

VALLEY MALL
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2015 TAX BILLS

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CITY OF HARRISONBURG
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

Address Service Requested

2014 REAL ESTATE TAX BILL
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
 1st Half Bill - Due 12/5/14

PROPERTY DESCRIPTION
 MAP # 77 E 6
 EVELYN BYRD AVE
 BILL # 012373
 TAX YEAR: 2014

RECEIVED OCT 27 2014

CURRENT TAX RATE IS \$.69/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/14
1,859,700	0	1,859,700		12,831.93	6,415.97

DELINQUENT TAXES → 0.00

TOTAL DUE → 6,415.97

7,057.57

DUE DATE 12/5/14
 10% PENALTY ADDED ON 12/6/14
 10% per annum interest begins 1/1/15

PLEASE NOTE: Per Code of Virginia 58.1-3913
 Delinquent tax MUST be paid first.

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION →

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

PLEASE MAIL THIS STUB WITH YOUR PAYMENT



MAP # 77 E 6



6415.97

1st Half 2014/2015

TAX PAYMENT IS DUE ON OR BEFORE 12/5/14
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/14
 10% INTEREST PER ANNUM BEGINS 1/1/15

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:

CURRENT TOTAL TAX DUE	\$ 6,415.97
DELINQUENT TAX DUE	\$ 0.00
TOTAL DUE	\$ 6,415.97

7,057.57

CITY OF HARRISONBURG - TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847





CITY OF HARRISONBURG
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007
 Address Service Requested

2014 REAL ESTATE TAX BILL
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
 1st Half Bill - Due 12/5/14

PROPERTY DESCRIPTION
 MAP # 78 C 3
 01925 E MARKET ST
 BILL # 012374
 TAX YEAR: 2014

*000571/3-S 4-B 1

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

RECEIVED OCT 27 2014

CURRENT TAX RATE IS \$.89/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/14
20,278,400	19,119,700	39,398,100	5,501.37	260,844.15	130,422.08

DELINQUENT TAXES → 0.00

TOTAL DUE → 130,422.08

143,464.29

DUE DATE 12/5/14
 10% PENALTY ADDED ON 12/6/14
 10% per annum interest begins 1/1/15

PLEASE NOTE: Per Code of Virginia 58.1-3913
 Delinquent tax MUST be paid first.

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MAP # 78 C 3



130422.08

1st Half 2014/2015

TAX PAYMENT IS DUE ON OR BEFORE 12/5/14
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/14
 10% INTEREST PER ANNUM BEGINS 1/1/15

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
 AND SEND TO:

CURRENT TOTAL TAX DUE	\$ 130,422.08
DELINQUENT TAX DUE	\$ 0.00
TOTAL DUE	\$ 130,422.08

CITY OF HARRISONBURG - TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

143,464.29

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

SM VALLEY MALL LLC
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 CARLSBAD CA 92018-0847





CITY OF HARRISONBURG
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

Address Service Requested

2014 REAL ESTATE TAX BILL
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
 1st Half Bill - Due 12/5/14

PROPERTY DESCRIPTION

MAP # 78 C 5

01925 E EVELYN BYRD AVE

BILL # 012375

TAX YEAR: 2014

RECEIVED OCT 27 2014

000571/3-S 4-B 1

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

CURRENT TAX RATE IS \$.69/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/14
661,200	0	661,200		4,562.28	2,281.14

DELINQUENT TAXES → 0.00

TOTAL DUE → 2,281.14

2,509.25

DUE DATE 12/5/14
 10% PENALTY ADDED ON 12/6/14
 10% per annum interest begins 1/1/15

PLEASE NOTE: Per Code of Virginia 58.1-3913
 Delinquent tax MUST be paid first.

**PLEASE LOOK AT BACK PAGE
 FOR MORE IMPORTANT INFORMATION**



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MAP # 78 C 5



2281.14

1st Half 2014/2015

TAX PAYMENT IS DUE ON OR BEFORE 12/5/14
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/14
 10% INTEREST PER ANNUM BEGINS 1/1/15

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
 AND SEND TO:

CURRENT TOTAL TAX DUE	\$ 2,281.14
DELINQUENT TAX DUE	\$ 0.00
TOTAL DUE	\$ 2,281.14

2,509.25

CITY OF HARRISONBURG - TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847





CITY OF HARRISONBURG
P.O. BOX 1007
HARRISONBURG, VA 22803-1007

Address Service Requested

**2015/2016 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL**
City of Harrisonburg
Jeffrey L. Shafer, Treasurer
1st Half Bill - Due 12/5/15

*0005873-S 4-B 1

RECEIVED OCT 30 2015

SM VALLEY MALL LLC
PO BOX 847
CARLSBAD CA 92018-0847

PROPERTY DESCRIPTION

MAP # 77 E 6
EVELYN BYRD AVE

BILL # 012370

TAX YEAR: 2015

REAL ESTATE TAX - CURRENT TAX RATE IS \$.72/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/15
1,859,700	0	1,859,700		13,389.84	\$6,694.92

DELINQUENT TAXES → \$0.00

TOTAL REAL ESTATE TAX DUE → \$6,694.92

QUESTIONS ABOUT THE NEW STORMWATER FEE?
PLEASE CALL PUBLIC WORKS AT 434-5928

***NEW* STORMWATER FEE - CURRENT FEE RATE IS \$10.50/500 SF IMPERVIOUS AREA**

IMPERVIOUS LAND	BILLING UNITS	CREDITS APPLIED	TOTAL FEE FOR YEAR	DUE BY 12/5/15
2133 SQ FEET	4		42.00	\$21.00

DELINQUENT FEES → \$0.00

TOTAL STORMWATER FEES → \$21.00

DUE DATE 12/5/15

10% PENALTY ADDED ON 12/8/15
10% per annum interest begins 1/1/16
6% per annum interest on Storm Water Fee begins 1/4/16

TOTAL DUE BY 12/5/15 → \$6,715.92

PLEASE LOOK AT BACK PAGE
FOR MORE IMPORTANT INFORMATION

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PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED



MAP # 77 E 6



6715.92

1st Half 2015/2016

TAX PAYMENT IS DUE ON OR BEFORE 12/5/15
10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/8/15
10% per annum interest begins 1/1/16
6% per annum interest on Storm Water Fee begins 1/4/16

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
AND SEND TO:

CITY OF HARRISONBURG - TREASURER
P.O. BOX 1007
HARRISONBURG, VA 22803-1007



CURRENT TOTAL TAX DUE	\$ 6,694.92
DELINQUENT TAX DUE	\$ 0.00
STORMWATER FEE	\$ 21.00
DELINQUENT STORMWATER FEE	\$ 0.00
TOTAL DUE	\$ 6,715.92

SM VALLEY MALL LLC
PO BOX 847
CARLSBAD CA 92018-0847



CITY OF HARRISONBURG
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

Address Service Requested

**2015/2016 REAL ESTATE TAX BILL AND
 STORMWATER UTILITY FEE BILL**
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
 1st Half Bill - Due 12/5/15

RECEIVED OCT 30 2015

000587/3-S 4-B 1

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

PROPERTY DESCRIPTION
 MAP # 78 C 3
 01925 E MARKET ST
 BILL # 012371
 TAX YEAR: 2015

REAL ESTATE TAX - CURRENT TAX RATE IS \$.72/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/15
20,278,400	20,189,200	40,467,600	9,590.76	272,185.20	\$136,092.60

DELINQUENT TAXES → \$0.00

QUESTIONS ABOUT THE NEW STORMWATER FEE?
 PLEASE CALL PUBLIC WORKS AT 434-5928

TOTAL REAL ESTATE TAX DUE → \$136,092.60

***NEW* STORMWATER FEE** - CURRENT FEE RATE IS \$10.50/500 SF IMPERVIOUS AREA

IMPERVIOUS LAND	BILLING UNITS	CREDITS APPLIED	TOTAL FEE FOR YEAR	DUE BY 12/5/15
1475605 SQ FEET	2951		30,985.50	\$15,492.75

DELINQUENT FEES → \$0.00

TOTAL STORMWATER FEES → \$15,492.75

DUE DATE 12/5/15
 10% PENALTY ADDED ON 12/8/15
 10% per annum interest begins 1/1/16
 6% per annum interest on Storm Water Fee begins 1/4/16

TOTAL DUE BY 12/5/15 → \$151,585.35

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION →

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MAP # 78 C 3



151585.35

1st Half 2015/2016

TAX PAYMENT IS DUE ON OR BEFORE 12/5/15
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/8/15
 10% per annum interest begins 1/1/16
 6% per annum interest on Storm Water Fee begins 1/4/16

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:

CITY OF HARRISONBURG - TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007



CURRENT TOTAL TAX DUE	\$ 136,092.60
DELINQUENT TAX DUE	\$ 0.00
STORMWATER FEE	\$ 15,492.75
DELINQUENT STORMWATER FEE	\$ 0.00
TOTAL DUE	\$ 151,585.35

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847



CITY OF HARRISONBURG
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007
 Address Service Requested

**2015/2016 REAL ESTATE TAX BILL AND
 STORMWATER UTILITY FEE BILL**
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
 1st Half Bill - Due 12/5/15

RECEIVED OCT 30 2015

000587/3--S 4--B 1

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

PROPERTY DESCRIPTION
 MAP # 78 C 5
 01925 E EVELYN BYRD AVE
 BILL # 012372
 TAX YEAR: 2015

REAL ESTATE TAX = CURRENT TAX RATE IS \$.72/\$100.00

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	TOTAL TAXES FOR YEAR	TAX DUE BY 12/5/15
661,200	0	661,200		4,760.64	\$2,380.32
DELINQUENT TAXES →					\$0.00
TOTAL REAL ESTATE TAX DUE →					\$2,380.32

**QUESTIONS ABOUT THE NEW STORMWATER FEE?
 PLEASE CALL PUBLIC WORKS AT 434-5928**

***NEW* STORMWATER FEE** - CURRENT FEE RATE IS \$10.50/500 SF IMPERVIOUS AREA

IMPERVIOUS LAND	BILLING UNITS	CREDITS APPLIED	TOTAL FEE FOR YEAR	DUE BY 12/5/15
10912 SQ FEET	22		231.00	\$115.50
DELINQUENT FEES →				\$0.00
TOTAL STORMWATER FEES →				\$115.50

TOTAL DUE BY 12/5/15 → \$2,495.82

DUE DATE 12/5/15
 10% PENALTY ADDED ON 12/8/15
 10% per annum interest begins 1/1/16
 6% per annum interest on Storm Water Fee begins 1/4/16

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION →

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS.

PLEASE MAIL THIS STUB WITH YOUR PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED



MAP # 78 C 5



2495.82

1st Half 2015/2016

TAX PAYMENT IS DUE ON OR BEFORE 12/5/15
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/8/15
 10% per annum interest begins 1/1/16
 6% per annum interest on Storm Water Fee begins 1/4/16

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:
 CITY OF HARRISONBURG - TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

CURRENT TOTAL TAX DUE	\$ 2,380.32
DELINQUENT TAX DUE	\$ 0.00
STORMWATER FEE	\$ 115.50
DELINQUENT STORMWATER FEE	\$ 0.00
TOTAL DUE	\$ 2,495.82

SM VALLEY MALL LLC
 PO BOX 847
 CARLSBAD CA 92018-0847



CITY OF HARRISONBURG
P.O. BOX 1007
HARRISONBURG, VA 22803-1007

Address Service Requested

2015 PERSONAL PROPERTY TAX BILL
City of Harrisonburg
Jeffrey L. Shafer, Treasurer
Due 12/5/15

ACCOUNT # 9000008270
BILL # 20780
TAX YEAR: 2015

*020422/1--S 62--B 1

S M VALLEY MALL LLC
T/A VALLEY MALL #4775
PO BOX 847
CARLSBAD CA 92018-0847

RECEIVED OCT 30 2015

PLEASE NOTE: Per Code of
Virginia 58.1-3913 Delinquent
tax MUST be paid first.

YEAR/MAKE/MODEL DESCRIPTION	B/P	Vehicle Identification Number	Assessed Value	Rate Per \$100	Pre-Relief Total Tax	State Tax Relief	TAX DUE BY 12/5/15	2016 Vehicle Lic. Fee	Total Taxes & Fees
99 MID ATLANTIC 07 FOR LGT CONVTL		5ANCD1226XR001718 1FTRF14W17NA68704	200 8,425	3.50 3.50	7.00 294.88		7.00 294.88	33.50 40.00	40.50 334.88

CURRENT YR. DUE	301.88	73.50	375.38
DELINQUENT DUE			0.00

DUE DATE 12/5/15
10% PENALTY (\$10.00 min.) ADDED 12/8/15
4% INTEREST PER ANNUM BEGINS 1/1/16

TOTAL DUE (ON TIME) → 375.38
TOTAL DUE (IF LATE) → 405.57

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION

Please retain top portion for your records.

PLEASE MAIL THIS STUB WITH YOUR PAYMENT

2015



ACCT # 9000008270



375.38

TAX PAYMENT IS DUE ON OR BEFORE 12/5/15
10% PENALTY (\$10.00 MIN.) ADDED 12/8/15
4% INTEREST PER ANNUM BEGINS 1/1/16

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:

CITY OF HARRISONBURG - TREASURER
P.O. BOX 1007
HARRISONBURG, VA 22803-1007

CURRENT TOTAL TAX DUE	\$	375.38
DELINQUENT TAX DUE	\$	0.00
TOTAL DUE (ON TIME)	\$	375.38
TOTAL DUE (IF LATE)		405.57

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

S M VALLEY MALL LLC
T/A VALLEY MALL #4775
PO BOX 847
CARLSBAD CA 92018-0847

I certify that by paying this bill, personal tax relief is given ONLY to personal use vehicles.



CITY OF HARRISONBURG
P.O. BOX 1007
HARRISONBURG, VA 22803-1007

Address Service Requested

2015 PERSONAL PROPERTY TAX BILL

City of Harrisonburg
Jeffrey L. Shafer, Treasurer
Due 12/5/15

ACCOUNT # 9000008945
BILL # 20781
TAX YEAR: 2015

* 020424/1--S 62--B 1

SM VALLEY MALL LLC
T/A VALLEY MALL #3375
C/O RYAN LLC
PO BOX 847
CARLSBAD CA 92018-0847

RECEIVED OCT 30 2015

PLEASE NOTE: Per Code of Virginia 58.1-3913 **Delinquent tax MUST be paid first.**

YEAR/MAKE/MODEL DESCRIPTION	B/P	Vehicle Identification Number	Assessed Value	Rate Per \$100	Pre-Relief Total Tax	State Tax Relief	TAX DUE BY 12/5/15	2016 Vehicle Lic. Fee	Total Taxes & Fees
BUSINESS EQUIPMENT			263,000	2.12	5,575.60		5,575.60		5,575.60

CURRENT YR. DUE	5,575.60		5,575.60
DELINQUENT DUE			0.00

DUE DATE 12/5/15
10% PENALTY (\$10.00 min.) ADDED 12/8/15
4% INTEREST PER ANNUM BEGINS 1/1/16

TOTAL DUE (ON TIME) → 5,575.60
TOTAL DUE (IF LATE) → 6,133.16

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION

Please retain top portion for your records.

PLEASE MAIL THIS STUB WITH YOUR PAYMENT

2015



ACCT # 9000008945



5575.60

TAX PAYMENT IS DUE ON OR BEFORE 12/5/15
10% PENALTY (\$10.00 MIN.) ADDED 12/8/15
4% INTEREST PER ANNUM BEGINS 1/1/16

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:

CITY OF HARRISONBURG - TREASURER
P.O. BOX 1007
HARRISONBURG, VA 22803-1007

CURRENT TOTAL TAX DUE	\$ 5,575.60
DELINQUENT TAX DUE	\$ 0.00
TOTAL DUE (ON TIME)	\$ 5,575.60
TOTAL DUE (IF LATE)	6,133.16

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

SM VALLEY MALL LLC
T/A VALLEY MALL #3375
C/O RYAN LLC
PO BOX 847
CARLSBAD CA 92018-0847

I certify that by paying this bill, personal tax relief is given ONLY to personal use vehicles.