC
dba Fashion Outlets Phase II

\$80,098.18

MAKE CHECKS PAYABLE TO: *Niagara County Treasurer*

Jan. 18. 2018 3:27PM

No. 2114 P. 2

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

7105 LOCKPORT ROAD
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2190
FAX: (716) 297-9262
www.townofniagara.com

To:
Fashion Outlet II, LLC
Attn: Dawn O'Callaghan
P.O. Box 847
Carlsbad, CA 92018

January 19, 2018

Invoice
2018 Payment In Lieu of Taxes (PILOT)

Property Description: 160.08-1-2 - 1705 Fashion Outlet Blvd

Taxable Value: \$ 6,175,400

Tax Rate \$ 3.637183

Total Due \$ 22,461.06

Due date: February 20, 2018

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 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, 2018

DATE: 09/10/18

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**

RECEIVED SEP 12 2017

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

→ DUE DATE: November 1, 2017

DATE: 09/07/17

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

LIVE WIRE

3602



Fashion Outlets of Niagara Falls Expansion (3602)
 2018 Adjustment Billing
 Real Estate Tax Summary

Parcels	Assessed Value	Assessed Amount	Total Tax Expense
<u>School Tax - Niagara Wheatfield Central School District</u>			
PILOT 160.08-1-2	6,175,400	239,610.68	119,805.34
PILOT 160.08-1-2	6,175,400	241,330.61	120,665.31
<u>County & Town Tax (Special District: Niagara & County Water, Niagara Sewer & Fire)</u>			
Parcel 160.08-1-2	12,500,000	169,313.74	169,313.74
PILOT 160.08-1-2 (County)	6,175,400	80,098.18	80,098.18
PILOT 160.08-1-2 (Town)	6,175,400	22,461.06	22,461.06
Host Community Agreement		100,000.00	75,000.00
Host Community Agreement		100,000.00	25,000.00
Total Taxes			612,343.63
Consulting Fees			4,912.95
Total 2018 Real Estate Tax Expense		\$	617,256.58