

PIEDMONT DALLAS HOLDINGS, LP  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

RUBEN LERNER & REGINA ALTARAS JTWROS  
150 EAST 52ND STREET, 16TH FLOOR  
NEW YORK, NY 10022

|||||||

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999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

RUBEN LERNER & REGINA ALTARAS JTWROS  
150 EAST 52ND STREET, 16TH FLOOR  
NEW YORK, NY 10022

DEAR PARTNER:

ATTACHED IS YOUR COPY OF THE 2022 PARTNERSHIP FORM 1065 SCHEDULE K-1 AND SCHEDULE K-3. THESE SCHEDULES SUMMARIZE YOUR INFORMATION FROM THE PARTNERSHIP. THIS INFORMATION HAS BEEN PROVIDED TO THE INTERNAL REVENUE SERVICE WITH THE U.S. PARTNERSHIP RETURN OF INCOME, FORM 1065 AND SCHEDULE K-2. THE INFORMATION PROVIDED ON THESE SCHEDULES SHOULD BE ENTERED ON YOUR TAX RETURN, IN ACCORDANCE WITH THE INSTRUCTIONS FOR THE SCHEDULES K-1 AND K-3.

SCHEDULE K-3 COVERS A NUMBER OF TOPICS, SOME OF WHICH ARE RELEVANT TO INVESTORS OF THIS PARTNERSHIP AND SOME OF WHICH ARE NOT. TO THE EXTENT ANY SECTIONS OF THE SCHEDULE K-3 WERE DEEMED NOT APPLICABLE TO THE PARTNERS OF THIS PARTNERSHIP, THOSE PAGES OF THE FORM WERE EXCLUDED FROM YOUR INVESTOR PACKAGE.

THE FOOTNOTES AND STATEMENTS PROVIDE DISCLOSURES REQUIRED BY IRS REGULATIONS. THE TAX POSITIONS TAKEN BY THE PARTNERSHIP SHOULD NOT BE CONSTRUED AS TAX ADVICE. CONSULT YOUR TAX ACCOUNTANT REGARDING THESE STATEMENTS AND PROVIDE A COPY OF THESE SCHEDULES TO YOUR TAX RETURN PREPARER WITH YOUR OTHER TAX INFORMATION.

**PLEASE REVIEW THIS DOCUMENT CAREFULLY. IF YOU BELIEVE CORRECTIONS ARE REQUIRED, PLEASE CONTACT US NO LATER THAN MAY 15, 2023.**

FOR QUESTIONS REGARDING THIS TAX DOCUMENT, PLEASE REFERENCE THE FREQUENTLY ASKED QUESTIONS (FAQ) ON THE INVESTOR PORTAL. TO ACCESS THE INVESTOR PORTAL, GO TO [WWW.HARBORGROUPOINT.COM](http://WWW.HARBORGROUPOINT.COM), CLICK ON "INVESTORS". IF YOU NEED ASSISTANCE TO ACTIVATE OR LOG IN TO YOUR PORTAL ACCOUNT, OR NEED CORRECTIONS TO YOUR K-1, PLEASE CONTACT:

IN THE U.S.:  
STEVEN HEATHERLY  
(757) 333-4985  
[SHEATHERLY@HARBORG.COM](mailto:SHEATHERLY@HARBORG.COM)

IN ISRAEL:  
LAUREN NOAH  
(03) 753-8400  
[LNOAH@HARBORG.COM](mailto:LNOAH@HARBORG.COM)

WE THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

VERY TRULY YOURS,

PIEDMONT DALLAS HOLDINGS, LP

Schedule K-1  
(Form 1065)Department of the Treasury  
Internal Revenue Service

2022

For calendar year 2022, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

Partner's Share of Income, Deductions,  
Credits, etc.

See separate instructions.

## Part I Information About the Partnership

A Partnership's employer identification number  
86-2104860

B Partnership's name, address, city, state, and ZIP code

PIEDMONT DALLAS HOLDINGS, LP  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510C IRS center where partnership filed return:  
E-FILED ☐ Check if this is a publicly traded partnership (PTP)

## Part II Information About the Partner

E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instructions.)  
018-82-5117

F Name, address, city, state, and ZIP code for partner entered in E. See instructions.

RUBEN LERNER & REGINA ALTARAS JTWROS  
150 EAST 52ND STREET, 16TH FLOOR  
NEW YORK, NY 10022G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH1 ☒ Domestic partner ☐ Foreign partnerH2 ☐ If the partner is a disregarded entity (DE), enter the partner's:

TIN \_\_\_\_\_ Name \_\_\_\_\_

I1 What type of entity is this partner? INDIVIDUAL

I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	0.4776556 %	0.4776556 %
Loss	0.4776556 %	0.4776556 %
Capital	0.4776556 %	0.4776556 %

Check if decrease is due to sale or exchange of partnership interest ☐

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 0.	\$ 0.
Qualified nonrecourse financing	\$ 142,709.	\$ 142,747.
Recourse	\$ 0.	\$ 0.

Check this box if Item K includes liability amounts from lower-tier partnerships ☒

## L Partner's Capital Account Analysis

Beginning capital account	\$ 28,462.
Capital contributed during the year	\$
Current year net income (loss)	\$ -681.
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ (5,439.)
Ending capital account	\$ 22,342.

M Did the partner contribute property with a built-in gain (loss)?

☐ Yes ☒ No If "Yes," attach statement. See instructions.

## N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)

Beginning	\$
Ending	\$

Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items

1 Ordinary business income (loss)	0.	14 Self-employment earnings (loss)	A 0.
2 Net rental real estate income (loss)	-681.	15 Credits	
3 Other net rental income (loss)		16 Schedule K-3 is attached if checked <input checked="" type="checkbox"/>	
4a Guaranteed payments for services		17 Alternative min tax (AMT) items	
4b Guaranteed payments for capital		18 Tax-exempt income and nondeductible expenses	
4c Total guaranteed payments		19 Distributions	A 5,439.
5 Interest income		20 Other information	N * 5,178.
6a Ordinary dividends			V * -562.
6b Qualified dividends			Z * STMT
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)			
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain			
10 Net section 1231 gain (loss)			
11 Other income (loss)			
12 Section 179 deduction		21 Foreign taxes paid or accrued	
13 Other deductions			
22 <input type="checkbox"/> More than one activity for at-risk purposes*			
23 <input type="checkbox"/> More than one activity for passive activity purposes*			

\*See attached statement for additional information.

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SCHEDULE K-1 BUSINESS INTEREST EXPENSE, BOX 20, CODE N

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
BUSINESS INTEREST EXPENSE - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	5,178.
TOTAL TO SCHEDULE K-1, BOX 20, CODE N		5,178.

SCHEDULE K-1 UNRELATED BUSINESS TAXABLE INCOME, BOX 20, CODE V

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
UNRELATED TAXABLE BUSINESS INCOME - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	-562.
TOTAL TO SCHEDULE K-1, BOX 20, CODE V		-562.

SCHEDULE K-1 SECTION 199A INFORMATION, BOX 20, CODE Z

DESCRIPTION	AMOUNT
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - MILL CREEK FLARS - MCF EIN: 86-2104769	
RENTAL INCOME (LOSS)	-19.
UNADJUSTED BASIS OF ASSETS	10,437.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - THE HARLOWE -HLA EIN: 86-2104769	
RENTAL INCOME (LOSS)	-62.
UNADJUSTED BASIS OF ASSETS	14,156.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - 200 BRAEHILL APT - BRA EIN: 86-2104769	
RENTAL INCOME (LOSS)	-43.
UNADJUSTED BASIS OF ASSETS	16,792.
PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP RES - 7029 WEST APARTMENTS - WES EIN: 86-2104769	
RENTAL INCOME (LOSS)	-85.
UNADJUSTED BASIS OF ASSETS	25,631.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - WOODLAKE RESERVE - WLR  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	15.
UNADJUSTED BASIS OF ASSETS	15,082.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - THE SAMUEL - SAM  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	227.
UNADJUSTED BASIS OF ASSETS	19,707.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - RES AT WEST MINT - RWM  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	-128.
UNADJUSTED BASIS OF ASSETS	29,104.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - CORNERS AT CRYSTAL LAKE APT  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	-19.
UNADJUSTED BASIS OF ASSETS	11,524.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - 1303 MAIN APARTMENTS - TMA  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	-213.
UNADJUSTED BASIS OF ASSETS	11,301.

PASSTHROUGH - PIEDMONT DALLAS HOLDCO, LP  
 RES - LANE AT TOWNE CROSSING APT - L  
 EIN: 86-2104769

RENTAL INCOME (LOSS)	-354.
UNADJUSTED BASIS OF ASSETS	19,368.

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SCHEDULE K-1                      SECTION 199A ADDITIONAL INFORMATION

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THE SECTION 199A AMOUNTS TO BE USED IN THE CALCULATION OF QUALIFIED BUSINESS INCOME DEDUCTION ON YOUR 1040/1041 RETURN ARE REPORTED ON LINE 20, UNDER CODE Z. PLEASE CONSULT YOUR TAX ADVISOR REGARDING THE CALCULATION OF THE QUALIFIED BUSINESS INCOME DEDUCTION, INCLUDING THE POSSIBLE AGGREGATIONS AND LIMITATIONS THAT MAY APPLY AND THE FILING OF THE 1.199A-4(C)(2)(I) ANNUAL DISCLOSURE STATEMENT.

SCHEDULE K-1                      CURRENT YEAR NET INCOME (LOSS) AND  
OTHER INCREASES (DECREASES)

DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	-681.	
SCHEDULE K-1 INCOME SUBTOTAL		-681.
NET INCOME (LOSS) PER SCHEDULE K-1		-681.

## SCHEDULE K-1

## FOOTNOTES

## PARTNER FOOTNOTES FOR SECTION 199(A)

PURSUANT TO FINALIZED REGULATION SECTION 1.199A-1 THE PARTNERSHIP IS CONSIDERED A RELEVANT PASSTHROUGH ENTITY ("RPE") AND IS REQUIRED TO DETERMINE AND REPORT CERTAIN INFORMATION ATTRIBUTABLE TO ANY TRADES OR BUSINESSES IN WHICH IT IS DIRECTLY OR INDIRECTLY ENGAGED. WITH RESPECT TO EACH TRADE OR BUSINESS IN WHICH THE PARTNERSHIP IS DIRECTLY ENGAGED, THE FOLLOWING INFORMATION IS BEING REPORTED TO YOU:

1. CLASSIFICATION AS A QUALIFIED TRADE OR BUSINESS ("QTB") OR A SPECIFIED SERVICE TRADE OR BUSINESS ("SSTB")

2. YOUR ALLOCABLE SHARE OF QUALIFIED ITEMS OF INCOME, GAIN, DEDUCTION AND LOSS ("QUALIFIED BUSINESS INCOME" OR "QBI")

3. YOUR ALLOCABLE SHARE OF W-2 WAGES

4. YOUR ALLOCABLE SHARE OF UNADJUSTED BASIS IMMEDIATELY AFTER ACQUISITION ("UBIA") OF QUALIFIED PROPERTY TO THE EXTENT THE PARTNERSHIP HAS AGGREGATED ANY TRADES OR BUSINESSES, THE INFORMATION RELATED TO THAT AGGREGATION HAS BEEN REPORTED TO YOU ON AN ATTACHMENT TO YOUR SCHEDULE K-1. THE AMOUNTS REPORTED ON LINE 20Z FOR EACH TRADE OR BUSINESS DO NOT INCLUDE SECTION 1231 GAINS OR LOSSES. THE TREATMENT OF SECTION 1231 GAINS OR LOSSES FOR PURPOSES OF SECTION 199A IS MADE BY THE INDIVIDUAL, TRUST, OR ESTATE CLAIMING THE SECTION 199A DEDUCTION. THEREFORE, SECTION 1231 GAINS OR LOSSES HAVE BEEN SEPARATELY PROVIDED.

YOUR TOTAL ALLOCABLE SHARE OF 199A RENTAL INCOME (LOSS) IS:	-681.
YOUR TOTAL ALLOCABLE SHARE OF 1231 GAIN (LOSS) IS:	0.
YOUR TOTAL ALLOCABLE SHARE OF REIT DIVIDENDS IS:	0.
YOUR TOTAL ALLOCABLE SHARE OF THE UNADJUSTED BASIS OF ASSETS IS:	173,100.

PLEASE CONSULT YOUR TAX ADVISOR.

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PARTNER FOOTNOTES FOR SECTION 163(J)

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THE PARTNERSHIP HAS INVESTED IN ANOTHER PARTNERSHIP THAT ELECTED UNDER SECTION 163(J)(7)(B) TO TREAT THE FOLLOWING REAL PROPERTY TRADE(S) OR BUSINESS(ES) AS AN "ELECTING REAL PROPERTY TRADE OR BUSINESS" AND THEREFORE, TO THE EXTENT INTEREST EXPENSE IS PROPERLY ALLOCABLE TO THE ELECTING REAL PROPERTY TRADE(S) OR BUSINESS(ES), SUCH INTEREST IS NOT SUBJECT TO THE INTEREST LIMITATION RULES OF SECTION 163(J). A PARTNER'S SECTION 163(J) ITEMS FROM SUCH PARTNERSHIP (I.E., BUSINESS INTEREST EXPENSE, BUSINESS INTEREST INCOME, AND ITEMS OF ADJUSTED TAXABLE INCOME) ARE EXCLUDED FROM THE PARTNER'S SECTION 163(J) DEDUCTION CALCULATION.

PLEASE CONSULT YOUR TAX ADVISOR.



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UNRELATED BUSINESS TAXABLE INCOME

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PARTNERSHIP INCOME (LOSS) AND GAIN (LOSS) ARE UNRELATED DEBT FINANCED INCOME(UDFI) UNDER SECTION 514(A). FOR TAX EXEMPT PARTNERS, YOUR SHARE OF THE INCOME AND EXPENSES REPORTED TO YOU ON SCHEDULE K-1 THAT IS CONSIDERED UNRELATED BUSINESS TAXABLE INCOME IS:

NET RENTAL REAL ESTATE INCOME (LOSS)

-562.

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THE AMOUNT REPORTED AS YOUR TAX BASIS CAPITAL ACCOUNT IS NOT INTENDED TO REPRESENT YOUR OUTSIDE TAX BASIS IN YOUR PARTNERSHIP INTEREST. PLEASE CONSULT YOUR TAX ADVISOR.

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FOR FOREIGN TAXPAYERS, REFERENCE THE ATTACHED SCHEDULE K-3 TO ASSIST WITH DETERMINING WHETHER INCOME IS CONSIDERED EFFECTIVELY CONNECTED WITH THE CONDUCT OF A U.S. TRADE OR BUSINESS.

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YOUR ALLOCABLE SHARE OF INTEREST INCOME IS AS FOLLOWS:

PORTFOLIO INTEREST:

0.

OTHER INTEREST INCOME:

0.

TOTAL INTEREST INCOME:

0.

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THE FOLLOWING STATES ARE ATTACHED TO YOUR K-1 IN ACCORDANCE WITH THE FILING REQUIREMENTS OF THESE JURISDICTIONS:

NY, NJ, PA

DURING THE YEAR THE PARTNERSHIP DID NOT CONDUCT BUSINESS NOR DERIVE INCOME FROM ANY OF THESE STATES. IF YOU ARE NOT A RESIDENT OF THESE STATES YOU MAY NOT BE REQUIRED TO FILE A RETURN IN THESE JURISDICTIONS SOLELY BASED OFF OF THE INFORMATION OF THE PARTNERSHIP.

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YOUR ALLOCABLE SHARE OF CURRENT TAX DEPRECIATION EXPENSE IS:

5,508.

Schedule K-3  
(Form 1065)

Department of the Treasury  
Internal Revenue Service

Partner's Share of Income, Deductions,  
Credits, etc.-International

For calendar year 2022, or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_  
See separate instructions.

OMB No. 1545-0123

2022

Information About the Partnership

A Partnership's employer identification number (EIN)

86-2104860

B Partnership's name, address, city, state, and ZIP code

PIEDMONT DALLAS HOLDINGS, LP  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

Information About the Partner

C Partner's SSN or Taxpayer Identification Number (TIN) (Do not use TIN of a disregarded entity. See instructions.)

018-82-5117

D Name, address, city, state, and ZIP code for partner entered in C. See instr.

RUBEN LERNER & REGINA ALTARAS JTWROS  
150 EAST 52ND STREET, 16TH FLOOR  
NEW YORK, NY 10022

E Check to indicate the parts of Schedule K-3 that apply.

	Yes	No
1 Does Part I apply? If "Yes," complete and attach Part I .....		X
2 Does Part II apply? If "Yes," complete and attach Part II .....	X	
3 Does Part III apply? If "Yes," complete and attach Part III .....	X	
4 Does Part IV apply? If "Yes," complete and attach Part IV .....	X	
5 Does Part V apply? If "Yes," complete and attach Part V .....		X
6 Does Part VI apply? If "Yes," complete and attach Part VI .....		X
7 Does Part VII apply? If "Yes," complete and attach Part VII .....		X
8 Does Part VIII apply? If "Yes," complete and attach Part VIII .....		X
9 Does Part IX apply? If "Yes," complete and attach Part IX .....	X	
10 Does Part X apply? If "Yes," complete and attach Part X .....	X	
11 Does Part XI apply? If "Yes," complete and attach Part XI .....		X
12 Reserved for future use .....		
13 Does Part XIII apply? If "Yes," complete and attach Part XIII .....		X

For IRS Use Only

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

www.irs.gov/Form1065

Schedule K-3 (Form 1065) 2022

LHA

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part I Partner's Share of Partnership's Other Current Year International Information**

Check box(es) for additional specified attachments. See instructions.

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> 1. Gain on personal property sale | <input type="checkbox"/> 5. High-taxed income                 | <input type="checkbox"/> 8. Form 5471 information      | <input type="checkbox"/> 11. Dual consolidated loss    |
| <input type="checkbox"/> 2. Foreign oil and gas taxes      | <input type="checkbox"/> 6. Section 267A disallowed deduction | <input type="checkbox"/> 9. Other forms                | <input type="checkbox"/> 12. Form 8865 information     |
| <input type="checkbox"/> 3. Splitter arrangements          | <input type="checkbox"/> 7. Form 8858 information             | <input type="checkbox"/> 10. Partner loan transactions | <input type="checkbox"/> 13. Other international items |
| <input type="checkbox"/> 4. Foreign tax translation        |   |  | (attach description and statement)                     |

**Part II Foreign Tax Credit Limitation****Section 1 - Gross Income**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>1</b> Sales							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>2</b> Gross income from performance of services							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>3</b> Gross rental real estate income							
<b>A</b> US	19,880.	0.	0.	0.	0.	0.	19,880.
<b>B</b>							
<b>C</b>							
<b>4</b> Other gross rental income							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>5</b> Guaranteed payments .....							
<b>6</b> Interest income							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>7</b> Ordinary dividends (exclude amount on line 8)							
<b>A</b>							
<b>B</b>							
<b>C</b>							

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>8</b> Qualified dividends							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>9</b> Reserved for future use .....							
<b>10</b> Royalties and license fees							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>11</b> Net short-term capital gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>12</b> Net long-term capital gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>13</b> Collectibles (28%) gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>14</b> Unrecaptured section 1250 gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							
<b>15</b> Net section 1231 gain							
<b>A</b>							
<b>B</b>							
<b>C</b>							

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 1 - Gross Income** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>16</b> Section 986(c) gain .....							
<b>17</b> Section 987 gain .....							
<b>18</b> Section 988 gain .....							
<b>19</b> Section 951(a) inclusions							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>20</b> Other income (see instructions)							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>21</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>22</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>23</b> Reserved for future use							
<b>A</b> .....							
<b>B</b> .....							
<b>C</b> .....							
<b>24</b> <b>Total gross income</b> (combine lines 1 through 23) .....	<b>19,880.</b>						<b>19,880.</b>
<b>A</b> US .....	<b>19,880.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>0.</b>	<b>19,880.</b>
<b>B</b> .....							
<b>C</b> .....							

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 2 - Deductions**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
25 Expenses allocable to sales income ...							
26 Expenses allocable to gross income from performances of services .....							
27 Net short-term capital loss .....							
28 Net long-term capital loss .....							
29 Collectibles loss .....							
30 Net section 1231 loss .....							
31 Other losses .....							
32 Research & experimental (R&E) expenses							
A SIC code: .....							
B SIC code: .....							
C SIC code: .....							
33 Allocable rental expenses - depreciation, depletion, and amortization .....	5,705.						5,705.
34 Allocable rental expenses - other than depreciation, depletion, and amortization .....	9,677.						9,677.
35 Allocable royalty and licensing expenses - depreciation, depletion, and amortization .....							
36 Allocable royalty and licensing expenses - other than depreciation, depletion, and amortization .....							
37 Depreciation not included on line 33 or 35 .....							
38 Charitable contributions .....							
39 Interest expense specifically allocable under Regulations section 1.861-10(e)							
40 Other interest expense specifically allocable under Regulations section 1.861-10T .....							
41 Other interest expense - business .....						5,178.	5,178.
42 Other interest expense - investment ...							
43 Other interest expense - passive activity							
44 Section 59(e)(2) expenditures, excluding R&E expenses on line 32 .....							
45 Foreign taxes not creditable but deductible .....							

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part II Foreign Tax Credit Limitation** (continued)**Section 2 - Deductions** (continued)

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code )		
<b>46</b> Section 986(c) loss .....							
<b>47</b> Section 987 loss .....							
<b>48</b> Section 988 loss .....							
<b>49</b> Other allocable deductions (see instructions) .....							
<b>50</b> Other apportioned share of deductions (see instructions) .....							
<b>51</b> Reserved for future use .....							
<b>52</b> Reserved for future use .....							
<b>53</b> Reserved for future use .....							
<b>54 Total deductions</b> (combine lines 25 through 53) .....	<b>15,382.</b>					<b>5,178.</b>	<b>20,560.</b>
<b>55 Net income (loss)</b> (subtract line 54 from line 24) .....	<b>4,498.</b>					<b>-5,178.</b>	<b>-680.</b>

**Part III Other Information for Preparation of Form 1116 or 1118****Section 1 - R&E Expenses Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code ) (country code )		
<b>1</b> Gross receipts by SIC code							
<b>A</b> SIC code: .....							
<b>B</b> SIC code: .....							
<b>C</b> SIC code: .....							
<b>E</b> SIC code: .....							
<b>E</b> SIC code: .....							
<b>F</b> SIC code: .....							
<b>2</b> Exclusive apportionment with respect to total R&E expenses entered on Part II, line 32. Enter the following.							
<b>A</b> R&E expense with respect to activity performed in the United States							
(i) SIC code: .....						<b>2A(i)</b>	
(ii) SIC code: .....						<b>2A(ii)</b>	
(iii) SIC code: .....						<b>2A(iii)</b>	
<b>B</b> R&E expense with respect to activity performed outside the United States							
(i) SIC code: .....						<b>2B(i)</b>	
(ii) SIC code: .....						<b>2B(ii)</b>	
(iii) SIC code: .....						<b>2B(iii)</b>	

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part III Other Information for Preparation of Form 1116 or 1118** (continued)**Section 2 - Interest Expense Apportionment Factors**

Description	(a) U.S. source	Foreign Source				(f) Sourced by partner	(g) Total
		(b) Foreign branch category income	(c) Passive category income	(d) General category income	(e) Other (category code _____ ) (country code _____ )		
<b>1</b> Total average value of assets .....	<b>152,590.</b>						<b>152,590.</b>
<b>2</b> Sections 734(b) and 743(b) adjustment to assets - average value .....							
<b>3</b> Assets attracting directly allocable interest expense under Regulations section 1.861-10(e) .....							
<b>4</b> Other assets attracting directly allocable interest expense under Regulations section 1.861-10T .....							
<b>5</b> Assets excluded from apportionment formula .....							
<b>6a</b> Total assets used for apportionment (subtract the sum of lines 3, 4, and 5 from the sum of lines 1 and 2) .....	<b>152,590.</b>						<b>152,590.</b>
<b>b</b> Assets attracting business interest expense .....							
<b>c</b> Assets attracting investment interest expense .....							
<b>d</b> Assets attracting passive activity interest expense .....							
<b>7</b> Basis in stock of 10%-owned noncontrolled foreign corporations (see attachment) .....							
<b>8</b> Basis in stock of CFCs (see attachment) .....							

**Section 3 - Foreign-Derived Intangible Income (FDII) Deduction Apportionment Factors**

Description	(a) U.S. source	Foreign Source			(e) Sourced by partner	(f) Total
		(b) Passive category income	(c) General category income	(d) Other (category code _____ ) (country code _____ )		
<b>1</b> Foreign-derived gross receipts .....						
<b>2</b> Cost of goods sold .....						
<b>3</b> Partnership deductions allocable to foreign-derived gross receipts .....						
<b>4</b> Other partnership deductions apportioned to foreign-derived gross receipts .....						



Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part IV Information on Partner's Section 250 Deduction With Respect to Foreign-Derived Intangible Income (FDII)****Section 1 - Information To Determine Deduction Eligible Income (DEI) and Qualified Business Asset Investment (QBAI) on Form 8993**

<b>1</b> Net income (loss) .....	<b>1</b>	<b>-681.</b>
<b>2a</b> DEI gross receipts .....	<b>2a</b>	
<b>b</b> DEI cost of goods sold (COGS) .....	<b>2b</b>	
<b>c</b> DEI properly allocated and apportioned deductions .....	<b>2c</b>	
<b>3</b> Section 951(a) inclusions .....	<b>3</b>	
<b>4</b> CFC dividends .....	<b>4</b>	
<b>5</b> Financial services income .....	<b>5</b>	
<b>6</b> Domestic oil and gas extraction income .....	<b>6</b>	
<b>7</b> Foreign branch income .....	<b>7</b>	
<b>8</b> Partnership QBAI .....	<b>8</b>	

**Section 2 - Information To Determine Foreign-Derived Deduction Eligible Income on Form 8993 (see instructions)**

	(a) Foreign-derived income from all sales of general property	(b) Foreign-derived income from all sales of intangible property	(c) Foreign-derived income from all services	(d) Total (add columns (a) through (c))
<b>9</b> Gross receipts .....				
<b>10</b> COGS .....				
<b>11</b> Allocable deductions .....				
<b>12</b> Other apportioned deductions .....			<b>12</b>	

**Section 3 - Other Information for Preparation of Form 8993**

	(a) DEI	(b) FDDEI	(c) Total
<b>13</b> Interest deductions			
<b>A</b> A Interest expense specifically allocable under Regulations section 1.861-10(e) .....			
<b>B</b> Other interest expense specifically allocable under Regulations section 1.861-10T .....			
<b>C</b> Other interest expense .....			
<b>14</b> Interest expense apportionment factors			
<b>A</b> Total average value of assets .....			
<b>B</b> Sections 734(b) and 743(b) adjustment to assets - average value .....			
<b>C</b> Assets attracting directly allocable interest expense under Regulations section 1.861-10(e) .....			
<b>D</b> Other assets attracting directly allocable interest expense under Regulations section 1.861-10T .....			
<b>E</b> Assets excluded from apportionment formula .....			
<b>F</b> Total assets used for apportionment (the sum of lines 14C, 14D, and 14E subtracted from the sum of lines 14A and 14B) ...			
R&E expenses apportionment factors			
<b>15</b> Gross receipts by SIC code			
<b>A</b> SIC code: .....			
<b>B</b> SIC code: .....			
<b>C</b> SIC code: .....			
<b>16</b> R&E expenses by SIC code			
<b>A</b> SIC code: .....			<b>16A</b>
<b>B</b> SIC code: .....			<b>16B</b>
<b>C</b> SIC code: .....			<b>16C</b>

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part VIII Partner's Interest in Foreign Corporation Income (Section 960)**

- A** EIN or reference ID number of controlled foreign corporation \_\_\_\_\_ **B** Separate category. See instructions \_\_\_\_\_
- C** If PAS was entered on line B, applicable grouping under Regulations section 1.904-4(c). See instructions \_\_\_\_\_
- D** Box is checked if there is more than one source country for a line. See attachment and instructions \_\_\_\_\_
- E** Box is checked if U.S. source income \_\_\_\_\_
- F** Box is checked if FORI or FOGEI \_\_\_\_\_

Amounts are in functional currency unless otherwise noted. See instructions.	(i) Country code	(ii) Partner's share of net income	(iii) Reserved for future use	(iv) Reserved for future use
<b>1</b> Subpart F income groups				
<b>a</b> Dividends, interest, rents, royalties, and annuities (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>b</b> Net gain from certain property transactions (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>c</b> Net gain from commodities transactions (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>d</b> Net foreign currency gain (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>e</b> Income equivalent to interest (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>f</b> Other _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>g</b> Foreign base company sales income (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>h</b> Foreign base company services income (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>i</b> Full inclusion foreign base company income (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>j</b> Insurance income (total) _____				
<b>(1)</b> Unit: _____				
<b>(2)</b> Unit: _____				
<b>k</b> International boycott income (total) _____				
<b>l</b> Bribes, kickbacks, and other payments (total) _____				
<b>m</b> Section 901(j) (total) _____				

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part VIII Partner's Interest in Foreign Corporation Income (Section 960)** (continued)

Amounts are in functional currency unless otherwise noted. See instructions.		(i) Country code	(ii) Partner's share of net income	(iii) Reserved for future use	(iv) Reserved for future use
<b>2</b>	Recaptured subpart F income .....				
<b>3</b>	Tested income group (total) .....				
	(1) Unit: .....				
	(2) Unit: .....				
<b>4</b>	Residual income group (total) .....				
	(1) Unit: .....				
	(2) Unit: .....				
<b>5</b>	Total .....				

**Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)****Section 1 - Applicable Taxpayer** (see instructions)

Description	(a) Total	(b) Total ECI gross receipts	(c) Total non-ECI gross receipts
<b>1</b> Gross receipts for section 59A(e) .....	19,880.	19,880.	
<b>2</b> Gross receipts for the first preceding year .....	15,352.	15,352.	
<b>3</b> Gross receipts for the second preceding year .....			
<b>4</b> Gross receipts for the third preceding year .....			
<b>5</b> Amounts included in the denominator of the base erosion percentage as described in Regulations section 1.59A-2(e)(3) .....			

**Section 2 - Base Erosion Payments and Base Erosion Tax Benefits** (see instructions)

Description	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
<b>6</b> Reserved for future use .....			
<b>7</b> Reserved for future use .....			
<b>8</b> Purchase or creations of property rights for intangibles (patents, trademarks, etc.) .....			
<b>9</b> Rents, royalties, and license fees .....			
<b>10 a</b> Compensation/consideration paid for services <b>not</b> excepted by section 59A(d)(5) .....			
<b>b</b> Compensation/consideration paid for services excepted by section 59A(d)(5) .....			
<b>11</b> Interest expense .....			
<b>12</b> Payments for the purchase of tangible personal property .....			
<b>13</b> Premiums and/or other considerations paid or accrued for insurance and reinsurance as covered by sections 59A(d)(3) and 59A(c)(2)(A)(iii) .....			
<b>14 a</b> Nonqualified derivative payments .....			
<b>b</b> Qualified derivative payments excepted by section 59A(h) .....			
<b>15</b> Payments reducing gross receipts made to surrogate foreign corporation .....			
<b>16</b> Other payments-specify: .....			
<b>17</b> Base erosion tax benefits related to payments reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at the 30% (0.30) statutory withholding tax rate .....			

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part IX Partner's Information for Base Erosion and Anti-Abuse Tax (Section 59A)** (continued)**Section 2 - Base Erosion Payments and Base Erosion Tax Benefits** (see instructions) (continued)

	(a) Total	(b) Total base erosion payments	(c) Total base erosion tax benefits
<b>18</b> Portion of base erosion tax benefits reported on lines 6 through 16, on which tax is imposed by section 871 or 881, with respect to which tax has been withheld under section 1441 or 1442 at reduced withholding rate pursuant to income tax treaty. Multiply ratio of percentage withheld divided by 30% (0.30) times tax benefit. See instructions .....			
<b>19 Total base erosion tax benefits</b> (subtract the sum of lines 17 and 18 from the sum of lines 8 through 16)			
<b>20</b> Reserved for future use .....			
<b>21</b> Reserved for future use .....			
<b>22</b> Reserved for future use .....			

**Part X Foreign Partner's Character and Source of Income and Deductions****Section 1 - Gross Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
<b>1</b> Ordinary business income (gross) .....							
<b>2</b> Gross rental real estate income .....							
<b>3</b> Other gross rental income .....	<b>19,880.</b>		<b>19,880.</b>				
<b>4</b> Guaranteed payments for services .....							
<b>5</b> Guaranteed payments for use of capital .....							
<b>6</b> Interest income .....							
<b>7</b> Dividends .....							
<b>8</b> Dividend equivalents .....							
<b>9</b> Royalties and license fees .....							
<b>10</b> Net short-term capital gain .....							
<b>11</b> Net long-term capital gain .....							
<b>12</b> Collectibles (28%) gain .....							
<b>13</b> Unrecaptured section 1250 gain .....							
<b>14</b> Net section 1231 gain .....							
<b>15</b> Reserved for future use .....							
<b>16</b> Reserved for future use .....							
<b>17</b> Reserved for future use .....							
<b>18</b> Reserved for future use .....							
<b>19</b> Reserved for future use .....							
<b>20</b> Other income (loss) not included on lines 1 through 19 .....							
<b>21 Gross income</b> (sum of lines 1 through 20) .....	<b>19,880.</b>		<b>19,880.</b>				

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part X Foreign Partner's Character and Source of Income and Deductions** (continued)**Section 2 - Deductions, Losses, and Net Income**

Description	(a) Total	(b) Partner determination	Partnership Determination				
			ECI		Non-ECI		
			(c) U.S. source	(d) Foreign source	(e) U.S. source (FDAP)	(f) U.S. source (other)	(g) Foreign source
<b>1</b> Expenses related to ordinary business income (gross) .....							
<b>2</b> Research and experimental expenses .....							
<b>3</b> Expenses from rental real estate .....	<b>15,382.</b>		<b>15,382.</b>				
<b>4</b> Expenses from other rental activities .....							
<b>5</b> Royalty and licensing expenses .....							
<b>6</b> Section 179 deduction .....							
<b>7</b> Interest expense on U.S.-booked liabilities .....	<b>5,178.</b>		<b>5,178.</b>				
<b>8</b> Interest expense directly allocable under Regulations sections 1.882-5(a)(1)(ii)(B) and 1.861-10T .....							
<b>9</b> Other interest expense .....							
<b>10</b> Section 59(e)(2) expenditures .....							
<b>11</b> Net short-term capital loss .....							
<b>12</b> Net long-term capital loss .....							
<b>13</b> Collectibles loss .....							
<b>14</b> Net section 1231 loss .....							
<b>15</b> Other losses							
<b>(1)</b>							
<b>(2)</b>							
<b>16</b> Charitable contributions .....							
<b>17</b> Other:							
<b>18</b> Other:							
<b>19</b> Reserved for future use .....							
<b>20</b> Reserved for future use .....							
<b>21</b> Reserved for future use .....							
<b>22</b> Reserved for future use .....							
<b>23</b> Reserved for future use .....							
<b>24</b> <b>Total</b> (sum of lines 1 through 23) .....	<b>20,560.</b>		<b>20,560.</b>				
<b>25</b> <b>Net income (loss)</b> (line 21 (Section 1) minus line 24 (Section 2)) .....	<b>-680.</b>						

Name of partnership <b>PIEDMONT DALLAS HOLDINGS, LP</b>	EIN <b>86-2104860</b>	Name of partner <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b>	SSN or TIN <b>018-82-5117</b>
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**Part X Foreign Partner's Character and Source of Income and Deductions** (continued)**Section 3 - Allocation and Apportionment Methods for Deductions**

<b>1</b> Gross income <b>a</b> Gross ECI ..... <b>19,880.</b> <b>b</b> Worldwide gross income ..... <b>19,880.</b>			<b>6</b> Reserved for future use <table border="1"> <tr> <td></td> <td>(i)</td> <td>(ii)</td> <td>(iii)</td> </tr> <tr> <td><b>a</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>b</b></td> <td></td> <td></td> <td></td> </tr> </table>				(i)	(ii)	(iii)	<b>a</b>				<b>b</b>			
	(i)	(ii)	(iii)														
<b>a</b>																	
<b>b</b>																	
<b>2</b> Assets <b>a</b> Average U.S. assets (inside basis) ..... <b>152,590.</b> <b>b</b> Worldwide assets ..... <b>152,590.</b>			<b>7</b> Other allocation and apportionment key <table border="1"> <tr> <td></td> <td>(i) Key/Factor</td> <td>(ii) Allocation</td> </tr> <tr> <td><b>a</b></td> <td></td> <td></td> </tr> <tr> <td><b>b</b></td> <td></td> <td></td> </tr> </table>				(i) Key/Factor	(ii) Allocation	<b>a</b>			<b>b</b>					
	(i) Key/Factor	(ii) Allocation															
<b>a</b>																	
<b>b</b>																	
<b>3</b> Liabilities <b>a</b> U.S.-booked liabilities of partnership ..... <b>143,659.</b> <b>b</b> Directly allocated partnership indebtedness ..... <b>143,659.</b>			<b>8</b> Other allocation and apportionment key <table border="1"> <tr> <td></td> <td>(i) Key/Factor</td> <td>(ii) Allocation</td> </tr> <tr> <td><b>a</b></td> <td></td> <td></td> </tr> <tr> <td><b>b</b></td> <td></td> <td></td> </tr> </table>				(i) Key/Factor	(ii) Allocation	<b>a</b>			<b>b</b>					
	(i) Key/Factor	(ii) Allocation															
<b>a</b>																	
<b>b</b>																	
<b>4</b> Personnel <b>a</b> Personnel of U.S. trade or business ..... <b>b</b> Worldwide personnel .....																	
<b>5</b> Gross receipts from sales or services by SIC code <table border="1"> <tr> <td>(i) SIC code</td> <td>(ii) ECI</td> <td>(iii) Worldwide</td> </tr> <tr> <td><b>a</b></td> <td></td> <td></td> </tr> <tr> <td><b>b</b></td> <td></td> <td></td> </tr> </table>			(i) SIC code	(ii) ECI	(iii) Worldwide	<b>a</b>			<b>b</b>								
(i) SIC code	(ii) ECI	(iii) Worldwide															
<b>a</b>																	
<b>b</b>																	

**Section 4 - Reserved for Future Use**

Reserved	(a)	(b)	(c)
<b>1</b> Reserved for future use .....			
<b>2</b> Reserved for future use .....			
<b>3</b> Reserved for future use .....			
<b>4</b> Reserved for future use .....			
<b>5</b> Reserved for future use .....			
<b>6</b> Reserved for future use .....			
<b>7</b> Reserved for future use .....			
<b>8</b> Reserved for future use .....			
<b>9</b> Reserved for future use .....			
<b>10</b> Reserved for future use .....			

**2022 Partner's Share of**  
**N.C. Income, Adjustments, and Credits**  
North Carolina Department of Revenue

DOR  
Use  
Only

Use Form D-403 NC K-1 to report each partner's share of the partnership's income (loss), N.C. adjustments, N.C. tax credits, etc. Each partner should keep Form D-403 NC K-1, Form NC K-1 Supplemental Schedule, and any other information provided to them by the partnership for their records. The partner is not required to attach the information to their N.C. tax return unless specifically required to do so.

For calendar year or fiscal year beginning **01 01 22** and ending **12 31 22**

Information About the Partnership	
<b>Partnership's Federal Employer ID Number</b> <b>862104860</b>	<b>Partnership's Name, Address, and ZIP Code</b>  <b>PIEDMONT DALLAS HOLDINGS LP</b> <b>999 WATERSIDE DRIVE SUITE 2300</b> <b>NORFOLK VA 23510</b>
Is the Partnership a Taxed Partnership?  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Information About the Partner	
<b>Partner's Identifying Number</b> <b>018825117</b>	<b>Partner's Name, Address, and ZIP Code</b>  <b>RUBEN LERNER &amp; REGINA ALTARAS JTW</b> <b>150 EAST 52ND STREET 16TH FLOOR</b> <b>NEW YORK NY 10022</b>
Is the Partner a N.C. Resident?  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If the partner is a disregarded entity, enter the name and taxpayer identification number of the disregarded entity below:  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border-bottom: 1px solid black;"></div> <div style="width: 45%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> <span>Name of Disregarded Entity</span> <span>Taxpayer Identification Number of Disregarded Entity</span> </div>	

**A. All Partners**

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
1. Share of Partnership Income (Loss)	- 681	(This amount should already be included in federal adjusted gross income)
2. Additions to Income (Loss)	449	Form D-400 Schedule S, Part A
3. Deductions from Income (Loss)	4091	Form D-400 Schedule S, Part B
4. Share of Tax Credits	0	Form D-400TC
5. Share of Tax Withheld from Compensation Paid for Services Performed in N.C.	0	Form D-400, Line 20 (N.C. residents only)

**B. Nonresidents Only**

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
6. Portion of Line 1 Above From N.C. Sources	- 340	Form D-400 Schedule PN, Column B, Line 11
7. Portion of Line 2 Above Attributable to N.C. Source Income	449	Form D-400 Schedule PN, Column B, Part B, or Form D-400 Schedule PN-1, Column B, Part A
8. Portion of Line 3 Above Attributable to N.C. Source Income	4091	Form D-400 Schedule PN, Column B, Part B, or Form D-400 Schedule PN-1, Column B, Part B
9. Nonresident's Share of Net Tax Paid by the Manager of the Partnership	0	Form D-400, Line 21c

**C. Taxed Partnerships Only**

Partner's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
10. Share of North Carolina Taxable Income, if the amount is less than zero	0	Form D-400 Schedule S, Part A (all partners) and Form D-400 Schedule PN-1, Column B, Part A (nonresidents only)
11. Share of North Carolina Taxable Income, if the amount is greater than zero	0	Form D-400 Schedule S, Part B (all partners) and Form D-400 Schedule PN-1, Column B, Part B (nonresidents only)

**NC K-1 (39)  
Supplemental  
Schedule**

8-23-22

**2022 Owner or Beneficiary's Share  
of N.C. Additions and Deductions**  
North Carolina Department of Revenue

DOR  
Use  
Only

A pass-through entity, estate, or trust that reported N.C. additions or N.C. deductions to an owner or beneficiary on a NC K-1 form must provide each owner or beneficiary the information necessary for the owner or beneficiary to prepare the appropriate N.C. tax return. The pass-through entity, estate, or trust may use this schedule to provide the necessary information to the owner or beneficiary. (For more information, see the instructions for the appropriate N.C. tax return.)

Entity's Legal Name <b>PIEDMONT DALLAS HOLDINGS LP</b>		Federal Employer ID Number <b>862104860</b>	
Individual Owner or Beneficiary's First Name <b>RUBEN LERNER</b>	M.I. <b></b>	Individual Owner or Beneficiary's Last Name <b>ALTARAS JTWROS</b>	Individual Owner or Beneficiary's SSN <b>018825117</b>
Non-Individual Owner or Beneficiary's Legal Name <b></b>		Federal Employer ID Number <b></b>	

Part A. Additions to Income		COLUMN A Enter the Amount from all Sources	COLUMN B Enter the Amount from N.C. Sources
1.	Interest Income From Obligations of States Other Than North Carolina	0	0
2.	Deferred Gains Reinvested Into an Opportunity Fund	0	0
3.	Bonus Depreciation	449	449
4.	IRC Section 179 Expense	0	0
5.	S-Corporation Shareholder Built-in Gains Tax	0	0
6.	Amount by Which Federal Basis Exceeds State Basis for Property Disposed of in 2022	0	0
7.	Federal Net Operating Loss Deduction	0	0
8.	State, Local, or Foreign Income Tax Deducted by an S Corporation, Partnership, or Estate and Trust	0	0
9.	Withdrawal of 529 Plan Contributions Not Used for Permissible Purpose	0	0
10.	Discharge of Qualified Principal Residence Indebtedness	0	0
11.	Qualified Education Loan Payments Paid by Employer	0	0
12.	Business Meal Deduction in Excess of 50%	0	0
13.	Discharge of Certain Student Loan Debt	0	0
14.	Taxed Pass-Through Entity Loss (New for 2022)	0	0
15.	Reserved for Future Use XX		
16.	Total Additions - Add Lines 1 through 15	449	449



**NC K-1 Supplemental Schedule 2022 Page 2 (39)**

Entity's Legal Name (First 10 Characters)		Federal Employer ID Number		Owner or Beneficiary's Name (First 10 Characters)		Identifying Number	
PIEDMONT D		862104860		RUBEN LERN		018825117	
Part B. Deductions From Income				COLUMN A		COLUMN B	
				Enter the Amount		Enter the Amount	
				from all Sources		from N.C. Sources	
17.	State or Local Income Tax Refund			17.	0	17.	0
18.	Interest Income From Obligations of the United States or United States' Possessions			18.	0	18.	0
19.	Taxable Portion of Social Security and Railroad Retirement Benefits			19.	0	19.	0
20.	Bailey Retirement Benefits			20.	0	20.	0
21.	Certain Retirement Benefits Received by a Retired Member of the United States Uniformed Service Not Deducted on Line 20			21.	0	21.	0
22.	Bonus Asset Basis			22.	0	22.	0
23.	Bonus Depreciation	a. 2017	0	b. 2018	0	c. 2019	0
		d. 2020	0	e. 2021	4091	Total 23f.	4091
						23f.	4091
24.	IRC Section	a. 2017	0	b. 2018	0	c. 2019	0
	179 Expense	d. 2020	0	e. 2021	0	Total 24f.	0
						24f.	0
25.	Recognized IRC Section 1400Z-2 Gain			25.	0	25.	0
26.	Gain From the Disposition of Exempt N.C. Obligations Issued Before July 1, 1995			26.	0	26.	0
27.	Exempt Income Earned or Received by a Member of a Federally Recognized Indian Tribe			27.	0	27.	0
28.	Amount by Which State Basis Exceeds Federal Basis for Property Disposed of in 2022			28.	0	28.	0
29.	Ordinary and Necessary Business Expense Reduced or not Allowed Due to Claiming a Federal Tax Credit in Lieu of a Deduction			29.	0	29.	0
30.	Personal Education Student Account Deposits			30.	0	30.	0
31.	Certain State Emergency Response and Disaster Relief Reserve Fund Payments			31.	0	31.	0
32.	Certain Economic Incentive Payments			32.	0	32.	0
33.	Certain N.C. Grant Payments			33.	0	33.	0
34.	Certain Net Operating Loss Carrybacks			34.	0	34.	0
35.	Excess Net Operating Loss Carryforward			35.	0	35.	0
36.	Excess Business Loss			36.	0	36.	0
37.	Business Interest Limitation			37.	0	37.	0
38.	Taxed Pass-Through Entity Income (New for 2022)			38.	0	38.	0
39.	N.C. Net Operating Loss (New for 2022)			39.	0	39.	0
40.	Reserved for Future Use	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			40.		40.
41.	Total Deductions - Add Lines 17 through 22, 23f, 24f, and 25 through 40			41.	4091	41.	4091

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**Schedule NJK-1**

(Form NJ-1065)

**State of New Jersey  
Partner's Share of Income**

For Calendar Year 2022, or Fiscal Year Beginning \_\_\_\_\_, 2022 and ending \_\_\_\_\_.

**1019  
2022****Part I General Information**

Partner's SS # or Federal EIN (Do not use EIN of a disregarded entity. See instr.) <b>018-82-5117</b>	Partnership's Federal EIN <b>86-2104860</b>
Partner's Name <b>RUBEN LERNER &amp; REGINA ALTARAS JTWROS</b>	Partnership's Name <b>PIEDMONT DALLAS HOLDINGS, LP</b>
Street Address <b>150 EAST 52ND STREET, 16TH FLOOR</b>	Partnership's Street Address <b>999 WATERSIDE DRIVE, SUITE 2300</b>
City State ZIP Code <b>NEW YORK, NY 10022</b>	City State ZIP Code <b>NORFOLK, VA 23510</b>
What type of entity is partner? <b>NR</b> (see instructions) Date partner's interest in partnership began: <b>02/16/2021</b> Month Day Year <input type="checkbox"/> Final NJK-1 <input type="checkbox"/> Hedge Fund <input type="checkbox"/> Amended NJK-1 <input type="checkbox"/> Member of Composite Return <input type="checkbox"/> If the partner is a disregarded entity, check the box and enter the partner's: Federal EIN Name	Enter partner's percentage of: (i) Before Decrease or Termination (ii) End of Year Profit Sharing <b>0.4776556</b> % <b>0.4776556</b> % Loss Sharing <b>0.4776556</b> % <b>0.4776556</b> % Capital Ownership <b>0.4776556</b> % <b>0.4776556</b> %

**Part II Income Information**

Income Classification	A. Total Distribution	NJ-1040 Filers Enter Amounts on Line Shown Below	B. New Jersey Source Amounts	NJ-1040NR Filers
1. Partnership Income (Loss)	-681.			
2. Net Guaranteed Payments				
3. Partner's 401(k) Contribution				
4. Distributive Share of Partnership Income (loss) (Line 1 plus line 2 minus line 3)	-681.	Line 21		Line 23
5. Pension		Line 20a		
6. Net Gain (Loss) From Disposition of Assets as a Result of a Complete Liquidation		Line 19		Line 19

**Part III Partner's Information**

1. Nonresident Partner's Share of NJ Tax	1.	Line 10b, Page 1, CBT-100 Line 8b, Page 1, CBT-100S Line 10, Page 1, CBT-100U Schedule T, NJ-CBT-1065 Line 52, NJ-1040NR Line 23, NJ-1080C Line 35a, NJ-1041
2. Partner's HEZ Deduction	2.	
3. Partner's Sheltered Workshop Tax Credit	3.	
4. Share of Pass-Through Business Alternative Income Tax	4.	

**Part IV Supplemental Information (Attach Schedule)****This Form May be Reproduced**



Department of Taxation and Finance  
**New York Partner's Schedule K-1**  
Tax Law - Article 22 (Personal Income Tax)

288851 11-04-22

**IT-204-IP**

For calendar year 2022 or tax year beginning

and ending

☐ Final K-1

85

☐ Amended K-1

**Partners:** Before completing your income tax return, see Form IT-204-IP-I, *Partner's Instructions for Form IT-204-IP* (available at [www.tax.ny.gov](http://www.tax.ny.gov)).

**Partnership's information** (see instructions)

Partnership's name (as shown on Form IT-204) <b>PIEDMONT DALLAS HOLDINGS LP</b>	Partnership's EIN <b>862104860</b>
--	---------------------------------------

**A** Mark an ☒ in the box if either applies to your entity ☐ Publicly traded partnership ☐ Portfolio investment partnership

**B** Tax shelter registration number, if any ..... **B**

**C** Business allocation percentage ..... **C**  %

**Partner's information** (see instructions)

Partner's name <b>RUBEN LERNER &amp; REGINA ALTARAS JTWROS</b>			Partner's identifying number <b>018825117</b>
Partner's address <b>150 EAST 52ND STREET, 16TH FLOOR</b>			
City <b>NEW YORK</b>	State <b>NY</b>	ZIP code <b>10022</b>	

**D** The partner is a (mark an ☒ in the appropriate box) ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

**E** What is the tax filing status of the partner? (Mark an ☒ in the appropriate box, if known.) ☒ Individual ☐ Estate/trust ☐ Partnership

**F** If the partner is a disregarded entity or grantor trust, enter the tax ID of the entity or individual reporting the income, if known ..... **F**

**G** Did the partner sell its entire interest during the tax year? ..... **G** Yes ☐ No ☒

**H** Partner's share of profit, loss, and capital

	Beginning	Ending
1) Profit ..... <b>H1</b>	0.4777%	0.4777%
2) Loss ..... <b>H2</b>	0.4777%	0.4777%
3) Capital ..... <b>H3</b>	0.4777%	0.4777%

**I** Partner's share of liabilities at the end of the year

1) Nonrecourse ..... <b>I1</b>	
2) Qualified nonrecourse financing ..... <b>I2</b>	142747
3) Recourse ..... <b>I3</b>	

**J** Partner's capital account analysis

1) Beginning capital account ..... <b>J1</b>	28462
2) Capital contributed during the year - cash ..... <b>J2</b>	
3) Capital contributed during the year - property ..... <b>J3</b>	
4) Current year increase (decrease) ..... <b>J4</b>	-681
5) Withdrawals and distributions - cash ..... <b>J5</b>	5439
6) Withdrawals and distributions - property ..... <b>J6</b>	
7) Ending capital account ..... <b>J7</b>	22342
8) Method of accounting (mark an <input checked="" type="checkbox"/> in the appropriate box)	

☒ Tax basis ☐ GAAP ☐ Book ☐ Other (submit explanation)

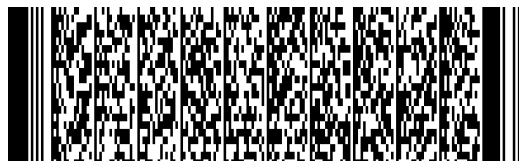
**K** Resident status (mark an ☒ in all boxes that apply; see instructions)

<input checked="" type="checkbox"/> NYS full-year resident	<input type="checkbox"/> Yonkers full-year resident	<input type="checkbox"/> NYC full-year resident
<input type="checkbox"/> NYS part-year resident	<input type="checkbox"/> Yonkers part-year resident	<input type="checkbox"/> NYC part-year resident
<input type="checkbox"/> NYS nonresident	<input type="checkbox"/> Yonkers nonresident	

**L** If the partner was included in a group return, enter the special NYS identification number, if known ..... **L**

NO HANDWRITTEN ENTRIES ON THIS FORM

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**M** Was Form IT-2658-E filed with the partnership? ..... **M** Yes ☐ No ☐

**N** NYS estimated tax paid on behalf of partner (from Form IT-2658-NYS)

	Date	Amount
1) First installment .....	<b>N1</b>	
2) Second installment .....	<b>N2</b>	
3) Third installment .....	<b>N3</b>	
4) Fourth installment .....	<b>N4</b>	
Total NYS estimated tax paid on behalf of partner (add lines N1 through N4) .....	<b>N</b>	

**O** Estimated MCTMT paid on behalf of partner (from Form IT-2658-MTA)

	Date	Amount
1) First installment .....	<b>O1</b>	
2) Second installment .....	<b>O2</b>	
3) Third installment .....	<b>O3</b>	
4) Fourth installment .....	<b>O4</b>	
Total estimated MCTMT paid on behalf of partner (add lines O1 through O4) .....	<b>O</b>	

**P** Did the partnership elect to pay the pass-through entity tax (PTET) for the current tax year? ..... **P** Yes ☐ No ☒

If Yes, what residency status was assigned to this partner for purposes of computing the pass-through entity taxable income (PTE taxable income)? (Mark an X in the appropriate box; see instructions)

Resident ☐ Nonresident ☐

**Partner's share of income, deductions, etc.**

A - Partner's distributive share items	B - Federal K-1 amount	C - New York State amount
1 Ordinary business income (loss) .....	1	1
2 Net rental real estate income (loss) .....	2 -681	2
3 Other net rental income (loss) .....	3	3
4 Guaranteed payments .....	4	4
5 Interest income .....	5	5
6 Ordinary dividends .....	6	6
7 Royalties .....	7	7
8 Net short-term capital gain (loss) .....	8	8
9 Net long-term capital gain (loss) .....	9	9
10 Net section 1231 gain (loss) .....	10	10
11 Other income (loss) Identify: .....	11	11
12 Section 179 deduction .....	12	12
13 Other deductions Identify: .....	13	13
14 This line intentionally left blank .....	14	14
15 Net earnings (loss) from self-employment .....	15	15
16 Tax-exempt income and nondeductible expenses .....	16	16
17 Distributions - cash and marketable securities .....	17 5439	17
18 Distributions - other property .....	18	18
19 Other items not included above that are required to be reported separately to partners .....	19 177037	19
Identify: SEE STATEMENT		

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's share of New York modifications** (see instructions)**20** New York State additions

	Number	A - Total amount	B - New York State allocated amount
20a	EA-		
20b	EA-		
20c	EA-		
20d	EA-		
20e	EA-		
20f	EA-		

**21** Total addition modifications (total of column A, lines 20a through 20f) .....**21** **22** New York State subtractions

	Number	A - Total amount	B - New York State allocated amount
22a	ES- 213	8565	
22b	ES-		
22c	ES-		
22d	ES-		
22e	ES-		
22f	ES-		

**23** Total subtraction modifications (total of column A, lines 22a through 22f) .....**23** **24** Additions to itemized deductions

	Letter	Amount
24a		
24b		
24c		
24d		
24e		
24f		

**25** Total additions to itemized deductions (add lines 24a through 24f) .....**25** **26** Subtractions from itemized deductions

	Letter	Amount
26a		
26b		
26c		
26d		
26e		
26f		

**27** Total subtractions from itemized deductions (add lines 26a through 26f) .....**27** **28** This line intentionally left blank .....**28** 

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's other information**

<b>29a</b>	Partner's share of New York source gross income .....	<b>29a</b>	
<b>29b</b>	MCTD allocation percentage ( <i>see instructions</i> ) .....	<b>29b</b>	%
<b>29c</b>	Partner's share of receipts from the sale of goods by manufacturing .....	<b>29c</b>	
<b>29d</b>	Partner's share of New York adjusted basis of qualified manufacturing property .....	<b>29d</b>	

**Partner's credit information****Part 1 - Flow-through credit bases and information****Brownfield redevelopment tax credit** (*Form IT-611, IT-611.1, or IT-611.2*)

		A - Form IT-611	B - Form IT-611.1	C - Form IT-611.2
<b>30</b>	Site preparation credit component .....	<b>30</b>		
<b>31</b>	Tangible property credit component .....	<b>31</b>		
<b>32</b>	On-site groundwater remediation credit component .....	<b>32</b>		

<b>33</b>	This line intentionally left blank .....	<b>33</b>	
<b>34</b>	This line intentionally left blank .....	<b>34</b>	
<b>35</b>	This line intentionally left blank .....	<b>35</b>	

**QEZE tax reduction credit** (*Form IT-604*)

<b>36</b>	QEZE employment increase factor .....	<b>36</b>	
<b>37</b>	QEZE zone allocation factor .....	<b>37</b>	
<b>38</b>	QEZE benefit period factor .....	<b>38</b>	

**Excelsior jobs program tax credit** (*Form IT-607*)

<b>39</b>	Excelsior jobs tax credit component .....	<b>39</b>	
<b>40</b>	Excelsior investment tax credit component .....	<b>40</b>	
<b>41</b>	Excelsior research and development tax credit component .....	<b>41</b>	
<b>42</b>	Excelsior real property tax credit component .....	<b>42</b>	
<b>42a</b>	Excelsior child care services tax credit component .....	<b>42a</b>	

**Farmers' school tax credit** (*Form IT-217*)

<b>43</b>	Acres of qualified agricultural property .....	<b>43</b>	
<b>44</b>	Acres of qualified conservation property .....	<b>44</b>	
<b>45</b>	Eligible school district property taxes paid .....	<b>45</b>	
<b>46</b>	Acres of qualified agricultural property converted to nonqualified use .....	<b>46</b>	

**Other flow-through credit bases and information**

## Credit bases

Code	Amount	Code	Amount
<b>47a</b>		<b>47d</b>	
<b>47b</b>		<b>47e</b>	
<b>47c</b>		<b>47f</b>	

## Credit information

Code	Information	Code	Information
<b>47g</b>		<b>47j</b>	
<b>47h</b>		<b>47k</b>	
<b>47i</b>		<b>47l</b>	

NO HANDWRITTEN ENTRIES ON THIS FORM

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**Partner's credit information** *(continued)***Part 2 - Flow-through credits, addbacks, and recaptures**

- 48 Long-term care insurance credit *(Form IT-249)* .....
- 49 Investment credit *(including employment incentive credit and historic barn rehabilitation credit; Form IT-212)* .....
- 50 Research and development - investment credit *(Form IT-212)* .....
- 51 Other flow-through credits

48	
49	
50	

Code	Amount
51a	
51b	
51c	
51d	

Code	Amount
51e	
51f	
51g	
51h	

- 52 Addbacks of credits and recaptures

Code	Amount
52a	
52b	
52c	

Code	Amount
52d	
52e	
52f	

**Part 3 - START-UP NY tax elimination credit information** *(Form IT-638)*

- 53 START-UP NY business certificate number *(Form DTF-74)* .....
- 54 Year of START-UP NY business tax benefit period .....
- 55 START-UP NY area allocation factor .....

53	
54	
55	

**Partner's share of New York adjustments due to decoupling from the IRC** *(see instructions)*

	A - Total amount	B - New York State allocated amount
1 Total of New York additions .....	1	
2 Total of New York subtractions .....	2	

NO HANDWRITTEN ENTRIES ON THIS FORM

118005221019



NY IT-204-IP            OTHER ITEMS REQUIRED TO BE REPORTED SEPARATELY

DESCRIPTION	AMOUNT FROM FEDERAL SCHEDULE K-1	NEW YORK STATE AMOUNT
BUSINESS INTEREST EXPENSE	5,178.	0.
UNRELATED BUSINESS TAXABLE INCOME	-562.	0.
SECTION 199A UNADJUSTED BASIS OF ASSETS	173,102.	0.
SECTION 199A RENTAL INCOME/LOSS	-681.	0.
TOTAL TO FORM IT-204-IP, PAGE 2, LINE 19	177,037.	0.



2207314804

PA Schedule NRK-1 (05-22)  
**2022** Nonresident Schedule  
 of Shareholder/Partner/Beneficiary Pass Through Income, Loss and Credits

018825117

ALTARAS JTWR0S

RUBEN LERNER REG

Final N

150 EAST 52ND STREET 16TH FLOOR

(Individual=1, PA S Corp=2, All Other Corp=3,  
 Estate/Trust=4, Partnership=5, LLC=6, Exempt=7)

Owner 1

Shareholder's Stock Ownership % 00000

NEW YORK NY 10022

Amended N

Beneficiary's year-end Distribution % 00000

PIEDMONT DALLAS HOLDINGS LP

Partner's % of:

Profit sharing % 00048

NORFOLK VA 23510 862104860

Loss sharing % 00048

Fiscal Year N (Estate/Trust=E, Partnership=P, PA S Corp=S, LLC=L)

P

Capital Ownership % 00048

Short Year N General Partner or N Limited Partner or Y  
 LLC Member-Manager Other LLC Member

NOTE: Amounts from this schedule must be reported on the appropriate PA Tax Return.

SECTION	1	PA-Taxable Business Income (Loss) from Operations	
	2	Net Gain (Loss) from the Sale, Exchange or Disposition of Property	
	3	Net Income (Loss) from Rents, Royalties, Patents and Copyrights	
	4	Income of/from Estates or Trusts	
	5	Gambling and Lottery Winnings (Loss)	
SECTION	6	PA Nonresident Tax Withheld	
	7	Total Other Credits. Submit statement.	
	8	Distributions of Cash, Marketable Securities, and Property - not including guaranteed payments	
	9	Guaranteed Payments for Capital or Other Services	
	10	All Other Guaranteed Payments for Services Rendered (PA-Appportioned Amount Only)	
SECTION	11	Guaranteed Payments to the Retired Partner	
	12	Distributions from PA Accumulated Adjustments Account	Liquidating N
	13	Distributions of Cash, Marketable Securities, and Property	
	14	Nontaxable income (loss) or nondeductible expenses required to calculate owner's economic investment. Submit statement.	
	15	Note: Lines 15 through 18 are for information purposes only.	
SECTION	16	Owner's Share of IRC Section 179 allowed according to PA rules	
	17	Owner's Share of Straight-Line Depreciation	
	18	Partner's Share of Nonrecourse Liabilities at year-end	
	19	Partner's Share of Recourse Liabilities at year-end	

1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	5439
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	142747
18	0



2207314804

2207314804

2022 Form 502  
Schedule VK-1

Virginia Pass-Through Entity  
Owner's Share of Income and  
Virginia Modifications and Credits



CHECK IF -

☐ Final If SHORT Period Return: Beginning Date \_\_\_\_\_, 2022; Ending Date \_\_\_\_\_  
☐ Amended Return: Enter Reason Code \_\_\_\_\_ ☐ Owner is Participating in a Unified Nonresident Individual Income Tax Return

Owner Information		Pass-Through Entity (PTE) Information	
Name <b>RUBEN LERNER &amp; REGINA A</b>	FEIN or SSN <b>018-82-5117</b>	Name <b>PIEDMONT DALLAS HOLDINGS,</b>	FEIN <b>86-2104860</b>
Address <b>150 EAST 52ND STREET, 16TH FLOOR</b>		Address <b>999 WATERSIDE DRIVE, SUI</b>	
Address Continued		Taxable Year End Date <b>12/31/22</b>	
City or Town, State, and ZIP Code <b>NEW YORK, NY 10022</b>		Address Continued	
		City or Town, State, and ZIP Code <b>NORFOLK, VA 23510</b>	

**Additional Owner Information** (see instructions)

a. Date owner acquired interest in the PTE (MM/DD/YYYY) .....	a. <u>02/16/2021</u>
b. Owner's entity type (Enter code) .....	b. <u>NON</u>
c. Owner's participation type (Enter code) .....	c. <u>LPT</u>
d. Owner's participation percentage (Example: 47.35%) .....	d. <u>0.47</u> %
e. Amount withheld by PTE for the owner .....	e. <u>0</u> .00
f. If owner or entity is exempt from withholding, enter an exemption code .....	f. _____

**Distributive or Pro Rata Income and Deductions** (see instructions)

1. Total taxable income amounts .....	1. <u>-681</u> .00
2. Total deductions .....	2. <u>0.00</u> .00
3. Tax-exempt interest income .....	3. <u>0.00</u> .00

**Allocation and Apportionment**

4. Income allocated to Virginia (owner's share from PTE's Schedule 502A, Section C, Line 2) .....	4. <u>0.00</u> .00
5. Income allocated outside of Virginia (owner's share from PTE's Schedule 502A, Section C, Line 3(e)) .....	5. <u>-906</u> .00
6. Apportionable income (owner's share from PTE's Schedule 502A, Section C, Line 4) .....	6. <u>227</u> .00
7. Virginia apportionment percentage (from PTE's Schedule 502A, Section B - percent from Line 1 or Line 2(f), or 100%) .....	7. <u>100.000000</u> %

**Virginia Additions - Owner's Share**

8. Fixed date conformity - depreciation .....	8. <u>0.00</u> .00
9. Fixed date conformity - other .....	9. <u>0.00</u> .00
10. Net income tax or other tax used as a deduction in determining taxable income (see instructions) .....	10. <u>15</u> .00
11. Interest on municipal or state obligations other than from Virginia .....	11. <u>0.00</u> .00
12. Other additions (see Form 502 instructions for addition codes.)	

Code	Amount	Code	Amount
12a. <input style="width: 40px;" type="text"/>	<u>0.00</u>	12b. <input style="width: 40px;" type="text"/>	<u>0.00</u>
12c. <input style="width: 40px;" type="text"/>	<u>0.00</u>	12d. <input style="width: 40px;" type="text"/>	<u>0.00</u>

13. Total Additions (add Lines 8-11 and 12a-12d) .....	13. <u>15</u> .00
--	-------------------

**Virginia Subtractions - Owner's Share**

14. Fixed date conformity - depreciation .....	14. <u>1738</u> .00
15. Fixed date conformity - other .....	15. <u>0.00</u> .00
16. Income from obligations of the United States .....	16. <u>0.00</u> .00
17. Other subtractions (see Form 502 instructions for subtraction codes.)	

Certification Number (if applicable)	Code	Amount
17a. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0.00</u>
17b. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0.00</u>
17c. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0.00</u>
17d. <input style="width: 150px;" type="text"/>	<input style="width: 40px;" type="text"/>	<u>0.00</u>

18. Total Subtractions. (add Lines 14-16 and 17a-17d) .....	18. <u>1738</u> .00
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Use **Schedule SVK-1** if you are claiming more additions or subtractions than the Schedule VK-1 allows.

Refer to the Form 502 Instructions for addition and subtraction codes. Check this box and enclose Schedule SVK-1. ☐

**2022 Virginia  
Schedule VK-1**

Page 2

Owner FEIN or SSN **018-82-5117**  
PTE FEIN **86-2104860****Virginia Tax Credits**

See the Schedule CR Instructions (individuals) or Schedule 500CR Instructions (corporations).

**Part I - Nonrefundable Credits**

1. State Income Tax Paid (see Form 502 Instructions) .....	.00
2. Neighborhood Assistance Act Tax Credit .....	.00
3. Biodiesel and Green Diesel Fuels Tax Credit .....	.00
4. Recyclable Materials Processing Equipment Tax Credit .....	.00
5. Vehicle Emissions Testing Equipment Tax Credit .....	.00
6. Major Business Facility Job Tax Credit .....	.00
7. Waste Motor Oil Burning Equipment Tax Credit .....	.00
8. Riparian Forest Buffer Protection for Waterways Tax Credit .....	.00
9. Reserved for Future Use .....	XXXXXXXXXXXXXXXXXXXX
10. Reserved for Future Use .....	XXXXXXXXXXXXXXXXXXXX
11. Reserved for Future Use .....	XXXXXXXXXXXXXXXXXXXX
12. Historic Rehabilitation Tax Credit .....	.00
13. Land Preservation Tax Credit .....	.00
14. Qualified Equity and Subordinated Debt Investments Tax Credit .....	.00
15. Communities of Opportunity Tax Credit .....	.00
16. Green Jobs Creation Tax Credit .....	.00
17. Farm Wineries and Vineyards Tax Credit .....	.00
18. International Trade Facility Tax Credit .....	.00
19. Port Volume Increase Tax Credit .....	.00
20. Barge and Rail Usage Tax Credit .....	.00
21. Livable Home Tax Credit .....	.00

22. Research and Development Expenses Tax Credit (Use this line if the taxpayer does not qualify for a refundable credit.) .....	.00
23. Education Improvement Scholarships Tax Credit .....	.00
24. Major Research and Development Expenses Tax Credit .....	.00
25. Food Crop Donation Tax Credit .....	.00
26. Worker Training Tax Credit .....	.00
27. Virginia Housing Opportunity Tax Credit .....	.00

**Part II - Total Nonrefundable Credits****1. Total Nonrefundable Credits.**Add Part I, Lines 1-8 and 12-27 ..... **.00****Part III - Refundable Credits**

1. Agricultural Best Management Practices Tax Credit .....	.00
2. 100% Coalfield Employment Enhancement Tax Credit from 2022 Form 306D, Part II, Section 1, Line 1 .....	.00
3. Full Credit: Enter amount from 2022 Form 306D, Part II, Section 2, Line 3 .....	.00
4. 85% Credit: Enter amount from 2022 Form 306D, Part II, Section 3, Line 5 .....	.00
5. Total Coalfield Employment Enhancement Tax Credit allowable this year (Add Lines 3 and 4) .....	.00
6. Reserved for Future Use .....	XXXXXXXXXXXXXXXXXXXX
7. Motion Picture Production Tax Credit .....	.00
8. Research and Development Expenses Tax Credit .....	.00
9. Conservation Tillage and Precision Agricultural Equipment Tax Credit .....	.00
10. Pass-Through Entity Elective Tax Payment Credit .....	.00

**Part IV - Total Refundable Credits****1. Total Refundable Credits.**(Add Part III, Lines 1, 5, and 7-10) ... **.00**

**NOTICE:** You received this Schedule VK-1 because the above-named PTE earned income from Virginia sources and has passed through to you a portion of that Virginia source income based on your ownership of the PTE. A copy of this schedule has been filed with the Department. Everyone who receives Virginia source income is subject to taxation by Virginia regardless of state of residency or domicile. You may be required to file a Virginia tax return even though you may be a nonresident individual or a business domiciled outside of Virginia. To determine if you are required to file a Virginia income tax return, consult a tax professional. Information and forms may be obtained at [www.tax.virginia.gov](http://www.tax.virginia.gov), or by calling the Department at (804) 367-8031 (individuals) or (804) 367-8037 (businesses).

YOUR SHARE OF THE ALL SOURCE MODIFICATIONS FOR VIRGINIA  
RESIDENTS IS THE FOLLOWING:

DEPRECIATION ADDITIONS	0.
DEPRECIATION SUBTRACTIONS	8,566.