

**KINGS PLAZA
2022 TAX BILLS
TABLE OF CONTENTS**

Tax Expense Summary	PAGE 2
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07/2021 - 06/2022 TAX BILLS

BLOCK 8470 LOT 50	PAGE 3
BLOCK 8470 LOT 55	PAGE 5
BLOCK 8470 LOT 114	PAGE 7

07/2022 - 06/2023 TAX BILLS

BLOCK 8470 LOT 50	PAGE 9
BLOCK 8470 LOT 55	PAGE 12
BLOCK 8470 LOT 114	PAGE 15
2022/2023 Tax Refund for Block 8470 Lot 114	PAGE 17

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

		2021/2022					
Block	Lot	2021/2022	2021/2022	2021/2022	2021/2022	2021/2022	50%
		Actual Assessment	Ports & Terminals 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
Total 2021/2022						16,824,133	8,412,066

		2022/2023					
Block	Lot	2022/2023	2022/2023	2022/2023	2022/2023	2022/2023	50%
		Actual Assessment	Ports & Terminals Exemption	Billable Assessment	Tax Rate	Tax Expense	Tax Expense
08470	0050	20,011,770	(2,964,600)	17,047,170	10.6460%	1,814,842	907,421
08470	0055	135,636,300	-	135,636,300	10.6460%	14,439,840	7,219,920
08470	0114	8,939,250	-	8,939,250	10.6460%	951,673	475,836
Total 2022/2023						17,206,355	8,603,177

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)



Property Tax Bill Quarterly Statement

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
New Charges	\$789,776.05
Amount Due	\$789,776.05

Please pay by January 3, 2022

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40 - 0 - 4
323229



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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and 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
		<i>Total credit applied</i>	\$0.17
Total overpayments/credits remaining on account			\$0.00

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

Tax class 4 - Commercial Or Industrial	Overall Tax Rate	
Original tax rate billed	10.6940%	
New Tax rate	10.7550%	
Estimated Market Value	\$39,041,000	
Billable Assessed Value	\$17,568,450	Taxes
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 2021		\$1,561,735.72
Change In Property Tax Bill Based On New Tax Rate		\$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.





Property Tax Bill

Quarterly Statement

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

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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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9133755211120 01 3084700055 0000722192704 0000722192704 220103112022000 5

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$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 For July 1, 2021 Through June 30, 2022

Tax class 4 - Commercial Or Industrial	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	10.6940%	
	10.7550%	
Estimated Market Value	\$296,759,000	
		Taxes
Billable Assessed Value	\$133,541,550	
Taxable Value	\$133,541,550 x 10.7550%	
Tax Before Abatements and STAR	\$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 Tax Rate		\$81,460.36

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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.

Did Your Mailing Address Change?

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Property Tax Bill Quarterly Statement

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
New Charges	\$268,523.44
Amount Due	\$268,523.44

Please pay by January 3, 2022

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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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9133757211120 01 3084700114 0000026852344 0000026852344 220103112022000 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and 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 For July 1, 2021 Through 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. Comm Ex	-3,320,100.00	
Taxable Value	\$4,965,300 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 New Tax Rate		\$3,028.84

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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.

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Property Tax Bill Quarterly Statement

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



Citypay Payments - Property Taxes
Pay as a Guest
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NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

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

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Total amount due by January 3, 2023

\$900,379.14

Amount enclosed:

#913690622111901#

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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9136906221119 01 3084700050 0000090037914 0000090037914 230103112023000 5

Previous Charges			Amount
Total previous charges including interest and payments			\$0.00
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		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.



How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

Tax class 4 - Commercial Or Industrial	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	10.7550%	
Estimated Market Value	10.6460%	
	\$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 Tax Rate		\$-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.





Property Tax Bill Quarterly Statement

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



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

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

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 3, 2023

\$7,150,090.48

Amount enclosed:

#913690722111901#

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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9136907221119 01 3084700055 0000715009048 0000715009048 230103112023000 4

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

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.



How We Calculated Your Property Tax For July 1, 2022 Through June 30, 2023

Tax class 4 - Commercial Or Industrial	Overall	
Original tax rate billed	Tax Rate	
New Tax rate	10.7550%	
Estimated Market Value	10.6460%	
\$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.





Property Tax Bill

Quarterly Statement

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



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

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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:

#913690922111901#

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

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9136909221119 01 3084700114 0000033102880 0000033102880 230103112023000 8

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and 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 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	\$19,865,000	
		Taxes
Billable Assessed Value	\$8,939,250	
ICIP Reg. Comm Ex	-2,656,080.00	
Taxable Value	\$6,283,170 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 New Tax Rate		\$-6,848.68

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MARCUS & POLLACK LLP

ATTORNEYS AT LAW

INCLUDING PROFESSIONAL CORPORATIONS

633 THIRD AVENUE

9TH FLOOR

NEW YORK, NY 10017-6796

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ROBERT M. POLLACK

GLENN BORIN

PHILIP H. AZARIAN

BRUCE A. BRASKY

EMILY N. BLATT

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taxappeal@marcuspollack.com

MICHAEL D. POLLACK

TAMAR TOLEDANO

ODELIA NIKFAR

January 16, 2023

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,


Joel R. Marcus

JRM:hl
Enclosures

I O L A - Marcus & Pollack LLP

2782

Brooklyn Kings Plaza LLC, as

Check Date Jan 10, 2023

Check Amount \$68,054.56

Item to be Paid - Description

Discount Take

Amount Paid

R/E Refund

68,054.56

I O L A - Marcus & Pollack LLP

633 Third Avenue, 9th Floor
New York, NY 10017
(212) 490-2900

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

1-2/210

DATE

AMOUNT

\$

Jan 10, 2023

*****\$68,054.56

Memo:

PAY
TO THE
ORDER
OF:

Sixty-Eight Thousand Fifty-Four and 56/100 Dollars

Brooklyn Kings Plaza LLC, as
Delaware Limited Liability Com



Ron Pollack

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈002782⑈ ⑆021000021⑆ 592501912965⑈