Declaration Reference and Key Data

Obligation Section Number: 5.05(b)(iii)
Obligation Title: Residential Relocation Obligations (Relocation Adjustment Payments)
Obligation Page Number: 50
Obligation Trigger: Dates the Four Lots and the HPD Lots are required for Project purposes
Obligation Start: April 7, 2016 (Issuance of TCO for first replacement residential building)*
Obligation End Date: Relocation Completion
Obligation Status: In Compliance

Obligation

CU shall pay for: (A) a one-time relocation adjustment payment of $5,000 for each residential household on the Project Site, with such payment to be adjusted to the relocation date of each household based on the Consumer Price Index; and (B) (x) moving services, expenses and referrals to alternative housing for each residential household on the Project Site or (y) at the discretion of the occupants of a household, a direct payment to such household when such residential unit is vacated in an amount equal to the moving costs that would have been paid to mover selected through a bid process.

* The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 or Block 1999, Lot 33 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

Evidence of Compliance

1. Record of payment or payment schedule, when available

Columbia University’s Implementation Plan and all supporting documentation are made available on the Community Services Webpage at http://manhattanville.columbia.edu/community/benefits-and-amenities.
EOC Checklist for Obligation 5.05(b)(iii):

Please check to verify EOC items submitted for review.

☐ 1. Record of payment or payment schedule, when available

Monitor’s Notes / Comments:

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Status:

Please check to indicate the status of Obligation 5.05(b)(iii):

☐ In Compliance

☐ In Progress

☐ Not In Compliance

☐ Not Triggered
The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 or Block 1999, Lot 33 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

<table>
<thead>
<tr>
<th>Date</th>
<th>Tenant Former Address</th>
<th>Total Amount Paid to Tenant Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 2016</td>
<td>602 W 132nd St</td>
<td>$159,000.00</td>
</tr>
<tr>
<td>December 2018</td>
<td>3289 Broadway</td>
<td>$63,000.00</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$222,000.00</strong></td>
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</table>
# Exodus HDFC Tenants (602 West 132nd Street)
## Relocation Payments and Moving Assistance Reimbursements

<table>
<thead>
<tr>
<th>Payee Name</th>
<th>Address</th>
<th>Current Apt #</th>
<th>New Apt #</th>
<th>Relocation Benefit Amount</th>
<th>Moving Expenses Reimbursement</th>
<th>Moving Assistance? (Y/N)</th>
<th>Payment Method</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>602 West 132nd Street</td>
<td>New York, NY 10027</td>
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**TOTALS**

<table>
<thead>
<tr>
<th>600 West 148th St</th>
<th>Payments</th>
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<tbody>
<tr>
<td>Relocation Benefit Amount</td>
<td>$133,000</td>
</tr>
<tr>
<td>Moving Expenses Reimbursement</td>
<td>$26,000</td>
</tr>
<tr>
<td>Payment Method</td>
<td>$159,000</td>
</tr>
</tbody>
</table>

**WIRE FUNDS**

Routing Chk Acct
December 1, 2016

Solomon & Bernstein
62 William Street, Eighth Floor
New York, New York 10005-1541

Re: Relocation and Self-Moving Checks for 602 West 132nd Street Tenants

Dear [Name]:

Following up on our discussion, enclosed are 31 checks for the 602 tenants. We have reissued the checks with the correct address. I have also included a copy of each check for your files. I have also enclosed blank copies of the form of receipt and some pens. If you could have each tenant complete a receipt by signing and printing his or her name, the date and apartment number and circling the check or checks he or she has received and scan a copy of the receipts to me, our files will be complete.

Thank you for all of your help on this.

Warm regards,

Felice B. Rosan
Associate General Counsel

By Hand
<table>
<thead>
<tr>
<th>Invoice Date</th>
<th>Invoice Number</th>
<th>Contract PO Number</th>
<th>Origin/Description</th>
<th>Net Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/18/16</td>
<td></td>
<td>OGC</td>
<td></td>
<td>$2,000.00</td>
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<td><strong>TOTALS</strong></td>
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</tbody>
</table>

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: 50-937 213
November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$2,000.00

EXACTLY $2,000 DOLLARS AND 00 CENTS

[Signature]
On behalf of the Trustees of Columbia University

[Signature]
<table>
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<tr>
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PLEASE DETACH BEFORE DEPOSITING CHECK.

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: 50-937 213
November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$7,000.00

EXACTLY $7,000 DOLLARS AND 00 CENTS

On behalf of the Trustees of Columbia University

JPMorgan Chase Bank, N.A.
Syrience, NY
<table>
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PLEASE DETACH BEFORE DEPOSING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: 50-0937 213
November 21, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$7,000.00

EXACTLY $7,000 DOLLARS AND 00 CENTS

On behalf of the Trustees of Columbia University
<table>
<thead>
<tr>
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Please detach before depositing check

Columbia University
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

Check Number

November 21, 2016

*** Void after 180 days ***

Check Amount

$2,000.00

Exactly $2,000.00

JP Morgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
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</table>

TO THE ORDER OF: [redacted]

EXACTLY $7,000.00 DOLLARS AND 00 CENTS

JP Morgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

DATE: November 21, 2016
CHECK NUMBER: [redacted]
AMOUNT PAID: $7,000.00

Direct Inquiries To: 212-854-2122
http://finance.columbia.edu/content/finance-service-center

Vendor No: [redacted]

<table>
<thead>
<tr>
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TOTALS

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: 50-937
November 21, 2016
*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

EXACTLY $7,000.00

JPMorgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1

DATE: November 21, 2016
CHECK NUMBER: [REDACTED]
AMOUNT PAID: $2,000.00

Direct Inquiries To: 212-854-2122
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Vendor No: [REDACTED]

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COLUMBIA UNIVERSITY
Accounts Payable Office
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CHECK NUMBER: [REDACTED] 50-937 213
November 21, 2016
*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: [REDACTED]

EXACTLY $2,000.00

JPMorgan Chase Bank, N.A.
Syracuse, NY

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**Paying to the Order of: [Redacted]**

**CHECK NUMBER:** [Redacted] 213

**CHECK AMOUNT:** $7,000.00

**EXACTLY $7,000.00 DOLLARS AND 00 CENTS**

**On behalf of the Trustees of Columbia University**
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**PLEASE DETACH BEFORE DEPOSITING CHECK**

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

CHECK AMOUNT

$2,000.00

EXACTLY ******2,000 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
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**PLEASE DETACH BEFORE DEPOSITING CHECK**

Columbia University
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

**CHECK NUMBER**
50-937

November 29, 2016
*** VOID AFTER 180 DAYS ***

**CHECK AMOUNT**
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Syracuse, NY

On behalf of the Trustees of Columbia University
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COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 50-937 213
November 29, 2016
*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: [Redacted]

EXACTLY $7,000.00 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1
DATE: November 29, 2016
CHECK NUMBER: 50-937
AMOUNT PAID: $2,000.00

Direct Inquiries To: 212-654-2122
http://finance.columbia.edu/content/finance-service-center

<table>
<thead>
<tr>
<th>Invoice Date</th>
<th>Invoice Number</th>
<th>Contract PO Number</th>
<th>Origin/Description</th>
<th>Net Amount</th>
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<td>11/18/16</td>
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<td>OGC</td>
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PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 50-937
November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$2,000.00

PAY TO THE ORDER OF: 

EXACTLY $2,000.00 DOLLARS AND 00 CENTS

On behalf of the Trustees of Columbia University

JPMorgan Chase Bank, N.A
Syracuse, NY
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1
DATE: November 29, 2016
CHECK NUMBER: 213
AMOUNT PAID: $7,000.00

Direct Inquiries To: 212-854-2122
http://finance.columbia.edu/content/finance-service-center

Vendor No. [Redacted]

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<tr>
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COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER [Redacted]

November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT

$7,000.00

JPMorgan Chase Bank, N.A.
Syracuse, NY

EXACTLY $7,000.00

On behalf of the Trustees of Columbia University
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

DATE: November 29, 2016
CHECK NUMBER: X
AMOUNT PAID: $7,000.00

DIRECT INQUIRIES TO: 212-854-2122
http://finance.columbia.edu/content/finance-service-center

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Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAY TO THE ORDER OF: [Redacted]

CHECK NUMBER 50-937 213
November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$7,000.00

EXACTLY *******7,000 DOLLARS AND 00 CENTS

[Signature]
On behalf of the Trustees of Columbia University
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**PLEASE DETACH BEFORE DEPOSITING CHECK**

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 50-937 213
November 29, 2016
*** VOID AFTER 180 DAYS ***

CHECK AMOUNT
$7,000.00

Security number is printed on back.

EXACTLY $7,000.00 DOLLARS AND 00 CENTS

Pay to the ORDER OF: [Blank]

On behalf of the Trustees of Columbia University

[Signature]

Megan Chace Bank, N.A.
Syracuse, NY
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

Date: November 29, 2016
Check Number: 213
Amount Paid: $2,000.00

Direct Inquiries To: 212-854-2122
http://finance.columbia.edu/content/finance-service-center

Vendor No.

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COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

Check Number: 213

November 29, 2016
*** VOID AFTER 180 DAYS ***

Check Amount: $2,000.00

Pay to the Order of: [redacted]

EXACTLY $2,000.00

JPMorgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of Columbia University
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- **Check Number:** 50-937 213
- **Date:** November 29, 2016
- **Check Amount:** $7,000.00
- **Pay to the Order of:**
- **Security Features:**
  - Micro-encoding
  - Dot Matrix
  - Invisible ink

**Signature:**
- **On behalf of the Trustees of Columbia University:**

**Notes:**
- **Void after 180 Days**
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1
DATE: November 29, 2016
CHECK NUMBER: [redacted]
AMOUNT PAID: $2,000.00

Direct Inquiries To: 212-954-2122
http://finance.columbia.edu/content/finance-service-center

Vendor No. [redacted]

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TOTALS

$2,000.00

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: [redacted]

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: [redacted]

EXACTLY $2,000.00 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A
Dyson, NY

On behalf of the Trustees of Columbia University
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**PLEASE DETACH BEFORE DEPOSITING CHECK**

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 213

November 29, 2016

**VOID AFTER 180 DAYS**

CHECK AMOUNT $7,000.00

EXACTLY ********7,000 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.
Syracuse, NY

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**Please detach before depositing check.**

**Columbia University**
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

**Check Number**
50-937
213

November 29, 2016

**Check Amount**
$2,000.00

**Pay to the order of:**

**Exactly $2,000.00**

JPMorgan Chase Bank, N.A.
Syracuse, NY

On behalf of the Trustees of
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AMOUNT PAID: $2,000.00

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**PAY TO THE ORDER OF:**

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER 50-937

November 29, 2016

*** VOID AFTER 180 DAYS ***

CHECK AMOUNT $7,000.00

EXACTLY $7,000.00 DOLLARS AND 00 CENTS

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COLUMBIA UNIVERSITY
Accounts Payable Office
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**CHECK AMOUNT $7,000.00**

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COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

CHECK NUMBER: 50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

CHECK AMOUNT

$2,000.00

PAY TO THE ORDER OF: [Redacted]

EXACTLY $2,000 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.
Syracuse, NY

[Signature]

On behalf of the Trustees of Columbia University
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**Vendor No**: [Redacted]

**Net Amount**: $7,000.00

**TOTALS**: $7,000.00

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**COLUMBIA UNIVERSITY**
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

**CHECK NUMBER**: [Redacted]

**CHECK AMOUNT**: $7,000.00

**PAY TO THE ORDER OF**: [Redacted]

**CHECKED**

**ON BEHALF OF THE TRUSTEES OF COLUMBIA UNIVERSITY**
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

ولاية NOVEMBER 29, 2016
CHECK NUMBER: 50-937
AMOUNT PAID: $2,000.00

Direct Inquiries To: 212-854-2122
http://finance.columbia.edu/content/finance-service-center

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Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAY TO THE ORDER OF: [Redacted]

EXACTLY $2,000.00

On behalf of the Trustees of Columbia University

J.P. Morgan Chase Bank, N.A.
Syracuse, NY
<table>
<thead>
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<th>Payee Name</th>
<th>Address</th>
<th>Current Apt #</th>
<th>600 West 148th St</th>
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<th>Moving Expenses Reimbursement</th>
<th>Moving Assistance? (Y/N)</th>
<th>Payment Method</th>
</tr>
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**TOTALS**

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<td>Relocation Benefit Amount</td>
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<td>Moving Expenses Reimbursement</td>
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<td>Moving Assistance? (Y/N)</td>
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<td>Payment Method</td>
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VIA HAND DELIVERY

To: [Redacted]
cc: [Redacted]
From: [Redacted]
Date: October 10, 2018
Re: 3599 Broadway – Unit B

I am enclosing a total of 14 checks, 7 in the amount of $2,000 and 7 in the amount of $7,000, payable to the respective 3289 TIL Tenants for moving and relocation expenses, as required by the Agreement between Columbia and the 3289 Broadway TA. I am also enclosing 7 Receipts, one for each of the tenants.

Please hold the checks and then distribute them to the respective tenants in accordance with the following instructions:

1. Each tenant must, on receipt of its checks, sign, date and deliver to you its respective Receipt, circling both (1) and (2). The Receipt for Apartment 7 must be signed by both [Redacted].

2. The Receipts must be returned by you to me promptly upon your receipt of them.

Please call me with any questions.

Thank you.
RECEIPT

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

☐ Relocation assistance payment of $7,000

☐ Self-moving payment of $2,000

Received:

Date: 10/15/18

Address: 3289 Broadway, New York, NY

Apt. [Redacted]
RECEIPT

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

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(Please circle check(s) received)

(1) Relocation assistance payment of $7,000
(2) Self-moving payment of $2,000

Received:

Date: Oct. 15, 2018

Address: 3289 Broadway, New York, NY

Apt._ _ _ _ _ _ _ _ _ _ _ _ _ _
RECEIPT

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Date: 10/10/18

Address: 3289 Broadway, New York, NY

Apt.
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Apt.  

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(Please circle check(s) received)

1 Relocation assistance payment of $7,000

2 Self-moving payment of $2,000

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Date: 10/15/18

Address: 3289 Broadway, New York, NY

Apt. __________
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(2) Self-moving payment of $2,000

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Apt. [Blank]
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**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

**INTEREST ON LAWYER ACCOUNT (IOLA)**

1177 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

Pay: **SEVEN THOUSAND AND 00/100**

To The Order Of   

Check Date: Oct 10, 2018

Amount: $7,000.00
KRAMER LEVIN NAFTALIS & FRANKEL LLP

INTEREST ON LAWYER ACCOUNT (IOLA)
1177 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

Pay: TWO THOUSAND AND 00/100

To The Order Of

Check Date Oct 10, 2018

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**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

**INTEREST ON LAWYER ACCOUNT (IOLA)**

1177 AVENUE OF THE AMERICAS
NEW YORK, NY 10036

CITIBANK, N.A.
153 EAST 53RD STREET
NEW YORK, NY 10022

**Pay:** SEVEN THOUSAND AND 00/100

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Signature: 

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: Apt. 2

CHECK NUMBER: 10-10-18

REF# INV. # INV. DATE INV. AMOUNT INV. DESCRIPTION AMT. PAID

Apt. 2 10-10-18 2,000.00 2,000.00

KRAMER LEVIN NAFTALIS & FRANKEL LLP
INTEREST ON LAWYER ACCOUNT (IOLA)
1177 AVENUE OF THE AMERICANS
NEW YORK, NY 10036

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CHECK NO.

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**NEW YORK, NY 10036**

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**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

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