

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
REAL ESTATE TAX ANALYSIS

ADMINISTRATIVE ACTION # 1

LEASE NO. GS-11B-12609

ADDRESS OF PREMISES

Crystal Gateway 4
200 12th Street South
Arlington, VA 22202-4304

THIS ADMINISTRATIVE ACTION implements section **2.06** Taxes of the Lease and is issued to memorialize a lump sum adjustment to/(from) the Lessor for Real Estate Taxes in accordance with the terms thereof. The Lessor has submitted a timely invoice in accordance with the terms of the Lease (as it may have been amended from time to time) and has submitted evidence of payment of taxes and other supporting documentation.

This unilateral Administrative Action is issued to memorialize refund due to the Government's for its share of real estate tax decrease as calculated herein, based on the information submitted by the Lessor and based on the Lessor's certified invoice, as follows:

RPC# 34-024-268

Assessed Value: as of 01/01/2016	83,205,200	<u>1.159</u>	
Comparison Year	January 1 - December 31	2016	\$964,348.27
Less Transportation tax per rate -	0.125		(\$104,006.50)
Stormwater tax per rate -	0.013		(\$10,816.68)
Less BID tax per rate -	0.043		(\$35,778.24)
COMPARISON YEAR			\$813,746.86
Assessed Value: as of 09/01/2014	76,714,600	<u>1.164</u>	
Base Year	January 1 - December 31	2014	\$892,957.94
Less Transportation tax	0.125		(\$95,893.25)
Stormwater tax	0.013		(\$9,972.90)
Less BID tax	0.043		(\$32,987.28)
BASE YEAR			\$754,104.52
INCREASE			\$59,642.34
PERCENTAGE OF GOVERNMENT OCCUPANCY			8.177740%
Amount Due to/(from) Lessor for this Administrative Action			\$4,877.40

The Lessor is entitled to a one-time lump sum payment in the amount calculated above payable with the next rent payment. The Lessor is responsible for notifying the Government of any changes in contact or payment information. The most recent information on record shows that Rent is currently payable to:

CESC Gateway Four LLC
Charles E. Smith Commerical Realty
2345 Crystal Drive
Arlington, VA 22202

This Administrative Action is not an amendment to the lease. All terms and conditions of the lease remain in full force and effect.

This Administrative Action was completed by the Budget Analyst, Anita Gay-Craig, who calculated the above adjustment amount that is due. The Lessor is solely responsible for the accuracy of the information that it submits and for compliance with the requirements of the Tax Clause of the lease, including the responsibility to identify for the Government the correct year and amount to be used as the "base year" under the terms of the lease. The Government reserves the right to make adjustments to this payment should the payment later be found to contain errors in calculation or to be based upon inaccurate assumptions or incorrect data.

For the purposes of processing Administrative Actions, use of The GSA Lease Amendment Form 12/12, has been discontinued. Escalation and reimbursements issued under the Lease Amendment Form 12/12 will now be executed under the Administrative Action Form.

In addition, the Government Contracting Officer (CO) has subscribed his or her name as of the above date solely for the purpose of authorizing payment as calculated herein by the Budget Analyst. The CO's signature is not evidence that the CO has investigated the accuracy of the calculations or of the information provided by the Lessor.

By: _____

(Signature)

Contracting Officer, GSA, NCR, PBS

(Official Title)

(Date)