

FLATIRON CROSSING  
REAL PROPERTY TAX  
2023 ACTUAL

Real Estate Taxes: \$4,497,622.32  
Consulting Fees: 30,519.77  
Personal Property Tax: 39,384.84

**Total Tax Expense \$4,567,526.93**

**FLATIRON MALL Tax I.D. # New: R8878386**

	Sq.Ft.
LAND:	
Parking Lot	1,042,866
Enclosed Mall	108,115
Shop Buildings	202,316
<b>44.597 Acres</b>	<b>2,253,097</b>

Total Acres:	67.887
Deed To City	(16.666)
Deed To City	(1.232)
Deed To City	(0.568)
Deed To City	(2.576)
Deed To City	(2.248)
Less: Easement	<u>44.597</u>

	Full Cash Value	Assessed Value (27.90%)	Actual Rate 0.093519
<b>COMMON AREA:</b>			
Land (44.597 acres or 2,253,097 s.f.)	\$ 15,120,760	\$ 4,218,692	\$ 394,527.88
Less: Land under Mall Building & Encl. Mall ( 310,431 s.f.)	\$ (2,083,334)	(581,250)	(54,357.93)
Add: Land Improvements	\$ 6,603,881	1,842,483	172,307.16
	<u>19,641,307</u>	<u>5,479,925</u>	<u>512,477.11</u>
<b>ENCLOSED MALL:</b>			
Land ( 108,115 s.f.)	\$ 725,571	202,434	18,931.44
Enclosed Mall Improvements	\$ 13,010,262	3,628,863	339,461.19
	<u>13,735,833</u>	<u>3,832,298</u>	<u>358,392.64</u>
<b>SHOP BUILDINGS:</b>			
Land (202,316 s.f.)	\$ 1,357,763	378,816	35,426.48
Building Improvements (493,218 s.f.)	\$ 103,822,867	28,966,581	2,708,925.73
	<u>105,180,630</u>	<u>29,345,397</u>	<u>2,744,352.21</u>
	<u>\$ 138,557,770</u>	<u>\$ 38,657,620</u>	<u>\$ 3,615,221.96</u>

**FLATIRON VILLAGE Tax I.D. #'s R8878387 & R8878389**

	Full Cash Value	Assessed Value (27.90%)	Actual Rate 0.093519
Land (25.303 acres)	\$ 12,273,680	\$ 3,424,357	\$ 320,242.87
Improvements	\$ 6,541,140	1,824,978	170,670.13
	<u>\$ 18,814,820</u>	<u>\$ 5,249,335</u>	<u>\$ 490,913.00</u>

**DICK'S SPORTING GOODS Tax I.D. # R1145680**

	Full Cash Value	Assessed Value (27.90%)	Actual Rate 0.093519
Land (5.755 acres)	\$ 1,990,480	\$ 555,340	\$ 51,934.86
Improvements	\$ 2,299,300	641,500	59,992.41
	<u>\$ 4,289,780</u>	<u>1,196,840</u>	<u>\$ 111,927.28</u>

**FLATIRON MALL TAX I.D. #R8878388**

	Full Cash Value	Assessed Value (27.90%)	Actual Rate 0.093519
Land (8.575 acres)	\$ 3,588,790	\$ 1,001,270	\$ 93,637.81
Improvements	\$ 570,710	159,230	14,890.99
	<u>\$ 4,159,500</u>	<u>1,160,500</u>	<u>\$ 108,528.80</u>

**TOTAL MALL & VILLAGE TAXES**

	<u>\$ 165,821,870</u>	<u>\$ 46,264,295</u>	<u>\$ 4,326,591.05</u>
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**FLATIRON PERIPHERY - TAX I.D. # R1141777**

	Full Cash Value	Assessed Value 27.90%	Actual Rate 0.093519
<b>Common Area Taxes</b>			
Land (266,587 s.f.)	\$ 3,983,190.00	\$ 1,111,310.00	\$ 103,928.80
Less Land Leased by First National Bank (65,000) s.f.	(971,192)	(270,963)	(25,340.15)
Less Land Leased by Mc Donald's (47,175) s.f.	(704,861)	(196,656)	(18,391.10)
Less Land Leased by Waterways (109,355) s.f.	(1,833,918)	(455,863)	(42,631.88)
Remaining Pad for Lease 45,057 s.f.	\$ 673,218.33	\$ 187,827.85	\$ 17,565.47

**Shopping Center Building Taxes**

	Full Cash Value	Assessed Value 27.90%	Actual Rate 0.093519
Building Improvements :	<u>\$ 2,571,810.00</u>	<u>\$ 717,530.00</u>	<u>\$ 67,102.68</u>
Waterways Carwash Land Imps. 109,355	1,633,918	455,863	42,631.88
	807,702	225,349	21,074.39
	<u>2,441,620</u>	<u>681,212</u>	<u>63,706.27</u>
First National Bank Land Imps 65,000	971,192	270,963	25,340.15
	1,380,246	385,089	36,013.12
	<u>2,351,438</u>	<u>656,051</u>	<u>61,353.27</u>
Mc Donald's Land Imps 47,175	704,861	196,656	18,391.10
	518,312	144,609	13,523.70
	<u>1,223,173</u>	<u>341,265</u>	<u>31,914.80</u>
	<u>221,530</u>	<u>60,616.232</u>	<u>156,974.33</u>
<b>TOTAL PERIPHERY TAXES</b> 266,587 s.f.	<u>\$ 8,689,450.24</u>	<u>\$ 1,866,356.64</u>	<u>\$ 171,031.28</u>
<b>TOTAL SHOPPING CENTER TAXES</b>	<u>\$172,511,320.24</u>	<u>\$ 48,130,651.15</u>	<u>\$ 4,497,622.32</u>

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R8878386  
Assessed To

Parcel 157529405001  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 4 Lot: 1 S: 29 T: 1S R: 69W

**Situs Address**

1 W FLATIRON CROSSING DR  
BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$3,615,221.96	\$0.00	\$0.00	\$0.00	\$3,615,221.96
Total Tax Charge					\$3,615,221.96
<b>Grand Total Due as of 02/14/2024</b>					<b>\$3,615,221.96</b>

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$442,900.36	MERCHANDISING - LAND	\$15,120,760	\$4,218,690
BROOMFIELD COUNTY GENERAL F	15.2610000	\$589,953.94	MERCHANDISING - IMP	\$123,437,010	\$34,438,930
BROOMFIELD COUNTY HHS	2.2500000	\$86,979.64			
NORTHERN COLORADO WATER	1.0000000	\$38,657.62			
URBAN DRAINAGE AND FLOOD	0.9000000	\$34,791.86	Total	\$138,557,770	\$38,657,620
BOULDER VALLEY RE-2 GEN	35.4020000	\$1,368,557.06			
BOULDER VALLEY RE-2 BOND	7.7110000	\$298,088.91			
BOULDER VALLEY RE-2 CAPITAL	4.0000000	\$154,630.48			
BOULDER VALLEY RE-2 ABATE	0.1460000	\$5,644.01			
BOULDER VALLEY RE-2 TRANS F	0.7650000	\$29,573.08			
NORTH METRO FIRE GEN FUND	14.6160000*	\$565,019.77			
NORTH METRO FIRE ABATEMENT	0.0110000	\$425.23			
Taxes Billed 2023	93.5190000	\$3,615,221.96			

\* Credit Levy

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - AUGUST 31, REAL PROPERTY - SEPTEMBER 1. **TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.**

P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R8878387  
Assessed To

Parcel 157529405002  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 4 Lot: 2 S: 29 T: 1S R: 69W

**Situs Address**

3 W FLATIRON CROSSING DR  
BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$226,207.48	\$0.00	\$0.00	\$0.00	\$226,207.48
Total Tax Charge					\$226,207.48
<b>Grand Total Due as of 02/14/2024</b>					<b>\$226,207.48</b>

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$27,712.65	MERCHANDISING -	\$8,669,670	\$2,418,840
BROOMFIELD COUNTY GENERAL F	15.2610000	\$36,913.91	LAND		
BROOMFIELD COUNTY HHS	2.2500000	\$5,442.39	Total	\$8,669,670	\$2,418,840
NORTHERN COLORADO WATER	1.0000000	\$2,418.84			
URBAN DRAINAGE AND FLOOD	0.9000000	\$2,176.96			
BOULDER VALLEY RE-2 GEN	35.4020000	\$85,631.77			
BOULDER VALLEY RE-2 BOND	7.7110000	\$18,651.67			
BOULDER VALLEY RE-2 CAPITAL	4.0000000	\$9,675.36			
BOULDER VALLEY RE-2 ABATE	0.1460000	\$353.15			
BOULDER VALLEY RE-2 TRANS F	0.7650000	\$1,850.41			
NORTH METRO FIRE GEN FUND	14.6160000*	\$35,353.76			
NORTH METRO FIRE ABATEMENT	0.0110000	\$26.61			
Taxes Billed 2023	93.5190000	\$226,207.48			

\* Credit Levy

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P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R8878389  
Assessed To

Parcel 157529405004  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 4 Lot: 4 S: 29 T: 1S R: 69W

**Situs Address**

61 W FLATIRON CROSSING DR  
BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$264,705.52	\$0.00	\$0.00	\$0.00	\$264,705.52
Total Tax Charge					\$264,705.52
<b>Grand Total Due as of 02/14/2024</b>					<b>\$264,705.52</b>

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$32,429.04	MERCHANDISING - LAND	\$3,604,010	\$1,005,520
BROOMFIELD COUNTY GENERAL F	15.2610000	\$43,196.26	MERCHANDISING - IMP	\$4,260,110	\$1,188,570
BROOMFIELD COUNTY HHS	2.2500000	\$6,368.62	SPECIAL PURPOSE - IMPS	\$2,281,030	\$636,410
NORTHERN COLORADO WATER	1.0000000	\$2,830.50			
URBAN DRAINAGE AND FLOOD	0.9000000	\$2,547.45			
Boulder Valley RE-2 GEN	35.4020000	\$100,205.36	Total	\$10,145,150	\$2,830,500
Boulder Valley RE-2 BOND	7.7110000	\$21,825.98			
Boulder Valley RE-2 CAPITAL	4.0000000	\$11,322.00			
Boulder Valley RE-2 ABATE	0.1460000	\$413.25			
Boulder Valley RE-2 TRANS F	0.7650000	\$2,165.33			
NORTH METRO FIRE GEN FUND	14.6160000*	\$41,370.59			
NORTH METRO FIRE ABATEMENT	0.0110000	\$31.14			
Taxes Billed 2023	93.5190000	\$264,705.52			

\* Credit Levy

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P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R1145860  
Assessed To

Parcel 157529104009  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 3 Lot: 6 RESUB OF PT OF FLATIRON CROSSING  
FLG 1 & ALL OF FLG 2

**Situs Address**

31 W FLATIRON CROSSING DR  
BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$111,927.28	\$0.00	\$0.00	\$0.00	\$111,927.28
Total Tax Charge					\$111,927.28

**Grand Total Due as of 02/14/2024**

**\$111,927.28**

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$13,712.19	MERCHANDISING - LAND	\$1,990,480	\$555,340
BROOMFIELD COUNTY GENERAL F	15.2610000	\$18,264.98	MERCHANDISING - IMP	\$2,299,300	\$641,500
BROOMFIELD COUNTY HHS	2.2500000	\$2,692.89			
NORTHERN COLORADO WATER	1.0000000	\$1,196.84			
URBAN DRAINAGE AND FLOOD	0.9000000	\$1,077.16	Total	\$4,289,780	\$1,196,840
BOULDER VALLEY RE-2 GEN	35.4020000	\$42,370.53			
BOULDER VALLEY RE-2 BOND	7.7110000	\$9,228.83			
BOULDER VALLEY RE-2 CAPITAL	4.0000000	\$4,787.36			
BOULDER VALLEY RE-2 ABATE	0.1460000	\$174.74			
BOULDER VALLEY RE-2 TRANS F	0.7650000	\$915.58			
NORTH METRO FIRE GEN FUND	14.6160000*	\$17,493.01			
NORTH METRO FIRE ABATEMENT	0.0110000	\$13.17			
Taxes Billed 2023	93.5190000	\$111,927.28			

\* Credit Levy

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P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R8878388  
Assessed To

Parcel 157529405003  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 4 Lot: 3 S: 29 T: 1S R: 69W

**Situs Address**

51 W FLATIRON CROSSING DR  
BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$108,528.80	\$0.00	\$0.00	\$0.00	\$108,528.80
Total Tax Charge					\$108,528.80
<b>Grand Total Due as of 02/14/2024</b>					<b>\$108,528.80</b>

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$13,295.84	MERCHANDISING -	\$3,588,790	\$1,001,270
BROOMFIELD COUNTY GENERAL F	15.2610000	\$17,710.39	LAND		
BROOMFIELD COUNTY HHS	2.2500000	\$2,611.13	MERCHANDISING -	\$570,710	\$159,230
NORTHERN COLORADO WATER	1.0000000	\$1,160.50	IMP		
URBAN DRAINAGE AND FLOOD	0.9000000	\$1,044.45	Total	\$4,159,500	\$1,160,500
BOULDER VALLEY RE-2 GEN	35.4020000	\$41,084.02			
BOULDER VALLEY RE-2 BOND	7.7110000	\$8,948.62			
BOULDER VALLEY RE-2 CAPITAL	4.0000000	\$4,642.00			
BOULDER VALLEY RE-2 ABATE	0.1460000	\$169.43			
BOULDER VALLEY RE-2 TRANS F	0.7650000	\$887.78			
NORTH METRO FIRE GEN FUND	14.6160000*	\$16,961.87			
NORTH METRO FIRE ABATEMENT	0.0110000	\$12.77			
Taxes Billed 2023	93.5190000	\$108,528.80			

\* Credit Levy

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P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810

# City & County of Broomfield

## Statement Of Taxes Due

Account Number R1141777  
Assessed To

Parcel 157529402002  
FLATIRON PROPERTY HOLDING LLC  
C/O:MACERICH RET  
PO BOX 4085  
SANTA MONICA, CA 90401

**Legal Description**

Subd: FLATIRON CROSSING FILING NO 1 Lot: 2

**Situs Address**

615-625 INTERLOCKEN BLVD,44 W  
FLATIRON CROSSING DR,625  
INTERLOCKEN BLVD BROOMFIELD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$171,031.28	\$0.00	\$0.00	\$0.00	\$171,031.28
Total Tax Charge					\$171,031.28
<b>Grand Total Due as of 02/14/2024</b>					<b>\$171,031.28</b>

Tax Billed at 2023 Rates for Tax Area 0070 - 0070 ORIGINAL BLDR SD

Authority	Mill Levy	Amount	Values	Actual	Assessed
BROOMFIELD CITY	11.4570000	\$20,953.02	MERCHANDISING -	\$3,983,190	\$1,111,310
BROOMFIELD COUNTY GENERAL F	15.2610000	\$27,909.93	LAND		
BROOMFIELD COUNTY HHS	2.2500000	\$4,114.89	MERCHANDISING -	\$2,571,810	\$717,530
NORTHERN COLORADO WATER	1.0000000	\$1,828.84	IMP		
URBAN DRAINAGE AND FLOOD	0.9000000	\$1,645.96	Total	\$6,555,000	\$1,828,840
BOULDER VALLEY RE-2 GEN	35.4020000	\$64,744.59			
BOULDER VALLEY RE-2 BOND	7.7110000	\$14,102.18			
BOULDER VALLEY RE-2 CAPITAL	4.0000000	\$7,315.36			
BOULDER VALLEY RE-2 ABATE	0.1460000	\$267.01			
BOULDER VALLEY RE-2 TRANS F	0.7650000	\$1,399.06			
NORTH METRO FIRE GEN FUND	14.6160000*	\$26,730.32			
NORTH METRO FIRE ABATEMENT	0.0110000	\$20.12			
Taxes Billed 2023	93.5190000	\$171,031.28			

\* Credit Levy

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P O BOX 407  
BROOMFIELD CO 80038-0407  
303-464-5810



ACCOUNT# P1295218  
 PARCEL # 157529401001  
 TAX DISTRICT # 0070

**PERSONAL PROPERTY TAX NOTICE**  
 2022 TAXES DUE IN 2023

CITY AND COUNTY OF BROOMFIELD  
 P O BOX 407  
 BROOMFIELD, CO 80038-0407  
 303-464-5819



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED			
BROOMFIELD CITY	11.45700	0.00000	3,455.43	NET TOTAL	1,039,990	301,600			
BROOMFIELD COUNTY GENERAL	15.26100	0.00000	4,602.72						
BROOMFIELD COUNTY HHS	2.25000	0.00000	678.60						
NORTHERN COLORADO WATER	1.00000	0.00000	301.60						
REGIONAL TRANSPORTATION D	0.00000	0.00000	0.00						
URBAN DRAINAGE AND FLOOD	0.90000	0.00000	271.44						
BOULDER VALLEY RE-2 GEN	36.80500	0.00000	11,100.39						
BOULDER VALLEY RE-2 BOND	9.15000	0.00000	2,759.64						
BOULDER VALLEY RE-2 CAPIT	4.00000	0.00000	1,206.40						
BOULDER VALLEY RE-2 ABATE	0.17800	0.00000	53.68						
BOULDER VALLEY RE-2 TRANS	0.93700	0.00000	282.60						
NORTH METRO FIRE GEN FUND	13.22600	0.00000	3,988.96						
NORTH METRO FIRE BOND FUN	1.40000	0.00000	422.24						
NORTH METRO FIRE ABATEMEN	0.11200	0.00000	33.78						
TOTAL			29,157.48						
	NET LEVY-->	96.67600							
	GRAND TOTAL		29,157.48						

In absence of State Legislative Funding, your School General Fund mill levy would have been: 58.9050

LEGAL DESCRIPTION OF PROPERTY  
 FLATIRON CROSSING MALL OFFICE  
  
 PROPERTY LOCATION: 1 W FLATIRON CROSSING DR #1083 BROOMFIELD

MESSAGES  
 Partial Property Tax Refund for eligible low income seniors, vets, & disabled.  
[www.broomfield.org/270/Housing-Division](http://www.broomfield.org/270/Housing-Division)



Unpaid prior year taxes:  
**No**  
 Contact Treasurer's Office immediately if a number appears above.

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2023	14,578.74
SECOND HALF	JUN 15, 2023	14,578.74
FULL PAYMENT	APR 30, 2023	29,157.48



FLATIRON HOLDING LLC  
 ATTN TAX DEPT  
 PO BOX 4085  
 SANTA MONICA, CA 90401

P1295218



**Make Checks Payable To:**  
 City and County of Broomfield

POST DATED CHECKS ARE NOT ACCEPTED  
 If your taxes are escrowed this tax should be paid by your mortgage company.  
 Please see reverse side of this form for additional information.



RETAIN TOP PORTION FOR YOUR RECORDS. PLEASE FOLD ON PERFORATION BEFORE TEARING.



**City and County of Broomfield**

Kimberly A. Pfeifer, Treasurer  
 P.O. Box 407 • Broomfield, CO 80038-0407

P1295218

PROPERTY OWNER OF RECORD

19126\*61\*\*G50\*\*0.711\*\*1/2\*\*\*\*\*AUTOMIXED AADC 852  
 FLATIRON HOLDING LLC  
 ATTN TAX DEPT  
 PO BOX 4085  
 SANTA MONICA CA 90411-4085



Unpaid prior year taxes:  
**No**  
 Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS

**2<sup>nd</sup> Half Coupon** 2

PAYMENTS MUST BE IN U.S. FUNDS

**IMPORTANT:** Please make sure the address on the back of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

ACCOUNT NUMBER  
 P1295218

SECOND HALF DUE BY JUN 15, 2023 14,578.74

County Treasurer is not responsible for erroneous payments. If in doubt please check with your mortgage holder to determine who is to make the tax payment. Failure to do so could result in delayed processing of your account.

PLEASE FOLD ON PERFORATION BEFORE TEARING.

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Unpaid prior year taxes:  
**No**  
 Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON WITH FIRST HALF OR FULL PAYMENTS

**Full Payment or 1<sup>st</sup> Half Coupon** 1

PAYMENTS MUST BE IN U.S. FUNDS

**IMPORTANT:** Please make sure the address on the back of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

ACCOUNT NUMBER  
 P1295218

PROPERTY OWNER OF RECORD

FLATIRON HOLDING LLC  
 ATTN TAX DEPT  
 PO BOX 4085  
 SANTA MONICA, CA 90401

P1295218

FIRST HALF DUE BY FEB 28, 2023  14,578.74

FULL PAYMENT DUE BY APR 30, 2023  29,157.48

19126 1/1





ACCOUNT# P6402762  
 PARCEL # 157529401001  
 TAX DISTRICT # 0070

**PERSONAL PROPERTY TAX NOTICE**  
 2022 TAXES DUE IN 2023

CITY AND COUNTY OF BROOMFIELD  
 P O BOX 407  
 BROOMFIELD, CO 80038-0407  
 303-464-5818



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
BROOMFIELD CITY	11.45700	0.00000	1,207.57	NET TOTAL	399,240	105,400
BROOMFIELD COUNTY GENERAL	15.26100	0.00000	1,608.51			
BROOMFIELD COUNTY HHS	2.25000	0.00000	237.15			
NORTHERN COLORADO WATER	1.00000	0.00000	105.40			
REGIONAL TRANSPORTATION D	0.00000	0.00000	0.00			
URBAN DRAINAGE AND FLOOD	0.90000	0.00000	94.86			
BOULDER VALLEY RE-2 GEN	36.80500	0.00000	3,879.24			
BOULDER VALLEY RE-2 BOND	9.15000	0.00000	964.41			
BOULDER VALLEY RE-2 CAPIT	4.00000	0.00000	421.60			
BOULDER VALLEY RE-2 ABATE	0.17800	0.00000	18.76			
BOULDER VALLEY RE-2 TRANS	0.93700	0.00000	98.76			
NORTH METRO FIRE GEN FUND	13.22600	0.00000	1,394.02			
NORTH METRO FIRE BOND FUN	1.40000	0.00000	147.56			
NORTH METRO FIRE ABATEMEN	0.11200	0.00000	11.80			
TOTAL			10,189.64			
		NET LEVY--> 96.67600	10,189.64			
		GRAND TOTAL	10,189.64			

**MESSAGES**  
 Partial Property Tax Refund for eligible low income seniors, vets, & disabled.  
[www.broomfield.org/270/Housing-Division](http://www.broomfield.org/270/Housing-Division)



In absence of State Legislative Funding, your School General Fund mill levy would have been: 58.9050

LEGAL DESCRIPTION OF PROPERTY

R.E. FROM SOLAR PANELS

PROPERTY LOCATION: 1 W FLATIRON CROSSING DR BROOMFIELD

Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2023	5,094.82
SECOND HALF	JUN 15, 2023	5,094.82
FULL PAYMENT	APR 30, 2023	10,189.64



P6402762  
 FLATIRON PROPERTY HOLDING LLC  
 MACERICH RET  
 PO BOX 4085  
 SANTA MONICA, CA 90401



**Make Checks Payable To:**  
 City and County of Broomfield

POST DATED CHECKS ARE NOT ACCEPTED  
 If your taxes are escrowed this tax should be paid by your mortgage company.  
 Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS. PLEASE FOLD ON PERFORATION BEFORE TEARING.



**City and County of Broomfield**  
 Kimberly A. Pfeifer, Treasurer  
 P.O. Box 407 • Broomfield, CO 80038-0407

Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS



**IMPORTANT:** Please make sure the address on the back of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

ACCOUNT NUMBER	P6402762
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PROPERTY OWNER OF RECORD  
 19128\*61\*\*G50\*\*1.431\*\*1/8\*\*\*\*\*AUTOMIXED AADC 852  
 FLATIRON PROPERTY HOLDING LLC  
 MACERICH RET  
 PO BOX 4085  
 SANTA MONICA CA 90411-4085

SECOND HALF DUE BY JUN 15, 2023 5,094.82

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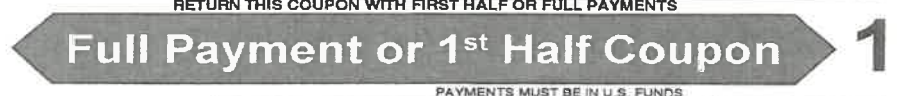


Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON WITH FIRST HALF OR FULL PAYMENTS



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ACCOUNT NUMBER	P6402762
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P6402762  
 FLATIRON PROPERTY HOLDING LLC  
 MACERICH RET  
 PO BOX 4085  
 SANTA MONICA, CA 90401

FIRST HALF DUE BY FEB 28, 2023  5,094.82  
 FULL PAYMENT DUE BY APR 30, 2023  10,189.64

ACCOUNT# C6400001  
 PARCEL # 157529000015  
 TAX DISTRICT # 0070

2022 TAXES DUE IN 2023

CITY AND COUNTY OF BROOMFIELD  
 P O BOX 407  
 BROOMFIELD, CO 80038-0407  
 303-464-8819



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
BROOMFIELD CITY	11.45700	0.00000	4.47	NET TOTAL	1,340	380
BROOMFIELD COUNTY GENERAL	15.26100	0.00000	5.95			
BROOMFIELD COUNTY HHS	2.25000	0.00000	0.88			
NORTHERN COLORADO WATER	1.00000	0.00000	0.38			
REGIONAL TRANSPORTATION D	0.00000	0.00000	0.00			
URBAN DRAINAGE AND FLOOD	0.90000	0.00000	0.35			
BOULDER VALLEY RE-2 GEN	36.80500	0.00000	14.36			
BOULDER VALLEY RE-2 BOND	9.15000	0.00000	3.57			
BOULDER VALLEY RE-2 CAPIT	4.00000	0.00000	1.56			
BOULDER VALLEY RE-2 ABATE	0.17800	0.00000	0.07			
BOULDER VALLEY RE-2 TRANS	0.93700	0.00000	0.37			
NORTH METRO FIRE GEN FUND	13.22600	0.00000	5.16			
NORTH METRO FIRE BOND FUND	1.40000	0.00000	0.55			
NORTH METRO FIRE ABATEMEN	0.11200	0.00000	0.04			
TOTAL			37.72			
	NET LEVY-> 86.67600					
	GRAND TOTAL		37.72			

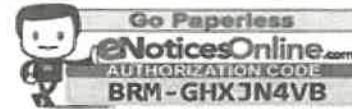
In absence of State Legislative Funding, your School General Fund mill levy would have been: 58.9050

LEGAL DESCRIPTION OF PROPERTY

Subd: SEVERED MINERALS(CLASS 5170) 440.990 COALINT SE4 29/1S-69 LOTS 1-5  
 FLATIRON CROSSING FLG1 & 2

PROPERTY LOCATION COALTON RD BROOMFIELD

MESSAGES  
 Partial Property Tax Refund for eligible low income seniors, vets, & disabled.  
[www.broomfield.org/270/Housing-Division](http://www.broomfield.org/270/Housing-Division)



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2023	18.86
SECOND HALF	JUN 15, 2023	18.86
FULL PAYMENT	APR 30, 2023	37.72

C6400001

FLATIRON HOLDING LLC  
 PO BOX 4085  
 SANTA MONICA, CA 90411



Make Checks Payable To:  
 City and County of Broomfield

POST DATED CHECKS ARE NOT ACCEPTED

If your taxes are escrowed this tax should be paid by your mortgage company.

Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS. PLEASE FOLD ON PERFORATION BEFORE TEARING.

Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS

2<sup>nd</sup> Half Coupon 2

PAYMENTS MUST BE IN U.S. FUNDS

IMPORTANT: Please make sure the address on the back of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

ACCOUNT NUMBER  
 C6400001

C6400001

PROPERTY OWNER OF RECORD  
 15129\*01\*\*0085\*0001\*\*02\*\*\*\*\*AUTOMIXED AADM 852  
 FLATIRON HOLDING LLC  
 PO BOX 4085  
 SANTA MONICA CA 90411-4085

SECOND HALF DUE BY JUN 15, 2023 18.86

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Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON WITH FIRST HALF OR FULL PAYMENTS

Full Payment or 1<sup>st</sup> Half Coupon 1

PAYMENTS MUST BE IN U.S. FUNDS

IMPORTANT: Please make sure the address on the back of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

ACCOUNT NUMBER  
 C6400001

C6400001

PROPERTY OWNER OF RECORD  
 FLATIRON HOLDING LLC  
 PO BOX 4085  
 SANTA MONICA, CA 90411

FIRST HALF DUE BY FEB 28, 2023  18.86

FULL PAYMENT DUE BY APR 30, 2023  37.72

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

Jan-23      Through      Dec-23

ENTITY	NATURAL CLASS	DEPT	LOCATION	YTD Billing
5080	5670	110	000	\$ 28,552.77
			Macerich Management Co. Flatiron Crossing	

Goldstein Law Firm  
 950 S Cherry Street, Suite 320  
 Denver, CO 80246

303-757-8865  
 E-mail [accounting@sterlingpts.com](mailto:accounting@sterlingpts.com)

# Invoice

## 5080.5664.110

Date	Invoice #
3/29/2023	2909

Macerich  
 401 Wilshire Blvd. Suite 700  
 Santa Monica, CA 90401  
 Attn: Neal Kleinman

2022  
 Flatiron Crossing NB, LLC  
 21 W. Flatiron Crossing Dr.  
 R1143190  
 Broomfield

Description	Amount	Total
Original Actual Value	\$ 5,810,350	
Adjusted Value per Stipulation and Order from the Board of Assessment Appeals	\$ 5,600,000	
Reduction in Actual Value	\$ 210,350	
Assessment Rate	29%	
Reduction in Assessed Value	61.001	
2022 Mill Levy	0.096676	
Tax Savings	5,897	
Contingent Fee	32.5%	
Amount Due Goldstein Law Firm		1,917.00
<p>AP –</p> <p>Please process the attached invoice for payment for tax consulting services for FlatIron Crossing (5080.5664.110) and can go under the Property Tax Workflow.</p> <p>Let me know if anything else is needed.</p> <p>Thanks  <b>Trevor Talavera</b>   Manager, Administrative Services - Operations</p>		
Please make checks payable to: Goldstein Law Firm		<b>Balance Due</b> <span style="background-color: yellow;">\$1,917.00</span>



<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p><b>Petitioner:</b>  Flatiron Crossing NB LLC</p> <p><b>v.</b></p> <p><b>Respondent:</b>  Broomfield County Board Of Equalization</p>	<p><b>Docket No.:</b>  2022BAA471</p>
<p><b>Order On Stipulation</b></p>	

**THE PARTIES TO THIS ACTION** have entered into a Stipulation, which has been filed with the Board of Assessment Appeals.

**FINDINGS OF FACT and CONCLUSIONS OF LAW:**

1. The subject property is described as follows:
  - a. County Schedule No.: R1143190
  - b. Category of Appeal: Valuation Appeal
  - c. Property Type: Commercial
2. Petitioner is protesting the 2022 Tax Year(s) actual value of the subject property.
3. The parties agreed the 2022 Tax Year(s) actual value of the subject property should be reduced to a total value of \$5,600,000.
4. The Board concurs with the Stipulation.

**Harry G. Spell, Jr. - Property Tax Consulting**

9464 Kingston Crossing Circle  
Johns Creek, GA 30022  
hspelljr@gmail.com  
404-821-6757

Invoice #: 003-2023  
Date: 4/5/2023  
Terms: Net 30 days

To: Macerich  
Attn: Neal Kleinman  
401 Wilshire Blvd., 7th Floor  
Santa Monica, CA 90401

**ACCOUNT ACTIVITY**

DATE	HOURS	DESCRIPTION	RATE	AMOUNT
3/21/2023	1.0	Danbury - MS Port. Post appeal RET est.	\$ 200.00	\$ 200.00
3/21/2023	2.0	Hyatt Appeal - Discovery request follow-up & conf. call	\$ 200.00	\$ 400.00
3/22/2023	3.5	Hyatt Appeal - Continuation of MAC Expert Deposition	\$ 200.00	\$ 700.00
3/23/2023	1.0	Danbury - MS Port. RET est. & conf. call	\$ 200.00	\$ 200.00
3/24/2023	4.0	Hyatt Appeal - County Expert Deposition	\$ 200.00	\$ 800.00
3/24/2023	0.5	Flatiron & 29th St. - MYP Assistance (15 min. each)	\$ 200.00	\$ 100.00
<b>Weekly Total:</b>	<b>12.0</b>			<b>\$ 2,400.00</b>

**ACCOUNT ACTIVITY**

DATE	HOURS	DESCRIPTION	RATE	AMOUNT
3/28/2023	0.5	Hyatt Appeal - Start Trial Prep.	\$ 200.00	\$ 100.00
3/29/2023	0.5	Hyatt Appeal - Start Trial Prep.	\$ 200.00	\$ 100.00
3/30/2023	0.5	Hyatt Appeal - Start Trial Prep.	\$ 200.00	\$ 100.00
3/31/2023	1	Fashion Outlets of Chicago & Niagara Falls - MYP Assistance (30 min. each)	\$ 200.00	\$ 200.00
<b>Weekly Total:</b>	<b>2.5</b>			<b>\$ 500.00</b>

AP -

Please process the attached invoice to 8000 under the property tax workflow.

The invoice can be allocated to the following properties - invoice amounts: coded to 5670.110

- 5300 - Danbury - 2 hrs - \$400
- 5328 - Tysons Hotel - 11hrs - \$2,200
- 5080 - Flatiron - .25 hr - \$50
- 5081 - 29th - .25 hr - \$50
- 5750 - FOC - .5 hr - \$100
- 3600 - FONF - .5 hr - \$100

**Trevor Talavera** | Manager, Administrative Services - Operations

**Total Balance Due: \$ 2,900.00**

