



Department of Finance

Property Tax Bill
Quarterly Statement

Activity through February 24, 2017

Owner name: OAC 550 OWNER LLC
Property address: 550 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 01291, 0010

Mailing address:
C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE.
NEW YORK, NY 10022-1106

Statement Billing Summary

Table with 2 columns: Description and Amount. Rows include Previous charges (\$8,723,776.60), Amount paid (\$-8,723,776.60), Interest (\$0.00), Unpaid charges (\$0.00), Current charges (\$2,480.96), and Total amount due by April 3, 2017 (\$2,480.96).

1400.01
40
84254

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



Please include this coupon if you pay by mail or in person. 1-01291-0010

Department of Finance

Total amount due by April 3, 2017

Pay today the easy way
nyc.gov/payonline

\$2,480.96

Amount enclosed:

Empty rectangular box for amount enclosed

#8828281 17022401#

C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE.
NEW YORK NY 10022-1106

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





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

Current Charges	Activity Date	Due Date	Amount
Bldg-Elevator 10129100010		04/01/2017	\$2,500.00
Credit Received	01/20/2017		\$-19.04
Total current charges			\$2,480.96

Annual Property Tax Detail

Tax class 4 - Commercial Property	Tax rate				
Current tax rate	10.5740%				
Estimated market value \$443,898,000	Billable assessed value	Tax rate		Taxes	
Tax before exemptions and abatements	\$165,643,110	X 10.5740%	=	\$17,515,102	
Tax before abatements				\$17,515,102	
Annual property tax				\$17,515,102	

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: 1-01291-0010. 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.





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Greener, Greater, Building Plan Compliance Notification

This property may be required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. To be certain you are required to benchmark, please check the 2017 Covered Building List: http://www.nyc.gov/html/gbee/html/plan/ll84_comply.shtml#1. 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>.

