

NYCIDA PROJECT COST/BENEFIT ANALYSIS

January 5, 2017

APPLICANT

50 HYMC Owner LLC
60 Columbus Circle
New York, New York 10023

PROJECT LOCATIONS

503, 507-511 West 33rd Street
413, 427 10th Avenue
504-514, 516-520 West 34th Street
New York, New York 10001

A. Project Description:

50 HYMC Owner LLC is a joint venture between The Related Companies, L.P., a real estate development company and Oxford Properties Group, Inc., a real estate investment firm (the "Company"). The Company is seeking financial assistance for a Hudson Yards Commercial Construction Project (the "Project"). The Company seeks financial assistance in connection with the construction of an approximately 2,800,000 gross square foot, class-A office building, which will include approximately 50,000 gross square feet of retail space, to be known as 50 Hudson Yards (the "Facility").

Total Project costs are estimated to be \$3.94 billion with \$900 million for land costs, \$1.69 billion for construction hard costs, and \$1.350 billion for construction soft costs.

The Agency conducted an analysis based on information supplied from the Company and estimated that during construction, the Project will generate approximately 7,479 additional net new construction jobs to the city economy and approximately 3,345 net new tenant jobs as a result of operations to the city economy. It is anticipated that there will be 12,972 direct construction jobs as a result of the Project and at full occupancy, it is estimated that over 7,471 people will be employed at the Project in office, retail, and building services.

B. Costs to City (New York City taxes to be exempted):

	\$ 18,575,197
Mortgage Recording Tax Benefit:	
Real Property Tax Exemption (NPV, 25 years):	176,681,080
Total Cost to NYC	\$ 195,256,277

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):	\$ 1,228,782,383
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PROJECT APPLICATION

Hudson Yards Commercial Construction Project Program

Introduction and Information

I. Introduction.

This application (the "Application") is to be completed by applicants (each, "Applicant") seeking to obtain Financial Assistance from New York City Industrial Development Agency (the "NYCIDA") for a Hudson Yards Commercial Construction Project ("HYCCP" or "Project") in the Hudson Yards UTEP Area. The Tax Exemption Policy for the Hudson Yards UTEP Area (the "HY UTEP") is set forth primarily in Exhibit E to the NYCIDA Uniform Tax Exemption Policy ("UTEP"). All capitalized terms not otherwise defined in the Application shall have the meaning ascribed to them in the UTEP, which is available at . Below is a summary of the Application requirements and process.

II. Application Requirements.

The Application requires each Applicant to submit the information necessary to demonstrate that the proposed HYCCP satisfies the eligibility criteria described in Section III of Appendix E in the UTEP ("HYCCP Eligibility Criteria"), as well as the ability to fulfill all conditions to "Closing", as hereinafter defined in Section IV.

For projects that contemplate more than one building that would each meet the HYCCP Eligibility Criteria, each proposed building will be treated as a separate HYCCP. Therefore, a separate Application must be completed for each proposed building.

III. Process for Completion and Review of Application.

1. **Completion of Application.** To Complete the Application:
 - a. Responses must be typewritten. NYCIDA will not accept handwritten Applications. If Applicant desires to complete and submit the Application electronically, Applicant may for that purpose request an electronic copy of this Application from NYCIDA. Electronic submission notwithstanding, Applicant must additionally submit an original and executed hard copy of the Application.
 - b. When necessary, and regardless of whether the Application so instructs, Applicant may answer questions by means of separate attachments. Applicant should identify attachments by the questions being answered.
2. **Re-Application Process.** Applicants will be required to re-apply (and pay an additional Application Fee) to request Financial Assistance for a particular HYCCP if more than one year has passed since the adoption by the NYCIDA of an inducement resolution for such HYCCP and the Closing for the Project has not occurred.
3. **Required Document List.** The items listed below are necessary in order to complete the review of the Application and must be submitted simultaneously with the Application. This list is intended as a convenience to Applicant but is not all-inclusive; additional items may be required.

- a. General Application;
- b. Environmental Assessment Form;
- c. Background Investigation Form;
- d. Retail Questionnaire;
- e. Anti-Raiding Questionnaire;
- f. Employment Questionnaire;
- g. Employment Questionnaire Addendum;
- h. Doing Business Data Form (available at);
- i. A detailed history of the Applicant, a summary description of the Applicant's business and a brief description of the market or industry in which Applicant operates;
- j. Preliminary project construction budget for the HYCCP (including, if applicable, Qualifying Site Improvements as defined in Section IV(1)(a) below) with specific hard and soft costs (including professional fees);
- k. Names of potential and committed tenants; attach letters of interest and/or summaries of lease terms. Please disclose any affiliations and the nature of those affiliations between such tenants and Applicant or any Affiliate or Principal User (see definitions in Core Application);
- l. A completed Environmental Audit Report (Phase I). The Audit Report must conform to ASTM (American Society for Testing of Materials) standards, and, in particular, to E1527-97 ("Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"). Based upon a review of the Phase I report, a Phase II Environmental Audit Report may also be required by the NYCIDA (such reports, collectively, the "Audit Report");
- m. A reliance letter from the firm conducting the Audit Report certifying that NYCIDA can rely on the investigations, statements, findings and conclusions in the Audit Report;
- n. If applicable, draft or final (as the case may be) contract of sale, deed, ground lease for acquiring title or leasehold title to the site of the proposed Project (the "Premises");
- o. Résumés of employees who are chiefly responsible for the management and/or oversight of the operations and activities of Applicant, including job descriptions of key management personnel;
- p. Audited Financial Statements for the Applicant for the past three fiscal years (or, if such statements are not audited by a certified public accountant, then, in addition, provide entity tax returns for the past three fiscal years (or for whatever shorter period the Applicant may have been in existence)); and
- q. Fees:
 - i. Upon submitting the Application, Applicant shall pay a non-refundable Application fee in the amount of \$75,000 (the "Application Fee"). The Application Fee will not be

credited against the Closing Fee;

- ii. At Closing, Applicant will pay a “Closing Fee” equal to 3% of the net present value of the first 20 years of annual PILOT savings in comparison to actual real property taxes, as calculated by NYCIDA;
- iii. Applicant will pay IDA outside counsel fees, which will be determined by actual billable hours, and related expenses; and
- iv. Applicant shall pay an annual compliance fee to NYCIDA of \$25,000.

4. Submission and Review of Application; Project Inducement and Authorization.

- a. Applicant must have a pre-Application meeting with NYCIDA to discuss the application process and timeline.
- b. Applicant must complete and sign the Application and all required documentation and submit it to NYCIDA (with the Application Fee).
- c. Acceptance of the Application or any other action by NYCIDA prior to Closing shall not be deemed a commitment by NYCIDA to provide Financial Assistance to the HYCCP.
- d. The staff of New York City Economic Development Corporation (“NYCEDC”), acting on behalf of NYCIDA, will review the Application in order to confirm that it is complete and the proposed Project is eligible for Financial Assistance, based on both the HYCCP Eligibility Criteria and Applicant’s ability to fulfill the Closing conditions listed in Section IV below. Thereafter, a public hearing to present the Project must be held on not less than 30 days published notice. Following the public hearing, the Project will be presented to the NYCIDA Board for approval of an inducement resolution.
- e. NYCIDA’s participation in the project constitutes an “action” for purposes of the State Environmental Quality Review Act (“SEQR”). SEQR requires NYCIDA to make a determination as to the Project’s environmental impact at the time that the inducement resolution for the Project is adopted. To obtain the information needed to make such a determination, NYCIDA requires each Applicant to complete and Environmental Assessment Form (attached). Should NYCIDA determine that the Project may result in an adverse environmental impact as defined by SEQR, Applicant would then be required to prepare, at its own expense, an environmental impact statement in accordance with the substantive and procedural requirements of SEQR prior to the Project being presented to NYCIDA Board for approval of an inducement resolution.
- f. Upon or after NYCIDA Board approval of an inducement resolution for the Project, if Applicant has presented evidence of funding commitments for the Project, NYCEDC staff will request that NYCIDA’s Board of Directors adopt a resolution authorizing NYCIDA to enter into the PILOT Agreement, leases, mortgages and other transactional documents.

IV. Closing.

1. Following the Application review and NYCIDA Board inducement and authorization process described above, the Closing (the “Closing”) shall be deemed to occur on the date on which Applicant shall have provided to NYCIDA final, binding documentation for all of the following items, all of which documentation shall be to NYCIDA’s satisfaction in its sole discretion:

- a. Either (i) documentation evidencing that Applicant has immediately available funds from construction loan proceeds and/or equity sources in an amount sufficient, in the aggregate, to fully fund all construction and other project costs for completion of the proposed HYCCP; or (ii) if the Project requires site preparation, foundation, platform or site infrastructure improvements on the same zoning lot as the proposed HYCCP in the minimum aggregate amount of \$250 million (all such site improvements necessary for a Project are collectively referred to as the "Qualifying Site Improvements"), documentation evidencing that Applicant has immediately available funds from construction loan proceeds or equity sources in the minimum amount of \$250 million for Qualifying Site Improvements;¹
- b. Executed construction contracts for construction of the HYCCP, if the HYCCP is applying for Financial Assistance on the basis of (a)(i) above, or the Qualifying Site Improvements, if the NYCCP is applying for Financial Assistance on the basis of (a)(ii) above, and evidence that either Applicant or its construction contractors have delivered binding guaranties of completion with respect to such improvements;
- c. Either a long-term lease of the Premises (at least 49 years) to Applicant or evidence of Applicant's fee ownership of the Premises;
- d. Documentation evidencing the Applicant's ownership of all necessary development rights to undertake the proposed HYCCP, including Eastern Rail Yard Transferable Development Rights ("ERY TDR") and District Improvement Bonus; and
- e. All required NYCIDA agreements, instruments and Closing documentation, including, but not limited to, lease agreements, a PILOT Agreement, mortgages securing PILOT payments due under the PILOT Agreement and opinions of counsel satisfactory to NYCIDA. Such documentation will include:
 - i. A title report for the Premises (continued to the date of Closing) reflecting all matters of record, including copies of the instruments for all encumbrances on the Premises, a full set of municipal departmental searches (all violations, fines and non-permitted encumbrances to be cleared prior to Closing);
 - ii. A title insurance policy commitment insuring NYCIDA's interest in the Premises;
 - iii. A Survey of Premises certified to NYCIDA;
 - iv. Evidence of required insurance coverage, including liability insurance in the minimum amount of \$50 million naming NYCIDA as an additional insured, as evidenced by an ACORD certificate and a certificate evidencing Workers' Compensation;
 - v. All necessary real property transfer tax questionnaires, returns and affidavits;
 - vi. Current certified organizational documents of the Applicant, good-standing certificates and franchise tax reports;
 - vii. An opinion of counsel to the Applicant addressed to NYCIDA in a form acceptable to NYCIDA; and

¹ Notwithstanding that certain Qualifying Site Improvements may concern multiple zoning lots, each particular set of Qualifying Site Improvements may only be used to satisfy the requirements of this section (a) for one HYCCP, only. Each other HYCCP that benefits from such Qualifying Site Improvements must satisfy subsection (i) of this section (a).

- viii. Certificates of Applicant's architect and/or construction manager pertaining to the HYCCP in a form acceptable to NYCIDA.

V. Qualification for PILOT Financial Assistance.

The PILOT Financial Assistance available to qualifying HYCCPs varies according to the zone in which the HYCCP is located, as well as the square footage of prior HYCCPs that qualified to receive PILOT Financial Assistance as described in Section IV of the HY UTEP, with progressively higher discounts (each, a "PILOT Discount Tier") in the zones located further west within the HY UTEP Area. Each HYCCP shall be assigned to a PILOT Discount Tier upon the Closing for the HYCCP. Such assignment shall be made in a manner consistent with Section IV of the HY UTEP. If more than one proposed HYCCP is scheduled to close within any particular thirty day period (or such longer or shorter time period as NYCIDA may have established) and the aggregate zoning square footage of all proposed HYCCPs scheduled to Close during such thirty day period (or such longer or shorter time period as NYCIDA may have established) is greater than the remaining zoning square footage of the then applicable PILOT Discount Tier, NYCIDA will have the discretion to allocate the remainder of such PILOT Discount Tier proportionately among the HYCCPs scheduled to close during such period, based on the zoning square footage of each such HYCCP.

VI. Forfeiture and Recapture of Financial Assistance.

1. NYCIDA shall have the discretion to declare a forfeiture of all Financial Assistance prospectively in the event that the HYCCP is not 20% complete (based on actual expenditures on hard costs of the Project) within two years of Closing, or within three years of Closing for a Project that qualified for Financial Assistance on the basis of Qualifying Site Improvements pursuant to Section IV(1)(a)(i) above.
2. NYCIDA shall have the discretion to declare a forfeiture of all Financial Assistance prospectively in the event that such HYCCP is not substantially complete, as evidenced by the issuance of a temporary or permanent certificate of occupancy within four (4) years after the Closing, or within six (6) years after the Closing for a HYCCP that qualified for Financial Assistance on the basis of Qualifying Site Improvements pursuant to Section IV(1)(a)(i) above, both subject to Force Majeure and extensions that may be granted by NYCIDA in its sole discretion.
3. In addition, in accordance with Section II(e) of the HY UTEP, upon a prospective forfeiture of Financial Assistance, any sales tax exemption Financial Assistance received by the HYCCP shall be subject to recapture.

VII. IDA Project Documentation.

1. Lease/Leaseback. Applicant (the "Lessee") will lease the Premises to NYCIDA. NYCIDA will simultaneously lease back the Premises to Lessee for a term determined by the UTEP (the "Project Lease"). Under the Project Lease:
 - a. Lessee agrees to indemnify and hold NYCIDA harmless.
 - b. Lessee releases NYCIDA from all claims that the Lessee may have against NYCIDA.
 - c. Lessee agrees to maintain liability insurance (Commercial General Liability) in the minimum amount of \$50 million throughout the Project term, and causes NYCIDA to be an additional insured on such policies. The Commercial General Liability policy must insure the Lessee against Contractual Liability, and the carrier must be admitted in New York State. During any

period of construction or renovation, liability coverage shall be in the form of an Owners and Contractors Protective Liability policy.

- d. Lessee must obtain and maintain Workers' Compensation insurance throughout the term of the Project Lease.
 - e. Lessee completes the HYCCP by an agreed-upon completion date set forth in the Project Lease.
 - f. The Lessee will use the Premises only for the purpose described in the Application to NYCIDA.
2. PILOT Agreement. The Lessee will enter into a PILOT Agreement with NYCIDA. The New York City Department of Finance will remove the Premises from the tax rolls on the first July 1 after the first January 5 following the date on which NYCIDA and the Lessee execute the Project Lease. That July 1 will commence the PILOT term described in the UTEP. Upon an event of default on the part of the Lessee, PILOT will increase to what real property taxes would have been but for exemption.
 3. PILOT Mortgage. The Lessee's obligation to pay PILOT will be secured by a first priority mortgage lien on the Lessee's interest in the Premises. In addition, each other mortgagee of the Premises will be required to execute a non-disturbance agreement with NYCIDA to ensure that the Project Lease and PILOT Agreement are not terminated by reason of a foreclosure under any mortgage encumbering the Premises in favor of such mortgagee. The purpose of such non-disturbance agreement is to ensure that the PILOT structure remains in place following a foreclosure. NYCIDA reserves the right to review and approve successors in interest to the Lessee. At Closing, NYCIDA will provide, for presentation at the register's office, an affidavit stating that the PILOT Mortgage is exempt from mortgage recording taxes.
 4. Sales and Use Tax Exemption Letter. NYCIDA may provide the Lessee with a Sales Tax Exemption Letter with an expiration date that will be the same date as the date required for completing Project activities. NYCIDA may require a payment in lieu of sales tax exemption in its sole discretion, in accordance with the HY UTEP.

VIII. General Provisions.

1. Applicable Law. The General Municipal Law of the State of New York ("GML") authorizes and governs the activities of the NYCIDA. GML Sections 850 et seq. are the generic provisions that apply to all industrial development agencies in the State of New York; GML Section 917 is the enabling provision that creates NYCIDA. Applicant's counsel should review the foregoing provisions of the GML.
2. Reporting Requirements. Applicants will be subject to various requirements, including:
 - a. Project Progress and Completion Certificates;
 - b. Annual certifications, including, but not limited to, an Employment and Benefits reports; Subtenant Surveys and Employment reports and a Contact Information Report; and
 - c. Annual renewal of insurance certificates evidencing required insurance coverage.

3. FOIL. NYCIDA believes that its actions should be transparent to the public and that if NYCIDA is to conduct its public hearing process in a meaningful way, the public must have access to sufficient information to permit evaluation of NYCIDA's proposed actions. NYCIDA also realizes that in some instances public dissemination of certain information provided on the Application may be harmful to applicants and/or to their affiliates without providing a benefit to the public. By submitting the Application to NYCIDA, Applicant recognizes that NYCIDA retains ultimate discretion as to which information should be made available to ensure transparency and a meaningful public hearing process. However, if Applicant believes that the disclosure of specific information in its Application would cause harm to Applicant and/or its Affiliates and the redaction of such information would not impede transparency or a meaningful public hearing process, Applicant may request that such information be redacted by submitting with its Application a separate piece of paper containing the following information: (i) the Application question number or numbers and the specific materials furnished in response to the question or questions as to which Applicant is seeking redaction; (ii) an explanation as to why disclosure will cause harm to Applicant and/or its Affiliates; (iii) a statement as to whether there is a date after which redaction will no longer be necessary; and (iv) a summary version of the matter that is desired to be redacted that Applicant believes could be disclosed to the public without harm to Applicant and/or its Affiliates (e.g., a summary of a construction budget) or a statement as to why a summary version is neither feasible nor necessary.

NYCIDA will determine, in its sole discretion, whether a summary version is feasible and necessary and, if so, whether any summary submitted on behalf of Applicant and its Affiliates provides sufficient information to fulfill NYCIDA's public disclosure requirements and policies. If Applicant does not wish to provide a summary version, or does not provide one that is acceptable to NYCIDA, Applicant will be free to withdraw its Application.

NYCIDA will take Applicant's response, if any, into consideration in order to ascertain compatibility with State law. In any event, all information supplied by Applicant will be subject to disclosure to the extent of requests made under and in accordance with the New York State Freedom of Information Law, also known as "FOIL".

4. Local Law 34. Applicants and their Principals must comply with the requirements of Local Law No. 34 (2007) ("LL34"), which amended the City's Campaign Finance Law, requiring the City to establish a computerized database containing the names of any "person" that has "business dealings with the city", as such terms are defined in LL 34. In order for the City to obtain information necessary to establish the required database, Applicants must complete a Doing Business Data Form (which can be accessed on the internet at) and return it in a separate envelope with the Application. The submission of a Doing Business Data Form that is not accurate and complete may result in appropriate sanctions. Applicants are encouraged to consult legal counsel with respect to the impact of LL 34. Note that submitting this Application constitutes "doing business with the city" under LL 34. If you have any questions about the Data Form please contact the Doing Business Accountability Project at (212 788-8104 or DoingBusiness@Cityhall.nyc.gov).

General Application

The General Application captures specific and general information about Applicant and the Project. This section begins with a survey of general information, followed by a section that describes Applicant's Interest or relationship to the project site. This helps establish eligibility and which Financial Assistance will be applied to the project.

Name: 50 HYMC Owner LLC
Address: c/o The Related Companies, L.P., 60 Columbus Circle, New York, NY 10023
Phone Number(s): [REDACTED]
Fax Number(s): [REDACTED]
E-mail Address: [REDACTED]
Website Address: hudsonyardsnewyork.com
Applicant EIN Number: [REDACTED]
NAICS Code: 531390

Date of Application: 9/20/2016

1. Officer of Applicant serving as contact person:

Name: Andrew Cantor Firm: The Related Companies, L.P.
Phone #: [REDACTED] Fax#: [REDACTED]
E-mail Address: [REDACTED] Address: 60 Columbus Circle, New York, NY 10023

2. Attorney of Applicant:

Name: Tal Golomb Firm: Fried Frank
Phone #: [REDACTED] Fax#: [REDACTED]
E-mail Address: [REDACTED] Address: One New York Plaza
New York, NY 10004

3. Accountant of Applicant:

Name: Tal Reichman Firm: KPMG
Phone #: [REDACTED] Fax#: [REDACTED]
E-mail Address: [REDACTED] Address: 345 Park Avenue, New York, NY 10154

4. Other Advisor/Consultant to Applicant (if applicable):

Name: _____ Firm: _____

Phone #: _____ Fax#: _____

E-mail Address: _____ Address: _____

5. Applicant is (check one of the following, as applicable):

- General Partnership Limited Partnership Corporation
 Limited Liability Company Other (specify): _____

6. Are any securities of Applicant publicly traded?

Yes No

7. Applicant's state of incorporation or formation: Delaware

8. Applicant's date of incorporation or formation: 6/30/2015

9. State(s) in which Applicant is qualified to do business: Delaware, New York

10. Please provide a brief description of Applicant and nature of its business:

See Schedule GA-1

11. Please check all that apply: **(Please note:** An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by or is under common control with the Applicant or the "SPE" (defined herein below)).

Applicant or an Affiliate is the fee simple owner of the Premises.

Applicant or an Affiliate is the ground lessee of the Premises. Describe basic lease terms:

Applicant or an Affiliate is not currently, but expects to be, the fee simple owner or lessee of the Premises. Describe status of sale or lease negotiations:

None of the above categories fully describe Applicant and its relation to the Premises, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

12. If a special-purpose entity ("SPE") that is owned and controlled by Applicant will own or otherwise control the Premises, the SPE will be a (check one of the following as applicable):

- General Partnership Limited Partnership Corporation
 Limited Liability Company Other (specify): _____

Name of SPE: _____

State of Formation: _____

Address: _____

Phone Number(s): _____

Contact Person: _____

Title of Contract Person: _____

Affiliation of SPE to Applicant: _____

Owners of SPE and each respective ownership share: _____

SPE EIN Number: _____

Please note: If information required above for the SPE is unknown at time of the Application submission, then please submit any missing information to NYCIDA as soon as it becomes available.

13. Please complete the following items with respect to the HYCCP:

Street address and zip code: 50 Hudson Yards, New York, NY 10001

Block(s): 705

Lot(s): 29, 30, 32, 39, 45 and 46

Zoning: Special Hudson Yards District - Sub-area A2

Square footage of land: 69,125

Gross Square footage of the proposed HYCCP building: Approximately 2.8mm GSF

Number of floors of the proposed HYCCP building: Approximately 60

Intended use(s) (e.g., office, retail, etc.): Office and retail

Proposed Leadership in Energy and Environmental Design (LEED) Green Building Rating of HYCCP (Describe): Anticipated LEED Gold

Please provide documentation evidencing Applicant's ownership of or leasehold interest in the Premises. If Applicant does not own or lease the Premises at the time of Application, please provide copies of all agreements evidencing Applicant's right to purchase or lease the Premises.

See Schedule GA-2

14. Please provide the following Project information:

a. Please provide a brief description of the proposed Project:

The proposed Project will consist of approximately 2.8mm GSF, LEED-certified, class-A office space.

b. When does Applicant expect Closing to occur?

Anticipated Q3 2017

c. Indicate the estimated date for commencement of the Project: Q2 2017

d. Indicate the estimated date for completion of the Project: Q3 2022

e. Will the Project require Uniform Land Use Review Procedure ("ULURP") approval?

Yes No

f. Will the Project require any other special permit or approval?

Yes No

If Yes, please explain:

g. Is any governmental entity intended or proposed to be an occupant at the Project site?

Yes No

If Yes, please provide details:

h. Will the Project require a tax lot apportionment or subdivision? (Tax lot apportionment will be required for real estate tax Financial Assistance to commence.)

Yes No

If Yes, please provide details and timing:

15. Please provide the following information with respect to all present and proposed tenants and sub-tenants at the proposed project site. Please provide tenant commitment letters, if available. Provide information on an additional sheet if more space is needed.

Company Name	Phone	Affiliation with Applicant	SF & Floors (Percent Occupancy)	Lease Expiration	Tenant Business
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16. Please complete the following summary of Project sources and uses: See attached Sources & Uses

Use of Funds	Source of Funds	Schedule GA-3
Land acquisition:	Loan (1):	
Building acquisition:	Loan (2):	
New construction:	Affiliate loans:	
Soft costs (define):	Company funds:	
Debt Services Reserve Funds:	Other equity (explain):	
Capitalized interest:	Other(explain):	
Other (explain):		
Total Project Uses	0	Total Project Sources 0

Please provide a detailed explanation of the costs and financing for the HYCCP. Provide, to the extent available, copies of financing commitment letters and other documentation evidencing funding or financing for the Project.

17. Please answer the following questions and, if necessary, include additional information as an attachment. **(Please note:** "Principal" means the following with respect to Applicant and/or the SPE: all persons (entities or individuals) that control Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors; and all members and general partners for, respectively, limited liability companies and partnerships).

- a. Has Applicant, or any Affiliate or Principal, ever received or is any such person or entity currently receiving, financial assistance or any other kind of discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation? (Please note: local, state and federal governmental entities or agencies, public authorities or public benefit corporation, and local development corporation, shall be referred to as "Public Entit(y)(ies)").

Yes No If Yes, please provide details on an attached sheet.

See Schedule GA-4

- b. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from NYCIDA?

Yes No If Yes, please provide details on an attached sheet.

See Schedule GA-4

- c. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

Yes No If Yes, please provide details on an attached sheet.

- d. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

Yes No If Yes, please provide details on an attached sheet.

See Schedule GA-4

- e. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.

Yes No If Yes, please provide details on an attached sheet.

See Schedule GA-4

- f. Has Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?

Yes No If Yes, please provide details on an attached sheet.

18. Please answer the following questions relating to Applicant (if the space below is insufficient, please provide complete information on an attached sheet):

a. List major customers:

Company Name	Address	Contact	Phone	Percent of Revenues
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b. List major suppliers:

Company Name	Address	Contact	Phone
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c. List unions (if applicable)

Company Name	Address	Contact	Phone	Contact Expiration
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d. List banks:

Company Name	Address	Contact	Phone	Type of Account
Wells Fargo	101 Federal Street, 28 FL Boston, MA 02110	Elaine Moffett		

19. List all buildings in New York City currently owned or leased by Applicant or its Affiliates. Please include the street address, Borough, tax block and lot and approximate gross square footage of land and building of each such building.

Address	Borough	Tax Block and Lot	Gross Square Footage Land/Building
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See Schedules GA-5 (a) through GA-5 (d).

I, the undersigned officer/member/partner of Applicant, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that the Application attached hereto, together with all materials and data submitted in support of the Application (collectively, these "Application Materials"), be submitted for initial review to NYCIDA, whether the Application is complete and satisfactory. Upon a staff determination that complete and satisfactory Application Materials have been submitted, Applicant's project may be presented to the Board of NYCIDA for an expression of interest in providing for financial assistance for the proposed project. I understand that the submission of the Application does not entitle Applicant to financial assistance and that any such financial assistance will only be provided in the sole discretion of NYCIDA. Any expression of interest by NYCIDA to provide financial assistance shall be non-binding.

I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant.

I certify to the best of my knowledge and belief that all of the information provided in these Application Materials is accurate, true and correct. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board of NYCIDA to reject the request made in the Application Materials.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check; that NYCIDA may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the governmental agency does determine that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the governmental agency to approve or to reject the request made in the Application Materials is a discretionary decision; that under the New York State Freedom of Information Law ("FOIL"), the governmental agency may be required to disclose the Application Materials and the information contained therein (see Disclosure Policy and Procedure); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That in the event that the Application Materials are not submitted to the appropriate governmental agency for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the appropriate governmental agency, in the event the governmental agency rejects same, then, under either of said circumstances, Applicant shall have no recourse against NYCIDA or any of its directors, officers, employees or agents, for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

That if NYCIDA adopts a resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the governmental agency will then provide the financial assistance requested; and

That Applicant shall indemnify NYCIDA for fees and disbursements incurred by its outside counsel and that its outside counsel shall be a third-party beneficiary of this indemnity to NYCIDA regardless of whether a Closing occurs and if no Closing occurs, regardless of the reason thereafter and regardless of whether a Closing was within or without the control of NYCIDA; and

That in the event NYCIDA discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes NYCIDA to make such disclosure and hereby releases NYCIDA from any claim or action that Applicant may have or might bring against NYCIDA, its directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold NYCIDA and its respective directors, officers, agents, employees and attorneys harmless (including without limitation for the

cost of reasonable attorneys fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

I acknowledge and agree that the Public Participants reserve the right in their sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of the Application attached hereto, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

Name of Applicant: 50 HYMC Owner LLC

By (Signature): 

Printed Name of Signer: ANDREW CANTOR

Title of Signer: VICE PRESIDENT

Date: 9/20/16

SCHEDULE GA-1

Question 10

The Project site is designated as Block 705, Lots 29, 30, 32, 39, 45 and 46 as shown on the Tax Map of the City of New York, County of New York. The Project will consist of approximately 2.8 million gsf, LEED certified, class-A office space.

The Applicant is comprised of a joint venture between The Related Companies, L.P. (“Related”), and Oxford Properties Group Inc. (“Oxford”). Related is the most prominent privately-owned real estate firm in the United States. Formed over 40 years ago, Related is a fully-integrated, highly diversified industry leader with experience in virtually every aspect of development, acquisitions, management, finance, marketing and sales. The Company’s existing portfolio of real estate assets, valued at over \$15 billion, is made up of best-in-class mixed-use, residential, retail, office, trade show and affordable properties in premier high-barrier-to-entry markets.

Oxford is a global platform for real estate investment, development and management, with over 1,400 employees and approximately \$20 billion of real assets that it manages for itself and on behalf of its co-owners and investment partners. Established in 1960, Oxford was acquired by OMERS, one of Canada's largest pension funds, in 2001.

SCHEDULE GA-3

Question 16

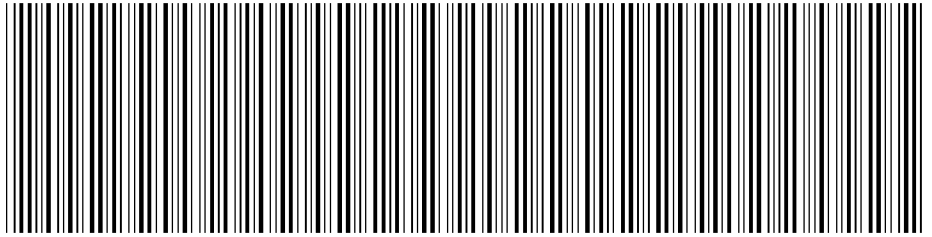
Project Sources and Uses

<u>Uses</u>	<u>Total</u>
Land Costs	900,000,000
Hard Costs	1,690,000,000
Soft	1,350,000,000
Total Uses	3,940,000,000

<u>Sources</u>	
Construction Loan	2,560,000,000
Partner Equity	1,380,000,000
Total Sources	3,940,000,000

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PAGE 1 OF 7

Document ID: 2015122100119004

Document Date: 12-15-2015

Preparation Date: 01-11-2016

Document Type: DEED

Document Page Count: 6

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(906090)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017



RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(906090)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017



PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	705	39	Entire Lot	427 TENTH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MCDONALD'S CORPORATION
2915 JORIE BLVD.
OAK BROOK, IL 60523

GRANTEE/BUYER:

50 HYMC OWNER LLC
427 TENTH AVENUE
NEW YORK, NY 10001

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 67.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 3,997,054.69

NYS Real Estate Transfer Tax:

\$ 609,076.00

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City Register File No.(CRFN):

2016000016279

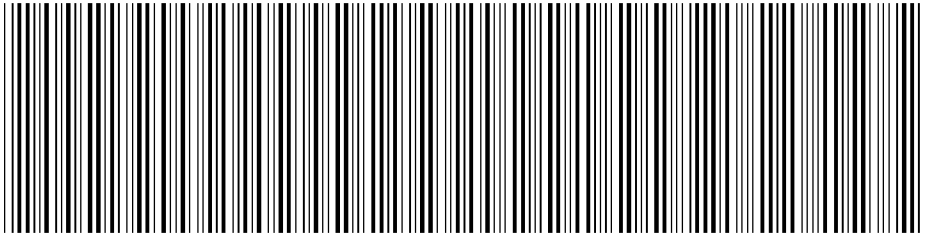


Annette McMill

City Register Official Signature

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PAGE 1 OF 5

Document ID: 2015122100119006

Document Date: 12-15-2015

Preparation Date: 01-11-2016

Document Type: DEED

Document Page Count: 4

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125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(906090)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	705	32	Entire Lot	413 10TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

413 10TH AVENUE PROPERTY, LLC
60 COLUMBUS CIRCLE
NEW YORK, NY 10023

GRANTEE/BUYER:

50 HYMC OWNER LLC
60 COLUMBUS CIRCLE
NEW YORK, NY 10023

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	57.00
Affidavit Fee:	\$	0.00

Filing Fee:

Filing Fee:	\$	250.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

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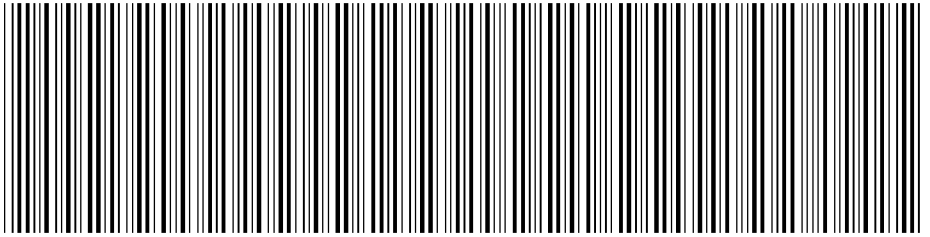


Annette McMill

City Register Official Signature

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PAGE 1 OF 7

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Document Type: DEED
Document Page Count: 6

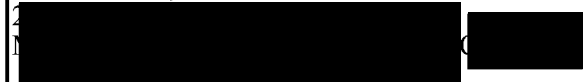
PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(906090)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017



RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(906090)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017



PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	705	29	Entire Lot	507 WEST 33RD STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

507-511 WEST 33RD STREET ASSOCIATES LLC
60 COLUMBUS CIRCLE
NEW YORK, NY 10023

GRANTEE/BUYER:

50 HYMC OWNER LLC
60 COLUMBUS CIRCLE
NEW YORK, NY 10023

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	67.00
Affidavit Fee:	\$	0.00

Filing Fee:

Filing Fee:	\$	250.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

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2016000016280



Annette McMill

City Register Official Signature

SCHEDULE GA-4

Question 17 (a)

Affiliates of Applicant and/or Principals of such Affiliates have ownership positions in more than 6,500 units of affordable housing in New York. These assets have been and currently are the recipient of financial assistance from local, state, and/or federal governmental entities and agencies. The financial assistance programs include: Section 8, Section 236, Section 515, Low Income Housing Tax Credits, Historic Preservation Tax Credits, and other programs, including tax abatements through various PILOT programs.

Question 17 (b)

10 Hudson Yards, 30 Hudson Yards, and 55 Hudson Yards.

Question 17 (d) and (e)

1. **Snowmass**
An affiliate of The Related Companies, L.P. (“TRCLP”), Base Village Owner LLC (“BVO”)
2. **CityNorth**
Phoenix High Holdings LLC, a joint venture in which TRCLP indirectly holds an interest
3. **LR Development**
Arcade L.L.C., a 50/50 joint venture between an affiliate of TRCLP, LR Arcade L.L.C., and Global Hyatt Corporation
4. **Waltham**
TRCLP’s partner in WCD Property LLC, Polaroid Corporation
5. **Borders Bankruptcy**
Related Grosse Pointe, L.L.C. and Related Birmingham, L.L.C.

Question 19

See Schedule GA-5(a) to 5(d)

SCHEDULE GA-5(a)

Properties Leased by Affiliates of Applicant:

Bronx Terminal Market

Assignment of Ground Lease from NYC Economic Development Agency to BTM Development Partners, LLC

Dated: 9/14/2006

Borough of The Bronx, NY

Block 2356

Lot(s) p/o 2, 20

Block 2357

Lot(s) p/o 1, 86

Block 2359

Lot(s) p/o 2, 32, 60

Tribeca Park

Lease between Battery Park City Authority, as Landlord, and BPC Associates, L.P., as Tenant

Dated: as of December 18, 1997

Borough of Manhattan, New York County, NY

Block 16

Lot(s) 200 Sites 20a and 20c, Battery Park City

Tribeca Green

Lease between Battery Park City Authority d/b/a Hugh L. Carey Battery Park City Authority, as Landlord, and BPC Green, L.L.C., as Tenant

Dated: as of December 18, 2003

Borough of Manhattan, New York County, NY

Parcel 19B, Battery Park City

Block 16

Lot(s) 195 (p/o 3)

Roosevelt Island – Buildings 3-6 (Mixed use development)

Lease between Roosevelt Island Operating Corporation and various affiliates of The Related Companies, L.P., as Tenants

Riverwalk Place, LLC	Lease Dated: July 22, 2004	(Building 3)
Riverwalk Landing LLC	Lease Dated: January 25, 2006	(Building 4)
Riverwalk Court, LLC	Lease Dated: August 6, 2007	(Building 5)
Riverwalk 6, LLC	Lease Dated: August 6, 2007	(Building 6)

Borough of Manhattan, New York County, NY

Block	1373
Lot(s)	4-7

SCHEDULE GA-5(b)

Properties Purchased from NYC by Affiliates of Applicant:

The Sagamore

Sale from the City of New York acting through its Department of Housing Preservation and Development, as seller, to KBF Amsterdam Partners, L.P., as purchaser

Date of Transfer: December 24, 1996
Project Sold: April 28, 2011

Borough of Manhattan, County of New York, State of New York

Block 1220
Lots 1, 2, 3, 4, 64, p/o 61

Gateway Center, Brooklyn

Sale from the City of New York, as seller, to Gateway Center Properties, LLC, as purchaser

Date of Transfer: May 8, 2001

Borough of Brooklyn, Kings County, NY

Block 4452
Lot(s) p/o 450, p/o 500, 510, 540, 550, 560, p/o 570

Time Warner Center on Columbus Circle

Sale from Triborough Bridge and Tunnel Authority, as seller, to Columbus Centre, LLC, as purchaser

Date of Transfer: July 31, 2000

Borough of Manhattan, County of New York, State of New York

Block 1049
Lot 29

42nd and 10th

Sale from the City of New York, as seller, to TRM 42 Associates, L.L.C., as purchaser

Date of Transfer: November 17, 2004

Borough of Manhattan, County of New York, State of New York

Block 1051
Lots 1, 49, 50, 51, 53, 57

The Hub

Sale from NYC Economic Development Corporation to Related Retail Hub, LLC

Dated: February, 2006

Borough of The Bronx, Bronx County, NY

Block 2363
Lots 4, 16 and 24

Parc Place

RDO 225 Rector Place, LLC purchased the foreclosure bid from the first mortgagor, and upon foreclosure, acquired title to the property, subject to the Battery Park City Authority ground lease.

Date of Transfer: January 20, 2011

Borough of Manhattan, County of New York, State of New York

Block 16
Lot 3201-3506

Gateway Center Phase II, Brooklyn

Sale from the City of New York Department of Housing Preservation and Development, as seller, to Gateway Center Properties Phase II, LLC, as purchaser

Date of Transfer: February 13, 2013

Borough of Brooklyn, Kings County, NY

Block 4452 and 4586
Lot(s) p/o 170 and p/o 1

Hunters Point South, Queens, New York

Sale from the New York City Department of Housing Preservation and Development, as seller,
to Hunters Point South Housing Development Fund Corporation, as purchaser

Date of Transfer: February 14, 2013

Borough of Queens, Queens County, NY

Block 6

Lot(s) 6 and 80 (formerly p/o 1)

SCHEDULE GA-5(c)

Other than personal residences owned by principals, Related and its affiliates own/owned the following projects in NYC:

New York City Real Property

Project Name: Tribeca Tower, 105 Duane Street, New York, NY
Project Description: 440 unit, 52 story luxury rental building located in Tribeca
Block & Lot(s): 151 & 1
Purchase Date: October 1997

Project Name: The Monterey, 175 East 96th Street, New York, NY
Project Description: 522 unit, 29 story rental building located on the Upper East Side
Block & Lot(s): 1624 & 33
Purchase Date: Project Sold June 2013

Project Name: Battery Point, 300 Rector Place, New York, NY
Project Description: 154 unit, 9 story condominium project located in Battery Park City
Block & Lot(s): NA
Purchase Date: Project Sold

Project Name: Columbus Green, 101 West 87th Street, New York, NY
Project Description: 95 unit, 10 story luxury rental building located on the Upper West Side
Block & Lot(s): 1218 & 29
Purchase Date: Project Sold in 2005

Project Name: The Sagamore, 189 West 89th Street, New York, NY
Project Description: 265 unit, 18 story luxury rental building located on the Upper West Side
Block & Lot(s): 1220 & 1
Purchase Date: Project Sold in 2011. Related Management Company, L.P. remains as management agent.

Project Name: Carnegie Park, 200 East 94th Street, New York, NY
Project Description: 460 unit, 30 story luxury rental building located on the Upper East Side
Block & Lot(s): 1539 & 1; 1538 & 12, 10
Purchase Date: October 31, 1997

Project Name: French Apartments, 330 West 30th Street, New York, NY
Project Description: 175 unit rental building located on the West Side
Block & Lot(s): 753 & 56
Purchase Date: 1979

Project Name: The Gateways, 1450 Gateway Blvd., Far Rockaway, NY
Project Description: 364 unit rental building located in Queens
Block & Lot(s): 15543 & 46; 15562 & 1; 15563 & 40, 51, 56; 15574 & 28;
15514 & 36
Purchase Date: 1985

Project Name: Plaza Apartments, 212 Crown Street, Brooklyn, NY
Project Description: 76 unit rental building located in Brooklyn
Block & Lot(s): 1172 & 27, 28, 29, 34; 1296 & 8
Purchase Date: 1981, Sold January 1, 2006

Project Name: Terrific Tenements, 425 West 48th Street, NY (Clinton)
Project Description: 88 unit rental building located on the West Side
Block & Lot(s): 1058 & 16
Purchase Date: 2002

Project Name: Tiffany Mews, 63 Tiffany Place, Brooklyn, NY
Project Description: 70 unit rental building located in Brooklyn
Block & Lot(s): 320 & 1101-1185
Purchase Date: 2000, Sold March 22, 2010

Project Name: North Park Apartments, 20 West 102nd Street, New York, NY
Project Description: 123 unit rental building located on the Upper West Side
Block & Lot(s): 1837 & 21
Purchase Date: July 2003

Project Name: 33 East 17th Street, New York, NY
Project Description: Seven-story mixed-use retail/office building near Park Avenue
South
Block & Lot(s): 846 & 30
Purchase Date: June 7, 2001

Project Name: The Strathmore, 400 East 84th Street, New York, NY
Project Description: 180 unit, 43 story luxury rental building located on the Upper East
Side
Block & Lot(s): 1563 & 4
Purchase Date: November 3, 2003

Project Name: One Union Square South, New York, NY
Project Description: 21 story mixed-use building with 240,000 square feet retail and 240
residential units located on Union Square
Block & Lot(s): 565 & 21 29, 30, 32, 34, 35
Purchase Date: December 1996

Project Name: The Ventura, 240 East 86th Street, New York, NY
Project Description: 22 story mixed-use building with 40,000 square feet retail and 246
residential units located on the Upper East Side
Block & Lot(s): 1531 & 28, 29, 30, 31, 32, 33, 34
Purchase Date: Sold 3/2/2000. Related Management Company, L.P. remains as
management agent.

Project Name: Tribeca Park, Battery Park City Site 20A/C, 400 Chambers Street,
New York, NY
Project Description: 396 unit, 28 story luxury rental building located in Battery Park City
North
Block & Lot(s): 16 & 200
Purchase Date: December 18, 1997

Project Name: River Court, 1065 Gerard Avenue, Bronx, NY
Project Description: 126 unit affordable housing development located in the Bronx
Block & Lot(s): 2487 & 10
Purchase Date: December 30, 1997

Project Name: Gerard Court, 1075 Gerard Avenue, Bronx, NY
Project Description: 126 unit affordable housing development located in the Bronx
Block & Lot(s): 2487 & 20
Purchase Date: December 31, 2007

Project Name: 238 East 95th Street aka 1831 Second Avenue, New York, NY
Project Description: 19 unit affordable housing development located on the Upper East
Side
Block & Lot(s): 1540 & 29
Purchase Date: September 1998

Project Name: The Chatham, 181 East 65th Street, New York, NY
Project Description: Mixed use building with 94 individually-owned luxury residential
condominiums and approximately 25,000 square feet of retail space
Block & Lot(s): 1400 & 33, 35, 36, 37, 139
Purchase Date: November 1998

Project Name: The Lyric, 251 West 94th Street, New York, NY
Project Description: 285 unit, 22 story luxury rental building located in the Upper West
Side
Block & Lot(s): 1242 & 10; 55, 9055
Purchase Date: December 1998

Project Name: College Point Retail Center, 135-05 20th Avenue, College Point, NY
Project Description: 330,000 square foot retail center which tenants include Target, BJ's,
Circuit City and T.J. Maxx located in Queens.
Block & Lot(s): 4143 & 1; 20, 25, 30, 40, 60
Purchase Date: October 1997

Project Name: The Westminster, 180 West 20th Street, New York, NY
Project Description: 254 unit, 15-story luxury rental building located in the Chelsea
neighborhood
Block & Lot(s): 795 & 1
Purchase Date: October 31, 2000

Project Name: The Tate, 530 West 23rd Street, New York, NY
Project Description: 313 unit, 2 tower (11 & 14 stories) luxury rental building located in the Chelsea neighborhood
Block & Lot(s): 695 & 15
Purchase Date: May 2001

Project Name: The Sierra, 130 West 15th Street, New York, NY
Project Description: 213 unit, 2 tower (7 & 13 stories) luxury rental building located in the Chelsea neighborhood
Block & Lot(s): 790 & 19
Purchase Date: September 30, 1999

Project Name: The Westport, 500 West 56th Street, New York, NY
Project Description: 371 unit, 24 story luxury rental building located in the Clinton neighborhood
Block & Lot(s): 1084 & 25, 29, 36, 38, 39
Purchase Date: June 20, 2001

Project Name: Gateway Center, 501 Gateway Drive, Brooklyn, NY
Project Description: 640,000 square foot retail center located off the Belt Parkway
Block & Lot(s): 4452 & 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570
Purchase Date: May 2001

Project Name: Park Imperial, 230 West 56th Street/1745 Broadway, New York, NY
Project Description: 70 story mixed use building containing 108 individually-owned luxury condominiums, 65,000 square feet class A office space occupied by Random House, Inc., 32,000 square feet commercial space occupied by 2 banks and a 100 car parking garage located in Midtown, Manhattan.
Block & Lot(s): 1027, 1501-1610 & 12, 48 and 51
Purchase Date: 1997

Project Name: Manhattan Plaza, 400 West 43rd Street, New York, NY
Project Description: Mitchell Lama/Section 8 mixed use apartment facility containing 1,689 units located in the Clinton neighborhood
Block & Lot(s): 1052 & 1
Purchase Date: 2004

Project Name: Bradhurst Court, 300 West 145th Street, New York, NY
Project Description: 8 story residential and commercial facility (including a parking garage) located in Harlem
Block & Lot(s): 2044 & 23-40 and 137
Purchase Date: Project Sold December 2012

Project Name: Caledonia, 17th and 10th, 450 West 17th Street, NY, NY
Project Description: Luxury Condominium located in the Chelsea section
Block & Lot(s): 714 & 1
Purchase Date: May 2004

Project Name: 1511 Third Avenue, New York, NY
Project Description: Retail building on the Upper East Side

Block & Lot(s): 1531 & 1
Purchase Date: October 2002; Project Sold December 2012

Project Name: Time Warner Center (portions of), New York, NY
Project Description: Mixed use (retail, residential, office, jazz complex, hotel restaurants) condominium facility located on Columbus Circle, Manhattan

Block & Lot(s): 1049 & 29
Purchase Date: July 31, 2000

Project Name: 30th Street & 10th Avenue (Highline), New York, NY
Project Description: Project in early pre-development phase (luxury rental building located in upper Chelsea)

Block & Lot(s): 701 & 16, 30, 33, 36, 42, 45, 52, 55, 56, 58
Purchase Date: April 2005

Project Name: 42nd Street & 10th Avenue, New York, NY
Project Description: Mixed use (retail, residential, office, theater, hotel)

Block & Lot(s): 1051 & 1, 49, 50, 51, 53, 57
Purchase Date: November 2004

Project Name: Hub Retail and Office Center (The Hub)
Project Description: Office and retail facility located in The Bronx

Block & Lot(s): 2363 & 4, 16, 24
Purchase Date: February 16, 2006

Project Name: Ocean Park Apartments, 125 Beach 17 Street, Far Rockaway, NY
Project Description: 602 unit, Section 236, affordable housing development

Block & Lot(s): 15638 & 1
Purchase Date: February 17, 2005

Project Name: Veneto Condominium, 53rd Street & 2nd Avenue, New York, NY
Project Description: 137 Unit luxury condominium with retail space

Block & Lot(s): 1326 & 28, 29 and 128
Purchase Date: November 17, 2005; Condominium Sold October 18, 2012

Project Name: Brompton, 86th Street & 3rd Avenue, New York, NY
Project Description: 22 Story Luxury Condominium located on the Upper East Side

Block & Lot(s): 714 & 1
Purchase Date: October 10, 2005

Project Name: 321 East 21st Street, 321 East 21st Street, New York, NY
Project Description: 22 unit affordable rental

Block & Lot(s): 927 & 14
Purchase Date: July 26, 2006

Project Name: Harrison, 76th Street & Amsterdam Avenue, New York, NY
Project Description: Luxury residential

Block & Lot(s): 1168 & 26, 30 and 33
Purchase Date: January 3, 2007

Project Name: One Columbus Place, New York, NY
Project Description: Located in Manhattan (49% Interest)
Block & Lot(s): 1068 & 3 and 10
Purchase Date: May 31, 2007

Project Name: 85 Tenth Avenue, New York, NY
Project Description: Office and retail space located in Chelsea section
Block & Lot(s): 687 & 29
Purchase Date: May 11, 2007

Project Name: Superior Ink, 469 West St./400 West 12th St., New York, NY
Project Description: Luxury condominium located in the West Village
Block & Lot(s): 640 & 1
Purchase Date: September 19, 2006

Project Name: Shubert, 46th and 8th, New York, NY
Project Description: Pre-development
Block & Lot(s): 1017 & 4
Purchase Date: March 3, 2008

Project Name: The Caroline Apartments, 210 Sherman Avenue, New York, NY
Project Description: 126 unit, Section 8, affordable rental
Block & Lot(s): 2226 & 24 and 29
Purchase Date: July 3, 2008

Project Name: 635 Zerega Avenue, Bronx, NY
Project Description: Retail space leased to FedEx Ground Package System, Inc.
Block & Lot(s): 3576 & 50
Purchase Date: July 15, 2008

Project Name: New Horizons Apartments, 200-202 West 111th Street, a/k/a 1810-1822 Adam Clayton Powell, Jr. Boulevard, New York, NY
Project Description: 48 unit affordable rental
Block & Lot(s): 1826 & 36
Purchase Date: June 29, 2010

Project Name: Parc Place, 225 Rector Place, New York, NY
Project Description: Mixed use building with 233 condominium units including retail space located in Battery Park City.
Block & Lot(s): 16 & 3201-3506
Purchase Date: January 20, 2011

Project Name: 511-541 West 25th Street, New York, NY
Project Description: Commercial building with office space and gallery space.
Block & Lot(s): 1697 & 13, 23
Purchase Date: February 8, 2012

Project Name: 28th Street & 10th Avenue, New York, NY
Project Description: Multi-family residential building located at 521-523 West 27th Street (a/k/a 514-520 West 28th Street), New York, New York
Block & Lot(s): 699 & 44, 43

Purchase Date: December 17, 2012

Project Name: Gateway Center Phase II, Gateway Drive, Brooklyn, NY
Project Description: Proposed 620,000 square foot retail center to be constructed off the Belt Parkway

Block(s) & Lot(s): 4444 & Part of 1; 4445 & 1; 4446 & 1; 4447 & 1; 4448 & 1; 4449 & Part of 1; 4452 & Part of 170; 4586 and Part of 1

Purchase Date: February 13, 2013

Project Name: Hunters Point South, 1-50 50th Avenue and 1-55 Borden Avenue, Long Island City, NY.

Project Description: Construction of more than 900 units of low to moderate income housing. Construction is scheduled to commence during 2013.

Block(s) & Lot(s): 6 & 80; 6

Purchase Date: February 14, 2013

Project Name: Hudson Yards, 501-551 West 30th Street, New York, NY

Project Description: Project in development stage - 26-Acre, 13 Million Square Foot Mixed-Use Development

Block & Lot(s): 702 & 1

Purchase Date: April 10, 2013.

SCHEDULE GA-5(d)

- (1) **Project Name:** 1429 Second Avenue Associates, LLC, 74th & 2nd Avenue, Manhattan
Share: 50.761%
Project Description: Three condo units with retail tenants Ricky's, Equinox and Liberty Travel.
Block & Lot(s): 1429 & 1101, 1102, 1103
Purchase Date: Feb-10
- (2) **Project Name:** 1122 Third Avenue Associates, LLC
Share: 25.000%
Project Description: Rental building, Retail with True Religion jeans store as tenant, residential above
Block & Lot(s): 1400-38
Purchase Date: Aug-98
- (3) **Project Name:** 123 Third Avenue (and 111 Third Avenue)
Share: 50.000%
Project Description: Retail condo unit (one Unit in each of two buildings that are combined into one retail space) –
Capital One Bank is tenant
Block & Lot(s): 469-1401, 1103
Purchase Date: Jun-11
- (4) **Project Name:** 300 E. 79th Street
Share: 50.000%
Project Description: Retail condo unit - Capital One Bank is tenant
Block & Lot(s): 1453-1001
Purchase Date: Oct-11

Environmental Assessment Form

Please note: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form. Answers to these questions will be considered as part of the Application for approval and may be subject to further verification and public review. It is expected that completion of the full Environmental Assessment Form will be dependent on the information currently available and will not include new studies, research investigation. If information requiring such additional work is unavailable so indicate and specify each instance.

Name of action:

Location of action (or show site location on a copy of a Hagstrom or other street map):

Name of Applicant: 50 HYMC Owner LLC Telephone: [REDACTED]

Address of Applicant: c/o Related Companies, L.P. FAX: [REDACTED]

60 Columbus Circle Contact: Andrew Cantor

Name of Owner (if different): New York, NY 10023 Telephone:

Address of Owner: FAX:

Contact:

Description of action (please be precise):

The site is located in the Midtown/Hudson Yards neighborhood of Manhattan, and is identified as Tax Block 705, Lots 29, 30, 32, 39, 45, and 46. The site is improved with seven multi-story buildings and associated parking areas. The action will include demolition of existing buildings, site-wide excavation to final development depth, and construction of a new approximately 985-foot-tall commercial tower with two full cellar levels.

Site Description

(Physical setting of overall Project, both developed and undeveloped areas.)

1. Present land use: Urban Industrial Commercial
 Forest Agriculture Residential (suburban)
 Rural (non-farm) Other:

2. Total acreage of Project area: ^{1.61} ___ acres

Approximate Acreage	Presently (in acres)	After Completion (in acres)
Meadow or brushland (non-agricultural)		
Forested		
Agricultural (includes orchards, cropland, pasture, etc.)		
Wetlands (freshwater or tidal as per Article 24, 25 of ECL)		
Water surface area		
Unvegetated (rock, earth or fill)		
Roads, building and other paved surfaces	1.61 acres	1.61 acres
Other (indicate type)		

3. What is predominant soil type(s) on Project site?
- a. Soil drainage: Well-drained ___percent of site
 Moderately well drained 100% percent of site
 Poorly drained ___percentage of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NY Land Classification System? ___acres. (See I NYCRR 370).
4. Are there bedrock outcroppings on Project site?
 Yes No
- If Yes, what is depth to bedrock? ___ (in feet) Approximate depth to bedrock ranges from 5 to 20 feet below sidewalk grade
5. Approximate percentage of proposed Project site with slopes:
 0-10 percent 100%
 10-15 percent
 15 percent or greater
6. Is Project substantially contiguous to, or contain a building, site or district listed on the State or the National Registers of Historic Places?
 Yes No
7. Is Project substantially contiguous to a site on the Register of National Natural Landmarks?
 Yes No
8. What is the depth of the water table? ___(in feet) Groundwater was not encountered above bedrock
9. Is site located over a primary, principal or sole source aquifer?
 Yes No
10. Do hunting, fishing or shellfishing opportunities currently exist in the Project area?
 Yes No
11. Does Project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No
- If yes,
 according to: _____
 If yes, please identify each
 species: _____
12. Are there any unique or unusual landforms on the Project site? (i.e., cliffs, dunes, other geological formations)
 Yes No If yes, please described: _____
13. Is the Project site currently used by the community or neighborhood as an open space or recreation area?
 Yes No
- If yes, please explain: _____

14. Does the present site include scenic views known to be important to the community?

Yes No

15. Please list the streams within or contiguous to

Project area: None

Please list the name of stream and name of river to

Which it is tributary: None

16. Please list lakes, ponds, wetland areas within or contiguous to Project area:

a. Name: None

b. Size (in acres): N/A

17. Is the site served by existing public utilities?

Yes No

If Yes, does sufficient capacity exist to allow connection? Yes No

If Yes, will improvements be necessary to allow connection? Yes No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR617?

Yes No

20. Has the site ever been used for the disposal of solid or hazardous wastes?

Yes No

21. Is any part or the entire site listed on the National Priorities List, CERCLA Information System List ("CERCLIS LIST"), the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

Yes No

If yes, please provide specific information regarding such listing on a separate piece of paper.

22. Has any part or all of the site been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

Yes No

If yes, please provide specific information regarding all such material(s), substance(s) and/or waste(s):
Please see the attached document with responses.

23. Are there any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not

limited to petroleum products, present at the site that may pose a health or physical hazard to persons employed at or visiting the Project site?

Yes No Please see the attached document with responses.

If yes, please provide specific information regarding all such material(s), substance(s) and/or waste(s)

24. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List within a 1/4-mile radius of the site?

Yes No Please see the attached document with responses.

If yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

25. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List that may pose a health or physical hazard to persons employed at or visiting the site?

Yes No Please see the attached document with responses.

If yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

26. Does Applicant have any reason to believe that there are any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at properties in the vicinity of the site that which may pose a health or physical hazard to persons employed at or visiting the site?

Yes No

If yes, please explain on a separate piece of paper.

1. Physical dimensions and scale of Project (fill in dimensions as appropriate)

a. Total contiguous acreage owned or controlled by Project sponsor: 1.61 acres.

b. Project acreage to be developed: 1.61 acres initially; 1.61 acres ultimately.

c. Project acreage to remain undeveloped: 0 acres.

d. Length of Project, in miles: (if appropriate).

e. If the Project is an expansion, indicate percent of expansion proposed: percent.

f. Number of off-street parking spaces: existing ; proposed .

g. Maximum vehicular trips generated in the AM and PM peak hours upon completions of Project: .

h. If residential, number and type of housing units:

One Family

Two Family

Multiple Family

Condominium

Initially

Ultimately

i. Dimensions (in feet) of largest proposed structure: height; width; length.

j. Linear feet of frontage along a public thoroughfare Project will occupy: ft. Approx. 15,000 cubic yards

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? tons cubic yards.

3. Will disturbed areas be reclaimed?

Yes No

If Yes, for what intended purpose is the site being reclaimed?

If Yes, will topsoil be stockpiled for reclamation? Yes No

If Yes, will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? ⁰ ___ acres

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this Project?

Yes No

6. If single phase Project, anticipated period of construction ___ months (including demolition).

7. If multi-phased:

a. Total number of phases anticipated

b. Anticipated date of commencement phase 1 ___ month ___ year (including demolition).

c. Approximate completion date of final phase ___ month ___ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction?

Yes No

9. Number of jobs generated: during construction ___ after Project is complete

10. Number of jobs eliminated by this Project

11. Will Project require relocation of any Projects or facilities?

Yes No

If Yes, please explain: _____

12. Is surface liquid waste disposal involved?

Yes No

If Yes, indicate type of waste (sewage, industrial, etc.) and amount:

If Yes, name of water body into which effluent will be discharged:

13. Is subsurface liquid waste disposal involved?

Yes No

If Yes, please explain: _____

14. Will surface area of an existing water body increase or decrease by proposal?

Yes No

If Yes, please explain: _____

15. Is Project or any portion of Project located in a 100-year flood plain?

Yes No

16. Will the Project generate solid waste?

Yes No

If Yes, what is the amount per month? ___ tons.

If Yes, will an existing solid waste facility be used? Yes No

If Yes, please give

And

Name: _____ Location: _____

Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

If Yes, please explain: _____

17. Will the Project involve the disposal of solid waste?

Yes No

If Yes, what is the anticipated rate of disposal? ___ tons/month.

If Yes, what is the anticipated site life? ___ years.

18. Will Project use herbicides or pesticides?

Yes No

19. Will Project routinely produce odors (more than one hour per day)?

Yes No

20. Will Project produce operating noise exceeding the local ambient noise levels?

Yes No

21. Will Project result in an increase in energy use?

Yes No

If Yes, indicate type(s): _____

22. If water supply is from wells, indicate pumping capacity: ___ gallons/minute.

23. Total anticipated water usage: ___ gallons/day.

24. Does Project involve local, state or federal funding?

Yes No

If Yes, please explain: _____

25. Approvals Required:

City, Town, Village Planning

Board Yes Type: _____ Submittal Date: _____

City, Town, Zoning Board Yes Type: _____ Submittal Date: _____

City, County Health Department Yes Type: _____ Submittal Date: _____

Other Local Agencies Yes Type: _____ Submittal Date: _____

State Agencies Yes Type: _____ Submittal Date: _____

Federal Agencies Yes Type: _____ Submittal Date: _____

1. Does proposed action involve a planning or zoning decision?
Yes No

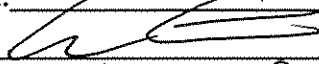
If Yes, indicate decision required:

Zoning amendment Zoning variance Special use permit
Subdivision Site plan New/revision of master plan
Resource Management Plan Other(specify):

2. What is the zoning classification(s) of the site:
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
4. What is the proposed zoning of the site?
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?
Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 –mile radius of proposed action?
Commercial, Vacant Lots/ Construction, Transportation/ Utilities, Mixed Use Commercial/
Residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼-mile radius?
Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed?
What is the minimum lot size proposed?
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?
Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
Yes No If yes, is existing capacity sufficient to handle projected demand?
12. Will the proposed action result in the generation of traffic significantly above present levels?
Yes No
If Yes, is the existing road network adequate to handle the additional traffic? Yes No

Attach any additional information that may be needed to clarify your Project. If there are or could be any adverse environmental impacts with your proposal, please discuss such impacts and the measures you propose to mitigate or avoid them.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: 50 HYMC Owner LLC
By (Signature): 
Printed Name of Signer: ANDREW CANTOR
Title of Signer: VIC PRESIDENT
Date: 9/29/16

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Question 22: Has any part of all of the site been listed on the National Priorities List, CERCLIS List, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

Response: Spill No. 0304131 was reported on July 19, 2003, when approximately 5 gallons of an unknown petroleum product was observed on a concrete structure within a utility vault. A petroleum-like residue was observed on a pipe connecting the vault to the sewer. The structure was washed and one drum of impacted oil/ water mixture was removed from the vault. The transformer was removed and replaced. The spill was closed on February 10, 2004.

Spill No. 0313781 was reported on March 17, 2004, when approximately 1.5 gallons of an unknown petroleum product was observed on top of leaves and debris in a sidewalk vault. The spill was located on a concrete structure within a utility vault. The structure was double washed and about 380 gallons of oil/ water mixture were removed from the vault, and about 250 gallons of oil were removed from a transformer in the vault. The transformer was identified as the source of the release, and it was removed and replaced. The spill was closed on July 26, 2004.

Question 23: Are there any hazardous and/or toxic or similar material(s), substance(s), and/or waste(s), including but not limited to petroleum products, present at the site that may pose a health or physical hazard to persons employed at or visiting the Project site?

Response: One 10,000-gallon #6 fuel oil tank was observed in a vault beneath the 33rd Street sidewalk along Lot 46. One 1,080-gallon #2 fuel tank was observed in the Lot 45 building basement. The 1,080-gallon tank was encased in concrete, with the exception of a portion of the top that was chipped away. One approximately 1,000-gallon tank was observed in the basement of Lot 29.

Question 24: Are there any properties which are or have been listed on the National Priorities List, CERCLIS List, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List within a ¼-mile radius of the site?

Response: Yes, multiple open Leaking Underground Storage Tank (LTANK) and New York State Petroleum Spill listings are located within a ¼-mile radius of the site.

Question 25: Are there any properties which are or have been listed on the National Priorities List, CERCLIS List, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List that may pose a health or physical hazard to persons employed at or visiting the site?

Response: Yes, multiple open Leaking Underground Storage Tank (LTANK) and New York State Petroleum Spill listings are located within a ¼-mile radius of the site, and releases may have impacted the subsurface soil, soil vapor and groundwater at the site.

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project? Yes
2. If the answer to question 1 is "Yes," will Applicant or any other project occupant be registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)? Yes
3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?
Yes No
4. If the answer to question 1 or 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

Approximately 1 percent

5. If the answer to question 1 or 3 is "Yes," and the answer to question 4 is more than 33.33 percent, indicate whether any of the following apply to the Project:
 - a. Will a not-for-profit corporation operate the Project?
Yes No
 - b. Is the Project likely to attract a significant number of visitors from outside New York City?
Yes No
 - c. Would Applicant, but for the contemplated financial assistance from NYCIDA, locate the related jobs outside the State of New York?
Yes No
 - d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to New York City residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?
Yes No
 - e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20 percent for the year to which the date relates, or at least 20 percent of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?
Yes No
6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

If "Yes", please furnish details in a separate attachment.

7. If the answers to any of subdivisions (a) through (e) of question 5 are "Yes," please furnish details in a separate attachment.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: 50 HYMC Owner LLC

By (Signature): 

Printed Name of Signer: ANDREW CANTOR

Title of Signer: VICE PRESIDENT

Date: 9/29/16

Anti-Raiding Questionnaire

1. Will the completion of the Project result in the removal of a plant or facility of Applicant, or of a proposed occupant of the Project, from an area in New York State (but outside of New York City) to an area within New York City?

Yes No

If "Yes," please provide the following information:

Address of the to-be-removed plant or facility:

Names of all current occupants of the to-be-removed plant or facility:

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of Applicant, or of any proposed occupant of the Project, located in an area of New York State other than New York City?

Yes No

If "Yes," please provide the following information:

Addresses of the to-be-abandoned plant(s) or facility(ies):

Names of all current occupants of the to-be-abandoned plants or facilities:

-
3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?

Yes No

If "Yes," please provide all information relevant to such future removal and/or abandonment:

If the answer to either question 1, 2 or 3, is "Yes," please continue and answer questions 4 and 5.

4. Is the Project reasonably necessary to preserve the competitive position of Applicant, or of any proposed occupants of the Project, in its industry?

Yes No

5. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

Yes No

If the answer to question 4 and/or question 5 is "Yes," please provide on a separate sheet of paper a detailed statement explaining the same.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: 50 HYMC Owner LLC

By (Signature):

Printed Name of Signer: ANDREW CANTOR

Title of Signer:

Date: 9/29/16

Employment Questionnaire

The New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire (the "Questionnaire"). As used in this Questionnaire, "Company" means Applicant; "Project Location" means the project location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company that is an affiliate of an operating company and Applicant intends to lease the Project Location to such operating company, then Applicant and the operating company must fill out separate copies of this Questionnaire.

Applicant Name: 50 HYMC Owner LLC

Address: c/o Related Companies, L.P., 60 Columbus Circle, New York, NY 10023

Phone Number(s): [REDACTED]

Contract Person: Andrew Cantor

Title of Contact Person: Vice President

Affiliation of SPE to Applicant: N/A

Owners of SPE and each respective ownership share:

SPE EIN Number:

1. Do you expect to conduct business at other location in New York State?

Yes No

2. Expected construction completion date (where applicable): Q3 2022

3. Department of Labor Registration Number of Tenant(s):

Do not include any subcontractors or subconsultants; include only employees and owners/principals on your payroll and on the payroll of Tenant(s).

4. How many employees does Applicant employ in New York City at the time of Applicant submission?

Full-time: 0 Part-time: 0 (on average, Part-time workers work ___ hours per week)

5. How many employees referred to in question 4 reside in New York City at the time of Applicant submission?

Full-time: 0 Part-time: 0

6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?

Full-time: 0 Part-time: 0 (on average, Part-time workers work ___ hours per week)

7. How many employees does Applicant currently employ at the Project location (annual average)?

Full-time: 0 Part-time: 0

8. Project employment at Project Location for the Company on June 30:

1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year
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Full-time:

Part-time:

9. Projected average quarterly wage/salary of employees at Project Location for the Company during first year of operation: \$___/employee.
10. Describe the occupational composition of the workforce of the Company at the Project Location. Note differences between this composition and what is typical at other NYC locations.
11. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

12. Projected employment at Project Location for your Tenant(s) on an annual basis:

1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year
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Full-time:

Part-time:

13. Projected average quarterly wage/salary of employees at Project Location for the Tenant(s) during first year of operation: \$___/employee.

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession that is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information") may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or NYCEDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (1) reports prepared by the Information Recipients pursuant to New York City Local Law 48 of 2005, (2) other reports required of the Agency, and (3) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: 50 HYMC Owner LLC

By (Signature): 

Printed Name of Signer: Andrew Cantor

Title of Signer: Vice President

Date: 9/29/16