

**KINGS PLAZA
2016 TAX BILLS
TABLE OF CONTENTS**

07/2015 - 06/2016 TAX BILLS

BLOCK 8470 LOT 50	PAGE 2
NOTICE OF REVISED ASSESSED VALUE - BLOCK 8470 LOT 50	PAGE 4
BLOCK 8470 LOT 55	PAGE 5
BLOCK 8470 LOT 114	PAGE 7

07/2016 - 06/2017 TAX BILLS

BLOCK 8470 LOT 50	PAGE 9
BLOCK 8470 LOT 55	PAGE 12
BLOCK 8470 LOT 114	PAGE 15



Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Owner name: ALEXANDER'S INC.
Property address: 5102 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0050

Mailing address:
ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges	\$0.00
New Charges	\$378,844.10
Amount Due	\$378,844.10

Please pay by January 4, 2016

Visit us at nyc.gov/finance or call 311 for more information.

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

001400.01
314707



Please include this coupon if you pay by mail or in person. 3-08470-0050

**Department of
Finance**

Total amount due by January 4, 2016

\$378,844.10

Amount enclosed:

#9481233 151120017#

ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





Statement Details

Department of Finance

Table with columns: Billing Summary, Activity Date, Due Date, Amount. Rows include Outstanding charges, Finance-Property Tax, Adopted Tax Rate, and Total amount due.

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Table showing tax calculations: Tax class, Tax rate, Estimated market value, Billable assessed value, New Tax rate, Taxes. Includes a text box explaining revised amounts due to a successful tax appeal.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2016.

Home banking payment instructions:

- 1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-08470-0050.
3. Schedule your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





**Department of
Finance**

66 John Street
New York, NY 10038
www.nyc.gov/finance

NOTICE OF REVISED PROPERTY TAX ASSESSMENT



9332000013 <>

September 13, 2016



#000001316090801#

MARCUS & POLLACK LLP
633 THIRD AVENUE
NEW YORK NY 10017-6706

PROPERTY ADDRESS

5102 AVENUE U

BOROUGH	BLOCK	LOT
BROOKLYN	8470	50

Dear Taxpayer,

The Assessed Value, Taxable Value or Tax Class of your property has changed as follows:

Tax Year	Original Assessment			New Assessment			Taxable Value Reduction	Taxable Value Increase
	Assessed Value	Taxable Value	Tax Class	Assessed Value	Taxable Value	Tax Class		
15/16	12,331,350	7,129,170	4	10,000,000	6,662,900	4	466,270	
16/17	12,622,050	8,052,030	4	10,000,000	7,035,400	4	1,016,630	

Please note that the Taxable Value is used to calculate your annual property taxes.

If the change results in a Taxable Value Reduction you may be eligible for a refund. You may request a refund online at nyc.gov/propertytaxrefunds or contact 311 to have a form mailed to you. To estimate your refund multiply the reduction amount by the tax rate for the tax year being revised. Yearly tax rates can be found on our website at nyc.gov/finance.

If the change results in a Taxable Value Increase you may need to pay an additional amount. If so, we will send you a bill for the amount due. To estimate what your additional charge may be, multiply the increase amount by the tax rate for the tax year being revised. Yearly tax rates can be found on our website at nyc.gov/finance.



Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5120 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges	\$0.00
New Charges	\$6,910,239.62
Amount Due	\$6,910,239.62

Please pay by January 4, 2016

Visit us at nyc.gov/finance or call 311 for more information.

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**Department of
Finance**

Total amount due by January 4, 2016

\$6,910,239.62

Amount enclosed:

#9481235 151120012#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





Statement Details

Department of Finance

Table with columns: Billing Summary, Activity Date, Due Date, Amount. Rows include Outstanding charges, Finance-Property Tax, Adopted Tax Rate, and Total amount due.

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Table showing tax calculations: Tax class, Tax rate, Estimated market value, Billable assessed value, New Tax rate, Taxes, and Change in property tax bill based on new tax rate.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2016. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

Home banking payment instructions:

- 1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-08470-0055. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. Schedule your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





Property Tax Bill Quarterly Statement

Activity through November 20, 2015

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5602 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0114

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges	\$0.00
New Charges	\$214,054.84
Amount Due	\$214,054.84

Please pay by January 4, 2016

Visit us at nyc.gov/finance or call 311 for more information.

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**Department of
Finance**

Total amount due by January 4, 2016

\$214,054.84

Amount enclosed:

#9481236 151120010#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





Statement Details

Department of Finance

Table with columns: Billing Summary, Activity Date, Due Date, Amount. Rows include Outstanding charges, Finance-Property Tax, and Total amount due.

How We Calculated Your Property Tax For July 1, 2015 Through June 30, 2016

Table showing tax calculations: Tax class, Tax rate, Estimated market value, Billable assessed value, New Tax rate, Taxes, and Change in property tax bill.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2016.

Home banking payment instructions:

- 1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax.
3. Schedule your online payment using your checking or savings account

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Property Tax Bill

Quarterly Statement

Activity through November 18, 2016

Owner name: ALEXANDER'S INC.
Property address: 5102 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0050

Mailing address:
ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges	\$164.81
New Charges	\$367,862.31
Amount Due	\$368,027.12

Please pay by January 3, 2017

Visit us at nyc.gov/finance or call 311 for more information.

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**Department of
Finance**

Total amount due by January 3, 2017

\$368,027.12

Amount enclosed:

#9799229161118 01#

ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





Statement Details

Department of Finance

Table with columns: Billing Summary, Activity Date, Due Date, Amount. Rows include Outstanding charges, Finance-Property Tax, Revised Assessed Value-Commission, Adopted Tax Rate, Repl Billing Remissions Decrease, and Total amount due.

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Table showing tax calculations: Tax class 4 - Commercial Property, Tax rate (Original 10.6560%, New 10.5740%), Estimated market value \$28,049,000, Billable assessed value \$11,082,510, New Tax rate 10.5740%, Taxes \$1,171,865, Annual property tax \$743,923, Original property tax billed in June 2016 \$858,024, Change in property tax bill based on new tax rate \$-114,101.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2017. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

Home banking payment instructions:

- 1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-08470-0050. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. Schedule your online payment using your checking or savings account

Did your mailing address change?

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When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





**Department of
Finance**

Statement Details

November 18, 2016
Alexander's Inc.
5102 Avenue U.
3-08470-0050
Page 3

Greener, Greater, Building Plan Compliance Notification

This Property is required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 566-LL84 (212-566-5584).

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.





Department of Finance

Property Tax Bill Quarterly Statement

Activity through November 18, 2016

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5120 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Statement Billing Summary

Previous charges	\$1,271.11
Amount paid	\$0.00
Interest	\$59.00
Unpaid charges, if any	\$1,330.11
Current charges	\$7,021,499.48
Total amount due by January 3, 2017	\$7,022,829.59

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Department of Finance

Total amount due by January 3, 2017

Pay today the easy way
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\$7,022,829.59

Amount enclosed:

#9799231161118 01#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



9799231161118 01 3084700055 0000702282959 0000702282959 170103270081001 8



Statement Details

November 18, 2016
Brooklyn Kings Plaza Llc
5120 Avenue U.
3-08470-0055
Page 2

Department of Finance

Table with 3 columns: Previous Charges, Due Date, Amount. Total previous charges including interest and payments: \$1,330.11

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Total current charges: \$7,021,499.48

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Table showing tax rates (10.6560% to 10.5740%), estimated market value (\$331,674,000), and tax calculations resulting in \$14,150,736 in taxes and a \$109,737 change.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2017.

Home banking payment instructions:

- 1. Log into your bank or online bill pay website
2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-08470-0055.
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If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





Greener, Greater, Building Plan Compliance Notification

This Property is required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 566-LL84 (212-566-5584).

The property will also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.





Department of Finance

Property Tax Bill Quarterly Statement

Activity through November 18, 2016

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5602 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0114

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$227,203.52
Total amount due by January 3, 2017	\$227,203.52

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316736

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Please include this coupon if you pay by mail or in person. 3-08470-0114

Department of Finance

Total amount due by January 3, 2017

Pay today the easy way
nyc.gov/payonline

\$227,203.52

Amount enclosed:

#979923216111801#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



9799232161118 01 3084700114 0000022720352 0000022720352 170103270081001 8



Statement Details

November 18, 2016
Brooklyn Kings Plaza Llc
5602 Avenue U.
3-08470-0114
Page 2

Department of Finance

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Rows include Finance-Property Tax, Adopted Tax Rate, Tax Commission Fee, and Total current charges.

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Table showing tax calculations: Tax class 4 - Commercial Property, Tax rate (Original 10.6560%, New 10.5740%), Estimated market value \$18,989,000, Billable assessed value \$7,647,750, New Tax rate 10.5740%, Taxes \$808,673, ICIP \$-351,067, Annual property tax \$457,606, Original property tax billed in June 2016 \$461,154, Change in property tax bill based on new tax rate \$-3,548.

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2017. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

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