

**Fashion District of Philadelphia  
2023 Tax Expense**

<u>Account Number</u>	<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
	<b>Total Taxes:</b>	<b><u>\$ 2,888,581.21</u></b>

-



## CENTER CITY DISTRICT

### 2023 Statement of Charges Assessed

#### INSTRUCTIONS:

1. 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
4. 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
6. 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](mailto: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

YOUR ACCOUNT NO.	882508010
TAXABLE ASSESSED VALUE OF YOUR PROPERTY *	\$47,891,814.82
TOTAL TAXABLE ASSESSED VALUE OF CENTER CITY DISTRICT	\$18,438,083,131.00
PAST DUE BALANCE	\$0.00
2023 AMOUNT DUE	\$79,172.57
TOTAL AMOUNT DUE	\$79,172.57
DUE ON OR BEFORE March 31, 2023	

\* A copy of HB1644 and an explanation of its impact on this calculation can be found at [www.centercityphila.org/faq](http://www.centercityphila.org/faq)

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



2023

Center City District  
Statement of Charges Assessed

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



< Home

1001-19 MARKET ST  
PHILADELPHIA PA 19107-3003

Balance  
**\$648,625.33**

> Make a payment

OPA : 882508010  
Assessed value : \$46,337,000.00  
Owner : 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
- > View liens and debt





# CENTER CITY DISTRICT

## 2023 Statement of Charges Assessed

### INSTRUCTIONS:

1. 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
4. 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
6. 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: 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 March 31, 2023	

\* A copy of HB1644 and an explanation of its impact on this calculation can be found at [www.centercityphila.org/fa](http://www.centercityphila.org/fa)

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



2023

Center City District  
Statement of Charges Assessed

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 31, 2023	

Property Address: 1025 MARKET ST

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

- **Already have a Philadelphia Tax Center account?** Log in at [tax-services.phila.gov](http://tax-services.phila.gov).
- **Haven't set up a Tax Center account yet?** Create a username and password at [tax-services.phila.gov](http://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](http://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	
00-001645206	Real Estate Tax	31-Dec-2023	\$14,543.96
			<b>\$14,543.96</b>

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

Para recibir servicios de traducción llame al (215) 686-6600

مهم راعش! اذه: هابتنا (215) 686-6600 مقرلاب لصتا، قم جرتلا  
Для предоставления услуг переводчика,  
наберите (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



< Home

1025 MARKET ST  
PHILADELPHIA PA 19107-3003

Balance  
**\$358,399.19**

> Make a payment

OPA : 882508100  
Assessed value : \$25,603,600.00  
Owner : KEYSTONE PHILADELPHIA  
PROPERTIES LP

Summary More options...

Accounts



Real Estate Tax

Balance  
**\$358,399.19**

- > Make a payment
- > View period balance
- > Apply for real estate assistance programs
- > View liens and debt





# CENTER CITY DISTRICT

## 2023 Statement of Charges Assessed

### INSTRUCTIONS:

1. 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
4. 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
6. 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: 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 March 31, 2023	

\* A copy of HB1644 and an explanation of its impact on this calculation can be found at [www.centercityphila.org/faq](http://www.centercityphila.org/faq)

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



2023

Center City District  
Statement of Charges Assessed

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 March 31, 2023	

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



< Home

833 MARKET ST  
PHILADELPHIA PA 19107-2100

Balance  
**\$723,226.27**

> Make a payment

OPA : 882506502  
Assessed value : \$51,666,400.00  
Owner : PR GALLERY 1 LP

[Summary](#) [More options...](#)

### Accounts



#### Real Estate Tax

Balance

**\$723,226.27**

- > [Make a payment](#)
- > [View period balance](#)
- > [Apply for real estate assistance programs](#)
- > [View liens and debt](#)







# CENTER CITY DISTRICT

## 2023 Statement of Charges Assessed

**INSTRUCTIONS:**

1. 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
4. 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
6. 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: 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 March 31, 2023	

\* A copy of HB1644 and an explanation of its impact on this calculation can be found at [www.centercityphila.org/faq](http://www.centercityphila.org/faq)

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



**2023**  
Center City District  
Statement of Charges Assessed

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 March 31, 2023	

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



< Home

801 MARKET ST #101

PHILADELPHIA PA 19107-3109

Balance

\$398,803.02

> Make a payment

OPA : 882000004  
Assessed value : \$28,490,000.00  
Owner : C O MACERICH

Summary More options...

Accounts



Real Estate Tax

Balance

\$398,803.02

- > Make a payment
- > View period balance
- > Apply for real estate assistance programs
- > View liens and debt





# CENTER CITY DISTRICT

## 2023 Statement of Charges Assessed

### INSTRUCTIONS:

1. 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
4. 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
6. 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: 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
<b>TOTAL AMOUNT DUE</b>	<b>\$55,276.76</b>
DUE ON OR BEFORE March 31, 2023	

\* A copy of HB1644 and an explanation of its impact on this calculation can be found at [www.centercityphila.org/faq](http://www.centercityphila.org/faq)

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



2023

Center City District  
Statement of Charges Assessed

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

ACCOUNT NO.	882506610
<b>TOTAL AMOUNT DUE</b>	<b>\$55,276.76</b>
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



**MANAGEMENT COMPANY ACCOUNT  
ALLOCATIONS AND BILLABLES  
Asset Management**

Jan-23 Through Dec-23

ENTITY	NATURAL CLASS	DEPT	LOCATION	YTD Billing
3740-3743	5670	110	000	\$ 21,039.40

Macerich Management Co.  
Fashion District of Philadelphia