Fashion District of Philadelphia 2023 Tax Expense

Account Number	<u>Address</u>	<u>Amount</u>
88-2-508010	1001-19 Market	79,172.57
88-2-508010	1001-19 Market	648,625.33
88-2-508100	1025	14,223.72
88-2-508100	1025	358,399.19
88-2-506502	833	88,278.52
88-2-506502	833	723,226.27
88-2-000004	801	48,678.73
88-2-000004	801	398,803.02
88-2-506610	907	55,276.76
88-2-506610	907	452,857.70
Consulting Fee's		21,039.40
	Total Taxes:	\$ 2,888,581.21

622

CENTER CITY DISTRICT

2023 Statement of Charges Assessed

INSTRUCTIONS:

- If a bank or mortgage company escrows funds for this charge, forward this bill to them.
- 2. Make check payable to "Center City District"
- 3. Please write your account number on the check
- If a validated receipt is not needed, mail bottom portion only with your check.
- Return this entire page with your check if a receipt is requested
- Use the enclosed envelope. Be sure to affix first-class postage to the envelope.
- 7. If you have any questions, please call (215) 440-5570 Monday through Friday, 9:00 AM to 5:00 PM.

IMPORTANT INFORMATION:

- This is your bill for the 2023 charge assessed on taxable property by the Center City
 District (CCD), a municipal authority. As an owner of property within the CCD, you are
 obligated to pay this charge by the following laws: the Pennsylvania Municipality
 Authorities Act of 1945, as amended by HB1644, December 2013 and the Philadelphia
 City Ordinance No. 220846, approved December 15, 2022.
- Your annual charge, which covers calendar year 2023, was computed (as shown below) by calculating the proportion of the taxable assessed value of your property, pursuant to HB1644 to the total taxable assessed value of the Center City District, then multiplying this proportion by the CCD's approved 2023 project cost, \$30,481,000.00. The CCD bases its assessment of a property on the assessed value for real estate tax purposes without regard for any tax abatement that may be in place for taxes paid to municipal government or the school district.
- If this bill is not paid when due, municipal liens will be filed against your property and
 additions, interest and penalties will be added thereto at the rate of 1.5% per month or
 fraction of month from April 1, 2023 until the bill is paid, and other legal action may be
 taken.
- PLEASE NOTE: if the certified market value of this property is reduced on appeal, the
 CCD will allow a credit against this property's next annual CCD charge upon receipt of
 notice from the City's Office of Property Assessment (OPA). CCD receives appeals
 data periodically from the City; however, to avoid delays in adjustments, we encourage
 property owners to let us know if they have filed an appeal and notice of final
 decisions from the City to CCD @ ccharles@centercityphila.org.

RETURN ENTIRE PAGE WITH PAYMENT IF RECEIPT IS REQUESTED



2023

Center City District Statement of Charges Assessed

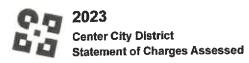
Property Address: 1001-19 MARKET ST

KEYSTONE PHILADELPHIA PROPERTIES, L.P 401 WILSHIRE BOULEVARD C/O MACERICH STE 700 SANTA MONICA, CA 90404

882508010
\$47,891,814.82
\$18,438,083,131.00
\$0.00
\$79,172.57
\$79,172.57
rch 31, 2023
֡֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜

* A copy of HB1644 and an explanation of its impact on this calculation can be found at www.centercityphila.org/faq

DETACH HERE AND RETURN THIS PORTION ONLY IF NO RECEIPT IS REQUESTED



Center City District LB #3750 PO BOX 95000 Philadelphia, Pa. 19195-0001

ACCOUNT NO.	882508010	
TOTAL AMOUNT DUE	\$79,172.57	
DUE ON OR BEFORE March	31, 2023	

Property Address: 1001-19 MARKET ST

KEYSTONE PHILADELPHIA PROPERTIES, L.P 401 WILSHIRE BOULEVARD C/O MACERICH STE 700 SANTA MONICA, CA 90404



Philadelphia Tax Center

\$648,625.33





1001-19 MARKET ST

PHILADELPHIA PA 19107-3003

Assessed value Owner

: 882508010 : \$46,337,000.00

: KEYSTONE PHILADELPHIA

PROPERTIES LP

Summary More options...

Accounts

Real Estate Tax

Balance

\$648,625.33

> Make a payment

- > View period balance
- > Apply for real estate assistance programs

> Make a payment

> View liens and debt



CENTER CITY DISTRICT 2023 Statement of Charges Assessed

INSTRUCTIONS:

- If a bank or mortgage company escrows funds for this charge, forward this bill to them.
- 2. Make check payable to "Center City District"
- 3. Please write your account number on the check
- If a validated receipt is not needed, mail bottom portion only with your check.
- 5. Return this entire page with your check if a receipt is requested
- Use the enclosed envelope. Be sure to affix first-class postage to the envelope.
- 7. If you have any questions, please cali (215) 440-5570 Monday through Friday, 9:00 AM to 5:00 PM.

IMPORTANT INFORMATION:

- This is your bill for the 2023 charge assessed on taxable property by the Center City
 District (CCD), a municipal authority. As an owner of property within the CCD, you are
 obligated to pay this charge by the following laws: the Pennsylvania Municipality
 Authorities Act of 1945, as amended by HB1644, December 2013 and the Philadelphia
 City Ordinance No. 220846, approved December 15, 2022.
- Your annual charge, which covers calendar year 2023, was computed (as shown below) by calculating the proportion of the taxable assessed value of your property, pursuant to HB1644 to the total taxable assessed value of the Center City District, then multiplying this proportion by the CCD's approved 2023 project cost, \$30,481,000.00. The CCD bases its assessment of a property on the assessed value for real estate tax purposes without regard for any tax abatement that may be in place for taxes paid to municipal government or the school district.
- If this bill is not paid when due, municipal tiens will be filed against your property and
 additions, interest and penalties will be added thereto at the rate of 1.5% per month or
 fraction of month from April 1, 2023 until the bill is peid, and other legal action may be
 taken.
- PLEASE NOTE: If the certified market value of this property is reduced on appeal, the CCD will allow a credit against this property's next annual CCD charge upon receipt of notice from the City's Office of Property Assessment (OPA). CCD receives appeals data periodically from the City; however, to avoid delays in adjustments, we encourage property owners to let us know if they have filed an appeal and notice of final decisions from the City to CCD @ ccheries@centercityphila.org.

33 M 18 M 2313 2413 W 52 M 23 W 141 M 523 2 W 53 M 53 M 53 M 53 M 531 W 70 W 63 M 6313 341 M 64 M 64 M 641 M

RETURN ENTIRE PAGE WITH PAYMENT IF RECEIPT IS REQUESTED



2U23
Center City District
Statement of Charges Assessed

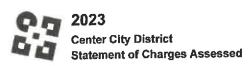
Property Address: 1025 MARKET ST

KEYSTONE PHILADELPHIA PROPERTIES, L.P. 401 WILSHIRE BOULEVARD C/O MACERICH STE 700 SANTA MONICA, CA 90404

YOUR ACCOUNT NO.	882508100
TAXABLE ASSESSED VALUE OF YOUR PROPERTY *	\$26,462,715.97
TOTAL TAXABLE ASSESSED VALUE OF CENTER CITY DISTRICT	\$18,438,083,131.00
CREDIT FROM PRIOR YEAR	-\$44,067.20
2023 AMOUNT DUE	\$43,746.96
TOTAL AMOUNT CREDIT DUE	-\$320.24
DUE ON OR BEFORE Ma	irch 31, 2023

* A copy of HB1644 and an explanation of its impact on this calculation can be found at www.centercityphila.org/faq

DETACH HERE AND RETURN THIS PORTION ONLY IF NO RECEIPT IS REQUESTED



Center City District LB #3750 PO BOX 95000 Philadelphia, Pa. 19195-0001

ACCOUNT NO.	882508100
TOTAL AMOUNT CREDIT DUE	-\$320.24
DUE ON OR BEFORE March 3	1, 2023

Property Address: 1025 MARKET ST

Section of the case in the course on two me case in clotted course and the an last the course person of the course of the course

KEYSTONE PHILADELPHIA PROPERTIES, L.P. 401 WILSHIRE BOULEVARD C/O MACERICH STE 700 SANTA MONICA, CA 90404



Letter ID:

L0003328998

Page 2 of 2

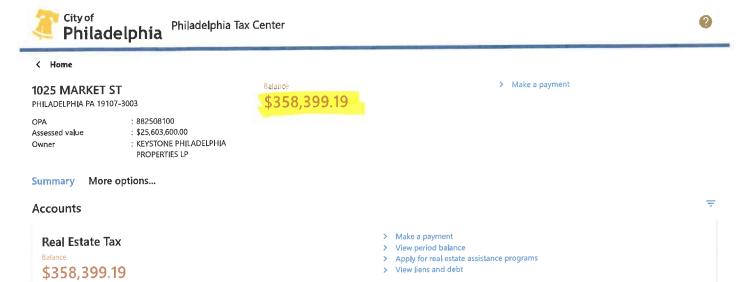
- Already have a Philadelphia Tax Center account? Log in at tax-services.phila.gov.
- Haven't set up a Tax Center account yet? Create a username and password at tax-services.phila.gov. If you need help, you can view step-by-step instructions and Frequently Asked Questions at www.phila.gov/tax-center-guide.
- No Internet access? You can call Taxpayer Services at (215) 686-6600 to ask your question. Please be ready to share your Philadelphia Tax ID and Letter ID.

Transfer Detail

Account ID	Account Type	Filing Period	48
00-001645206	Real Estate Tax	31-Dec-2023	\$14,543.96
00 00 . 0 . 10		-	\$14,543.96

For translation services, please call (215) 686-6600.

如需翻译服务, 请致电 (215) 686-6600 Vui lòng gọi (215) 686-6600 để tìm đến dịch vụ phiên dịch Pour obtenir des services de traduction, appelez le (215) 686-6600





CENTER CITY DISTRICT 2023 Statement of Charges Assessed

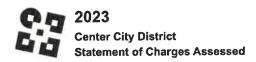
INSTRUCTIONS:

- If a bank or mortgage company escrows funds for this charge, forward this bill to them.
- 2. Make check payable to "Center City District"
- 3. Please write your account number on the check
- If a validated receipt is not needed, mail bottom portion only with your check.
- 5. Return this entire page with your check if a receipt is requested
- Use the enclosed envelope. Be sure to affix first-class postage to the envelope.
- 7. If you have any questions, please call (215) 440-5570 Monday through Friday, 9:00 AM to 5:00 PM.

IMPORTANT INFORMATION:

- This is your bill for the 2023 charge assessed on taxable property by the Center City
 District (CCD), a municipal authority. As an owner of property within the CCD, you are
 obligated to pay this charge by the following laws: the Pennsylvania Municipality
 Authorities Act of 1945, as amended by HB1644, December 2013 and the Philadelphia
 City Ordinance No. 220846, approved December 15, 2022.
- Your annual charge, which covers calendar year 2023, was computed (as shown below) by calculating the proportion of the taxable assessed value of your property, pursuant to HB1644 to the total taxable assessed value of the Center City District, then multiplying this proportion by the CCD's approved 2023 project cost, \$30,481,000.00. The CCD bases its assessment of a property on the assessed value for real estate tax purposes without regard for any tax abatement that may be in place for taxes paid to municipal government or the school district.
- If this bill is not paid when due, municipal liens will be filed against your property and
 additions, interest and penalties will be added thereto at the rate of 1.5% per month or
 fraction of month from April 1, 2023 until the bill is paid, and other legal action may be
 taken.
- PLEASE NOTE: If the certified market value of this property is reduced on appeal, the
 CCD will allow a credit against this property's next annual CCD charge upon receipt of
 notice from the City's Office of Property Assessment (OPA). CCD receives appeals
 data periodically from the City; however, to avoid delays in adjustments, we encourage
 property owners to let us know if they have filed an appeal and notice of final
 decisions from the City to CCD @ ccharles@centercityphila.org.

RETURN ENTIRE PAGE WITH PAYMENT IF RECEIPT IS REQUESTED



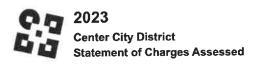
Property Address: 833 MARKET ST

PHILADELPHIA REDEVELOPMEN 1234 MARKET ST 16TH FLOOR PHILADELPHIA, PA 19107

	-
YOUR ACCOUNT NO.	882506502
TAXABLE ASSESSED VALUE OF YOUR PROPERTY *	\$53,400,040.17
TOTAL TAXABLE ASSESSED VALUE OF CENTER CITY DISTRICT	\$18,438,083,131.00
PAST DUE BALANCE	\$0.00
2023 AMOUNT DUE	\$88,278.52
TOTAL AMOUNT DUE	\$88,278.52
DUE ON OR BEFORE Marc	h 31, 2023

* A copy of HB1644 and an explanation of its impact on this calculation can be found at www.centercityphila.org/faq

DETACH HERE AND RETURN THIS PORTION ONLY IF NO RECEIPT IS REQUESTED

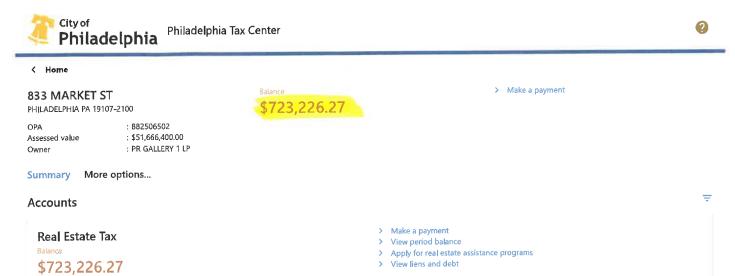


Center City District LB #3750 PO BOX 95000 Philadelphia, Pa. 19195-0001

ACCOUNT NO.	882506502
TOTAL AMOUNT DUE	\$88,278.52
DUE ON OR BEFORE Marc	h 31, 2023

Property Address: 833 MARKET ST
PHILADELPHIA REDEVELOPMEN
1234 MARKET ST
16TH FLOOR
PHILADELPHIA, PA 19107

6 18 1010 PHO SCHOOL DES THE BOOK BOOK BOOK WHAT SCHOOL SCHOOL DOOD THE SCHOOL DESTRUCTION HOLD SCHOOL SCHO







CENTER CITY DISTRICT

2023 Statement of Charges Assessed

INSTRUCTIONS:

- If a bank or mortgage company escrows funds for this charge, forward this bill to them.
- 2. Make check payable to "Center City District"
- 3. Please write your account number on the check
- If a validated receipt is not needed, mail bottom portion only with your check.
- Return this entire page with your check if a receipt is requested
- Use the enclosed envelope. Be sure to affix first-class postage to the envelope.
- 7. If you have any questions, please call (215) 440-5570 Monday through Friday, 9:00 AM to 5:00 PM.

IMPORTANT INFORMATION:

- This is your bill for the 2023 charge assessed on taxable property by the Center City
 District (CCD), a municipal authority. As an owner of property within the CCD, you are
 obligated to pay this charge by the following laws: the Pennsylvania Municipality
 Authorities Act of 1945, as amended by HB1644, December 2013 and the Philadelphia
 City Ordinance No. 220846, approved December 15, 2022.
- Your ennual charge, which covers calendar year 2023, was computed (as shown below) by
 calculating the proportion of the taxable assessed value of your property, pursuant to
 HB1644 to the total taxable assessed value of the Center City District, then multiplying
 this proportion by the CCD's approved 2023 project cost, \$30,481,000.00. The CCD
 bases its assessment of a property on the assessed value for real eatate tax
 purposes without regard for any tax abatement that may be in place for taxes paid to
 municipal government or the school district.
- If this bill is not paid when due, municipal liens will be filed against your property and additions, interest and penalties will be added thereto at the rate of 1.5% per month or fraction of month from April 1, 2023 until the bill is paid, and other legal action may be taken.
- PLEASE NOTE: If the certified market value of this property is reduced on appeal, the
 CCD will allow a credit against this property's next annual CCD charge upon receipt of
 notice from the City's Office of Property Assessment (OPA). CCD receives appeals
 data periodically from the City; however, to avoid delays in adjustments, we encourage
 property owners to let us know if they have filed an appeal and notice of final
 decisions from the City to CCD @ ccharies@centercityphila.org.

RETURN ENTIRE PAGE WITH PAYMENT IF RECEIPT IS REQUESTED



2023
Center City District

Statement of Charges Assessed

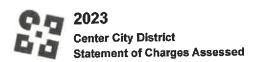
Property Address: 801 MARKET ST

801 C-3 FEE OWNER LP 401 WILSHIRE BLVD STE. 700 - ATTN. NEAL KLEINMAN SANTA MONICA, CA 90401

YOUR ACCOUNT NO.	882000004
TAXABLE ASSESSED VALUE OF YOUR PROPERTY *	\$29,445,967.68
TOTAL TAXABLE ASSESSED VALUE OF CENTER CITY DISTRICT	\$18,438,083,131.00
PAST DUE BALANCE	\$0.00
2023 AMOUNT DUE	\$48,678.73
TOTAL AMOUNT DUE	\$48,678.73
DUE ON OR BEFORE Ma	irch 31, 2023

* A copy of HB1644 and an explanation of its impact on this calculation can be found at www.centercityphila.org/faq

DETACH HERE AND RETURN THIS PORTION ONLY IF NO RECEIPT IS REQUESTED



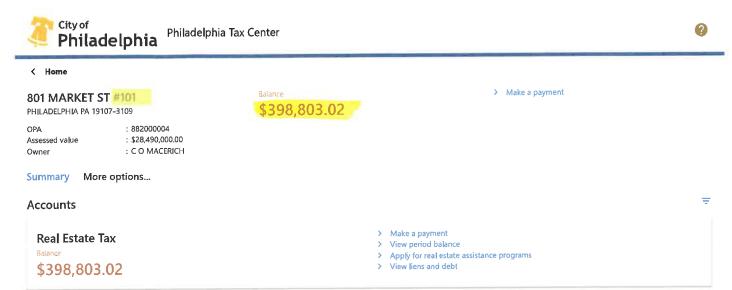
Center City District LB #3750 PO BOX 95000 Philadelphia, Pa. 19195-0001

ACCOUNT NO.	882000004
TOTAL AMOUNT DUE	\$48,678.73
DUE ON OR BEFORE Ma	rch 31, 2023

Property Address: 801 MARKET ST

a spirill millter mit bon im soft de eiter mit bis Mit and im billing spiris mit bir mit bill fin transit delber mit bir (m itself mit bir

801 C-3 FEE OWNER LP 401 WILSHIRE BLVD STE. 700 - ATTN. NEAL KLEINMAN SANTA MONICA, CA 90401



T

CENTER CITY DISTRICT 2023 Statement of Charges Assessed

INSTRUCTIONS:

- If a bank or mortgage company escrows funds for this charge, forward this bill to them.
- 2. Make check payable to "Center City District"
- 3. Please write your account number on the check
- If a validated receipt is not needed, mail bottom portion only with your check.
- Return this entire page with your check if a receipt is requested
- Use the enclosed envelope. Be sure to affix first-class postage to the envelope.
- 7. If you have any questions, please call (215) 440-5570 Monday through Friday, 9:00 AM to 5:00 PM.

IMPORTANT INFORMATION:

- This is your bill for the 2023 charge assessed on taxable property by the Center City
 District (CCD), a municipal authority. As an owner of property within the CCD, you are
 obligated to pay this charge by the following laws: the Pennsylvania Municipality
 Authorities Act of 1945, as amended by HB1644, December 2013 and the Philadelphia
 City Ordinance No. 220846, approved December 15, 2022.
- Your annual charge, which covers calendar year 2023, was computed (as shown below) by
 calculating the proportion of the taxable assessed value of your property, pursuant to
 HB1644 to the total taxable assessed value of the Center City District, then multiplying
 this proportion by the CCD's approved 2023 project cost, \$30,481,000.00. The CCD
 bases its assessment of a property on the assessed value for real estate tax
 purposes without regard for any tax abatement that may be in place for taxes paid to
 municipal government or the school district.
- If this bill is not paid when due, municipal liens will be filed against your property and additions, interest and penalties will be added thereto at the rate of 1.5% per month or fraction of month from April 1, 2023 until the bill is paid, and other legal action may be taken.
- PLEASE NOTE: If the certified market value of this property is reduced on appeal, the
 CCD will allow a credit against this property's next annual CCD charge upon receipt of
 notice from the City's Office of Property Assessment (OPA). CCD receives appeals
 data periodically from the City; however, to avoid delays in adjustments, we encourage
 property owners to let us know if they have filed an appeal and notice of final
 decisions from the City to CCD @ ccharles@centercityphila.org.

RETURN ENTIRE PAGE WITH PAYMENT IF RECEIPT IS REQUESTED



Center City District Statement of Charges Assessed

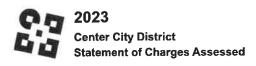
Property Address: 907-37 MARKET ST #A

PR 907 MARKET LP 200 S BROAD ST 3RD FLR PHILADELPHIA, PA 19102

YOUR ACCOUNT NO.	882506610
TAXABLE ASSESSED VALUE OF YOUR PROPERTY *	\$33,437,141.73
TOTAL TAXABLE ASSESSED VALUE OF CENTER CITY DISTRICT	\$18,438,083,131.00
PAST DUE BALANCE	\$0.00
2023 AMOUNT DUE	\$55,276.76
TOTAL AMOUNT DUE	\$55,276.76
DUE ON OR BEFORE Ma	rch 31, 2023

* A copy of HB1644 and an explanation of its impact on this calculation can be found at www.centercityphila.org/faq

DETACH HERE AND RETURN THIS PORTION ONLY IF NO RECEIPT IS REQUESTED



Center City District LB #3750 PO BOX 95000 Philadelphia, Pa. 19195-0001

ACCOUNT NO.	882506610
TOTAL AMOUNT DUE	\$55,276,76
DUE ON OR BEFORE March	31, 2023

Property Address: 907-37 MARKET ST #A

PR 907 MARKET LP 200 S BROAD ST 3RD FLR PHILADELPHIA, PA 19102

REAL ESTATE TAXES 2023 BILL

Letter ID: L0000617474

Property Billed: 907-37 MARKET ST #A
Property Owner: PR 907 MARKET LP

PREIT
PR 907 MARKET LP
200 S BROAD ST FL 3
PHILADELPHIA PA 19102-3815

OPA Number:

882506610

Market Value: Taxable:

\$32,351,600.00 \$32,351,600.00

Net Taxable: \$32,351,600.00

Questions? Preguntas?
Call (215) 686-6442 or email us at revenue@phila.gov
Monday - Friday. 8:30am - 5:00pm

This bill represents your current tax liability only. Additional amounts will accrue if payment is received after FRIDAY, MARCH 31, 2023. Only payment in full or a payment agreement will prevent enforcement action.

Tax due before reductions: \$452,857.70

REDUCTIONS: (See Note Below**)

Total Reductions: \$0.00

City 6.317
School 7.681
Total 13.998
(Per \$1000.00 of Taxable Assessed Value)

TAX RATE:

Overpayment from 2022 and/or prior years: \$0.00
Pre Payment / Credits to the 2023 Tax: \$0.00

TAX DUE ON OR BEFORE FRIDAY, MARCH 31, 2023

\$452,857.70

IMPORTANT: Additions imposed by law will accrue on the unpaid 2023 tax at the rate of 1.5% per month from April 1, 2023 through December 31, 2023. As of January 1, 2024, these additions will be added to the principal. After January 1, 2024 a lien fee, additional interest, penalties, and other charges will begin to accrue.

** NOTE: Accounts receiving discounts may be audited. If you are receiving discounts for which you are not entitled, you must call (215) 686-6442 to avoid fines and penalties.



Please cut along the line and return the bottom portion with your payment.

Amount to Pay: \$452,857.70
Amount Enclosed:

To pay online with eCheck (FREE) or credit card, visit tax-services.phila.gov.

Letter ID: L0000617474 Taxpayer: PR 907 MARKET LP OPA Number: 882506610

Account: Real Estate Tax 01-000831373

Bill Item 001



MAKE CHECKS PAYABLE TO: CITY OF PHILADELPHIA

Philadelphia Dept. of Revenue P.O. Box 8409 Philadelphia, PA 19105

333990000000000000000001596257200452857700000000000000000000000

MANAGEMENT COMPANY ACCOUNT ALLOCATIONS AND BILLABLES Asset Management

Jan-23 Through

Through Dec-23

3740-3743	ENTITY
5670	NATURAL CLASS
110	DEPT
000	LOCATION
Macerich Management Co. Fashion District of Philadelphia	I,
\$ 21,039.40	YTD Billing