

VALLEY MALL

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2016 TAX BILLS

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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

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

DELINQUENT TAXES → \$0.00
TOTAL REAL ESTATE TAX DUE → \$6,694.92

***NEW* STORMWATER FEE - CURRENT FEE RATE IS \$10.50/600 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

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

DELINQUENT FEES → \$0.00
TOTAL STORMWATER FEES → \$21.00

TOTAL DUE BY 12/5/15 → \$6,715.92

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 #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

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

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG AND SEND TO:

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



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



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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

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000587/3--3 4--B 1
 SM VALLEY MALL LLC
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 CARLSBAD CA 92018-0847

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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

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

DELINQUENT TAXES → \$0.00
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

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

DELINQUENT FEES → \$0.00
TOTAL STORMWATER FEES → \$15,492.75

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

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CITY OF HARRISONBURG - TREASURER
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 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
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 STORMWATER UTILITY FEE BILL**
 City of Harrisonburg
 Jeffrey L. Shafer, Treasurer
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RECEIVED OCT 30 2015

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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

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

DELINQUENT TAXES → \$0.00

TOTAL REAL ESTATE TAX DUE → \$2,380.32

***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

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 → \$2,495.82

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
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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
 JEFFREY L. SHAFER, TREASURER
 P.O. BOX 1007
 HARRISONBURG, VA 22803-1007

Address Service Requested

City of Harrisonburg
2016/2017 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL
1st Half Bill

RECEIVED NOV 08 2016

000545/3-S 4-B 1

SM VALLEY MALL LLC
 C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD CA 92018-0847

QUESTIONS, CONTACT INFORMATION
Payment options? Directions? TREASURER - 540.432.7705
Assessment questions? REAL ESTATE OFFICE - 540.432.7795
Stormwater questions? PUBLIC WORKS - 540.434.5928

YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010664	P1011923

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
EVELYN BYRD AVE	0	\$0.00	0	\$6.00/B.U.	\$0.00
TOTAL STORMWATER FEES DUE					\$0.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
EVELYN BYRD AVE	\$.78/100	1,859,700	0	1,859,700		\$7,252.83
TOTAL REAL ESTATE TAXES DUE						\$7,252.83

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/16
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/16
 10% INTEREST PER YEAR BEGINS 1/1/17
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/17

TOTAL DUE - December 5, 2016 \$7,252.83

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1st HALF 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082016400010664100014505663

PARCEL # P1011923

CURRENT REAL ESTATE TAXES	\$7,252.83
CURRENT STORMWATER FEE	\$0.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$7,252.83

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
 AND SEND TO:

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



SM VALLEY MALL LLC
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MORE INFO ON BACK →



CITY OF HARRISONBURG
 JEFFREY L. SHAFER, TREASURER
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 HARRISONBURG, VA 22803-1007

Address Service Requested

City of Harrisonburg
 2016/2017 REAL ESTATE TAX BILL AND
 STORMWATER UTILITY FEE BILL
 1ST Half Bill

SM VALLEY MALL LLC C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD, CA 92018

The Treasurer is responsible for the collection of all taxes and fees, NOT for the assessment of properties nor the stormwater fee. The Treasurer has no authority to set tax rates, fix valuations or make any changes to the tax roll or bill.

Please direct your real estate tax questions to the Commissioner of the Revenue at 540.432.7795.
 Please direct your stormwater fee questions to the Department of Public Works at 540.434.5928.

YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010665	P1012123

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST Half Bill
1925 E MARKET ST	1475513	0	2951	\$10.50/B.U.	\$8,853.00
TOTAL STORMWATER FEES DUE					\$8,853.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST Half Bill
1925 E MARKET ST	\$0.78/100	20,278,400	21,318,100	41,596,500	\$10,389.99	\$151,836.36
TOTAL REAL ESTATE TAXES DUE						\$151,836.36

TAX PAYMENT IS DUE ON OR BEFORE 12/05/2016
 10% PENALTY (\$10.00 min.) WILL BE ADDED
 10% INTEREST PER YEAR BEGINS 12/06/2016
 6% INTEREST ON STORMWATER FEE BEGINS

PAYMENTS	\$-0.00
DELINQUENT TAXES AND FEES	\$0.00

TOTAL DUE - December 05, 2015: 160,689.36

Please retain top portion for your records.

RETURN THIS PORTION WITH PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1ST Half 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

MAP # P1012123

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

CURRENT REAL ESTATE TAXES	\$151,836.36
CURRENT STORMWATER FEE	\$8,853.00
PAYMENTS	\$-0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$160,689.36

SM VALLEY MALL LLC C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD, CA 92018

MORE INFO ON BACK



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

Address Service Requested

City of Harrisonburg
2016/2017 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL
1st Half Bill

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000545/3--S 4--B 1

SM VALLEY MALL LLC
 C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD CA 92018-0847

QUESTIONS, CONTACT INFORMATION
Payment options? Directions? TREASURER - 540.432.7705
Assessment questions? REAL ESTATE OFFICE - 540.432.7795
Stormwater questions? PUBLIC WORKS - 540.434.5928

YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010666	P1012127

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
1925 E EVELYN BYRD AVE	10752	\$0.00	22	\$6.00/B.U.	\$66.00
TOTAL STORMWATER FEES DUE					\$66.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
1925 E EVELYN BYRD AVE	\$.78/100	661,200	0	661,200		\$2,578.68
TOTAL REAL ESTATE TAXES DUE						\$2,578.68

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/16
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/16
 10% INTEREST PER YEAR BEGINS 1/1/17
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/17

TOTAL DUE - December 5, 2016 \$2,644.68

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1st HALF 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082016400010666600005289368

PARCEL # P1012127

CURRENT REAL ESTATE TAXES	\$2,578.68
CURRENT STORMWATER FEE	\$66.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$2,644.68

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
 AND SEND TO:

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



SM VALLEY MALL LLC
 C/O THOMSON REUTERS
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 CARLSBAD CA 92018-0847

MORE INFO ON BACK →



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

Address Service Requested

2016 PERSONAL PROPERTY TAX BILL
City of Harrisonburg
Jeffrey L. Shafer, Treasurer
Due 12/5/16

RECEIVED NOV 08 2016

PROPERTY ID 44557
TAX YEAR: 2016

*021360/1--S 64--B 1

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

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 12/5/16	2017 Vehicle Lic. Fee	Total Taxes & Fees
07 FORD LGT CONVINTL	B	1FTRF14W17NA68704	8,450	3.50	295.75		295.75	40.00	335.75
99 MID ATLANTIC	B	5ANCD1226XR001718	200	3.50	7.00		7.00	33.50	40.50

CURRENT YR. DUE	302.75	73.50	376.25
DELINQUENT DUE			0.00

DUE DATE 12/5/16
10% PENALTY (\$10.00 min.) ADDED 12/6/16
4% INTEREST PER ANNUM BEGINS 1/1/17

TOTAL DUE (ON TIME) → 376.25
TOTAL DUE (IF LATE) → 406.53

PLEASE LOOK AT BACK PAGE FOR MORE IMPORTANT INFORMATION

Please retain top portion for your records. →

PLEASE MAIL THIS STUB WITH YOUR PAYMENT

2016

00044557

376.25

PROPERTY ID 44557

TAX PAYMENT IS DUE ON OR BEFORE 12/5/16
10% PENALTY (\$10.00 MIN.) ADDED 12/6/16
4% INTEREST PER ANNUM BEGINS 1/1/17

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	\$ 376.25
DELINQUENT TAX DUE	\$ 0.00
TOTAL DUE (ON TIME)	\$ 376.25
TOTAL DUE (IF LATE)	406.53

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

SM VALLEY MALL 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.