

MCCORMICK RANCH HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

HILA INVESTMENTS, LLC  
C/O PINCHAS MENDLOVIC  
2535 JFK BLVD  
JERSEY CITY, NJ 07304

|||||

MCCORMICK RANCH HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510  
757-640-0800

HILA INVESTMENTS, LLC  
C/O PINCHAS MENDLOVIC  
2535 JFK BLVD  
JERSEY CITY, NJ 07304

DEAR MEMBER:

ATTACHED IS YOUR COPY OF THE 2021 PARTNERSHIP FORM 1065 SCHEDULE K-1 AND THE NEW 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.

PLEASE TAKE NOTE OF THE ADDITIONAL DISCLOSURES REQUIRED BY RECENT IRS REGULATIONS. YOU WILL FIND THIS INFORMATION IN THE FOOTNOTES AND STATEMENTS ATTACHED TO YOUR FEDERAL SCHEDULE K-1. THE TAX POSITIONS TAKEN BY THE PARTNERSHIP SHOULD NOT BE CONSTRUED AS TAX ADVICE. PLEASE CONSULT YOUR TAX ACCOUNTANT REGARDING THESE STATEMENTS.

IF YOUR RETURN WILL BE PREPARED BY YOUR ACCOUNTANT OR ATTORNEY, YOU SHOULD PROVIDE A COPY OF THESE SCHEDULES TO THE 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, 2022.**

IF YOU HAVE QUESTIONS REGARDING THIS TAX DOCUMENT, PLEASE REFERENCE THE NEW FREQUENTLY ASKED QUESTIONS (FAQ) ON THE DYNAMO INVESTOR PORTAL WEBSITE, LOCATED UNDER "DOCUMENTS" IN THE "TAX DOCUMENT FAQs" FILE. TO ACCESS THE INVESTOR PORTAL, PLEASE GO TO [WWW.HARBORGROUPOINT.COM](http://WWW.HARBORGROUPOINT.COM), CLICK ON "INVESTORS" AND FOLLOW THE PORTAL LOGIN PAGE. 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  
[SHETHERLY@HARBORG.COM](mailto:SHETHERLY@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,

MCCORMICK RANCH HOLDINGS, LLC

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

2021

For calendar year 2021, 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  
83-2802902

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

MCCORMICK RANCH HOLDINGS, LLC  
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.)  
36-4797267F Name, address, city, state, and ZIP code for partner entered in E. See instructions.  
HILA INVESTMENTS, LLC  
C/O PINCHAS MENDLOVIC  
2535 JFK BLVD  
JERSEY CITY, NJ 07304G ☐ 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? **PARTNERSHIP**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  | 0.9330581 % | 0.9330581 % |
| Loss    | 0.9330581 % | 0.9330581 % |
| Capital | 0.9330581 % | 0.9330581 % |

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

K Partner's share of liabilities:

|                                 | Beginning  | Ending |
|---------------------------------|------------|--------|
| Nonrecourse                     | \$         | \$     |
| Qualified nonrecourse financing | \$ 79,623. | \$ 0.  |
| Recourse                        | \$ 35,631. | \$ 0.  |

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

## L Partner's Capital Account Analysis

|  |              |
|--|--------------|
| Beginning capital account                      | \$ 27,889.   |
| Capital contributed during the year            | \$           |
| Current year net income (loss)                 | \$ 67,812.   |
| Other increase (decrease) (attach explanation) | \$           |
| Withdrawals & distributions                    | \$( 94,609.) |
| Ending capital account                         | \$ 1,092.    |

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)  | 10.     | 15 Credits   |           |
| 3 Other net rental income (loss)  |         |  |           |
| 4a Guaranteed payments for services   |         | 16 Schedule K-3 is attached if checked <input checked="" type="checkbox"/> |           |
| 4b Guaranteed payments for capital  |         | 17 Alternative min tax (AMT) items   | A -314.   |
| 4c Total guaranteed payments  |         | B* -2,470.   |           |
| 5 Interest income   | 2,697.  | 18 Tax-exempt income and nondeductible expenses                            |           |
| 6a Ordinary dividends   |         |  |           |
| 6b Qualified dividends  |         |  |           |
| 6c Dividend equivalents   |         | 19 Distributions   | A 94,609. |
| 7 Royalties   |         | 20 Other information   | A 2,697.  |
| 8 Net short-term capital gain (loss)  |         | N * 5,302.   |           |
| 9a Net long-term capital gain (loss)  |         | V * 52,726.  |           |
| 9b Collectibles (28%) gain (loss)   |         | Z * STMT   |           |
| 9c Unrecaptured section 1250 gain   |         |  |           |
| 10 Net section 1231 gain (loss)   | 7,650.  |  |           |
| 11 Other income (loss)  | 65,257. |  |           |
| 12 Section 179 deduction  |         | 21 Foreign taxes paid or accrued   |           |
| 13 Other deductions   | W* 152. |  |           |
| 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.

For IRS Use Only

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SCHEDULE K-1                      OTHER DEDUCTIONS, BOX 13, CODE W

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| DESCRIPTION                           | PARTNER FILING INSTRUCTIONS | AMOUNT |
|---------------------------------------|-----------------------------|--------|
| MISCELLANEOUS EXPENSES                |                             | 152.   |
| TOTAL TO SCHEDULE K-1, BOX 13, CODE W |                             | 152.   |

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SCHEDULE K-1                      ALTERNATIVE MINIMUM TAX, ADJUSTED  
GAIN OR LOSS, BOX 17, CODE B

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| DESCRIPTION                           | PARTNER FILING INSTRUCTIONS | SUBJECT TO<br>SPECIAL<br>RATES | AMOUNT  |
|---------------------------------------|-----------------------------|--------------------------------|---------|
| SECTION 1231 GAIN (LOSS)              | SEE FORM 6251 INSTRUCTIONS  |                                | -2,470. |
| TOTAL TO SCHEDULE K-1, BOX 17, CODE B |                             |                                | -2,470. |

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

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| DESCRIPTION                                | PARTNER FILING INSTRUCTIONS   | AMOUNT |
|--|-------------------------------|--------|
| BUSINESS INTEREST EXPENSE -<br>PASSTHROUGH | SEE IRS SCH. K-1 INSTRUCTIONS | 5,302. |
| TOTAL TO SCHEDULE K-1, BOX 20, CODE N      |                               | 5,302. |

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

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| DESCRIPTION  | PARTNER FILING INSTRUCTIONS   | AMOUNT  |
|--|-------------------------------|---------|
| UNRELATED TAXABLE BUSINESS<br>INCOME - PASSTHROUGH | SEE IRS SCH. K-1 INSTRUCTIONS | 52,726. |
| TOTAL TO SCHEDULE K-1, BOX 20, CODE V              |                               | 52,726. |

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

## DESCRIPTION

## AMOUNT

PASSTHROUGH - MCCORMICK RANCH FINANCE, LP  
RES- MCCORMICK RANCH FINANCE  
EIN: 83-2828572

|                          |         |
|--------------------------|---------|
| ORDINARY INCOME (LOSS)   | 5,256.  |
| RENTAL INCOME (LOSS)     | -5,246. |
| SECTION 1231 GAIN (LOSS) | 65,257. |

## SCHEDULE K-1 SECTION 199A ADDITIONAL INFORMATION

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.

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|              |   |
|--------------|---|
| SCHEDULE K-1 | CURRENT YEAR NET INCOME (LOSS) AND<br>OTHER INCREASES (DECREASES) |
|--------------|---|

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| DESCRIPTION                        | AMOUNT  | TOTALS  |
|------------------------------------|---------|---------|
| RENTAL REAL ESTATE INCOME (LOSS)   | 10.     |         |
| INTEREST INCOME                    | 2,697.  |         |
| SECTION 1231 GAIN (LOSS)           | 65,257. |         |
|                                    |         |         |
| SCHEDULE K-1 INCOME SUBTOTAL       |         | 67,964. |
|                                    |         |         |
| OTHER DEDUCTIONS                   | -152.   |         |
|                                    |         |         |
| SCHEDULE K-1 DEDUCTIONS SUBTOTAL   |         | -152.   |
|                                    |         |         |
| NET INCOME (LOSS) PER SCHEDULE K-1 |         | 67,812. |

## 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 ALLOCABLE SHARE OF 199A RENTAL INCOME IS

65,268.

PLEASE CONSULT YOUR TAX ADVISOR.

PARTNER FOOTNOTES FOR SECTION 163(J)

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THIS PASS THROUGH ENTITY INVESTED IN A SEPARATE PASS THROUGH ENTITY WHICH HAS ELECTED TO BE TREATED AS AN ELECTING REAL PROPERTY TRADE OR BUSINESS UNDER SECTION 163(J)(7)(B).

THE FOLLOWING INFORMATION IS BEING REPORTED TO EACH INVESTOR FOR 163(J) PURPOSES:

YOUR SHARE OF THE PARTNERSHIPS GROSS RECEIPTS FOR THE PRIOR THREE YEARS (IF APPLICABLE):

|                                 |        |
|---------------------------------|--------|
| ANNUAL GROSS RECEIPTS FOR 2018: | 8,950. |
| ANNUAL GROSS RECEIPTS FOR 2019: | 9,240. |
| ANNUAL GROSS RECEIPTS FOR 2020: | 9,420. |

PLEASE CONSULT YOUR TAX ADVISOR AS TO WHETHER YOU ARE SUBJECT TO ADDITIONAL SECTION 163(J) LIMITATIONS.

THE FOLLOWING STATES ARE ATTACHED TO YOUR K-1 IN ACCORDANCE WITH THE FILING REQUIREMENTS OF THESE JURISDICTIONS: NJ, NY, PA AND VA. 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 ON THE INFORMATION OF THE PARTNERSHIP.

PLEASE CONSULT YOUR TAX ADVISOR.

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SELF-CHARGED INTEREST

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|   |        |
|---|--------|
| AMOUNTS INCLUDED ON LINE 2 TREATED AS SELF-CHARGED INTEREST UNDER IRC REGULATION 1.469-7: | 2,697. |
|---|--------|

|  |        |
|--|--------|
| THE AMOUNT INCLUDED ON LINE 5 IS RELATED TO SELF CHARGED INTEREST INCOME UNDER IRC REGULATION 1.469-7: | 2,697. |
|--|--------|

PLEASE CONSULT WITH YOUR TAX ADVISOR

PLEASE CONSULT WITH YOUR TAX ADVISOR.



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)  
1231 GAIN

-419.  
53,145.

## List of Codes and References Used in Schedule K-1 (Form 1065)

| Box Number / Item   |  | Where to report or where to find further reporting information.<br>Page numbers refer to these instructions. |
|---|--|--|
| 1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows. |  |  |
|   | Passive loss   | See page 8   |
|   | Passive income   | Schedule E (Form 1040), line 28, column (h)  |
|   | Nonpassive loss  | See page 8   |
|   | Nonpassive income  | Schedule E (Form 1040), line 28, column (k)  |
| 2. Net rental real estate income (loss)   |  | See page 8   |
| 3. Other net rental income (loss)   |  |  |
|   | Net income   | Schedule E (Form 1040), line 28, column (h)  |
|   | Net loss   | See Instructions for Form 8582   |
| 4a. Guaranteed payment services   |  | See Instructions for Schedule E (Form 1040)  |
| 4b. Guaranteed payment capital  |  | See Instructions for Schedule E (Form 1040)  |
| 4c. Guaranteed payment total  |  | See page 8   |
| 5. Interest income  |  | Form 1040 or 1040-SR, line 2b  |
| 6a. Ordinary dividends  |  | Form 1040 or 1040-SR, line 3b  |
| 6b. Qualified dividends   |  | Form 1040 or 1040-SR, line 3a  |
| 6c. Dividend equivalents  |  | See page 9   |
| 7. Royalties  |  | Schedule E (Form 1040), line 4   |
| 8. Net short-term capital gain (loss)   |  | Schedule D (Form 1040), line 5   |
| 9a. Net long-term capital gain (loss)   |  | Schedule D (Form 1040), line 12  |
| 9b. Collectibles (28%) gain (loss)  |  | 28% Rate Gain Worksheet, line 4 (Schedule D instructions)  |
| 9c. Unrecaptured section 1250 gain  |  | See page 9   |
| 10. Net section 1231 gain (loss)  |  | See page 9   |
| 11. Other income (loss)   |  |  |
|   | Code A. Other portfolio income (loss)  | See page 9   |
|   | Code B. Involuntary conversions  | See page 9   |
|   | Code C. Section 1256 contracts & straddles   | Form 6781, line 1  |
|   | Code D. Mining exploration costs recapture   | See Pub. 535   |
|   | Code E. Cancellation of debt   | See page 10  |
|   | Code F. Section 743(b) positive adjustments  | See page 10  |
|   | Code G. Reserved for future use  |  |
|   | Code H. Section 951(a) income inclusions   | See page 10  |
|   | Code I. Other income (loss)  | See page 10  |
| 12. Section 179 deduction   |  | See page 11  |
| 13. Other deductions  |  |  |
|   | Code A. Cash contributions (60%)   | See page 11  |
|   | Code B. Cash contributions (30%)   | See page 11  |
|   | Code C. Noncash contributions (50%)  | See page 11  |
|   | Code D. Noncash contributions (30%)  | See page 12  |
|   | Code E. Capital gain property to a 50% organization (30%)  | See page 12  |
|   | Code F. Capital gain property (20%)  | See page 12  |
|   | Code G. Contributions (100%)   | See page 12  |
|   | Code H. Investment interest expense  | Form 4952, line 1  |
|   | Code I. Deductions - royalty income  | Schedule E (Form 1040), line 19  |
|   | Code J. Section 59(e)(2) expenditures  | See page 12  |
|   | Code K. Excess business interest expense   | See page 12  |
|   | Code L. Deductions - portfolio income (other)  | Schedule A (Form 1040), line 16  |
|   | Code M. Amounts paid for medical insurance   | Schedule A (Form 1040), line 1; or Schedule 1 (Form 1040), line 17   |
|   | Code N. Educational assistance benefits  | See page 12  |
|   | Code O. Dependent care benefits  | Form 2441, line 12   |
|   | Code P. Preproductive period expenses  | See page 12  |
|   | Code Q. Reserved for future use  |  |
|   | Code R. Pensions and IRAs  | See page 12  |
|   | Code S. Reforestation expense deduction  | See page 13  |
|   | Codes T through U. Reserved for future use   |  |
|   | Code V. Section 743(b) negative adjustments  | See page 13  |
|   | Code W. Other deductions   | See page 13  |
| 14. Self-employment earnings (loss)   |  |  |
|   | <b>Note.</b> If you have a section 179 deduction or any partner-level deductions, see page 13 before completing Schedule SE (Form 1040). |  |
|   | Code A. Net earnings (loss) from self-employment   | Schedule SE (Form 1040)  |
|   | Code B. Gross farming or fishing income  | See page 13  |

| Box Number / Item                                       |  | Where to report or where to find further reporting information.<br>Page numbers refer to these instructions. |
|---|--|--|
| <b>15. Credits</b>                                      |  |  |
|   | Code A. Reserved for future use  |  |
|   | Code B. Reserved for future use  |  |
|   | Code C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings    | See page 13  |
|   | Code D. Low-income housing credit (other) from post-2007 buildings               | See page 13  |
|   | Code E. Qualified rehabilitation expenditures (rental real estate)               | See page 14  |
|   | Code F. Other rental real estate credits   | See page 14  |
|   | Code G. Other rental credits   | See page 14  |
|   | Code H. Undistributed capital gains credit                                       | Schedule 3 (Form 1040), line 13a   |
|   | Code I. Biofuel producer credit  | See page 14  |
|   | Code J. Work opportunity credit  | See page 14  |
|   | Code K. Disabled access credit   | See page 14  |
|   | Code L. Empowerment zone employment credit                                       | See page 14  |
|   | Code M. Credit for increasing research activities                                | See page 14  |
|   | Code N. Credit for employer social security and Medicare taxes                   | See page 14  |
|   | Code O. Backup withholding   | See page 14  |
|   | Code P. Other credits  | See page 14  |
| <b>17. Alternative minimum tax (AMT) items</b>          |  |  |
|   | Code A. Post-1986 depreciation adjustment  | See Instructions for Form 6251   |
|   | Code B. Adjusted gain or loss  | See Instructions for Form 6251   |
|   | Code C. Depletion (other than oil & gas)   | See Instructions for Form 6251   |
|   | Code D. Oil, gas, and geothermal - gross income                                  | See Instructions for Form 6251   |
|   | Code E. Oil, gas, and geothermal - deductions                                    | See Instructions for Form 6251   |
|   | Code F. Other AMT items  | See Instructions for Form 6251   |
| <b>18. Tax-exempt income and nondeductible expenses</b> |  |  |
|   | Code A. Tax-exempt interest income   | Form 1040 or 1040-SR, line 2a  |
|   | Code B. Other tax-exempt income  | See page 15  |
|   | Code C. Nondeductible expenses   | See page 15  |
| <b>19. Distributions</b>                                |  |  |
|   | Code A. Cash and marketable securities   | See page 15  |
|   | Code B. Distribution subject to section 737                                      | See page 15  |
|   | Code C. Other property   | See page 15  |
| <b>20. Other information</b>                            |  |  |
|   | Code A. Investment income  | Form 4952, line 4a   |
|   | Code B. Investment expenses  | Form 4952, line 5  |
|   | Code C. Fuel tax credit information  | Form 4136  |
|   | Code D. Qualified rehabilitation expenditures (other than rental real estate)    | See page 16  |
|   | Code E. Basis of energy property   | See page 16  |
|   | Code F. Recapture of low-income housing credit for section 42(j)(5) partnerships | See page 16  |
|   | Code G. Recapture of low-income housing credit for other partnerships            | See page 16  |
|   | Code H. Recapture of investment credit   | See Form 4255  |
|   | Code I. Recapture of other credits   | See page 16  |
|   | Code J. Look-back interest-completed long-term contracts                         | See Form 8697  |
|   | Code K. Look-back interest-income forecast method                                | See Form 8866  |
|   | Code L. Dispositions of property with section 179 deductions                     | See page 16  |
|   | Code M. Recapture of section 179 deduction                                       | See page 16  |
|   | Code N. Business interest expense (information item)                             | See page 16  |
|   | Code O. Section 453(l)(3) information  | Schedule 2 (Form 1040), line 14  |
|   | Code P. Section 453A(c) information  | Schedule 2 (Form 1040), line 15  |
|   | Code Q. Section 1260(b) information  | Schedule 2 (Form 1040), line 17z   |
|   | Code R. Interest allocable to production expenditures                            | See Regulations sections 1.263A-8 through -15  |
|   | Code S. Capital construction fund (CCF) nonqualified withdrawals                 | Schedule 2 (Form 1040), line 17z   |
|   | Code T. Depletion deduction  | See Pub. 535   |
|   | Code U. Section 743(b) basis adjustment  | See page 17  |
|   | Code V. Unrelated business taxable income  | See page 17  |
|   | Code W. Precontribution gain (loss)  | Form 8949 and/or Schedule D (Form 1040); or Form 4797  |
|   | Code X. Reserved for future use  |  |
|   | Code Y. Net investment income  | See Instructions for Form 8960   |

| Box Number / Item |  | Where to report or where to find further reporting information.<br>Page numbers refer to these instructions. |
|-------------------|--|--|
|                   | Code Z. Section 199A information               | Form 8995 or Form 8995-A   |
|                   | Code AA. Section 704(c) information            | See page 18  |
|                   | Code AB. Section 751 gain (loss)               | See page 18  |
|                   | Code AC. Section 1(h)(5) gain (loss)           | See page 18  |
|                   | Code AD. Deemed section 1250 unrecaptured gain | See page 18  |
|                   | Code AE. Excess taxable income                 | See Instructions for Form 8990   |
|                   | Code AF. Excess business interest income       | See page 18  |
|                   | Code AG. Gross receipts for section 448(c)     | See page 18  |
|                   | Code AH. Other information                     | See page 18  |
| 21.               | Foreign taxes paid or accrued                  | See page 19  |

**Schedule K-3  
(Form 1065)**

Department of the Treasury  
Internal Revenue Service

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

☐ Final K-3

☐ Amended K-3

OMB No. 1545-0123

For calendar year 2021, or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

▶ See separate instructions.

**2021**

**Information About the Partnership**

**Information About the Partner**

**A** Partnership's employer identification number (EIN)

83-2802902

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

MCCORMICK RANCH HOLDINGS, LLC  
999 WATERSIDE DRIVE, SUITE 2300  
NORFOLK, VA 23510

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

36-4797267

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

HILA INVESTMENTS, LLC  
C/O PINCHAS MENDLOVIC  
2535 JFK BLVD  
JERSEY CITY, NJ 07304

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

- |           |   |
|-----------|---|
| <b>1</b>  | Does Part I apply? If "Yes," complete and attach Part I .....       |
| <b>2</b>  | Does Part II apply? If "Yes," complete and attach Part II .....     |
| <b>3</b>  | Does Part III apply? If "Yes," complete and attach Part III .....   |
| <b>4</b>  | Does Part IV apply? If "Yes," complete and attach Part IV .....     |
| <b>5</b>  | Does Part V apply? If "Yes," complete and attach Part V .....       |
| <b>6</b>  | Does Part VI apply? If "Yes," complete and attach Part VI .....     |
| <b>7</b>  | Does Part VII apply? If "Yes," complete and attach Part VII .....   |
| <b>8</b>  | Does Part VIII apply? If "Yes," complete and attach Part VIII ..... |
| <b>9</b>  | Does Part IX apply? If "Yes," complete and attach Part IX .....     |
| <b>10</b> | Does Part X apply? If "Yes," complete and attach Part X .....       |
| <b>11</b> | Does Part XI apply? If "Yes," complete and attach Part XI .....     |
| <b>12</b> | Reserved for future use .....                                       |
| <b>13</b> | Does Part XIII apply? If "Yes," complete and attach Part XIII ..... |

|           | Yes      | No       |
|-----------|----------|----------|
| <b>1</b>  |          | <b>X</b> |
| <b>2</b>  | <b>X</b> |          |
| <b>3</b>  | <b>X</b> |          |
| <b>4</b>  | <b>X</b> |          |
| <b>5</b>  |          | <b>X</b> |
| <b>6</b>  |          | <b>X</b> |
| <b>7</b>  |          | <b>X</b> |
| <b>8</b>  |          | <b>X</b> |
| <b>9</b>  | <b>X</b> |          |
| <b>10</b> | <b>X</b> |          |
| <b>11</b> |          | <b>X</b> |
| <b>12</b> |          |          |
| <b>13</b> |          | <b>X</b> |

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Schedule K-3 (Form 1065) 2021

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|   |                          |   |                                 |
|---|--------------------------|---|---------------------------------|
| Name of partnership<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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"/> 4. Foreign tax translation           | <input type="checkbox"/> 7. Form 8858 information | <input type="checkbox"/> 10. Partner loan transactions                                       |
| <input type="checkbox"/> 2. Foreign oil and gas taxes      | <input type="checkbox"/> 5. High-taxed income                 | <input type="checkbox"/> 8. Form 5471 information | <input type="checkbox"/> 11. Dual consolidated loss  |
| <input type="checkbox"/> 3. Splitter arrangements          | <input type="checkbox"/> 6. Section 267A disallowed deduction | <input type="checkbox"/> 9. Other forms           | <input type="checkbox"/> 12. Other international items<br>(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> <b>US</b>                                     | 12,533.         | 0.                                 | 0.                          | 0.                          | 0.                         | 0.                     | 12,533.   |
| <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>US</b>                                     | 0.              | 0.                                 | 0.                          | 0.                          | 0.                         | 2,697.                 | 2,697.    |
| <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>   |                 |                                    |                             |                             |                            |                        |           |

|   |                          |   |                                 |
|---|--------------------------|---|---------------------------------|
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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> US                              | 65,257.         | 0.                                 | 0.                          | 0.                          | 0.                         | 0.                     | 65,257.   |
| <b>B</b>                                 |                 |                                    |                             |                             |                            |                        |           |
| <b>C</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>77,790.</b>  |                                    |                             |                             |                            | <b>2,697.</b>          | <b>80,487.</b> |
| <b>A</b> US .....  | <b>77,790.</b>  | <b>0.</b>                          | <b>0.</b>                   | <b>0.</b>                   | <b>0.</b>                  | <b>2,697.</b>          | <b>80,487.</b> |
| <b>B</b> .....   |                 |                                    |                             |                             |                            |                        |                |
| <b>C</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 .....                           | 4,529.          |                                    |                             |                             |                            |                        | 4,529.    |
| 34 Allocable rental expenses - other than depreciation, depletion, and amortization .....                | 2,692.          |                                    |                             |                             |                            |                        | 2,692.    |
| 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 .....   |                 |                                    |                             |                             |                            | 5,302.                 | 5,302.    |
| 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 .....   |                 |                                    |                             |                             |                            |                        |           |

|   |                          |   |                                 |
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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>152.</b>     |                                    |                             |                             |                            |                        | <b>152.</b>    |
| <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>7,373.</b>   |                                    |                             |                             |                            | <b>5,302.</b>          | <b>12,675.</b> |
| <b>55 Net income (loss)</b> (subtract line 54 from line 24) .....        | <b>70,417.</b>  |                                    |                             |                             |                            | <b>-2,605.</b>         | <b>67,812.</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>         |           |

|   |                          |   |                                 |
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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<br>(category code _____ )<br>(country code _____ ) |                        |                |
| <b>1</b> Total average value of assets .....  | <b>48,885.</b>  |                                    |                             |                             |  |                        | <b>48,885.</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>48,885.</b>  |                                    |                             |                             |  |                        | <b>48,885.</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<br>(category code _____ )<br>(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 ..... |                 |                             |                             |  |                        |           |

|   |                          |   |                                 |
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| Name of partnership<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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>67,813.</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<br>income from all sales of<br>general property | (b) Foreign-derived<br>income from all sales of<br>intangible property | (c) Foreign-derived<br>income from all services | (d) Total<br>(add columns (a)<br>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**

|  | DEI | FDDEI | 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<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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) Partner's share of average asset value | (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> Foreign base company sales income (total) _____                    |                  |                                    |  |                              |
| <b>(1)</b> Unit _____   |                  |                                    |  |                              |
| <b>(2)</b> Unit _____   |                  |                                    |  |                              |
| <b>g</b> Foreign base company services income (total) _____                 |                  |                                    |  |                              |
| <b>(1)</b> Unit _____   |                  |                                    |  |                              |
| <b>(2)</b> Unit _____   |                  |                                    |  |                              |
| <b>h</b> Full inclusion foreign base company income (total) _____           |                  |                                    |  |                              |
| <b>(1)</b> Unit _____   |                  |                                    |  |                              |
| <b>(2)</b> Unit _____   |                  |                                    |  |                              |
| <b>i</b> Insurance income (total) _____                                     |                  |                                    |  |                              |
| <b>(1)</b> Unit _____   |                  |                                    |  |                              |
| <b>(2)</b> Unit _____   |                  |                                    |  |                              |
| <b>j</b> International boycott income (total) _____                         |                  |                                    |  |                              |
| <b>k</b> Bribes, kickbacks, and other payments (total) _____                |                  |                                    |  |                              |
| <b>l</b> Section 901(j) (total) _____                                       |                  |                                    |  |                              |

|   |                          |   |                                 |
|---|--------------------------|---|---------------------------------|
| Name of partnership<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**Part VIII Partner's Interest in Foreign Corporation Income (Section 960)** (continued)

| Amounts are in functional currency unless otherwise noted.<br>See instructions. |                                     | (i) Country code | (ii) Partner's share<br>of net income | (iii) Partner's share of<br>average asset value | (iv) Reserved for<br>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<br>receipts | (c) Total non-ECI gross<br>receipts |
|---|-----------|---------------------------------|-------------------------------------|
| <b>1</b> Gross receipts for section 59A(e) .....  | 77,790.   | 77,790.                         |                                     |
| <b>2</b> Gross receipts for the first preceding year .....  | 9,446.    | 9,446.                          |                                     |
| <b>3</b> Gross receipts for the second preceding year .....   | 9,240.    | 9,240.                          |                                     |
| <b>4</b> Gross receipts for the third preceding year .....  | 8,950.    | 8,950.                          |                                     |
| <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<br>payments | (c) Total base erosion<br>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<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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 .....                         | 12,533.   |                           | 12,533.                   |                    |                        |                         |                    |
| <b>3</b> Other gross rental income .....                               |           |                           |                           |                    |                        |                         |                    |
| <b>4</b> Guaranteed payments for services .....                        |           |                           |                           |                    |                        |                         |                    |
| <b>5</b> Guaranteed payments for use of capital .....                  |           |                           |                           |                    |                        |                         |                    |
| <b>6</b> Interest income .....   | 2,697.    |                           | 2,697.                    |                    |                        |                         |                    |
| <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 .....                                  | 65,257.   |                           | 65,257.                   |                    |                        |                         |                    |
| <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) .....               | 80,487.   |                           | 80,487.                   |                    |                        |                         |                    |

|   |                          |   |                                 |
|---|--------------------------|---|---------------------------------|
| Name of partnership<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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>7,220.</b>  |                           | <b>7,220.</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>5,302.</b>  |                           | <b>5,302.</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>16</b> Charitable contributions .....   |                |                           |                           |                    |                        |                         |                    |
| <b>17</b> Other ► <b>ENTITY EXPENSES</b> .....   | <b>152.</b>    |                           | <b>152.</b>               |                    |                        |                         |                    |
| <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>12,674.</b> |                           | <b>12,674.</b>            |                    |                        |                         |                    |
| <b>25</b> <b>Net income (loss)</b> (line 21 (Section 1) minus line 24 (Section 2)) .....                         | <b>67,813.</b> |                           |                           |                    |                        |                         |                    |



|   |                          |   |                                 |
|---|--------------------------|---|---------------------------------|
| Name of partnership<br><b>MCCORMICK RANCH HOLDINGS, LLC</b> | EIN<br><b>83-2802902</b> | Name of partner<br><b>HILA INVESTMENTS, LLC C/O PINCHAS</b> | SSN or TIN<br><b>36-4797267</b> |
|---|--------------------------|---|---------------------------------|

**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<br><b>a</b> Gross ECI ..... <b>77,790.</b><br><b>b</b> Worldwide gross income ..... <b>77,790.</b><br><br><b>2</b> Assets<br><b>a</b> Average U.S. assets (inside basis) ..... <b>48,885.</b><br><b>b</b> Worldwide assets ..... <b>48,885.</b><br><br><b>3</b> Liabilities<br><b>a</b> U.S.-booked liabilities of partnership .....<br><b>b</b> Directly allocated partnership indebtedness .....<br><br><b>4</b> Personnel<br><b>a</b> Personnel of U.S. trade or business .....<br><b>b</b> Worldwide personnel .....<br><br><b>5</b> Gross receipts from sales or services by SIC code<br><table border="1"> <tr> <th>(i) SIC code</th><th>(ii) ECI</th><th>(iii) Worldwide</th></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> |  |  | <b>6</b> Reserved for future use<br><table border="1"> <tr> <th>(i)</th><th>(ii)</th><th>(iii)</th></tr> <tr> <td><b>a</b></td><td></td><td></td></tr> <tr> <td><b>b</b></td><td></td><td></td></tr> </table><br><b>7</b> Other allocation and apportionment key<br><table border="1"> <tr> <th>(i) Key/Factor</th><th>(ii) Allocation</th></tr> <tr> <td><b>a</b></td><td></td></tr> <tr> <td><b>b</b></td><td></td></tr> </table><br><b>8</b> Other allocation and apportionment key<br><table border="1"> <tr> <th>(i) Key/Factor</th><th>(ii) Allocation</th></tr> <tr> <td><b>a</b></td><td></td></tr> <tr> <td><b>b</b></td><td></td></tr> </table> | (i) | (ii) | (iii) | <b>a</b> |  |  | <b>b</b> |  |  | (i) Key/Factor | (ii) Allocation | <b>a</b> |  | <b>b</b> |  | (i) Key/Factor | (ii) Allocation | <b>a</b> |  | <b>b</b> |  |
|--|-----------------|-----------------|-----------------|----------|--|--|----------|--|--|---|-----|------|-------|----------|--|--|----------|--|--|----------------|-----------------|----------|--|----------|--|----------------|-----------------|----------|--|----------|--|
| (i) SIC code   | (ii) ECI        | (iii) Worldwide |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>a</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>b</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| (i)  | (ii)            | (iii)           |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>a</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>b</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| (i) Key/Factor   | (ii) Allocation |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>a</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <b>b</b>   |                 |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| (i) Key/Factor   | (ii) Allocation |                 |                 |          |  |  |          |  |  |   |     |      |       |          |  |  |          |  |  |                |                 |          |  |          |  |                |                 |          |  |          |  |
| <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 ..... |     |     |     |

Arizona Nonresident and Out-of-State Partner's  
Share of Income and Deductions

2021

All corporate partners must use this schedule.

For the ☒ calendar year 2021 or ☐ fiscal year beginning 01/01/2021 and ending 12/31/2021 .CHECK ONE: ☒ Original ☐ Amended

|  |  |
|--|--|
| Partner's Tax Identification Number<br><b>36-4797267</b>                           | Partnership's Employer Identification Number (EIN)<br><b>83-2802902</b>                            |
| Partner's Name<br><b>HILA INVESTMENTS, LLC<br/>C/O PINCHAS MENDLOVIC</b>           | Partnership's Name<br><b>MCCORMICK RANCH HOLDINGS, LLC</b>   |
| Partner's Address - number and street or rural route<br><b>2535 JFK BLVD</b>       | Partnership's Address - number and street or rural route<br><b>999 WATERSIDE DRIVE, SUITE 2300</b> |
| Partner's City, Town or Post Office State ZIP Code<br><b>JERSEY CITY, NJ 07304</b> | Partnership's City, Town or Post Office State ZIP Code<br><b>NORFOLK, VA 23510</b>                 |

| Partner's Percentage of:   | Beginning of Year | End of Year |
|--|-------------------|-------------|
| Profit sharing .....   | 0.9330581 %       | 0.9330581 % |
| Loss sharing .....   | 0.9330581 %       | 0.9330581 % |
| Ownership of capital .....   | 0.9330581 %       | 0.9330581 % |
| Type of partner (individual, trust, estate,<br>IRA, corporate, or partnership) ..... | PARTNERSHIP       |             |

| Part 1: Distributive Share Items From<br>Federal Form 1065, Schedule K-1 | (a)<br>Distributive<br>Share Amount | (b)<br>Arizona<br>Apportionment Ratio | (c)<br>Arizona<br>Source Income | Form 140NR Filers:<br>Enter the amount in<br>column (c) on: |
|--|-------------------------------------|---------------------------------------|---------------------------------|---|
| 1 Ordinary income (loss) from trade or business activities               |                                     |                                       |                                 |   |
| 2 Net income (loss) from rental real estate activities .....             | 10                                  | 1.000000                              | 10                              |   |
| 3 Net income (loss) from other rental activities .....                   |                                     |                                       |                                 |   |
| 4 Total: Add lines 1, 2, and 3 .....                                     | 10                                  |                                       | 10                              | Line 21   |
| 5 Interest .....   | 2,697                               | 1.000000                              | 2,697                           | Line 16   |
| 6 Dividends .....  |                                     |                                       |                                 | Line 17   |
| 7 Royalties .....  |                                     |                                       |                                 | Line 21   |
| 8 Net short-term capital gain (loss) .....                               |                                     |                                       |                                 | Line 20   |
| 9 Net long-term capital gain (loss) .....                                |                                     |                                       |                                 | Line 20   |
| 10 Guaranteed payments to partner .....                                  |                                     |                                       |                                 |   |
| 11 Net IRC Section 1231 gain (loss) .....                                | 65,257                              | 1.000000                              | 65,257                          | Line 20   |
| 12 Other income (loss): include schedule .....                           |                                     |                                       |                                 | Line 22   |
| 13 IRC Section 179 expense .....   |                                     |                                       |                                 | Line 21   |
| 14 Other deductions: include schedule ..... <b>STMT</b>                  | 152                                 | 1.000000                              | 152                             |   |

| Part 2: Partner's Distributive Share of<br>the Adjustment of Partnership Income<br>From federal to Arizona Basis | (a)<br>Distributive<br>Share Amount | (b)<br>Arizona<br>Apportionment Ratio | (c)<br>Arizona<br>Source Income | Form 140NR Filers:<br>Enter the amount in<br>column (c) on: |
|--|-------------------------------------|---------------------------------------|---------------------------------|---|
| 15 Adjustment of partnership income from federal to<br>Arizona basis from Form 165, page 1, line 6 .....         |                                     |                                       |                                 | Line 29 or 41   |

NOTE: Corporate partners see Form 120 or Form 120A instructions for information on reporting the amount from line 15.

| AZ SCH K-1(NR)                     |        | OTHER DEDUCTIONS |
|------------------------------------|--------|------------------|
| DESCRIPTION                        | AMOUNT |                  |
| MISCELLANEOUS EXPENSES             | 152.   |                  |
| TOTAL INCLUDED IN SCHEDULE K-1(NR) | 152.   |                  |

23  
**Schedule NJK-1**

(Form NJ-1065)

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

For Calendar Year 2021, or Fiscal Year Beginning \_\_\_\_\_, 2021 and ending \_\_\_\_\_.

**1019  
2021****Part I General Information**

Partner's SS # or Federal EIN (Do not use EIN of a disregarded entity. See instr.)

**36-4797267**

Partnership's Federal EIN

**83-2802902**

Partner's Name

**HILA INVESTMENTS, LLC  
C/O PINCHAS MENDLOVIC**

Partnership's Name

**MCCORMICK RANCH HOLDINGS, LLC**

Street Address

**2535 JFK BLVD**

Partnership's Street Address

**999 WATERSIDE DRIVE, SUITE 2300**

City State ZIP Code

**JERSEY CITY, NJ 07304**

City State ZIP Code

**NORFOLK, VA 23510**What type of entity is partner? **NP**  
(see instructions) CodeDate partner's interest in partnership began: **12/20/2018**  
Month Day Year☐

Final NJK-1

☐

Hedge Fund

☐

Amended NJK-1

☐

Member of Composite Return

☐ 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 **0.9330581** % **0.9330581** %Loss Sharing **0.9330581** % **0.9330581** %Capital Ownership **0.9330581** % **0.9330581** %**Part II Income Information**

| Income Classifications   | A. Total Distribution | NJ-1040 Filers<br>Enter Amounts on<br>Line Shown Below | B. New Jersey Source<br>Amounts | NJ-1040NR Filers |
|--|-----------------------|--|---------------------------------|------------------|
| 1. Partnership Income (Loss)   | <b>67,814.</b>        |  |                                 |                  |
| 2. Net Guaranteed Payments   |                       |  |                                 |                  |
| 3. Partner's 401(k) Contribution   |                       |  |                                 |                  |
| 4. Distributive Share of Partnership<br>Income (loss)<br>(Line 1 plus line 2 minus line 3) | <b>67,814.</b>        | Line 21  |                                 | Line 23          |
| 5. Pension   |                       | Line 20a   |                                 |                  |
| 6. Net Gain (Loss) From Disposition<br>of Assets as a Result of a<br>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<br>Line 8b, Page 1, CBT-100S<br>Line 10, Page 1, CBT-100U<br>Line 8, NJ-CBT-1065<br>Line 51, NJ-1040NR<br>Line 23, NJ-1080C<br>Line 34a, NJ-1041 |
| 2. Partner's HEZ Deduction .....                 | 2. |  |
| 3. Partner's Sheltered Workshop Tax Credit ..... | 3. |  |

**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)

188851 12-03-21

**IT-204-IP**

For calendar year 2021 or tax year beginning  and ending

☐ Final K-1 23

☐ 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)<br><b>MCCORMICK RANCH HOLDINGS LLC</b> | Partnership's EIN<br><b>832802902</b> |
|---|---------------------------------------|

**A** Mark an **X** 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<br><b>HILA INVESTMENTS, LLC C/O PINCHAS MEN</b> |                    |                          | Partner's identifying number<br><b>364797267</b> |
| Partner's address<br><b>2535 JFK BLVD</b>                      |                    |                          |  |
| City<br><b>JERSEY CITY</b>                                     | State<br><b>NJ</b> | ZIP code<br><b>07304</b> |  |

**D** The partner is a (mark an **X** 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 **X** 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>  | 0.9331%   | 0.9331% |
| 2) Loss ..... <b>H2</b>    | 0.9331%   | 0.9331% |
| 3) Capital ..... <b>H3</b> | 0.9331%   | 0.9331% |

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

|  |           |                      |
|--|-----------|----------------------|
| 1) Nonrecourse .....                     | <b>I1</b> | <input type="text"/> |
| 2) Qualified nonrecourse financing ..... | <b>I2</b> | <input type="text"/> |
| 3) Recourse .....                        | <b>I3</b> | <input type="text"/> |

**J** Partner's capital account analysis

|   |           |       |
|---|-----------|-------|
| 1) Beginning capital account .....                                | <b>J1</b> | 27889 |
| 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> | 67812 |
| 5) Withdrawals and distributions - cash .....                     | <b>J5</b> | 94609 |
| 6) Withdrawals and distributions - property .....                 | <b>J6</b> |       |
| 7) Ending capital account .....                                   | <b>J7</b> | 1092  |
| 8) Method of accounting (mark an <b>X</b> in the appropriate box) |           |       |

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

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

|   |   |   |
|---|---|---|
| <input 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

118001211019



**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** Was the partnership required to report any nonqualified deferred compensation, as required by IRC § 457A, on its 2021 federal return? (see instructions) .....

**P** Yes ☐ No ☒

**Q** Did the partnership elect to pay the pass-through entity tax (PTET) for the current tax year? .....

**Q** 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  | 10                     | 2                         |
| 3 Other net rental income (loss) .....  | 3  |                        | 3                         |
| 4 Guaranteed payments .....   | 4  |                        | 4                         |
| 5 Interest income .....   | 5  | 2697                   | 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 | 65257                  | 10                        |
| 11 Other income (loss) Identify: .....  | 11 |                        | 11                        |
| 12 Section 179 deduction .....  | 12 |                        | 12                        |
| 13 Other deductions Identify: <b>SEE STATEMENT</b> .....  | 13 | 152                    | 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 | 94609                  | 17                        |
| 18 Distributions - other property .....   | 18 |                        | 18                        |
| 19 Other items not included above that are required to be reported separately to partners ..... | 19 | 125992                 | 19                        |
| Identify: <b>SEE STATEMENT</b> .....  |    |                        |                           |

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-    |                  |                                     |
| 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

118003211019



**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

118005211019



NY IT-204-IP

OTHER DEDUCTIONS

| DESCRIPTION                              | AMOUNT FROM<br>FEDERAL<br>SCHEDULE K-1 | NEW YORK<br>STATE<br>AMOUNT |
|--|--|-----------------------------|
| MISCELLANEOUS EXPENSES                   | 152.                                   | 0.                          |
| TOTAL TO FORM IT-204-IP, PAGE 2, LINE 13 | 152.                                   | 0.                          |

NY IT-204-IP

OTHER ITEMS REQUIRED TO BE REPORTED SEPARATELY

| DESCRIPTION                              | AMOUNT FROM<br>FEDERAL<br>SCHEDULE K-1 | NEW YORK<br>STATE<br>AMOUNT |
|--|--|-----------------------------|
| INVESTMENT INCOME                        | 2,697.                                 | 0.                          |
| BUSINESS INTEREST EXPENSE                | 5,302.                                 | 0.                          |
| UNRELATED BUSINESS TAXABLE INCOME        | 52,726.                                | 0.                          |
| SECTION 199A ORDINARY INCOME/LOSS        | 5,256.                                 | 0.                          |
| SECTION 199A RENTAL INCOME/LOSS          | -5,246.                                | 0.                          |
| SECTION 199A SECTION 1231 INCOME/LOSS    | 65,257.                                | 0.                          |
| TOTAL TO FORM IT-204-IP, PAGE 2, LINE 19 | 125,992.                               | 0.                          |



Department of Taxation and Finance  
**New York Corporate Partner's  
Schedule K-1**

Tax Law - Article 9-A

188821 12-03-21

**IT-204-CP**

23

☐ Final K-1

☐ Amended K-1

For calendar year 2021 or tax year beginning  and ending

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

**Partnership's information**

|  |                   |
|--|-------------------|
| Partnership's name (as shown on Form IT-204) | Partnership's EIN |
| <b>MCCORMICK RANCH HOLDINGS LLC</b>          | <b>832802902</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**

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

|   |             |                   |                            |
|---|-------------|-------------------|----------------------------|
| Partner's name<br>HILA INVESTMENTS, LLC C/O PINCHAS MEN |             |                   | Partner's EIN<br>364797267 |
| Partner's address<br>2535 JFK BLVD                      |             |                   |                            |
| City<br>JERSEY CITY                                     | State<br>NJ | ZIP code<br>07304 |                            |

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

**D** What is the New York tax filing status of the partner? (Mark an ☒ in the appropriate box, if known.)

☐ C corporation ☐ S corporation ☒ Partnership

**E** If the partner is a disregarded entity, enter the EIN of the entity reporting the income of the partner (if known)  **E**

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

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

|            | Beginning | Ending  |
|------------|-----------|---------|
| 1) Profit  | 0.9331%   | 0.9331% |
| 2) Loss    | 0.9331%   | 0.9331% |
| 3) Capital | 0.9331%   | 0.9331% |

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

|                                    |    |  |
|------------------------------------|----|--|
| 1) Nonrecourse                     | H1 |  |
| 2) Qualified nonrecourse financing | H2 |  |
| 3) Recourse                        | H3 |  |

**I** Partner's capital account analysis

|   |    |       |
|---|----|-------|
| 1) Beginning capital account                      | I1 | 27889 |
| 2) Capital contributed during the year - cash     | I2 |       |
| 3) Capital contributed during the year - property | I3 |       |
| 4) Current year increase (decrease)               | I4 | 67812 |
| 5) Withdrawals and distributions - cash           | I5 | 94609 |
| 6) Withdrawals and distributions - property       | I6 |       |
| 7) Ending capital account                         | I7 | 1092  |

8) Method of accounting (mark an ☒ in the appropriate box)

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

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**J** Was Form CT-2658-E filed with the partnership? ..... **J** Yes ☐ No ☐

**K** NYS estimated tax paid on behalf of partner (from Form CT-2658)

|   |           | Date | Amount |
|---|-----------|------|--------|
| 1) First installment .....  | <b>K1</b> |      |        |
| 2) Second installment .....   | <b>K2</b> |      |        |
| 3) Third installment .....  | <b>K3</b> |      |        |
| 4) Fourth installment .....   | <b>K4</b> |      |        |
| Total NYS estimated tax paid on behalf of partner (add lines K1 through K4) ..... | <b>K</b>  |      |        |

**L** Was the partnership required to report any nonqualified deferred compensation, as required by IRC § 457A, on its 2021 federal return? (see instructions) ..... **L** Yes ☐ No ☒

**Partner's share of entire net income (ENI) information when the corporate partner's New York tax filing status is a C corporation**

**ENI addition modifications**

**1** Total additions ..... **1**

|           | A - Number | B - Amount |           | A - Number | B - Amount |
|-----------|------------|------------|-----------|------------|------------|
| <b>1a</b> | EA -       |            | <b>1d</b> | EA -       |            |
| <b>1b</b> | EA -       |            | <b>1e</b> | EA -       |            |
| <b>1c</b> | EA -       |            | <b>1f</b> | EA -       |            |

**ENI subtraction modifications**

**2** Total subtractions ..... **2**

|           | A - Number | B - Amount |           | A - Number | B - Amount |
|-----------|------------|------------|-----------|------------|------------|
| <b>2a</b> | ES -       |            | <b>2d</b> | ES -       |            |
| <b>2b</b> | ES -       |            | <b>2e</b> | ES -       |            |
| <b>2c</b> | ES -       |            | <b>2f</b> | ES -       |            |

**Partner's proportionate part of assets and liabilities** (for New York C corporate partners only)

|   | Average value  |
|---|----------------|
| <b>3</b> Total assets .....   | <b>3</b> 52408 |
| <b>4</b> Real property and marketable securities included on line 3 .....         | <b>4</b> 48885 |
| <b>5</b> Real property and marketable securities at fair market value (FMV) ..... | <b>5</b>       |
| <b>6</b> Average value of adjusted total assets .....                             | <b>6</b> 3523  |
| <b>7</b> Total liabilities .....  | <b>7</b> 57826 |
| <b>8</b> Liabilities <b>directly</b> attributable to business capital .....       | <b>8</b>       |
| <b>9</b> Liabilities <b>directly</b> attributable to investment capital .....     | <b>9</b>       |

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**Partner's proportionate part of items related to investment capital under Article 9-A** (for New York)

C corporate partners only)

**Part 1 - Investment capital that generates income claimed not taxable by New York under the U.S. Constitution**

Description of asset (identify each asset, and enter number of shares (if applicable) and date acquired here; for each asset complete columns D through G on the corresponding lines below; enter only directly owned assets in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

| Item  | A - Description of asset                  |                |                  |   | B - Number of shares acquired, if applicable | C - Date acquired |
|---|---|----------------|------------------|---|--|-------------------|
| A   |   |                |                  |   |  |                   |
| B   |   |                |                  |   |  |                   |
| C   |   |                |                  |   |  |                   |
| D   |   |                |                  |   |  |                   |
| E   |   |                |                  |   |  |                   |
| F   |   |                |                  |   |  |                   |
| Item  | D<br>Number of shares sold, if applicable | E<br>Date sold | F<br>Average FMV | G<br>Liabilities <b>directly</b> attributable | H<br>Net average FMV                         |                   |
| A   |   |                |                  |   |  |                   |
| B   |   |                |                  |   |  |                   |
| C   |   |                |                  |   |  |                   |
| D   |   |                |                  |   |  |                   |
| E   |   |                |                  |   |  |                   |
| F   |   |                |                  |   |  |                   |
| Total from additional sheet(s) .....                                    |   |                |                  |   |  |                   |
| Total from partnerships .....   |   |                |                  |   |  |                   |
| 10 Total proportionate part of columns F and G (see instructions) ..... |   |                | 10               |   |  |                   |

**Part 2 - Investment capital - stocks actually held more than one year**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns D through G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

| Item  | A - Name/CUSIP/CINS/lot number |                |                  |   | B - Number of shares acquired | C - Date acquired |
|---|--------------------------------|----------------|------------------|---|-------------------------------|-------------------|
| A   |                                |                |                  |   |                               |                   |
| B   |                                |                |                  |   |                               |                   |
| C   |                                |                |                  |   |                               |                   |
| D   |                                |                |                  |   |                               |                   |
| E   |                                |                |                  |   |                               |                   |
| F   |                                |                |                  |   |                               |                   |
| Item  | D<br>Number of shares sold     | E<br>Date sold | F<br>Average FMV | G<br>Liabilities <b>directly</b> attributable | H<br>Net average FMV          |                   |
| A   |                                |                |                  |   |                               |                   |
| B   |                                |                |                  |   |                               |                   |
| C   |                                |                |                  |   |                               |                   |
| D   |                                |                |                  |   |                               |                   |
| E   |                                |                |                  |   |                               |                   |
| F   |                                |                |                  |   |                               |                   |
| Total from additional sheet(s) .....                                    |                                |                |                  |   |                               |                   |
| Total from partnerships .....   |                                |                |                  |   |                               |                   |
| 11 Total proportionate part of columns F and G (see instructions) ..... |                                |                | 11               |   |                               |                   |

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**Part 3 - Investment capital - stocks presumed held more than one year**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns F and G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

| Item  | A - Name/CUSIP/CINS/lot number |                |                     | B - Number of shares acquired                    | C - Date acquired       |  |  |
|---|--------------------------------|----------------|---------------------|--|-------------------------|--|--|
| A   |                                |                |                     |  |                         |  |  |
| B   |                                |                |                     |  |                         |  |  |
| C   |                                |                |                     |  |                         |  |  |
| D   |                                |                |                     |  |                         |  |  |
| E   |                                |                |                     |  |                         |  |  |
| F   |                                |                |                     |  |                         |  |  |
| Item  | D<br>Number of<br>shares sold  | E<br>Date sold | F<br>Average<br>FMV | G<br>Liabilities <b>directly</b><br>attributable | H<br>Net average<br>FMV |  |  |
| A   |                                |                |                     |  |                         |  |  |
| B   |                                |                |                     |  |                         |  |  |
| C   |                                |                |                     |  |                         |  |  |
| D   |                                |                |                     |  |                         |  |  |
| E   |                                |                |                     |  |                         |  |  |
| F   |                                |                |                     |  |                         |  |  |
| Total from additional sheet(s) .....  |                                |                |                     |  |                         |  |  |
| Total from partnerships .....   |                                |                |                     |  |                         |  |  |
| <b>12</b> Total proportionate part of columns F<br>and G (see instructions) ..... |                                |                | <b>12</b>           |  |                         |  |  |

**Part 4 - Total investment capital**

**13** Total average FMV and liabilities **directly** attributable  
(add lines 10, 11, and 12 in columns F and G) ...

**13****Part 5 - Prior year investment capital - stocks that did not meet holding period requirement**

Description of investment (identify each investment, and enter number of shares and date acquired here; for each investment complete columns D through G on the corresponding lines below; enter only directly owned investments in items A through F and Total from additional sheet(s))

For each item listed, in columns A through G, enter the information for the partnership as a **whole**.

| Item  | A - Name/CUSIP/CINS/lot number |                |  | B - Number of shares acquired   | C - Date acquired       |  |  |
|---|--------------------------------|----------------|--|---|-------------------------|--|--|
| A   |                                |                |  |   |                         |  |  |
| B   |                                |                |  |   |                         |  |  |
| C   |                                |                |  |   |                         |  |  |
| D   |                                |                |  |   |                         |  |  |
| E   |                                |                |  |   |                         |  |  |
| F   |                                |                |  |   |                         |  |  |
| Item  | D<br>Number of<br>shares sold  | E<br>Date sold | F<br>Average FMV<br>as previously reported | G<br>Liabilities <b>directly</b> attributable<br>as previously reported | H<br>Net average<br>FMV |  |  |
| A   |                                |                |  |   |                         |  |  |
| B   |                                |                |  |   |                         |  |  |
| C   |                                |                |  |   |                         |  |  |
| D   |                                |                |  |   |                         |  |  |
| E   |                                |                |  |   |                         |  |  |
| F   |                                |                |  |   |                         |  |  |
| Total from additional sheet(s) .....  |                                |                |  |   |                         |  |  |
| Total from partnerships .....   |                                |                |  |   |                         |  |  |
| <b>14</b> Total proportionate part of columns F<br>and G (see instructions) ..... |                                |                | <b>14</b>                                  |   |                         |  |  |

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**Part 6 - Prior year gross investment income for stocks that did not meet holding period requirement**

- 15 Prior year **presumed** gross investment income from stocks presumed in the prior year to be held more than one year that failed to meet the presumption (*see instructions*) .....

15

**Partner's share of items related to investment and other exempt income under Article 9-A** (for New York

C corporate partners only)

- 16 Gross exempt cross-article dividends .....
- 17 Gross exempt controlled foreign corporation (CFC) income .....
- 18 Gross exempt unitary corporation dividends .....
- 19 Gross investment income from investments generating income not taxable by New York State under the U.S. Constitution .....
- 20 Dividend income from investment capital from stocks **actually** held more than one year .....
- 21 Net capital gains or losses from investment capital from stocks **actually** held more than one year .....
- 22 Dividend income from investment capital from stocks **presumed** held more than one year .....

16

17

18

19

20

21

22

**Partner's share of items related to interest deductions directly attributable to investment and other exempt income under Article 9-A** (for New York C corporate partners only)

- 23 Interest expense per federal Form 1065, line 15 .....
- 24 Interest deductions **directly** attributable to income reported on line 16 .....
- 25 Interest deductions **directly** attributable to income reported on line 17 .....
- 26 Interest deductions **directly** attributable to income reported on line 18 .....
- 27 Interest deductions **directly** attributable to income reported on line 19 .....
- 28 Interest deductions **directly** attributable to income reported on line 20 .....
- 29 Interest deductions **directly** attributable to income reported on line 21 .....
- 30 Interest deductions **directly** attributable to income reported on line 22 .....
- 31 Interest deductions **directly** attributable to **business** capital .....

23

24

25

26

27

28

29

30

31

**Partner's share and proportionate part of items related to subtraction modification for qualified banks**

- 32 Qualified residential loan portfolio assets .....
- 33 Gross interest income from qualifying loans .....
- 33a Gross interest income from all loans .....
- 33b Gross interest expense from all loans .....

32

33

33a

33b

**Partner's share and proportionate part of items related to manufacturing**

- 34 Total receipts from the sale of goods by manufacturing .....
- 35 New York adjusted basis of qualified manufacturing property .....
- 35a Number of employees employed in manufacturing in New York .....

34

35

35a

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**Partner's share of New York modifications** *(for New York S corporate partners only)***36** New York State additions

|     | Number | A - Total amount |
|-----|--------|------------------|
| 36a | EA -   |                  |
| 36b | EA -   |                  |
| 36c | EA -   |                  |
| 36d | EA -   |                  |
| 36e | EA -   |                  |
| 36f | EA -   |                  |

**37** Total addition modifications *(total of column A, lines 36a through 36f)* .....**37****38** New York State subtractions

|     | Number | A - Total amount |
|-----|--------|------------------|
| 38a | ES -   |                  |
| 38b | ES -   |                  |
| 38c | ES -   |                  |
| 38d | ES -   |                  |
| 38e | ES -   |                  |
| 38f | ES -   |                  |

**39** Total subtraction modifications *(total of column A, lines 38a through 38f)* .....**39****40** Additions to itemized deductions

|     | Letter | Amount |
|-----|--------|--------|
| 40a |        |        |
| 40b |        |        |
| 40c |        |        |
| 40d |        |        |
| 40e |        |        |
| 40f |        |        |

**41** Total additions to itemized deductions *(add lines 40a through 40f)* .....**41****42** Subtractions from itemized deductions

|     | Letter | Amount |
|-----|--------|--------|
| 42a |        |        |
| 42b |        |        |
| 42c |        |        |
| 42d |        |        |
| 42e |        |        |
| 42f |        |        |

**43** Total subtractions from itemized deductions *(add lines 42a through 42f)* .....**43**

NO HANDWRITTEN ENTRIES ON THIS FORM





**Partner's share of income, deductions, etc.** (from federal Form 1065, Schedule K-1)**Partner's distributive share items**

|               |  |    |        |
|---------------|--|----|--------|
| 44            | Ordinary business income (loss)  | 44 |        |
| 45            | Net rental real estate income (loss)   | 45 | 10     |
| 46            | Other net rental income (loss)   | 46 |        |
| 47            | Guaranteed payments  | 47 |        |
| 48            | Interest income  | 48 | 2697   |
| 49            | Ordinary dividends   | 49 |        |
| 50            | Royalties  | 50 |        |
| 51            | Net short-term capital gain (loss)   | 51 |        |
| 52            | Net long-term capital gain (loss)  | 52 |        |
| 53            | Net section 1231 gain (loss)   | 53 | 65257  |
| 54            | Other income (loss)  | 54 |        |
| Identify:     |  |    |        |
| 55            | Section 179 deduction  | 55 |        |
| 56            | Other deductions   | 56 | 152    |
| Identify:     |  |    |        |
| SEE STATEMENT |  |    |        |
| 57            | Tax-exempt income and nondeductible expenses   | 57 |        |
| 58            | Distributions - cash and marketable securities   | 58 | 94609  |
| 59            | Distributions - other property   | 59 |        |
| 60            | Other items not included above that are required to be reported separately to partners | 60 | 125992 |
| Identify:     |  |    |        |
| SEE STATEMENT |  |    |        |

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

|    |  | A - Form CT-611 | B - Form CT-611.1 | C - Form CT-611.2 |
|----|--|-----------------|-------------------|-------------------|
| 61 | Site preparation credit component                | 61              |                   |                   |
| 62 | Tangible property credit component               | 62              |                   |                   |
| 63 | On-site groundwater remediation credit component | 63              |                   |                   |

|    |                                    |    |  |
|----|------------------------------------|----|--|
| 64 | This line intentionally left blank | 64 |  |
| 65 | This line intentionally left blank | 65 |  |

**QEZE tax reduction credit** (Form CT-604-CP)

|    |                                 |    |  |
|----|---------------------------------|----|--|
| 66 | QEZE employment increase factor | 66 |  |
| 67 | QEZE zone allocation factor     | 67 |  |
| 68 | QEZE benefit period factor      | 68 |  |

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

|     |   |     |  |
|-----|---|-----|--|
| 69  | Excelsior jobs tax credit component                     | 69  |  |
| 70  | Excelsior investment tax credit component               | 70  |  |
| 71  | Excelsior research and development tax credit component | 71  |  |
| 72  | Excelsior real property tax credit component            | 72  |  |
| 72a | Excelsior child care services tax credit component      | 72a |  |

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**Partner's credit information** (continued)**Farmers' school tax credit** (Form CT-47)

|    |  |    |  |
|----|--|----|--|
| 73 | Acres of qualified agricultural property .....                               | 73 |  |
| 74 | Acres of qualified conservation property .....                               | 74 |  |
| 75 | Eligible school district property taxes paid .....                           | 75 |  |
| 76 | Acres of qualified agricultural property converted to nonqualified use ..... | 76 |  |

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

## Credit bases

| Code | Amount | Code | Amount |
|------|--------|------|--------|
| 77a  |        | 77d  |        |
| 77b  |        | 77e  |        |
| 77c  |        | 77f  |        |

## Credit information

| Code | Information | Code | Information |
|------|-------------|------|-------------|
| 77g  |             | 77j  |             |
| 77h  |             | 77k  |             |
| 77i  |             | 77l  |             |

**Part 2 - Flow-through credits, addbacks, and recaptures**

## 78 Flow-through credits

| Code | Amount | Code | Amount |
|------|--------|------|--------|
| 78a  |        | 78e  |        |
| 78b  |        | 78f  |        |
| 78c  |        | 78g  |        |
| 78d  |        | 78h  |        |

## 79 Addbacks of credits and recaptures

| Code | Amount | Code | Amount |
|------|--------|------|--------|
| 79a  |        | 79d  |        |
| 79b  |        | 79e  |        |
| 79c  |        | 79f  |        |

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

|    |   |    |  |
|----|---|----|--|
| 80 | START-UP NY business certificate number (Form DTF-74) ..... | 80 |  |
| 81 | Year of START-UP NY business tax benefit period .....       | 81 |  |
| 82 | START-UP NY area allocation factor .....                    | 82 |  |

**Partner's share of apportionment and Metropolitan Commuter Transportation District (MCTD) information****Part 1**

- 1 During the reporting year, did the partnership do business, employ capital, own or lease property, maintain an office, or derive receipts from activity, in New York State? (mark an X in the appropriate box) ..... Yes ☐ No ☒
- 2 During the reporting year, did the partnership do business, employ capital, own or lease property, maintain an office, or derive receipts from activity, in the MCTD? (mark an X in the appropriate box) ..... Yes ☐ No ☒

**Average value of property**

|   | A - MCTD | B - New York State |
|---|----------|--------------------|
| 3 Real estate owned .....                 | 3        |                    |
| 4 Real estate rented .....                | 4        |                    |
| 5 Inventories owned .....                 | 5        |                    |
| 6 Tangible personal property owned .....  | 6        |                    |
| 7 Tangible personal property rented ..... | 7        |                    |

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| Part 2   |    | A    | B              | C          |
|--|----|------|----------------|------------|
| Receipts from:   |    | MCTD | New York State | Everywhere |
| <b>Section 210-A.2</b>   |    |      |                |            |
| 1 Sales of tangible personal property .....  | 1  |      |                |            |
| 2 Sales of electricity .....   | 2  |      |                |            |
| 3 Net gains from sales of real property .....  | 3  |      |                | 74627      |
| <b>Section 210-A.3</b>   |    |      |                |            |
| 4 Rentals of real and tangible personal property .....   | 4  |      |                | 7277       |
| 5 Royalties from patents, copyrights, trademarks,<br>and similar intangible personal property .....    | 5  |      |                |            |
| 6 Sales of rights for certain closed-circuit and<br>cable TV transmissions of an event .....           | 6  |      |                |            |
| <b>Section 210-A.4</b>   |    |      |                |            |
| 7 Sale, licensing, or granting access to digital products .....  | 7  |      |                |            |
| 7a Sale, licensing, or granting access to digital products .....                                       | 7a |      |                |            |
| 8 This line intentionally left blank .....   | 8  |      |                |            |
| <b>Section 210-A.5(a)(2)(A)</b>  |    |      |                |            |
| 9 Interest from loans secured by real property .....   | 9  |      |                |            |
| 10 Net gains from sales of loans secured by real property .....  | 10 |      |                |            |
| 11 Interest from loans <b>not</b> secured by real property <input type="checkbox"/> .....              | 11 |      |                |            |
| 12 Net gains from sales of loans <b>not</b> secured by<br>real property <input type="checkbox"/> ..... | 12 |      |                |            |
| <b>Section 210-A.5(a)(2)(B)</b> <input type="checkbox"/>   |    |      |                |            |
| 13 Interest from federal debt .....  | 13 |      |                |            |
| 14 <input type="checkbox"/>  |    |      |                |            |
| 15 Interest from NYS and its political subdivisions debt .....   | 15 |      |                |            |
| 16 Net gains from federal, NYS, and NYS political subdivisions debt .....                              | 16 |      |                |            |
| 17 Interest from other states and their political<br>subdivisions debt .....                           | 17 |      |                |            |
| 18 Net gains from other states and their political<br>subdivisions debt .....                          | 18 |      |                |            |
| <b>Section 210-A.5(a)(2)(C)</b> <input type="checkbox"/>   |    |      |                |            |
| 19 Interest from asset-backed securities and other<br>government agency debt .....                     | 19 |      |                |            |
| 20 Net gains from government agency debt or<br>asset-backed securities sold through an exchange .....  | 20 |      |                |            |
| 21 Net gains from all other asset-backed securities .....  | 21 |      |                |            |
| <b>Section 210-A.5(a)(2)(D)</b> <input type="checkbox"/>   |    |      |                |            |
| 22 Interest from corporate bonds .....   | 22 |      |                |            |
| 23 Net gains from corporate bonds sold through<br>broker/dealer or licensed exchange .....             | 23 |      |                |            |
| 24 Net gains from other corporate bonds .....  | 24 |      |                |            |
| <b>Section 210-A.5(a)(2)(E)</b>  |    |      |                |            |
| 25 Net interest from reverse repurchase and<br>securities borrowing agreements .....                   | 25 |      |                |            |
| <b>Section 210-A.5(a)(2)(F)</b>  |    |      |                |            |
| 26 Net interest from federal funds .....   | 26 |      |                |            |
| <b>Section 210-A.5(a)(2)(I)</b> <input type="checkbox"/>   |    |      |                |            |
| 27 Net income from sales of physical commodities .....   | 27 |      |                |            |
| <b>Section 210-A.5(a)(2)(J)</b> <input type="checkbox"/>   |    |      |                |            |
| 28 Marked to market net gains .....  | 28 |      |                |            |

NO HANDWRITTEN ENTRIES ON THIS FORM

117009211019



| Part 2  |     | A    | B              | C          |
|---|-----|------|----------------|------------|
| Receipts from:  |     | MCTD | New York State | Everywhere |
| Section 210-A.5(a)(2)(H)  |     |      |                |            |
| 210-A.5(a)(2)(G)  |     |      |                |            |
| 29 Interest from other financial instruments                                    | 29  |      |                |            |
| 30 Net gains from other financial instruments                                   | 30  |      |                |            |
| 30a Net gains from other financial instruments<br>(broker/dealer/exchange)      | 30a |      |                |            |
| 30b Other income from other financial instruments                               | 30b |      |                |            |
| 30c Other income from other financial instruments<br>(broker/dealer/exchange)   | 30c |      |                |            |
| 30d Dividends from stock that is business capital                               | 30d |      |                |            |
| 30e Net gains from sales of stock that is business capital                      | 30e |      |                |            |
| 30f Net gains from sales of partnership interests                               | 30f |      |                |            |
| Section 210-A.5(b)  |     |      |                |            |
| 31 Brokerage commissions  | 31  |      |                |            |
| 32 Margin interest earned on behalf of brokerage accounts                       | 32  |      |                |            |
| 33 Fees for advisory services for underwriting<br>or management of underwriting | 33  |      |                |            |
| 34 Receipts from primary spread of selling concessions                          | 34  |      |                |            |
| 35 Receipts from account maintenance fees                                       | 35  |      |                |            |
| 36 Fees for management or advisory services                                     | 36  |      |                |            |
| 37 Interest from an affiliated corporation                                      | 37  |      |                |            |
| Section 210-A.5(c)  |     |      |                |            |
| 38 Interest, fees, and penalties from credit cards                              | 38  |      |                |            |
| 39 Service charges and fees from credit cards                                   | 39  |      |                |            |
| 40 Receipts from merchant discounts   | 40  |      |                |            |
| 41 Receipts from credit card authorizations and<br>settlement processing        | 41  |      |                |            |
| 42 Other credit card processing receipts  | 42  |      |                |            |
| Section 210-A.5(d)  |     |      |                |            |
| 43 Receipts from certain services to investment companies                       | 43  |      |                |            |
| 44 This line intentionally left blank   | 44  |      |                |            |
| Section 210-A.6   |     |      |                |            |
| 45 Receipts from railroad and trucking business                                 | 45  |      |                |            |
| Section 210-A.6-a   |     |      |                |            |
| 46 Receipts from the operation of vessels                                       | 46  |      |                |            |
| Section 210-A.7   |     |      |                |            |
| 47 Receipts from air freight forwarding   | 47  |      |                |            |
| 48 Receipts from other aviation services  | 48  |      |                |            |
| Section 210-A.8   |     |      |                |            |
| 49 Advertising in newspapers or periodicals                                     | 49  |      |                |            |
| 50 Advertising on television or radio   | 50  |      |                |            |
| 51 Advertising via other means  | 51  |      |                |            |
| Section 210-A.9   |     |      |                |            |
| 52 Transportation or transmission of gas through pipes                          | 52  |      |                |            |
| Section 210-A.10  |     |      |                |            |
| 53 Receipts from other services/activities not specified                        | 53  |      |                |            |
| 53a Receipts from other services/activities not specified                       | 53a |      |                |            |

NO HANDWRITTEN ENTRIES ON THIS FORM

117010211019



| Payroll |   | A<br>MCTD | B<br>New York State |
|---------|---|-----------|---------------------|
| 54      | Wages and other compensation of employees except general executive officers   | 54        |                     |
| 55      | Average number of individuals employed full time in New York State <i>(excluding employees with partnership-wide authority)</i> |           | 55                  |

| Gross proceeds or receipts from certain sales<br>(for apportionment purposes) <i>(see instructions)</i> |  | A<br>MCTD | B<br>New York State | C<br>Everywhere |
|---|--|-----------|---------------------|-----------------|
| 56  | Sales of loans secured by real property            | 56        |                     |                 |
| 57  | Sales of loans <b>not</b> secured by real property | 57        |                     |                 |
| 58  | Sales of other asset-backed securities             | 58        |                     |                 |
| 59  | Sales of corporate bonds                           | 59        |                     |                 |
| 60  | Sales of physical commodities                      | 60        |                     |                 |

**Marked to market net gain or loss from deemed sales (for apportionment purposes)**

|    |   |    |  |
|----|---|----|--|
| 61 | Of loans secured by real property                                       | 61 |  |
| 62 | Of loans <b>not</b> secured by real property                            | 62 |  |
| 63 | Of federal debt instruments   | 63 |  |
| 64 | Of New York State and its political subdivisions debt instruments       | 64 |  |
| 65 | Of other states and their political subdivisions debt instruments       | 65 |  |
| 66 | Of government agency debt or asset-backed securities (through exchange) | 66 |  |
| 67 | Of all other asset-backed securities                                    | 67 |  |
| 68 | Of corporate bonds through licensed exchange or broker/dealer           | 68 |  |
| 69 | Of other corporate bonds  | 69 |  |
| 70 | Of physical commodities   | 70 |  |
| 71 | Of other financial instruments of one type                              | 71 |  |

**Items related to repurchase agreements and securities borrowing/lending agreements**

|    |  |    |  |
|----|--|----|--|
| 72 | Value of reverse repurchase agreements when partnership is purchaser/lender            | 72 |  |
| 73 | Value of borrowing agreements when partnership is securities borrower                  | 73 |  |
| 74 | Value of repurchase agreements when partnership is seller/borrower                     | 74 |  |
| 75 | Value of lending agreements when partnership is securities lender                      | 75 |  |
| 76 | Interest income from reverse repurchase agreements and securities borrowing agreements | 76 |  |
| 77 | Interest expense from repurchase agreements and securities lending agreements          | 77 |  |

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

|   |                                |   |  |
|---|--------------------------------|---|--|
| 1 | Total of New York additions    | 1 |  |
| 2 | Total of New York subtractions | 2 |  |

NO HANDWRITTEN ENTRIES ON THIS FORM

117011211019



NY IT-204-CP

OTHER DEDUCTIONS

| DESCRIPTION                              | AMOUNT FROM<br>FEDERAL<br>SCHEDULE K-1 |
|--|--|
| MISCELLANEOUS EXPENSES                   | 152.                                   |
| TOTAL TO FORM IT-204-CP, PAGE 7, LINE 56 | 152.                                   |

NY IT-204-CP

OTHER ITEMS REQUIRED TO BE REPORTED SEPARATELY

| DESCRIPTION                              | AMOUNT FROM<br>FEDERAL<br>SCHEDULE K-1 |
|--|--|
| INVESTMENT INCOME                        | 2,697.                                 |
| BUSINESS INTEREST EXPENSE                | 5,302.                                 |
| UNRELATED BUSINESS TAXABLE INCOME        | 52,726.                                |
| SECTION 199A ORDINARY INCOME/LOSS        | 5,256.                                 |
| SECTION 199A RENTAL INCOME/LOSS          | -5,246.                                |
| SECTION 199A SECTION 1231 INCOME/LOSS    | 65,257.                                |
| TOTAL TO FORM IT-204-CP, PAGE 7, LINE 60 | 125,992.                               |

PA Schedule RK-1 (06-21)  
**2021** Resident Schedule of  
 Shareholder/Partner/Beneficiary Pass Through Income, Loss and Credits

Final N

364797267 HILA INVESTMENTS LLC CO PINCHAS MENDLOVIC

2535 JFK BLVD

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

Owner 6

Shareholder's Stock Ownership % 00000

Amended N

JERSEY CITY NJ 07304

Beneficiary's year-end Distribution % 00000

MCCORMICK RANCH HOLDINGS LLC

Partner's % of:

Profit sharing % 00093

NORFOLK VA 23510 832802902

Loss sharing % 00093

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

L

Capital Ownership % 00093

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

SECTION

- 1 PA-Taxable Business Income (Loss) from Operations  
 2 Interest Income  
 3 Dividend Income  
 = 4 Net Gain (Loss) from the Sale, Exchange or Disposition of Property  
 5 Net Income (Loss) from Rents, Royalties, Patents and Copyrights  
 6 Income of/from Estates or Trusts  
 7 Gambling and Lottery Winnings (Loss)

1 -152  
 2 0  
 3 0  
 4 0  
 5 10  
 6 0  
 7 0

SECTION

- 8 Resident Credit. Submit statement.  
 = 9 Total Other Credits. Submit statement.

8 0  
 9 0

SECTION

- IV 10 Distributions of Cash, Marketable Securities, and Property - not including guaranteed payments  
 11 Guaranteed Payments for Capital or Other Services  
 12 All Other Guaranteed Payments for Services Rendered  
 V 13 Guaranteed Payments to the Retired Partner  
 14 Distributions from PA Accumulated Adjustments Account Liquidating N  
 15 Distributions of Cash, Marketable Securities, and Property  
 16 Nontaxable income (loss) or nondeductible expenses required to calculate owner's basis.

10 94609  
 11 0  
 12 0  
 13 0  
 14 0  
 15 0  
 16 0

SECTION

- VI Submit statement.  
 Note: Lines 17 through 20 are for information purposes only.  
 17 Owner's Share of IRC Section 179 allowed according to PA rules  
 VII 18 Owner's Share of Straight-Line Depreciation  
 19 Partner's Share of Nonrecourse Liabilities at year-end  
 20 Partner's Share of Recourse Liabilities at year-end

17 0  
 18 0  
 19 0  
 20 0

174621 12-06-21 CCH

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



PA Schedule NRK-1 (06-21)  
**2021** Nonresident Schedule  
 of Shareholder/Partner/Beneficiary Pass Through Income, Loss and Credits

Final N

364797267 HILA INVESTMENTS LLC CO PINCHAS MENDLOVIC

2535 JFK BLVD

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

Owner 6

Shareholder's Stock Ownership % 00000

Amended N

JERSEY CITY NJ 07304

Beneficiary's year-end Distribution % 00000

MCCORMICK RANCH HOLDINGS LLC

Partner's % of:

Profit sharing % 00093

NORFOLK VA 23510 832802902

Loss sharing % 00093

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

Capital Ownership % 00093

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  | 94609 |
| 9  | 0     |
| 10 | 0     |
| 11 | 0     |
| 12 | 0     |
| 13 | 0     |
| 14 | 0     |
| 15 | 0     |
| 16 | 0     |
| 17 | 0     |
| 18 | 0     |





2021 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 \_\_\_\_\_, 2021; Ending Date \_\_\_\_\_

☐ Amended Return: Enter Reason Code \_\_\_\_\_

☐ Owner is Participating in a Unified Nonresident Individual Income Tax Return

| Owner Information   |                                  |
|---|----------------------------------|
| Name <b>HILA INVESTMENTS, LLC</b><br><b>C/O PINCHAS MENDLOVIC</b> | FEIN or SSN<br><b>36-4797267</b> |
| Address<br><b>2535 JFK BLVD</b>                                   |                                  |
| Address Continued   |                                  |
| City or Town, State, and ZIP Code<br><b>JERSEY CITY, NJ 07304</b> |                                  |

| Pass-Through Entity (PTE) Information                         |                           |
|---|---------------------------|
| Name<br><b>MCCORMICK RANCH HOLDINGS,</b>                      | FEIN<br><b>83-2802902</b> |
| Address<br><b>999 WATERSIDE DRIVE, SUI</b>                    |                           |
| Taxable Year End Date<br><b>12/31/21</b>                      |                           |
| Address Continued   |                           |
| City or Town, State, and ZIP Code<br><b>NORFOLK, VA 23510</b> |                           |

**Additional Owner Information** (see instructions)

- |   |                      |
|---|----------------------|
| a. Date owner acquired interest in the PTE (MM/DD/YYYY)                   | a. <u>12/20/2018</u> |
| b. Owner's entity type (Enter code)                                       | b. <u>LL</u>         |
| c. Owner's participation type (Enter code)                                | c. <u>LLM</u>        |
| d. Owner's participation percentage (Example: 47.35%)                     | d. <u>0.93</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>67964</u> .00 |
| 2. Total deductions             | 2. <u>152</u> .00   |
| 3. Tax-exempt interest income   | 3. _____ .00        |

**Allocation and Apportionment**

- |  |                     |
|--|---------------------|
| 4. Income allocated to Virginia (owner's share from PTE's Schedule 502A, Section C, Line 2)                            | 4. _____ .00        |
| 5. Income allocated outside of Virginia (owner's share from PTE's Schedule 502A, Section C, Line 3(e))                 | 5. _____ .00        |
| 6. Apportionable income (owner's share from PTE's Schedule 502A, Section C, Line 4)                                    | 6. <u>67964</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>.000000</u> % |

**Virginia Additions - Owner's Share**

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

| Code                      | Amount     | Code                      | Amount     |
|---------------------------|------------|---------------------------|------------|
| 12a. <input type="text"/> | <u>.00</u> | 12b. <input type="text"/> | <u>.00</u> |
| 12c. <input type="text"/> | <u>.00</u> | 12d. <input type="text"/> | <u>.00</u> |

- |  |               |
|--|---------------|
| 13. Total Additions (add Lines 8-11 and 12a-12d) | 13. _____ .00 |
|--|---------------|

**Virginia Subtractions - Owner's Share**

- |   |               |
|---|---------------|
| 14. Fixed date conformity - depreciation                                  | 14. _____ .00 |
| 15. Fixed date conformity - other   | 15. _____ .00 |
| 16. Income from obligations of the United States                          | 16. _____ .00 |
| 17. Other subtractions (see Form 502 instructions for subtraction codes.) |               |

| Certification Number (if applicable) | Code                 | Amount     |
|--------------------------------------|----------------------|------------|
| 17a. <input type="text"/>            | <input type="text"/> | <u>.00</u> |
| 17b. <input type="text"/>            | <input type="text"/> | <u>.00</u> |
| 17c. <input type="text"/>            | <input type="text"/> | <u>.00</u> |
| 17d. <input type="text"/>            | <input type="text"/> | <u>.00</u> |

- |   |               |
|---|---------------|
| 18. Total Subtractions. (add Lines 14-16 and 17a-17d) | 18. _____ .00 |
|---|---------------|

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. ☐

**THERE ARE NO ADJUSTMENTS OR CREDITS FOR THIS PARTNER.**

**2021 Virginia  
Schedule VK-1**

Page 2

Owner FEIN or SSN **36-4797267**  
PTE FEIN **83-2802902****Virginia Tax Credits**

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

**Part I - Nonrefundable Credits**

|   |     |
|---|-----|
| 1. State Income Tax Paid<br>(see Form 502 Instructions) .....   | .00 |
| 2. Neighborhood Assistance Act Tax<br>Credit .....  | .00 |
| 3. Biodiesel and Green Diesel Fuels Tax<br>Credit .....   | .00 |
| 4. Recyclable Materials Processing<br>Equipment Tax Credit .....  | .00 |
| 5. Vehicle Emissions Testing Equipment<br>Tax Credit .....  | .00 |
| 6. Major Business Facility Job Tax<br>Credit .....  | .00 |
| 7. Waste Motor Oil Burning Equipment<br>Tax Credit .....  | .00 |
| 8. Riparian Forest Buffer Protection for<br>Waterways Tax Credit .....  | .00 |
| 9. Virginia Coal Employment and<br>Production Incentive Tax Credit .....  | .00 |
| 10. Enter the amount of Virginia Coal<br>Employment and Production Incentive<br>Tax Credit assigned to another party .....                | .00 |
| 11. Virginia Coal Employment and<br>Production Incentive Tax Credit<br>available for use by owner<br>(Subtract Line 10 from Line 9) ..... | .00 |
| 12. Historic Rehabilitation Tax Credit .....  | .00 |
| 13. Land Preservation Tax Credit .....  | .00 |
| 14. Qualified Equity and Subordinated<br>Debt Investments Tax Credit .....  | .00 |
| 15. Communities of Opportunity Tax<br>Credit .....  | .00 |
| 16. Green Jobs Creation Tax Credit .....  | .00 |
| 17. Farm Wineries and Vineyards Tax<br>Credit .....   | .00 |
| 18. International Trade Facility Tax<br>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<br>Expenses Tax Credit (Use this line<br>if the taxpayer does not qualify for a<br>refundable credit.) ..... | .00 |
| 23. Education Improvement Scholarships<br>Tax Credit .....  | .00 |
| 24. Major Research and Development<br>Expenses Tax Credit .....   | .00 |
| 25. Food Crop Donation Tax Credit .....   | .00 |
| 26. Worker Training Tax Credit .....  | .00 |
| 27. Virginia Housing Opportunity Tax<br>Credit .....  | .00 |

**Part II - Total Nonrefundable Credits**

|   |     |
|---|-----|
| 1. <b>Total Nonrefundable Credits.</b><br>Add Part I, Lines 1-8 and 11-27 ..... | .00 |
|---|-----|

**Part III - Refundable Credits**

|   |     |
|---|-----|
| 1. Agricultural Best Management<br>Practices Tax Credit .....   | .00 |
| 2. 100% Coalfield Employment<br>Enhancement Tax Credit from<br>2021 Form 306B, Line 1(b) .....  | .00 |
| 3. Full Credit: Enter amount from<br>2021 Form 306B, Line 13 .....  | .00 |
| 4. 85% Credit: Enter amount from<br>2021 Form 306B, Line 15 .....   | .00 |
| 5. Total Coalfield Employment<br>Enhancement Tax Credit allowable<br>this year (Add Lines 3 and 4) .....  | .00 |
| 6. 2021 Coalfield Employment<br>Enhancement Tax Credit earned to be<br>used when completing your 2024<br>return. Enter amount from your 2021<br>Form 306, Line 11 ..... | .00 |
| 7. Motion Picture Production<br>Tax Credit .....  | .00 |
| 8. Research and Development<br>Expenses Tax Credit .....  | .00 |
| 9. Conservation Tillage and Precision<br>Agricultural Equipment Tax Credit .....  | .00 |

**Part IV - Total Refundable Credits**

|  |     |
|--|-----|
| 1. <b>Total Refundable Credits.</b><br>(Add Part III, Lines 1, 5, and 7-9) ..... | .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).