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## KINGS PLAZA (3091) 2022 Adjustment Billing TAX EXPENSE SUMMARY

			2021/2022			_	
		2021/2022	Ports & Terminals	2021/2022	2021/2022	2021/2022	50%
Block	Lot	Actual Asssessment	Exemption	Billable Assessment	Tax Rate	Tax Expense	Tax Expense
08470	0050	17,568,450	(2,964,600)	14,603,850	10.7550%	1,570,644	785,322
08470	0055	133,541,550	-	133,541,550	10.7550%	14,362,394	7,181,197
08470	0114	8,285,400	-	8,285,400	10.7550%	891,095	445,547
Tota	al 2021/2022					16,824,133	8,412,066
			2022/2023				
		2022/2023	2022/2023 Ports & Terminals	2022/2023	2022/2023	2022/2023	50%
Block	Lot	2022/2023 Actual Asssessment	·	2022/2023 Billable Assessment	2022/2023 Tax Rate	2022/2023 Tax Expense	50% Tax Expense
Block 08470	Lot 0050	•	Ports & Terminals	•			
		Actual Asssessment	Ports & Terminals Exemption	Billable Assessment	Tax Rate	Tax Expense	Tax Expense
08470	0050	Actual Asssessment 20,011,770	Ports & Terminals Exemption (2,964,600)	Billable Assessment 17,047,170	Tax Rate 10.6460%	Tax Expense 1,814,842	Tax Expense 907,421

Calendarized 2022 Tax Expense	17,015,244
Tax Consulting Fees	16,050
Total 2022 Tax Expense	17,031,294

2022 Portion of 2022/2023 Tax Refund for Block 8470 Lot 114 (34,027.28)



Activity through November 20, 2021

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

\$789,776.05

**Amount Due** 

**New Charges** 

\$789,776.05

Please pay by January 3, 2022



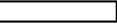
Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0050

Total amount due by January 3, 2022

\$789,776.05

Amount enclosed:



#913375421112001#

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



Billing Summary	Activity Date Due Date	Amount
Outstanding charges including interest and	d payments	\$0.00
Finance-Property Tax	01/01/2022	\$780,867.86
Debit Adjustment	01/01/2022	\$8,908.36
Payment	09/04/2021	\$-0.17
Total amount due		\$789,776.05
Overpayments/Credits	Activity Date Due Date	Amount
Credit Balance	10/01/2021	\$-0.17
Credit Applied	09/04/2021	\$0.17
	Total credit applie	ed \$0.17
Total overpayments/credits remaining of	on account	\$0.00
How We Calculated Your Property Tax I Tax class 4 - Commercial Or Industrial	Overall Tax Rate	
Original tax rate billed	10.6940%	
New Tax rate Estimated Market Value \$39,041,000	10.7550%	
		Taxes
Billable Assessed Value	\$17,568,450	
Dept Small Bus Svcs	-2,964,600.00	
Taxable Value	\$14,603,850 x 10.7550%	• • • • • • • • • •
Tax Before Abatements and STAR	\$1,570,644.08	\$1,570,644.08
Annual property tax		\$1,570,644.08
Original property tax billed in June 202	1	\$1,561,735.72
Change In Property Tax Bill Based On N	\$8,908.36	

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

#### 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?

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.





Activity through November 20, 2021

Owner name: MACY'S MALL REAL ESTATE, LLC Property address: 5120 AVENUE U Borough, block & lot: BROOKLYN (3), 08470, 0055 Mailing address: MACY'S MALL REAL ESTATE, LLC 7 W. 7TH ST. CINCINNATI OH 45202-2424

Outstanding Charges

\$0.00

New Charges \$7,221,927.04

**Amount Due** 

\$7,221,927.04

Please pay by January 3, 2022



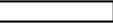


PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0055

Total amount due by January 3, 2022

\$7,221,927.04

Amount enclosed:



#913375521112001#

MACY'S MALL REAL ESTATE, LLC 7 W. 7TH ST. CINCINNATI OH 45202-2424



Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and p	ayments		\$0.00
Finance-Property Tax		01/01/2022	\$7,140,466.68
Debit Adjustment	01/01/2022		\$81,460.36
Total amount due			\$7,221,927.04
How We Calculated Your Property Tax Fo	r July 1, 2021 Th	rough June 30, 2022	
		Overall	
Tax class 4 - Commercial Or Industrial		Tax Rate	
Original tax rate billed		10.6940%	
New Tax rate		10.7550%	
Estimated Market Value \$296,759,000			
			Taxes
Billable Assessed Value		\$133,541,550	
Taxable Value	\$133,541,5	50 x 10.7550%	
Tax Before Abatements and STAR	9	\$14,362,393.72	\$14,362,393.72
Annual property tax			\$14,362,393.72
Original property tax billed in June 2021			\$14,280,933.36
Change In Property Tax Bill Based On New	w Tax Rate		\$81,460.36

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

### 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.

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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.





Activity through November 20, 2021

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

\$268,523.44

Amount Due

**New Charges** 

\$268,523.44

Please pay by January 3, 2022



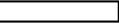
Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0114

Total amount due by January 3, 2022

\$268,523.44

Amount enclosed:



#913375721112001#

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



Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and p	payments		\$0.00
Finance-Property Tax		01/01/2022	\$265,494.60
Debit Adjustment	01/01/2022		\$3,028.84
Total amount due			\$268,523.44
How We Calculated Your Property Tax Fo	or July 1, 2021 Thi	rough June 30, 2022	
		Overall	
Tax class 4 - Commercial Or Industrial		Tax Rate	
Original tax rate billed		10.6940%	
New Tax rate		10.7550%	
Estimated Market Value \$18,412,000			
			Taxes
Billable Assessed Value		\$8,285,400	
ICIP Reg. Comml Ex		-3,320,100.00	
Taxable Value	\$4,965,3	00 x 10.7550%	
Tax Before Abatements and STAR		\$534,018.04	\$534,018.04
Annual property tax			\$534,018.04
Original property tax billed in June 2021			\$530,989.20
Change In Property Tax Bill Based On Ne	w Tax Rate		\$3,028.84

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Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

#### 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: 3-08470-0114. 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.





Activity through November 19, 2022

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
 \$900,379.14

 Amount Due
 \$900,379.14

Please pay by January 3, 2023



PTS - HD

1400.01 - C 40 - 0 - 4 327575 Citypay Payments - Property Taxes Pay as a Guest Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes User ID and Password Required Pay by Wire or eCheck



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0050

Pay Today The Easy Way nyc.gov/payonline

Total amount due by January 3, 2023

Amount enclosed:

\$900,379.14

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

#973640655777407#



Amount

\$0.00

#### Previous Charges

Total previous charges including interest and payments

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$916,711.58
Credit Adjustment	01/01/2023		\$-18,581.44
Bldg-Signs- Chg 300665215		01/01/2023	\$228.00
Bldg-Signs- Chg 300665224		01/01/2023	\$228.00
Bldg-Signs- Chg 300665233		01/01/2023	\$228.00
Bldg-Signs- Chg 300665242		01/01/2023	\$45.00
Bldg-Signs- Chg 300735140		01/01/2023	\$100.00
Bldg-Signs- Chg 300735159		01/01/2023	\$100.00
Bldg-Signs- Chg 320259340		01/01/2023	\$100.00
Bldg-Signs- Chg 320259331		01/01/2023	\$100.00
Bldg-Signs- Chg 320259359		01/01/2023	\$100.00
Bldg-Signs- Chg B00001004		01/01/2023	\$100.00
Bldg-Signs- Chg B00001015		01/01/2023	\$100.00
Bldg-Signs- Chg B00001017		01/01/2023	\$100.00
Bldg-Signs- Chg B00001005		01/01/2023	\$100.00
Bldg-Signs- Chg B00001006		01/01/2023	\$100.00
Bldg-Signs- Chg B00001009		01/01/2023	\$100.00
Fire-Prevention Inspection- Chg 000042074898	3	01/01/2023	\$420.00
Total current charges			\$900,379.14

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 3-08470-0050. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.





	Overall	
Tax class 4 - Commercial Or Industrial	Tax Rate	
Original tax rate billed	10.7550%	
New Tax rate	10.6460%	
Estimated Market Value \$44,700,000		
		Taxes
Billable Assessed Value	\$20,011,770	
Dept Small Bus Svcs	-2,964,600.00	
Taxable Value	\$17,047,170 x 10.6460%	
Tax Before Abatements and STAR	\$1,814,841.72	\$1,814,841.72
Annual property tax		\$1,814,841.72
Original property tax billed in June 2022	\$1,833,423.16	
Change In Property Tax Bill Based On New	\$-18,581.44	

Please pay online at nyc.gov/payonline. If you or your representative has an annual tax bill of at least \$300,000 whether on a single property or as the total tax liability of multiple properties you will be assessed a 1% penalty charge on payments that are not made electronically using the "pay online" link above.

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit www.nyc.gov/rpie for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.



Activity through November 19, 2022

Owner name: MACY'S MALL REAL ESTATE, LLC Property address: 5120 AVENUE U Borough, block & lot: BROOKLYN (3), 08470, 0055

#### Mailing address: MACY'S MALL REAL ESTATE, LLC 7 W. 7TH ST. CINCINNATI OH 45202-2424

 Outstanding Charges
 \$0.00

 New Charges
 \$7,150,090.48

 Amount Due
 \$7,150,090.48

Please pay by January 3, 2023



PTS - HD

1400.01 - C 40 - 0 - 4 327577 Citypay Payments - Property Taxes Pay as a Guest Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes User ID and Password Required Pay by Wire or eCheck



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0055

Pay Today The Easy Way <u>nyc.gov/payonline</u>

\$7,150,090.48

Amount enclosed:

#913690722111901#

Total amount due by January 3, 2023

MACY'S MALL REAL ESTATE, LLC 7 W. 7TH ST. CINCINNATI OH 45202-2424



#### Previous Charges

Total previous charges including interest and payments

Current Charges	Activity Date Due Date	Amount
Finance-Property Tax	01/01/2023	\$7,293,842.04
Credit Adjustment	01/01/2023	\$-147,843.56
Bldg-Signs- Chg 320933004	01/01/2023	\$100.00
Bldg-Signs- Chg 320932997	01/01/2023	\$128.25
Bldg-Signs- Chg 320953679	01/01/2023	\$367.50
Bldg-Signs- Chg 320936797	01/01/2023	\$128.25
Bldg-Signs- Chg 320936760	01/01/2023	\$367.50
Bldg-Signs- Chg 321162665	01/01/2023	\$128.25
Bldg-Signs- Chg 320953633	01/01/2023	\$100.00
Bldg-Signs- Chg B00002527	01/01/2023	\$70.00
Bldg-Signs- Chg B00011977	01/01/2023	\$343.50
Bldg-Signs- Chg B00011977	01/01/2023	\$190.50
Bldg-Signs- Chg B00001186	01/01/2023	\$214.50
Bldg-Signs- Chg B00001183	01/01/2023	\$290.25
Bldg-Signs- Chg B00027639	01/01/2023	\$100.00
Bldg-Signs- Chg B00026517	01/01/2023	\$45.00
Bldg-Signs- Chg B00022700	01/01/2023	\$411.00
Bldg-Signs- Chg B00013538	01/01/2023	\$100.00
Bldg-Signs- Chg B00026510	01/01/2023	\$45.00
Bldg-Signs- Chg B00044203	01/01/2023	\$127.50
Bldg-Signs- Chg B00066593	01/01/2023	\$45.00
Bldg-Signs- Chg B00031457	01/01/2023	\$375.00
Bldg-Signs- Chg B00251909	01/01/2023	\$70.00
Bldg-Signs- Chg B00782296	01/01/2023	\$70.00
Bldg-Signs- Chg B00774810	01/01/2023	\$70.00
Bldg-Signs- Chg B00706436	01/01/2023	\$135.00
Bldg-Signs- Chg B00706451	01/01/2023	\$70.00
Total current charges		\$7,150,090.48

**Home banking payment instructions:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 3-08470-0055. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

Amount \$0.00



How We Calculated Your Property Tax For	July 1, 2022 Through June 30, 2023	
	Overall	
Tax class 4 - Commercial Or Industrial	Tax Rate	
Original tax rate billed	10.7550%	
New Tax rate	10.6460%	
Estimated Market Value \$301,414,000		
		Taxes
Billable Assessed Value	\$135,636,300	
Taxable Value	\$135,636,300 x 10.6460%	
Tax Before Abatements and STAR	\$14,439,840.52	\$14,439,840.52
Annual property tax		\$14,439,840.52
Original property tax billed in June 2022		\$14,587,684.08
Change In Property Tax Bill Based On New	Tax Rate	\$-147,843.56

Please pay online at nyc.gov/payonline. If you or your representative has an annual tax bill of at least \$300,000 whether on a single property or as the total tax liability of multiple properties you will be assessed a 1% penalty charge on payments that are not made electronically using the "pay online" link above.

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit www.nyc.gov/rpie for more information. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

III WARAAN KORANA KA MANANGANA III



Activity through November 19, 2022

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
 \$331,028.80

 Amount Due
 \$331,028.80

Please pay by January 3, 2023



PTS - HD

1400.01 - S 40 - 0 - 4 327578 Citypay Payments - Property Taxes Pay as a Guest Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes User ID and Password Required Pay by Wire or eCheck



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0114

Pay Today The Easy Way nyc.gov/payonline

Total amount due by January 3, 2023

\$331,028.80

Amount enclosed:

#473640455777407#

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



Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and p	payments		\$0.00
Finance-Property Tax		01/01/2023	\$337,877.48
Credit Adjustment	01/01/2023		\$-6,848.68
Total amount due			\$331,028.80
How We Calculated Your Property Tax Fo	or July 1, 2022 Thr	ough June 30, 2023	
		Overall	
Tax class 4 - Commercial Or Industrial		Tax Rate	
Original tax rate billed		10.7550%	
New Tax rate		10.6460%	
Estimated Market Value \$19,865,000			
			Taxes
Billable Assessed Value		\$8,939,250	
ICIP Reg. Comml Ex		-2,656,080.00	
Taxable Value	\$6,283,1	70 x 10.6460%	
Tax Before Abatements and STAR		\$668,906.28	\$668,906.28
Annual property tax			\$668,906.28
Original property tax billed in June 2022			\$675,754.96
Change In Property Tax Bill Based On Ne	w Tax Rate		\$-6,848.68

Please pay online at nyc.gov/payonline. If you or your representative has an annual tax bill of at least \$300,000 whether on a single property or as the total tax liability of multiple properties you will be assessed a 1% penalty charge on payments that are not made electronically using the "pay online" link above.

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion by June 1, 2023, unless you are exempt by law. Visit www.nyc.gov/rpie for more information. 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:** Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 3-08470-0114. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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.

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Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.



MARCUS & POLLACK LLP

ATTORNEYS AT LAW

INCLUDING PROFESSIONAL CORPORATIONS

633 THIRD AVENUE 9TH FLOOR

NEW YORK, NY 10017-6796

JOEL R. MARCUS ROBERT M. POLLACK

(212) 490-2900 FAX: (212) 599-3167

www.marcuspollack.com

GLENN BORIN PHILIP H. AZARIAN BRUCE A. BRASKY EMILY N. BLATT

taxappeal@marcuspollack.com

January 16, 2023

MICHAEL D. POLLACK TAMAR TOLEDANO ODELIA NIKFAR

Mr. Neal Kleinman Macerich 401 Wilshire Boulevard, Suite 700 Santa Monica, CA 90401

> Re: 5502 AVENUE U Brooklyn Kings Plaza LLC, a Delaware limited liability

company

Block 8470 Lot 114, Brooklyn

Dear Mr. Kleinman:

Enclosed please find a check from the IOLA Escrow Account of Marcus & Pollack LLP payable to Brooklyn Kings Plaza LLC, a Delaware limited liability company in the amount of \$68,054.56. This check represents a refund of first and second half 2022/23 real estate taxes resulting from the reduction in assessed value.

Also enclosed please find our invoice for services rendered in connection with the 2022/23 reduction in assessment.

Please call me should you have any questions or comments.

Very truly yours,

2 Monus M

Sel R. Marcus

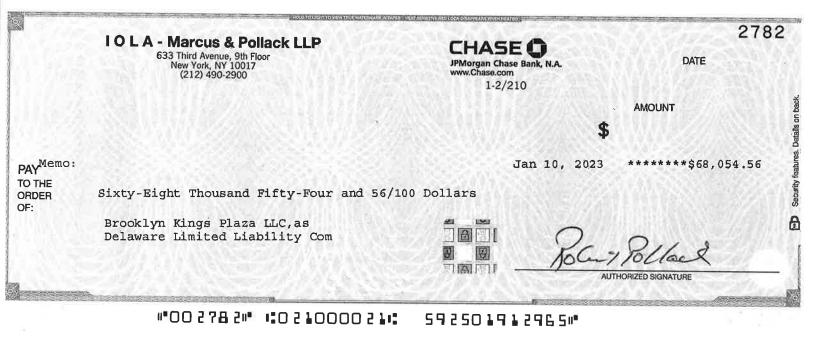
JRM:hl Enclosures

### I O L A - Marcus & Pollack LLP

Brooklyn Kings Plaza LLC, as

.

	Check DateJan 10, 2023
	Check Amount \$68,054.56
Item to be Paid - Description	Discount Take Amount Pai
/E Refund	68,054,56



2782