

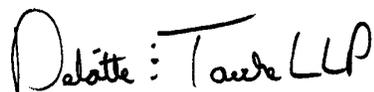
INDEPENDENT AUDITORS' REPORT

To The Board of Directors of the
Hudson Yards Development Corporation
225 West 34th Street, Suite 1402
New York, NY 10122

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities of Hudson Yards Development Corporation (the "Corporation"), a component unit of The City of New York, as of and for the year ended June 30, 2010, and have issued our report thereon dated September 16, 2010.

In connection with our audit, nothing came to our attention that caused us to believe that the Corporation failed to comply with the terms, covenants, provisions, or conditions of the Trust Indenture dated December 1, 2006 with U.S. Bank, National Association insofar as they relate to financial and accounting matters. However, our audit was not directed primarily toward obtaining knowledge of noncompliance with the Trust Indenture referred to above.

This report is intended solely for the information and use of the Board of Directors and management of the Corporation, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Deloitte : Touche LLP". The signature is written in a cursive, flowing style.

September 16, 2010