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SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-K

[X] Annual Report Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 for the fiscal year ended December 31, 2001

OR

[ ] Transition Report Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 for the transition period from to

Commission File Number 1-13762

RECKSON OPERATING PARTNERSHIP, L. P.
(Exact name of registrant as specified in its charter)

DELAWARE	11-3233647
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
225 BROADHOLLOW ROAD, MELVILLE, NY	11747
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code: (631) 694-6900

Securities registered pursuant to Section 12(b) of the Act: None

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Securities registered pursuant to Section 12(g) of the Act: None

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Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes [X] No [ ]

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained to the best of the Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K, or any amendment to this Form 10-K. [X]

DOCUMENTS INCORPORATED BY REFERENCE

Portions of the definitive Proxy Statement of Reckson Associates Realty Corp. relating to its Annual Shareholder's Meeting to be held May 23, 2002 are incorporated by reference into Part III.

As of March 14, 2002, 3,688,408 common units of limited partnership interest were held by non-affiliates of the Registrant. There is no established trading market for such units.

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ITEM 1. BUSINESS

GENERAL

Reckson Operating Partnership, L. P. (the "Operating Partnership") commenced operations on June 2, 1995. Reckson Associates Realty Corp. (the "Company"), which serves as the sole general partner of the Operating Partnership, is a fully integrated, self administered and self managed real estate investment trust ("REIT"). The Operating Partnership and the Company were formed for the purpose of continuing the commercial real estate business of Reckson Associates, its affiliated partnerships and other entities ("Reckson").

All of the Company's interests in its properties, land and other investments are held directly or indirectly by, and all of its operations are conducted through, the Operating Partnership. The Company controls the Operating Partnership as the sole general partner and as of December 31, 2001, owned approximately 89% of the Operating Partnership's outstanding Class A common units of limited partnership and Class B common units of limited partnership interest.

For more than 40 years, Reckson has been engaged in the business of owning, developing, acquiring, constructing, managing and leasing office and industrial properties in the New York tri-state area (the "Tri-State Area"). Based on industry surveys, management believes that the Operating Partnership is one of the largest owners and operators of Class A suburban and commercial business district ("CBD") office properties and industrial properties in the Tri-State Area. As of December 31, 2001 the Operating Partnership owned 182 properties (including 11 joint venture properties) in the Tri-State Area suburban and CBD markets encompassing approximately 20.6 million rentable square feet, all of which are managed by the Operating Partnership. These properties include 60 Class A suburban office properties encompassing approximately 8.5 million rentable square feet, of which 42 of these properties or 74% as measured by square footage, are located within the Operating Partnership's ten office parks. Reckson has historically emphasized the development and acquisition of properties that are part of large scale suburban office parks. The Operating Partnership believes that owning properties in planned office and industrial parks provides certain strategic advantages, including the following: (i) certain tenants prefer being located in a park with other high quality companies to enhance their corporate image, (ii) parks afford tenants certain aesthetic amenities such as a common landscaping plan, standardization of signage and common dining and recreational facilities, (iii) tenants may expand (or contract) their business within a park, enabling them to centralize business functions and (iv) a park provides tenants with access to other tenants and may facilitate business relationships between tenants. The properties also include 17 Class A CBD office properties encompassing approximately 5.3 million rentable square feet. The CBD office properties consist of five properties located in New York City, eight properties located in Stamford, CT and four properties located in White Plains, NY. Additionally, the properties include 103 industrial properties encompassing approximately 6.8 million rentable square feet, of which 72 of these properties, or 59% as measured by square footage, are located within the Operating Partnership's three industrial parks. The properties also include two retail properties comprising approximately 20,000 rentable square feet.

Through its ownership of properties in the key CBD and suburban office markets in the Tri-State Area, the Operating Partnership believes it has a unique competitive advantage as the trend toward the regional decentralization of the workplaces increases. Due to the events of September 11th, as well as technological advances which further enable decentralization, companies are strategically re-evaluating the benefits and feasibility of regional decentralization and reassessing their long-term space needs. The Operating Partnership believes this multi-location regional decentralization will continue to take place, increasing as companies begin to have better visibility as to the future of the economy, further validating our regional strategy of maintaining a significant market share in each of the key CBD and suburban office markets in the Tri-State Area.

The Operating Partnership also owns approximately 254 acres of land in 12 separate parcels of which the Operating Partnership can develop approximately two million square feet of office space and approximately 450,000 square feet of industrial space. The Operating Partnership is also obligated to purchase, during the first quarter of 2002, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space. In addition, the Operating Partnership owns a 32 acre land parcel located in Rye Brook, NY which is under contract for sale for approximately $22.3 million. The closing is scheduled to occur during 2002. Since its formation, the Operating Partnership has developed or redeveloped 14 properties encompassing approximately 2.1 million square feet of office and industrial space.

The Operating Partnership also owns a 357,000 square foot office building located in Orlando, Florida and has invested approximately $17.0 million in a note receivable secured by a partnership interest in Omni Partners, L. P., owner of the Omni, a 575,000 square foot Class A Office Property located in Uniondale, NY, effectively increasing its economic interest in the property owning partnership and $36.5 million under three notes which are secured by a minority partner's preferred unit interest in the Operating Partnership and certain real property.

During July 1998, the Operating Partnership formed Metropolitan Partners, LLC ("Metropolitan") for the purpose of acquiring Class A office properties in New York City. Currently the Operating Partnership owns, through Metropolitan, five Class A office properties aggregating approximately 3.5 million square feet.

During September 2000, the Operating Partnership formed a joint venture (the "Tri-State JV") with Teachers Insurance and Annuity Association ("TIAA") and contributed eight Class A suburban office properties aggregating approximately $136 million for a 495 interest in the Tri-State JV which was then distributed to the Operating Partnership. As a result, the Operating Partnership realized a gain of approximately $15.2 million. For purposes of its financial statements the Operating Partnership consolidates this joint venture.

On December 21, 2001, the Operating Partnership formed a joint venture with the New York State Teachers' Retirement Systems ("NYSTRS") whereby NYSTRS acquired a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for $220.5 million which included $122.1 million of its proportionate share of secured mortgage debt and approximately $98.4 million of cash which was then distributed to the Operating Partnership. As a result, the Operating Partnership realized a gain of approximately $18.9 million. For purposes of its financial statements the Operating Partnership consolidates this joint venture.

As of December 31, 2001, the Operating Partnership has invested approximately $59.8 million in REIT-qualified joint ventures with Reckson Strategic Venture Partners, LLC ("RSVP"), a real estate venture capital fund created as a research and development vehicle for the Operating Partnership to invest in alternative real estate sectors outside the Operating Partnership's core office and industrial focus (see Recent Developments-Other Investing Activities).

The Operating Partnership seeks to maintain cash reserves for normal repairs, replacements, improvements, working capital and other contingencies. The Operating Partnership has established an unsecured credit facility (the "Credit Facility") with a maximum borrowing amount of $575 million scheduled to mature on September 7, 2003. The Credit Facility requires the Operating Partnership to comply with a number of financial and other covenants on an ongoing basis.

There are numerous commercial properties that compete with the Operating Partnership in attracting tenants and numerous companies that compete in selecting land for development and properties for acquisition.

The Operating Partnerships executive offices are located at 225 Broadhollow Road, Melville, New York 11747 and its telephone number at that location is (631) 694-6900. At December 31, 2001, the Operating Partnership had 311 employees.

RECENT DEVELOPMENTS

Acquisitions, Dispositions and Investing Activities

On October 29, 2001, the Operating Partnership, at its option, acquired the lessor's rights to the air rights lease agreement for the property located at 120 West 45th Street, New York, NY for approximately $7.7 million. As a result, the Operating Partnership's obligation to pay rent under this lease agreement was eliminated.

On December 21, 2001, Metropolitan sold a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for $220.5 million which included $122.1 million of its proportionate share of secured mortgage debt and approximately $98.4 million of cash. As a result, the Operating Partnership realized a gain of approximately $18.9 million.

During the year ended December 31, 2001, the Operating Partnership sold five office properties aggregating approximately 678,000 square feet for $82.1 million, a 26,000 square foot industrial property for $2.8 million and its remaining preferred interest in Keystone Property Trust for $35.7 million. As a result of these sales the Operating Partnership realized a net gain of approximately $1.3 million. Net proceeds from these sales were used primarily to repay borrowings under the Credit Facility and to establish an escrow account with a qualified intermediary for a future exchange ofreal property pursuant to Section 1031 of the Internal Revenue Code of 1986. The Operating Partnership has identified approximately 52.7 acres of land located in Valhalla, NY for the purposes of this exchange.

Subsequent to December 31, 2001, the Operating Partnership entered into a contract to sell two Class A office properties, located in Westchester County, NY, aggregating approximately 157,000 square feet for approximately $18.5 million. The closing is scheduled to occur during the second quarter of 2002.

Other Investing Activities

During 1997, the Company formed FrontLine Capital Group, formerly Reckson Service Industries, Inc. ("FrontLine") and RSVP. RSVP is a real estate venture capital fund which invests primarily in real estate and real estate operating companies outside the Operating Partnership's core office and industrial focus and whose common equity is held indirectly by FrontLine. In connection with the formation and spin-off of FrontLine, the Operating Partnership established an unsecured credit facility with FrontLine (the "FrontLine Facility") in the amount of $100 million for FrontLine to use in its investment activities, operations and other general corporate purposes. The Operating Partnership has advanced approximately $93.4 million under the FrontLine Facility. The Operating Partnership also approved the funding of investments of up to $100 million relating to RSVP (the "RSVP Commitment"), through RSVP-controlled joint ventures (for REIT-qualified investments) or advances made to FrontLine under an unsecured loan facility (the "RSVP Facility") having terms similar to the FrontLine Facility (advances made under the RSVP Facility and the FrontLine Facility hereafter, the "FrontLine Loans"). During March 2001, the Operating Partnership increased the RSVP Commitment to $110 million and as of December 31, 2001, approximately $109.1 million had been funded through the RSVP Commitment, of which $59.8 million represents investments by the Operating Partnership in RSVP-controlled (REIT-qualified) joint ventures and $49.3 million represents loans made to FrontLine under the RSVP Facility. As of December 31, 2001, interest accrued (net of reserves) under the FrontLine Facility and the RSVP Facility was approximately $19.6 million.

At June 30, 2001, the Company assessed the recoverability of the FrontLine Loans and reserved approximately $3.5 million of the interest accrued during the three-month period then ended. In addition, the Company formed a committee of its Board of Directors, comprised solely of independent directors, to consider any actions to be taken by the Company in connection with the FrontLine Loans and its investments in joint ventures with RSVP. During the third quarter of 2001, the Company noted a significant deterioration in FrontLine's operations and financial condition and, based on its assessment of value and recoverability and considering the findings and recommendations of the committee and its financial advisor, the Operating Partnership recorded a $163 million valuation reserve charge, inclusive of anticipated costs, in its consolidated statements of operations relating to its investments in the FrontLine Loans and joint ventures with RSVP. The Operating Partnership has discontinued the accrual of interest income with respect to the FrontLine Loans. The Operating Partnership has also reserved against its share of GAAP equity in earnings from the RSVP controlled joint ventures funded through the RSVP Commitment until such income is realized through cash distributions.

At December 31, 2001, the Operating Partnership, pursuant to Section 166 of the Internal Revenue Code of 1986, charged off $70 million of the aforementioned reserve directly related to the FrontLine Facility, including accrued interest. Subsequent to December 31, 2001, the Operating Partnership charged off an additional $38 million of the reserve directly related to the FrontLine Facility, including accrued interest and $47 million of the reserve directly related to the RSVP Facility, including accrued interest.

FrontLine is in default under the FrontLine Loans from the Operating Partnership and has reported that it is currently in discussions with its creditors, including the Operating Partnership, and that it may be required to seek protection from creditors under federal bankruptcy laws.

As a result of the foregoing, the net carrying value of the Operating Partnership's investments in the FrontLine Loans and joint venture investments with RSVP, inclusive of the Operating Partnership's share of previously accrued GAAP equity in earnings on those investments, is approximately $65.0 million. Such amount has been reflected in investments in service companies and affiliate loans and joint ventures on the Operating Partnership's consolidated balance sheet.

Both the FrontLine Facility and the RSVP Facility have a term of five years, are unsecured and advances under each are recourse obligations of FrontLine. Notwithstanding the valuation reserve, under the terms of the credit facilities, interest accrues on the FrontLine Loans at a rate equal to the greater of (a) the prime rate plus two percent and (b) 12% per annum, with the rate on amounts that are outstanding for more than one year increasing annually at a rate of four percent of the prior year's rate. In March 2001, the credit facilities were amended to provide that (i) interest is payable only at maturity and (ii) the Company may transfer all or any portion of its rights or obligations under the credit facilities to its affiliates. The Company requested these changes as a result of changes in REIT tax laws.

The Operating Partnership and FrontLine entered into an intercompany agreement (the "Reckson Intercompany Agreement") to formalize their relationship at the time of the spin-off of FrontLine and to limit conflicts of interest. Under the Reckson Intercompany Agreement, among other provisions, (i) FrontLine granted the Operating Partnership a right of first opportunity to make any REIT-qualified investment that becomes available to FrontLine and (ii) the Operating Partnership granted FrontLine a right to (a) provide the Operating Partnership and its tenants with commercial services for occupants of office, industrial and other property types and (b) become the lessee of any real property acquired by the Operating Partnership if the Operating Partnership determines that, consistent with the Company's status as a REIT, it is required to enter into a "master" lease agreement.

The following table sets forth the Operating Partnership's invested capital (before valuation reserves) in RSVP controlled (REIT-qualified) joint ventures and amounts which were advanced under the RSVP Commitment to FrontLine, for its investment in RSVP controlled investments (in thousands):

	RSVP CONTROLLED JOINT VENTURES	AMOUNTS ADVANCED	TOTAL
Privatization	$21,480	$ 3,520	$ 25,000
Student Housing	18,086	3,935	22,021
Medical Offices	20,185	--	20,185
Parking	--	9,091	9,091
Resorts	--	8,057	8,057
Net leased retail	--	3,180	3,180
Other assets and overhead	--	21,598	21,598
	$59,751	$49,381	$109,132

Included in these investments is approximately $18.9 million of cash that has been contributed to the respective RSVP controlled joint ventures or advanced under the RSVP Commitment to FrontLine and is being held, along with cash from the preferred investors.

Leasing Activity

During the year ended December 31, 2001, the Operating Partnership executed 276 leases encompassing approximately 2.6 million square feet. The following table summarizes the leasing activity by location and property type:

	NUMBER OF LEASES	LEASED SQUARE FEET	AVERAGE EFFECTIVE RENT (1)
CBD office properties			
Connecticut	26	148,443	$ 29.99
New York City	13	101,483	$ 55.26
Westchester	17	84,780	$ 24.87
Subtotal/Weighted average	56	334,706	$ 36.36
Suburban office properties			
Long Island	69	471,077	$ 25.67
New Jersey	28	422,322	$ 26.14
Westchester	59	443,448	$ 22.94
Subtotal/Weighted average	156	1,336,847	$ 24.91
Industrial properties			
Long Island	59	814,170	$ 7.67
New Jersey	4	97,998	$ 7.74
Westchester	1	8,169	$ 9.68
Subtotal/Weighted average	64	920,337	$ 7.70
Total	276	2,591,890	

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(1) Base rent adjusted on a straight-line basis for free rent periods, tenant improvements and leasing commissions

Financing Activities

On September 7, 2000, the Operating Partnership obtained its three year $575 million unsecured revolving Credit Facility from The Chase Manhattan Bank, as administrative agent, UBS Warburg LLC as syndication agent and Deutsche Bank as documentation agent. The Credit Facility matures in September, 2003 and borrowings under the Credit Facility are currently priced off LIBOR plus 105 basis points.

The Operating Partnership utilizes the Credit Facility primarily to finance real estate investments, fund its real estate development activities and for working capital purposes. At December 31, 2001, the Operating Partnership had availability under the Credit Facility to borrow an additional $303.4 million (of which, $37.4 million has been allocated for outstanding undrawn letters of credit). Subsequent to December 31, 2001, the Operating Partnership paid down the Credit Facility by $84.6 million which was received from the sale of a 49% interest in the property located at 919 Third Avenue, New York, NY and thereby increasing its availability under the Credit Facility to $388 million.

On June 1, 2001, the Operating Partnership refinanced a $70 million short-term variable rate mortgage note with a five year $75 million fixed rate mortgage note, which bears interest at 6.52% per annum. In addition, on July 18, 2001, the Operating Partnership refinanced a $200 million short-term variable rate mortgage note with a ten year $250 million fixed rate mortgage note, which bears interest at 6.867% per annum. The net proceeds of approximately $50.4 million received by the Operating Partnership as a result of these refinancings was used to repay maturing fixed rate debt, the Credit Facility and for working capital purposes.

On July 24, 2001, the Operating Partnership repaid a mortgage note in the amount of approximately $15.5 million from a portion of the proceeds received from the secured debt financing of the property located at 919 Third Avenue, New York, NY. In addition, during the fourth quarter of 2001, the Operating Partnership repaid two mortgage notes in the aggregate amount of approximately $8.8 million through a draw under the Credit Facility and from available cash on hand.

Unit Issuances

During the year ended December 31, 2001, approximately 11,553 preferred units of limited partnership interest, with a liquidation preference value of approximately $11.6 million, were exchanged for 456,351 Class A Units at an average price of $25.32 per Unit. In addition, the Company increased its general partner interest in the Operating Partnership by acquiring 660,370 outstanding Units from certain limited partners in exchange for an equal number of shares of its Class A common stock.

Metropolitan is controlled by the Operating Partnership. A minority partner owned an $85 million preferred equity investment in Metropolitan which accrued distributions at a rate of 7.5% per annum for a two-year period (May 24, 1999 through May 30, 2001). On May 31, 2001, the minority partner, at its election, converted its preferred equity investment into 3,453,881 shares of the Company's Class A common stock based on a conversion price of $24.61 per share and the Operating Partnership issued 3,453,881 Units to the Company. As a result of the minority partner's conversion of their preferred equity investment, the Operating Partnership owns 100% of Metropolitan.

The Board of Directors of the Company has authorized the purchase of up to an additional five million shares of the Company's Class B common stock and/or its Class A common stock. Previously, in conjunction with the Company's common stock buy back program, the Operating Partnership purchased and retired 1,410,804 Class B common units at an average price of $21.48 per unit and 61,704 Class A common units at an average price of $23.03 per unit for an aggregate purchase price of approximately $31.7 million.

OPERATING STRATEGIES AND GROWTH OPPORTUNITIES

The Operating Partnership's primary business objectives are to maximize current return to its partners through increases in distributable cash flow and to increase partner's long-term total return through the appreciation in the value of its Class A common units and Class B common units. The Operating Partnership plans to achieve these objectives by continuing Reckson's operating strategies and capitalizing on the internal and external growth opportunities as described below.

Operating Strategies. Management believes that throughout its 40-year operating history, Reckson has created value in its properties through a variety of market cycles by implementing the operating strategies described below. These operating strategies include: (i) a multidisciplinary leasing approach that involves architectural design and construction personnel as well as leasing professionals, (ii) innovative marketing programs that strategically position the Operating Partnership's properties and distinguish its portfolio from the competition, increase brand equity and gain market-share. These cost-effective, high-yield programs include electronic web-casting, targeted outdoor and print media campaigns and sales promotion that enhances broker relationships and influences tenant retention, (iii) a comprehensive tenant service program and property amenities designed to maximize tenant satisfaction and retention, (iv) cost control management and systems that take advantage of economies of scale that arise from the Operating Partnership's market position and efficiencies attributable to the state-of-the-art energy control systems at many of the office properties, (v) a fully integrated infrastructure of proprietary and property management accounting systems which encompasses technology advanced systems and tools that provides meaningful information, on a real time basis, throughout the entire organization and (vi) an acquisition and development strategy that is continuously adjusted in light of anticipated changes in market conditions and that seeks to capitalize on management's multidisciplinary expertise and market knowledge to modify, upgrade and reposition a property in its marketplace in order to maximize value.

The Operating Partnership also intends to adhere to a policy of maintaining a debt ratio (defined as the total debt of the Operating Partnership as a percentage of the sum of the Operating Partnerships total debt and the value of its equity) of not more than 50%. As of December 31, 2001, the Operating Partnership's debt ratio was approximately 41.1%. This calculation is net of minority partners' proportionate share of debt and including the Operating Partnership's share of unconsolidated joint venture debt. This debt ratio is intended to provide the Operating Partnership with financial flexibility to select the optimal source of capital (whether through debt or partners contributions) with which to finance external growth.

Growth Opportunities. The Operating Partnership intends to achieve its primary business objectives by applying its operating strategies to the internal and external growth opportunities described below.

Internal Growth. To the extent the Long Island, Westchester, New Jersey and Southern Connecticut suburban office and industrial markets remain stable and begin to recover with new supply management believes the Operating Partnership is well positioned to benefit from rental revenue growth through: (i) contractual annual compounding of 3-4% Base Rent increases (defined as fixed gross rental amounts that excludes payments on account of real estate taxes, operating expense escalations and base electrical charges) on approximately 85% of existing leases from its Long Island properties, (ii) periodic contractual increases in Base Rent on existing leases from its Westchester properties, the New Jersey properties and the Southern Connecticut properties and (iii) the potential for increases to Base Rents as leases expire and space is re-leased at the higher rents that exist in the current market environment.

During 1999, the Operating Partnership entered the New York City office market. The New York City office market is currently experiencing favorable supply and demand characteristics exceeding those currently in the Operating Partnership's suburban markets and is also characterized by similar lack of available land supply and other barriers to entry that limit competition. The Operating Partnership's New York City office buildings offer superior potential for increase in Base Rents as described in (iii) above. Since the formation of the Operating Partnership's New York City division, it has acquired five Class A office properties aggregating approximately 3.5 million square feet.

External Growth. The Operating Partnership seeks to acquire multi-tenant Class A office buildings in New York City and the surrounding Tri-State Area core suburban markets as well as industrial properties located in the Tri-State Area. Management believes that the Tri-State Area presents opportunities to acquire or invest in properties at attractive yields. The Operating Partnership believes that its (i) capital structure, in particular its Credit Facility providing for a maximum borrowing amount of up to $575 million, (ii) ability to acquire a property for Units and thereby defer the seller's income tax on gain, (iii) operating economies of scale, (iv) relationships with financial institutions and private real estate owners, (v) fully integrated operations in its five existing divisions and (vi) its substantial position and franchise in the submarkets in which it owns properties will enhance the Operating Partnership's ability to identify and capitalize on acquisition opportunities. The Operating Partnership also intends to selectively develop new Class A suburban and CBD office and industrial properties and to continue to redevelop existing properties as these opportunities arise. The Operating Partnership will concentrate its development activities on industrial and Class A suburban and CBD office properties within the Tri-State Area. The Operating Partnership's expansion into the New York City office market has provided it with additional opportunities to acquire interests in properties at attractive yields. The Operating Partnership also believes that the addition of its New York City division provides additional leasing and operational facilities and enhances its overall franchise value by being the only real estate operating company in the Tri-State Area with significant presence in both Manhattan and each of the surrounding sub-markets.

Through its ownership of properties in the key CBD and suburban office markets in the Tri-State Area, the Operating Partnership believes it has a unique competitive advantage as the trend toward the regional decentralization of the workplace increases. Due to the events of September 11th, as well as technological advances which further enable decentralization, companies are strategically re-evaluating the benefits and feasibility of regional decentralization and reassessing their long-term space needs. The

Operating Partnership believes this multi-location regional decentralization will continue to take place, increasing as companies begin to have better visibility as to the future of the economy, further validating our regional strategy of maintaining a significant market share in each of the key CBD and suburban office markets in the Tri-State Area.

In addition, when valuations for commercial real estate properties are high, the Operating Partnership will seek to sell certain properties or interests therein to realize value and profit created. The Operating Partnership will then seek opportunities to reinvest the capital realized from these dispositions back into value-added assets in the Operating Partnership's core Tri-State Area markets.

ENVIRONMENTAL MATTERS

Under various Federal, state and local laws, ordinances and regulations, an owner of real estate is liable for the costs of removal or remediation of certain hazardous or toxic substances on or in such property. These laws often impose such liability without regard to whether the owner knew of, or was responsible for, the presence of such hazardous or toxic substances. The cost of any required remediation and the owners liability therefore as to any property is generally not limited under such enactments and could exceed the value of the property and/or the aggregate assets of the owner. The presence of such substances, or the failure to properly remediate such substances, may adversely affect the owners ability to sell or rent such property or to borrow using such property as collateral. Persons who arrange for the disposal or treatment of hazardous or toxic substances may also be liable for the costs of removal or remediation of such substances at a disposal or treatment facility, whether or not such facility is owned or operated by such person. Certain environmental laws govern the removal, encapsulation or disturbance of asbestos-containing materials ("ACMs") when such materials are in poor condition, or in the event of renovation or demolition. Such laws impose liability for release of ACMs into the air and third parties may seek recovery from owners or operators of real properties for personal injury associated with ACMs. In connection with the ownership (direct or indirect), operation, management and development of real properties, the Operating Partnership may be considered an owner or operator of such properties or as having arranged for the disposal or treatment of hazardous or toxic substances and, therefore, potentially liable for removal or remediation costs, as well as certain other related costs, including governmental fines and injuries to persons and property.

All of the Operating Partnership's office and industrial properties have been subjected to a Phase I or similar environmental audit after April 1, 1994 (which involved general inspections without soil sampling, ground water analysis or radon testing and, for the Operating Partnership's properties constructed in 1978 or earlier, survey inspections to ascertain the existence of ACMs were conducted) completed by independent environmental consultant companies (except for 35 Pinelawn Road which was originally developed by Reckson and subjected to a Phase 1 in April 1992). These environmental audits have not revealed any environmental liability that would have a material adverse effect on the Operating Partnerships business.

ITEM 2. PROPERTIES

GENERAL

As of December 31, 2001 the Operating Partnership owned 182 properties (including 11 joint venture properties) in the Tri-State Area suburban and CBD markets, encompassing approximately 20.6 million rentable square feet, all of which are managed by the Operating Partnership. The properties include 60 Class A suburban office properties encompassing approximately 8.5 million rentable square feet, of which 42 of these properties or 74% as measured by square footage, are located within the Operating Partnership's ten office parks. Reckson has historically emphasized the development and acquisition of properties that are part of large-scale suburban office parks. The Operating Partnership believes that owning properties in planned office and industrial parks provides certain strategic advantages, including the following: (i) certain tenants prefer being located in a park with other high quality companies to enhance their corporate image, (ii) parks afford tenants certain aesthetic amenities such as a common landscaping plan, standardization of signage and common dining and recreational facilities, (iii) tenants may expand (or contract) their business within a park, enabling them to centralize business functions and (iv) a park provides tenants with access to other tenants and may facilitate business relationships between tenants. The properties also include 17 Class A CBD office properties encompassing approximately 5.3 million rentable square feet. The CBD office properties consist of five properties located in New York City, eight properties located in Stamford, CT and four properties located in White Plains, NY. Additionally, the Operating Partnership owns 103 industrial properties encompassing approximately 6.8 million rentable square feet, of which 72 of these properties, or 59% as measured by square footage, are located within the Operating Partnership's three industrial parks. The properties also include two retail properties comprising approximately 20,000 rentable square feet. The Operating Partnership also owns a 357,000 square foot office property located in Orlando, Florida.

Set forth below is a summary of certain information relating to the Operating Partnership's properties, categorized by office and industrial properties, as of December 31, 2001.

OFFICE PROPERTIES

General

As of December 31, 2001, the Operating Partnership owned or had an interest in 60 Class A suburban office properties encompassing approximately 8.5 million square feet and 17 Class A CBD office properties encompassing approximately 5.3 million square feet. As of December 31, 2001, the office properties were approximately 96.1% leased (percent leased excludes properties under development) to approximately 1,141 tenants.

The office properties are Class A office buildings and are well-located, well-maintained and professionally managed. In addition, these properties are modern with high finishes and achieve among the highest rent, occupancy and tenant retention rates within their sub-markets. Forty two of the 60 suburban office properties are located within the Operating Partnership's ten office parks. The buildings in these office parks offer a full array of amenities including health clubs, racquetball courts, sun decks, restaurants, computer controlled HVAC access systems and conference centers. Management believes that the location, quality of construction and amenities as well as the Operating Partnership's reputation for providing a high level of tenant service have enabled the Operating Partnership to attract and retain a national tenant base. The office tenants include national service companies, such as telecommunications firms, "Big Five" accounting firms, securities brokerage houses, insurance companies and health care providers. The 17 Class A CBD office properties consist of five properties located in New York City, eight properties located in Stamford, CT and four properties located in White Plains, NY.

The office properties are leased to both national and local tenants. Leases on the office properties are typically written for terms ranging from five to ten years and require: (i) payment of a fixed gross rental amount that excludes payments on account of real estate tax, operating expense escalations and base electrical charges ("Base Rent"), (ii) payment of a base electrical charge, (iii) payment of real estate tax escalations over a base year, (iv) payment of compounded annual increases to Base Rent and/or payment of operating expense escalations over a base year, (v) payment of overtime HVAC and electric and (vi) payment of electric escalations over a base year. In virtually all leases, the landlord is responsible for structural repairs. Renewal provisions typically provide for renewal rates at market rates or a percentage thereof, provided that such rates are not less than the most recent renewal rates.

The following table sets forth certain information as of December 31, 2001 for each of the office properties.

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE) (1)	YEAR CONSTRUCTED	LAND AREA (ACRES)
Suburban Office Properties:				
Huntington Melville Corporate Center, Melville, NY				
395 North Service Rd	100%	Leasehold (2,081)	1988	7.5
200 Broadhollow Rd	100%	Fee	1981	4.6
48 South Service Rd	100%	Fee	1986	7.3
35 Pinelawn Rd	100%	Fee	1980	6.0
275 Broadhollow Rd	51%	Fee	1970	5.8
58 South Service Rd (3)	100%	Fee	2000	16.5
1305 Old Walt Whitman Rd	51%	Fee	1998 (5)	18.1

Total--Huntington Melville Corporate Center (4)				65.8

North Shore Atrium, Syosset, NY				
6800 Jericho Turnpike (North Shore Atrium I)	100%	Fee	1977	13.0
6900 Jericho Turnpike (North Shore Atrium II)	100%	Fee	1982	5.0

Total--North Shore Atrium				18.0

Nassau West Corporate Center, Mitchel Field, NY				
50 Charles Lindbergh Blvd. (Nassau West Corporate Center II)	100%	Leasehold (2,082)	1984	9.1
60 Charles Lindbergh Blvd. (Nassau West Corporate Center I)	100%	Leasehold (2,082)	989	7.8
51 Charles Lindbergh Blvd	100%	Leasehold (2,084)	1989	6.6
55 Charles Lindbergh Blvd.	100%	Leasehold (2,082)	1982	10.0
333 Earl Ovington Blvd. (The Omni)	60%	Leasehold (2,088)	1991	30.6
90 Merrick Ave	51%	Leasehold (2,084)	1985	13.2

Total--Nassau West Corporate Center				77.3

Tarrytown Corporate Center Tarrytown, NY				
505 White Plains Road	100%	Fee	1974	1.4
520 White Plains Road	60%	Fee (6)	1981	6.8
555 White Plains Road	100%	Fee	1972	4.2
560 White Plains Road	100%	Fee	1980	4.0
580 White Plains Road	100%	Fee	1977	6.1
660 White Plains Road	100%	Fee	1983	10.9

Total--Tarrytown Corporate Center				33.4

Reckson Executive Park Rye Brook, NY				
1 International Dr	100%	Fee	1983	N/A
2 International Dr	100%	Fee	1983	N/A
3 International Dr	100%	Fee	1983	N/A
4 International Dr.	100%	Fee	1986	N/A
5 International Dr.	100%	Fee	1986	N/A
6 International Dr.	100%	Fee	1986	N/A
Total--Reckson Executive Park				44.4

Summit at Valhalla Valhalla, NY				
100 Summit Dr.	100%	Fee	1988	11.3
200 Summit Dr.	100%	Fee	1990	18.0
500 Summit Dr.	100%	Fee	1986	29.1

Total--Summit at Valhalla				58.4

PROPERTY	NUMBER OF FLOORS	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT (2)	ANNUAL BASE RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES
Suburban Office Properties:						
Huntington Melville Corporate Center, Melville, NY						
395 North Service Rd	4	187,393	100.0%	$ 5,290,551	$ 28.24	7
200 Broadhollow Rd	4	67,432	99.9%	$ 1,740,394	$ 25.84	12
48 South Service Rd	4	125,372	97.9%	$ 3,376,836	$ 27.51	8
35 Pinelawn Rd	2	105,241	99.9%	$ 2,501,409	$ 23.80	30
275 Broadhollow Rd	4	126,250	100.0%	$ 3,249,912	$ 25.74	26
58 South Service Rd (3)	4	277,500	36.1%	$ 3,221,317	$ 37.13	5
1305 Old Walt Whitman Rd	3	164,166	100.0%	$ 4,333,478	$ 26.40	6
Total--Huntington Melville Corporate Center (4)		1,053,354	99.6%	$23,713,897	$ 27.16	94
North Shore Atrium, Syosset, NY						
6800 Jericho Turnpike (North Shore Atrium I)	2	209,028	95.3%	$ 4,384,109	$ 22.01	44
6900 Jericho Turnpike (North Shore Atrium II)	4	95,149	100.0%	$ 2,322,699	$ 25.88	14
Total--North Shore Atrium		304,177	96.8%	$ 6,706,808	$ 22.78	58
Nassau West Corporate Center, Mitchel Field, NY						
50 Charles Lindbergh Blvd. (Nassau West Corporate Center II)	6	211,845	95.4%	$ 5,132,201	$ 25.40	22
60 Charles Lindbergh Blvd. (Nassau West Corporate Center I)	2	195,998	100.0%	$ 4,739,146	$ 24.19	6
51 Charles Lindbergh Blvd	1	108,000	100.0%	$ 2,389,432	$ 22.12	1
55 Charles Lindbergh Blvd.	2	214,581	100.0%	$ 2,680,134	$ 12.49	3
333 Earl Ovington Blvd. (The Omni)	10	575,000	93.3%	$17,328,627	$ 32.30	27
90 Merrick Ave	9	225,597	100.0%	$ 6,097,485	$ 31.01	21
Total--Nassau West Corporate Center		1,531,021	96.8%	$38,367,025	$ 25.89	80
Tarrytown Corporate Center Tarrytown, NY						
505 White Plains Road	2	26,468	94.3%	$ 516,036	$ 21.40	22
520 White Plains Road	6	171,761	100.0%	$ 3,723,762	$ 21.68	3
555 White Plains Road	5	121,585	78.2%	$ 2,382,006	$ 25.04	9
560 White Plains Road	6	126,471	80.5%	$ 2,332,941	$ 24.93	18
580 White Plains Road	6	170,726	99.3%	$ 4,020,506	$ 23.73	23
660 White Plains Road	6	258,715	94.1%	$ 5,035,392	$ 21.03	44
Total--Tarrytown Corporate Center		875,726	92.1%	$18,010,643	$ 22.33	119
Reckson Executive Park Rye Brook, NY						
1 International Dr	3	90,000	100.0%	$ 1,237,500	$ 13.75	1
2 International Dr	3	90,000	100.0%	$ 1,237,500	$ 13.75	1
3 International Dr	3	91,174	100.0%	$ 2,072,372	$ 24.37	6
4 International Dr.	3	86,694	89.3%	$ 2,067,378	$ 25.71	9
5 International Dr.	3	90,000	100.0%	$ 2,242,500	$ 24.42	1
6 International Dr.	3	94,016	100.0%	$ 975,777	$ 10.38	9
Total--Reckson Executive Park		541,884	98.8%	$ 9,833,027	$ 18.37	27
Summit at Valhalla Valhalla, NY						
100 Summit Dr.	4	249,551	95.7%	$ 5,499,974	$ 24.32	7
200 Summit Dr.	4	240,834	89.7%	$ 4,265,547	$ 19.56	14
500 Summit Dr.	4	208,660	100.0%	$ 5,216,500	$ 25.00	2
Total--Summit at Valhalla		699,045	93.4%	$14,982,021	$ 22.95	23

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE) (1)	YEAR CONSTRUCTED	LAND AREA (ACRES)
Mt. Pleasant Corporate Center				
115/117 Stevens Ave.	100%	Fee	1984	5.0
Total--Mt Pleasant Corporate Center				5.0
Stand-alone Long Island Properties				
400 Garden City Plaza Garden City, NY	51%	Fee	1989	5.7
88 Duryea Rd. Melville, NY	100%	Fee	1986	1.5
310 East Shore Rd. Great Neck, NY	100%	Fee	1981	1.5
333 East Shore Rd. Great Neck, NY	100%	Leasehold (2,030)	1976	1.5
520 Broadhollow Rd Melville, NY	100%	Fee	1978	7.0
1660 Walt Whitman Rd. Melville, NY	100%	Fee	1980	6.5
150 Motor Parkway Hauppauge, NY	100%	Fee	1984	11.3
120 Mineola Blvd Mineola, NY	100%	Fee	1989	0.7
538 Broadhollow Road Melville, NY	100%	Fee	1986	7.5
50 Marcus Drive, Melville, NY	100%	Fee	2000	12.9
Total--Stand-alone Long Island				56.1
Stand-alone Westchester Properties				
120 White Plains Rd. Tarrytown, NY	51%	Fee	1984	9.7
80 Grasslands Elmsford, NY	100%	Fee	1989	4.9
Total--Stand-alone Westchester Properties				14.6
Executive Hill Office Park West Orange, NJ				
100 Executive Dr	100%	Fee	1978	10.1
200 Executive Dr	100%	Fee	1980	8.2
300 Executive Dr	100%	Fee	1984	8.7
10 Rooney Circle	100%	Fee	1971	5.2
Total--Executive Hill Office Park				32.2
University Square Princeton, NJ				
100 Campus Dr.	100%	Fee	1987	N/A
104 Campus Dr.	100%	Fee	1987	N/A
115 Campus Dr.	100%	Fee	1987	N/A
Total--University Square				11.0
Short Hills Office Complex Short Hills, NJ				
101 John F. Kennedy Parkway	100%	Fee	1981	9.0
103 John F. Kennedy Parkway (3)	100%	Fee	1981	6.0
51 John F Kennedy Parkway	51%	Fee	1988	11.0
Total--Short Hills Office (4)				26.0
Stand-alone New Jersey Properties				
99 Cherry Hill Road Parsippany, NJ	100%	Fee	1982	8.8
119 Cherry Hill Road Parsippany, NJ	100%	Fee	1982	9.3
One Eagle Rock Hanover, NJ	100%	Fee	1986	10.4
3 University Plaza Hackensack, NJ	100%	Fee	1985	10.6
1255 Broad Street Clifton, NJ	100%	Fee	1968	11.1
492 River Rd, Nutley, NJ	100%	Fee	1952	17.3
Total--Stand-alone New Jersey Properties				67.5
Total--Suburban Office Properties (4)				509.7
CBD Office Properties:				

PROPERTY	NUMBER OF FLOORS	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT (2)	ANNUAL BASE RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES
Mt. Pleasant Corporate Center						
115/117 Stevens Ave.	3	162,004	98.3%	$ 2,814,281	$ 17.67	19
Total--Mt Pleasant Corporate Center		162,004	98.3%	$ 2,814,281	$ 17.67	19
Stand-alone Long Island Properties						
400 Garden City Plaza Garden City, NY	5	176,073	99.0%	$ 4,331,760	$ 24.12	25
88 Duryea Rd. Melville, NY	2	25,061	95.3%	$ 514,134	$ 21.53	4
310 East Shore Rd. Great Neck, NY	4	50,000	94.3%	$ 1,116,541	$ 25.60	18
333 East Shore Rd. Great Neck, NY	2	17,715	99.6%	$ 386,981	$ 21.93	9
520 Broadhollow Rd Melville, NY	1	85,784	100.0%	$ 1,751,132	$ 20.41	3
1660 Walt Whitman Rd. Melville, NY	1	73,115	74.9%	$ 1,052,950	$ 19.23	6
150 Motor Parkway Hauppauge, NY	4	191,447	85.8%	$ 3,997,164	$ 24.34	27
120 Mineola Blvd Mineola, NY	6	101,000	91.8%	$ 2,452,486	$ 26.46	14
538 Broadhollow Road Melville, NY	4	180,339	86.2%	$ 3,972,297	$ 25.54	10
50 Marcus Drive, Melville, NY	2	163,762	100.0%	$ 1,852,302	$ 11.31	1
Total--Stand-alone Long Island		1,064,296	92.0%	$ 21,427,747	$ 21.88	117
Stand-alone Westchester Properties						
120 White Plains Rd. Tarrytown, NY	6	197,785	97.0%	$ 4,825,559	$ 25.14	15
80 Grasslands Elmsford, NY	3	87,114	100.0%	$ 1,861,347	$ 21.37	7
Total--Stand-alone Westchester Properties		284,899	97.9%	$ 6,686,906	$ 23.97	22
Executive Hill Office Park West Orange, NJ						
100 Executive Dr	3	92,872	89.6%	$ 1,565,149	$ 18.81	9
200 Executive Dr	4	102,630	97.4%	$ 2,187,825	$ 21.89	19
300 Executive Dr	4	126,196	84.9%	$ 2,230,592	$ 20.81	16
10 Rooney Circle	3	69,684	100.0%	$ 1,079,135	$ 15.49	2
Total--Executive Hill Office Park		391,382	92.0%	$ 7,062,701	$ 19.61	46
University Square Princeton, NJ						
100 Campus Dr.	1	27,888	100.0%	$ 648,433	$ 23.25	3
104 Campus Dr.	1	70,239	100.0%	$ 1,663,171	$ 23.68	2
115 Campus Dr.	1	33,600	100.0%	$ 699,039	$ 20.80	2
Total--University Square		131,727	100.0%	$ 3,010,643	$ 22.86	7
Short Hills Office Complex Short Hills, NJ						
101 John F. Kennedy Parkway	6	195,000	100.0%	$ 5,908,500	$ 30.30	1
103 John F. Kennedy Parkway (3)	4	129,508	0.0%	$ 0	$ 0.00	0
51 John F Kennedy Parkway	5	250,642	100.0%	$ 8,790,239	$ 33.79	18
Total--Short Hills Office (4)		575,150	100.0%	$ 14,698,739	$ 32.98	19
Stand-alone New Jersey Properties						
99 Cherry Hill Road Parsippany, NJ	3	93,250	72.4%	$ 1,318,140	$ 19.51	13
119 Cherry Hill Road Parsippany, NJ	3	95,724	96.4%	$ 1,902,254	$ 21.28	18
One Eagle Rock Hanover, NJ	3	142,438	100.0%	$ 3,253,993	$ 22.84	8
3 University Plaza Hackensack, NJ	6	217,008	100.0%	$ 4,815,746	$ 22.19	24
1255 Broad Street Clifton, NJ	2	193,574	100.0%	$ 4,259,924	$ 22.01	3
492 River Rd, Nutley, NJ	13	130,009	100.0%	$ 2,177,651	$ 16.75	1
Total--Stand-alone New Jersey Properties		872,003	96.7%	$ 17,727,708	$ 21.02	67
Total--Suburban Office Properties (4)		8,486,668	95.8%	$185,042,146	$ 23.49	698

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE) (1)	YEAR CONSTRUCTED	LAND AREA (ACRES)
CBD Office Properties:				
Landmark Square Stamford, CT				
One Landmark Square	100%	Fee	1973	N/A
Two Landmark Square	100%	Fee	1976	N/A
Three Landmark Square	100%	Fee	1978	N/A
Four Landmark Square	100%	Fee	1977	N/A
Five Landmark Square	100%	Fee	1976	N/A
Six Landmark Square	100%	Fee	1984	N/A
Total--Landmark Square				7.2
Stamford Towers Stamford, CT				
680 Washington Blvd.	51%	Fee	1989	1.3
750 Washington Blvd.	51%	Fee	1989	2.4
Total--Stamford Towers				3.7
Stand-alone Westchester Properties				
235 Main Street, White Plains, NY	100%	Fee	1974(5)	0.4
245 Main Street White Plains, NY	100%	Fee	1983	0.4
360 Hamilton Avenue White Plains, NY	100%	Fee	1977	1.5
140 Grand Street White Plains, NY	100%	Fee	1991	2.2
Total--Stand-alone Westchester Properties				4.5
New York City Properties				
120 W. 45th Street New York, NY	100%	Fee	1989	0.4
100 Wall Street New York, NY	100%	Fee	1969	0.5
810 Seventh Avenue New York, NY	100%	Fee	1970	0.6
919 Third Avenue New York, NY	51%	Fee (7)	1971	1.5
1350 Avenue of the Americas New York, NY	100%	Fee	1966	0.6
Total--New York City Office Properties				3.6
Total--CBD Office Properties				19.0
Total--Office Properties (4)				528.7

PROPERTY	NUMBER OF FLOORS	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT (2)	ANNUAL BASE RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES
Landmark Square Stamford, CT						
One Landmark Square	22	296,716	88.0%	$ 6,853,319	$ 26.40	57
Two Landmark Square	3	39,701	84.7%	$ 750,814	$ 23.33	9
Three Landmark Square	6	128,286	94.7%	$ 2,835,161	$ 23.34	17
Four Landmark Square	5	104,446	92.2%	$ 2,184,130	$ 23.44	15
Five Landmark Square	3	58,000	100.0%	$ 304,222	$ 5.25	3
Six Landmark Square	10	171,899	97.4%	$ 3,983,225	$ 23.80	11
Total--Landmark Square		799,048	92.3%	$ 16,910,871	$ 22.93	112
Stamford Towers Stamford, CT						
680 Washington Blvd.	11	132,759	99.5%	$ 3,914,298	$ 29.64	6
750 Washington Blvd.	11	192,108	99.6%	$ 4,732,157	$ 24.74	12
Total--Stamford Towers		324,867	99.5%	$ 8,646,455	$ 24.59	18
Stand-alone Westchester Properties						
235 Main Street,						

White Plains, NY	6	83,237	93.3%	$ 1,568,248	$ 20.81	30
245 Main Street						
White Plains, NY	6	73,543	87.4%	$ 1,349,526	$ 21.00	18
360 Hamilton Avenue						
White Plains, NY	12	382,000	99.3%	$ 9,888,592	$ 26.80	25
140 Grand Street						
White Plains, NY	9	130,136	93.0%	$ 2,984,619	$ 24.66	16
Total--Stand-alone Westchester Properties		668,916	96.0%	$ 15,790,985	$ 24.57	89
New York City Properties						
120 W. 45th Street						
New York, NY	40	443,109	89.4%	$ 15,893,044	$ 40.21	42
100 Wall Street						
New York, NY	29	466,226	96.2%	$ 14,351,760	$ 32.01	37
810 Seventh Avenue						
New York, NY	42	692,060	97.6%	$ 23,523,107	$ 34.82	37
919 Third Avenue						
New York, NY	47	1,356,115	99.5%	$ 52,773,806	$ 39.60	25
1350 Avenue of the Americas						
New York, NY	35	540,000	96.3%	$ 18,359,230	$ 35.42	83
Total--New York City Office Properties		3,497,510	96.9%	$124,900,947	$ 36.71	224
Total--CBD Office Properties		5,290,341	96.3%	$166,249,258	$ 32.63	443
Total--Office Properties (4)		13,777,009	96.1%	$351,291,404	$ 27.34	1,141

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(1) Ground lease expirations assume exercise of renewal options by the lessee.

(2) Represents Base Rent, net of electric reimbursment, of signed leases at December 31, 2001 adjusted for scheduled contractual increases during the 12 months ending December 31, 2002. Total Base Rent for these purposes reflects the effect of any lease expirations that occur during the 12-month period ending December 31, 2002. Amounts included in rental revenue for financial reporting purposes have been determined on a straight-line basis rather than on the basis of contractual rent as set forth in the foregoing table.

(3) Property is currently under development.

(4) Percent leased and annual base rent per leased square foot excludes properties under development.

(5) Year renovated.

(6) The actual fee interest in is held by the County of Westchester Industrial Development Agency. The fee interest in 520 White Plains Road may be acquired if the outstanding principal under certain loan agreements and annual basic installments are prepaid in full.

(7) There is a ground lease in place on a small portion of the land which expires in 2066.

INDUSTRIAL PROPERTIES

General.

As of December 31, 2001, the Operating Partnership owned or had an interest in 103 industrial properties that encompass approximately 6.8 million rentable square feet. As of December 31, 2001, the industrial properties were approximately 91.7% leased (percentage leased excludes properties under development) to approximately 238 tenants. Many of the industrial properties have been constructed with high ceiling heights (i.e., above 18 feet), upscale office building facades, parking in excess of zoning requirements, drive-in and/or loading dock facilities and other features which permit them to be leased for industrial and/or office purposes.

The industrial properties are leased to both national and local tenants. These tenants utilize the industrial properties for distribution, warehousing, research and development and light manufacturing/assembly activities. Leases on the industrial properties are typically written for terms ranging from three to seven years and require: (i) payment of a Base Rent, (ii) payments of real estate tax escalations over a base year, (iii) payments of compounded annual increases to Base Rent and (iv) reimbursement of all operating expenses. Electric costs are generally borne and paid directly by the tenant. Certain leases are "triple net" (i.e., the tenant is required to pay in addition to annual Base Rent, all operating expenses and real estate taxes). In virtually all of the industrial leases, the landlord is responsible for structural repairs. Renewal provisions typically provide for renewal rents at market rates, provided that such rates are not less than the most recent rental rates.

Approximately 87%, as measured by square footage, of the industrial properties, are located on Long Island. Sixty eight percent of these properties, as measured by square footage, are located in the following three industrial parks developed by Reckson: (i) Vanderbilt Industrial Park, (ii) Airport International Plaza and (iii) County Line Industrial Center.

In addition to the industrial properties on Long Island, the Operating Partnership owns eight industrial properties encompassing approximately 917,000 square feet in the other suburban markets.

The following table sets forth certain information as of December 31, 2001 for each of the industrial properties. .

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE)	YEAR CONSTRUCTED	LAND AREA (ACRES)	CLEARANCE HEIGHT (FEET)(1)
Industrial Properties:					
Vanderbilt Industrial Park Hauppauge, NY					
360 Vanderbilt Motor Parkway	100%	Fee	1967	4.2	16
410 Vanderbilt Motor Parkway	100%	Fee	1965	3.0	15
595 Old Willets Path	100%	Fee	1968	3.5	14
611 Old Willets Path	100%	Fee	1963	3.0	14
631/641 Old Willets Path	100%	Fee	1965	1.9	14
651/661 Old Willets Path	100%	Fee	1966	2.0	14
681 Old Willets Path	100%	Fee	1961	1.3	14
740 Old Willets Path	100%	Fee	1965	3.5	14
325 Rabro Dr.	100%	Fee	1967	2.7	14
250 Kennedy Dr.	100%	Fee	1979	7.0	16
90 Plant Ave.	100%	Fee	1972	4.3	16
110 Plant Ave.	100%	Fee	1974	6.8	18
55 Engineers Rd.	100%	Fee	1968	3.0	18
65 Engineers Rd.	100%	Fee	1969	1.8	22
85 Engineers Rd.	100%	Fee	1968	2.3	18
100 Engineers Rd.	100%	Fee	1968	5.0	14
150 Engineers Rd.	100%	Fee	1969	6.8	22
20 Oser Ave.	100%	Fee	1979	5.0	16
30 Oser Ave.	100%	Fee	1978	4.4	16
40 Oser Ave.	100%	Fee	1974	3.1	16
50 Oser Ave.	100%	Fee	1975	4.1	21
60 Oser Ave.	100%	Fee	1975	3.3	21
63 Oser Ave.	100%	Fee	1974	1.2	20
65 Oser Ave.	100%	Fee	1975	1.2	18
73 Oser Ave.	100%	Fee	1974	1.2	20
80 Oser Ave.	100%	Fee	1974	1.1	18
85 Nicon Ct.	100%	Fee	1978	6.1	30
90 Oser Ave.	100%	Fee	1973	1.1	16
104 Parkway Dr.	100%	Fee	1985	1.8	15
110 Ricefield Ln.	100%	Fee	1980	2.0	15
120 Ricefield Ln.	100%	Fee	1983	2.0	15
125 Ricefield Ln.	100%	Fee	1973	2.0	14
135 Ricefield Ln.	100%	Fee	1981	2.1	15
85 Adams Dr.	100%	Fee	1980	1.8	15
395 Oser Ave.	100%	Fee	1980	6.1	14

PROPERTY	PERCENTAGE OFFICE/ RESEARCH AND DEVELOPMENT FINISH	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT(2)	ANNUAL BASE RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES

Industrial Properties:
Vanderbilt Industrial Park
Hauppauge, NY

360 Vanderbilt Motor Parkway	62%	54,000	100.0%	$285,255	$ 5.28	1
410 Vanderbilt Motor Parkway	7%	41,784	100.0%	$266,688	$ 6.38	4
595 Old Willets Path	14%	31,670	81.7%	$162,043	$ 6.26	3
611 Old Willets Path	11%	20,000	50.0%	$ 43,810	$ 4.39	1
631/641 Old Willets Path	31%	25,000	100.0%	$125,868	$ 5.03	4
651/661 Old Willets Path	45%	25,000	100.0%	$163,755	$ 6.55	7
681 Old Willets Path	10%	15,000	100.0%	$106,511	$ 7.10	1
740 Old Willets Path	5%	30,000	100.0%	$ 29,670	$ 0.99	1
325 Rabro Dr.	10%	35,473	100.0%	$147,374	$ 4.15	2
250 Kennedy Dr.	9%	127,980	100.0%	$455,298	$ 3.56	1
90 Plant Ave.	13%	74,915	100.0%	$448,325	$ 5.98	3
110 Plant Ave.	8%	125,000	0.0%	$ 0	$ 0.00	0
55 Engineers Rd.	8%	36,000	100.0%	$362,434	$ 10.07	1
65 Engineers Rd.	10%	23,000	100.0%	$155,729	$ 6.77	1
85 Engineers Rd.	5%	40,800	100.0%	$119,988	$ 2.94	2
100 Engineers Rd.	11%	88,000	0.0%	$ 0	$ 0.00	0
150 Engineers Rd.	11%	135,000	100.0%	$424,195	$ 3.14	1
20 Oser Ave.	18%	42,000	98.7%	$377,060	$ 9.10	2
30 Oser Ave.	21%	42,000	82.1%	$252,082	$ 7.31	4
40 Oser Ave.	33%	59,800	100.0%	$402,543	$ 6.73	13
50 Oser Ave.	15%	60,000	100.0%	$246,000	$ 4.10	1
60 Oser Ave.	19%	48,000	100.0%	$196,800	$ 4.10	1
63 Oser Ave.	9%	22,000	0.0%	$ 0	$ 0.00	0
65 Oser Ave.	10%	20,000	100.0%	$111,673	$ 5.58	1
73 Oser Ave.	15%	20,000	100.0%	$134,493	$ 6.72	1
80 Oser Ave.	25%	19,500	100.0%	$ 70,525	$ 3.62	
85 Nicon Ct.	10%	104,000	100.0%	$566,714	$ 5.45	1
90 Oser Ave.	26%	37,500	100.0%	$136,875	$ 3.65	1
104 Parkway Dr.	50%	27,600	100.0%	$106,536	$ 3.86	1
110 Ricefield Ln.	25%	32,264	100.0%	$172,038	$ 5.33	1
120 Ricefield Ln.	24%	33,100	100.0%	$187,360	$ 5.66	1
125 Ricefield Ln.	20%	30,495	100.0%	$213,524	$ 7.00	1
135 Ricefield Ln.	10%	32,340	100.0%	$215,685	$ 6.67	1
85 Adams Dr.	90%	20,000	100.0%	$280,000	$ 14.00	1
395 Oser Ave.	100%	50,000	99.0%	$452,925	$ 9.15	1

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE)	YEAR CONSTRUCTED	LAND AREA (ACRES)	CLEARANCE HEIGHT (FEET)(1)
185 Oser Ave.	100%	Fee	1974	2.0	18
25 Davids Dr.	100%	Fee	1975	3.2	20
45 Adams Ave.	100%	Fee	1979	2.1	18
225 Oser Ave.	100%	Fee	1977	1.2	14
180 Oser Ave.	100%	Fee	1978	3.4	16
360 Oser Ave.	100%	Fee	1981	1.3	18
400 Oser Ave.	100%	Fee	1982	9.5	16
375 Oser Ave.	100%	Fee	1981	1.2	18
425 Rabro Drive	100%	Fee	1980	4.0	16
390 Motor Parkway	100%	Fee	1980	10.0	14
400 Moreland Road(3)	100%	Fee	1967	6.3	17
600 Old Willets Path	100%	Fee	1965	4.5	14

Total-Vanderbilt Industrial Park(4)				160.4	

Airport International Plaza Islip, NY					
20 Orville Dr.	100%	Fee	1978	1.0	16
25 Orville Dr.	100%	Fee	1970	2.2	16
50 Orville Dr.	100%	Fee	1976	1.6	15
65 Orville Dr.	100%	Fee	1971	2.2	14
70 Orville Dr.	100%	Fee	1975	2.3	22
80 Orville Dr.	100%	Fee	1988	6.5	16
85 Orville Dr.	100%	Fee	1974	1.9	14
95 Orville Dr.	100%	Fee	1974	1.8	14
110 Orville Dr.	100%	Fee	1979	6.4	24
180 Orville Dr.	100%	Fee	1982	2.3	16
1101 Lakeland Ave.	100%	Fee	1983	4.9	20
1385 Lakeland Ave.	100%	Fee	1973	2.4	16
125 Wilbur Place	100%	Fee	1977	4.0	16
140 Wilbur Place	100%	Fee	1973	3.1	20
160 Wilbur Place	100%	Fee	1978	3.9	16
170 Wilbur Place	100%	Fee	1979	4.9	16
4040 Veterans Highway	100%	Fee	1972	1.0	14
120 Wilbur Place	100%	Fee	1972	2.8	16
2002 Orville Drive North	100%	Fee	2000	15.8	24
2004 Orville Drive North	100%	Fee	1998	7.4	24
2005 Orville Drive North	100%	Fee	1999	8.7	24

Total-Airport International Plaza				87.1	

County Line Industrial Center Melville, NY					
5 Hub Dr	100%	Fee	1979	6.9	20
10 Hub Dr.	100%	Fee	1975	6.6	20
30 Hub Drive	100%	Fee	1976	5.1	20
265 Spagnoli Rd.	100%	Fee	1978	6.0	20

Total-County Line Industrial Center				24.6	

Standalone Long Island Properties					
Islip/Islandia					
32 Windsor Pl. Islip, NY	100%	Fee	1971	2.5	18
42 Windsor Pl. Islip, NY	100%	Fee	1972	2.4	18
208 Blydenburgh Rd. Islandia, NY	100%	Fee	1969	2.4	14
210 Blydenburgh Rd. Islandia, NY	100%	Fee	1969	1.2	14
71 Hoffman Ln. Islandia, NY	100%	Fee	1970	5.8	16
135 Fell Ct. Islip, NY	100%	Fee	1965	3.2	16

Subtotal Islip/Islandia				17.5	

Farmingdale					
70 Schmitt Boulevard, Farmingdale, NY	100%	Fee	1975	4.4	18
105 Price Parkway, Farmingdale, NY	100%	Fee	1969	12.0	26
110 Bi County Blvd. Farmingdale, NY	100%	Fee	1984	9.5	19

Subtotal Farmingdale				25.9	

Melville					

70 Maxess Rd, Melville, NY	100%	Fee	1969	9.3	15
20 Melville Park Rd, Melville, NY	100%	Fee	1965	4.0	23

PROPERTY	PERCENTAGE OFFICE/ RESEARCH AND DEVELOPMENT FINISH	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT(2)	ANNUAL BASE RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES
185 Oser Ave.	40%	30,000	100.0%	$ 195,250	$ 6.51	1
25 Davids Dr.	90%	40,000	100.0%	$ 340,000	$ 8.50	1
45 Adams Ave.	90%	28,000	100.0%	$ 245,000	$ 8.75	1
225 Oser Ave.	80%	10,000	99.6%	$ 116,175	$ 11.67	1
180 Oser Ave.	35%	61,264	100.0%	$ 491,344	$ 8.02	9
360 Oser Ave.	35%	23,000	100.0%	$ 135,777	$ 5.90	1
400 Oser Ave.	30%	164,936	94.3%	$ 1,358,265	$ 8.74	26
375 Oser Ave.	40%	20,000	100.0%	$ 69,626	$ 3.48	1
425 Rabro Drive	25%	65,421	100.0%	$ 695,098	$ 10.63	1
390 Motor Parkway	4%	181,060	100.0%	$ 998,576	$ 5.52	1
400 Moreland Road(3)	10%	56,875	0.0%	$ 0	$ 0.00	0
600 Old Willets Path	25%	69,627	100.0%	$ 421,264	$ 6.05	1
Total-Vanderbilt Industrial Park(4)		2,379,404	88.4%	$12,486,151	$ 6.08	110
Airport International Plaza Islip, NY						
20 Orville Dr.	50%	12,900	100.0%	$ 188,989	$ 14.65	1
25 Orville Dr.	100%	33,655	100.0%	$ 506,572	$ 15.05	2
50 Orville Dr.	20%	28,000	99.8%	$ 264,493	$ 9.48	3
65 Orville Dr.	13%	32,000	100.0%	$ 197,117	$ 6.16	2
70 Orville Dr.	7%	41,508	100.0%	$ 340,037	$ 8.19	2
80 Orville Dr.	21%	92,544	90.4%	$ 577,727	$ 6.90	6
85 Orville Dr.	20%	25,000	100.0%	$ 166,992	$ 6.66	2
95 Orville Dr.	10%	25,300	100.0%	$ 130,717	$ 5.17	1
110 Orville Dr.	15%	110,000	100.0%	$ 665,500	$ 6.05	1
180 Orville Dr.	18%	37,612	100.0%	$ 199,900	$ 5.31	2
1101 Lakeland Ave.	8%	90,411	100.0%	$ 546,987	$ 6.05	1
1385 Lakeland Ave.	18%	35,000	100.0%	$ 196,181	$ 5.61	3
125 Wilbur Place	31%	62,686	87.0%	$ 365,036	$ 6.69	10
140 Wilbur Place	37%	48,500	100.0%	$ 304,322	$ 6.27	2
160 Wilbur Place	30%	62,710	100.0%	$ 544,667	$ 8.69	2
170 Wilbur Place	28%	72,062	100.0%	$ 446,784	$ 6.19	6
4040 Veterans Highway	100%	2,800	100.0%	$ 20,649	$ 7.37	1
120 Wilbur Place	15%	34,866	100.0%	$ 234,011	$ 6.71	4
2002 Orville Drive North	17%	206,000	100.0%	$ 1,734,856	$ 8.42	2
2004 Orville Drive North	20%	106,515	100.0%	$ 761,324	$ 7.15	1
2005 Orville Drive North	20%	130,010	100.0%	$ 983,816	$ 7.57	1
Total-Airport International Plaza		1,290,079	98.7%	$ 9,376,677	$ 7.36	55
County Line Industrial Center Melville, NY						
5 Hub Dr	20%	88,001	100.0%	$ 556,565	$ 6.32	2
10 Hub Dr.	15%	95,671	100.0%	$ 723,670	$ 7.56	3
30 Hub Drive	18%	73,127	100.0%	$ 499,492	$ 6.83	2
265 Spagnoli Rd.	28%	85,555	100.0%	$ 700,554	$ 8.19	3
Total-County Line Industrial Center		342,354	100.0%	$ 2,480,281	$ 7.24	10
Standalone Long Island Properties						
Islip/Islandia						
32 Windsor Pl. Islip, NY	10%	43,000	100.0%	$ 149,892	$ 3.49	1
42 Windsor Pl. Islip, NY	8%	65,000	100.0%	$ 151,667	$ 2.33	1
208 Blydenburgh Rd. Islandia, NY	17%	24,000	100.0%	$ 123,430	$ 5.14	4
210 Blydenburgh Rd. Islandia, NY	16%	20,000	100.0%	$ 114,224	$ 5.71	2
71 Hoffman Ln. Islandia, NY	10%	30,400	100.0%	$ 82,561	$ 2.72	1
135 Fell Ct. Islip, NY	20%	30,124	100.0%	$ 244,205	$ 8.11	1
Subtotal Islip/Islandia		212,524	100.0%	$ 865,979	$ 4.07	10
Farmingdale						
70 Schmitt Boulevard, Farmingdale, NY	10%	76,312	100.0%	$ 582,060	$ 7.63	1
105 Price Parkway, Farmingdale, NY	9%	297,000	100.0%	$ 1,473,075	$ 4.96	1
110 Bi County Blvd. Farmingdale, NY	45%	147,303	99.6%	$ 1,435,514	$ 10.37	10
Subtotal Farmingdale		520,615	99.9%	$ 3,490,649	$ 6.71	12

Melville						
70 Maxess Rd, Melville, NY	38%	78,600	100.0%	$ 720,577	$ 9.17	1
20 Melville Park Rd, Melville, NY	66%	67,922	100.0%	$ 401,204	$ 5.91	1

PROPERTY	PERCENTAGE OWNERSHIP	OWNERSHIP INTEREST (GROUND LEASE EXPIRATION DATE)	YEAR CONSTRUCTED	LAND AREA (ACRES)	CLEARANCE HEIGHT (FEET)(1)
45 Melville Park Drive, Melville, NY	100%	Fee	1998	4.2	24
65 Marcus Drive. Melville, NY	100%	Fee	1968	5.0	16
Subtotal Melville				22.5	
Hauppauge					
300 Motor Parkway, Hauppauge, NY	100%	Fee	1979	4.2	14
1516 Motor Parkway, Hauppauge, NY	100%	Fee	1981	7.9	24
Subtotal Hauppauge				12.1	
Other					
933 Motor Parkway Smithtown, NY	100%	Fee	1973	5.6	20
65 S. Service Rd. Plainview, NY(5)	100%	Fee	1961	1.6	14
85 S. Service Rd. Plainview, NY	100%	Fee	1961	1.6	14
19 Nicholas Dr., Yaphank, NY (6)	100%	Fee	1989	29.6	24
48 Harbor Park Dr., Port Washington, NY	100%	Fee	1976	2.7	16
110 Marcus Dr., Huntington, NY	100%	Fee	1980	6.1	20
35 Engle St., Hicksville, NY	100%	Leasehold(7)	1966	4.0	24
100 Andrews Rd., Hicksville, NY	100%	Fee	1954	11.7	25
Subtotal other				62.9	
Total Long Island Properties				413.0	
Standalone Westchester Properties					
100 Grasslands Rd., Elmsford, NY	100%	Fee	1964	3.6	16
500 Saw Mill Rd., Elmsford, NY	100%	Fee	1968	7.3	22
Total-Standalone Westchester Industrial Properties				10.9	
Standalone New Jersey Industrial Properties					
40 Cragwood Rd, South Plainfield, NJ	100%	Fee	1965	13.5	16
100 Forge Way, Rockaway, NJ	100%	Fee	1986	3.5	24
200 Forge Way, Rockaway, NJ	100%	Fee	1989	12.7	28
300 Forge Way, Rockaway, NJ	100%	Fee	1989	4.2	24
400 Forge Way, Rockaway, NJ	100%	Fee	1989	12.8	28
Total New Jersey Standalone Industrial Properties				46.7	
Standalone Connecticut Industrial Property					
710 Bridgeport Shelton, CT	100%	Fee	1971-1979	36.1	22
Total Connecticut Standalone Industrial Property				36.1	
Total-Industrial Properties (4)				506.7	

PERCENTAGE OFFICE/ ANNUAL BASE

PROPERTY	RESEARCH AND DEVELOPMENT FINISH	RENTABLE SQUARE FEET	PERCENT LEASED	ANNUAL BASE RENT(2)	RENT PER LEASED SQ. FT.	NUMBER OF TENANT LEASES
45 Melville Park Drive, Melville, NY	22%	40,247	100.0%	$ 584,542	$ 14.52	1
65 Marcus Drive. Melville, NY	50%	60,000	100.0%	$ 646,375	$ 10.77	1
Subtotal Melville		246,769	100.0%	$ 2,352,698	$ 9.53	4
Hauppauge						
300 Motor Parkway, Hauppauge, NY	100%	55,942	96.8%	$ 880,587	$ 17.92	9
1516 Motor Parkway, Hauppauge, NY	5%	140,000	100.0%	$ 878,850	$ 6.28	1
Subtotal Hauppauge		195,942	99.1%	$ 1,759,437	$ 9.06	10
Other						
933 Motor Parkway Smithtown, NY	26%	48,000	50.0%	$ 153,387	$ 6.39	1
65 S. Service Rd. Plainview, NY(5)	10%	10,000	100.0%	$ 61,499	$ 6.15	1
85 S. Service Rd. Plainview, NY	60%	20,000	100.0%	$ 132,113	$ 6.61	2
19 Nicholas Dr., Yaphank, NY (6)	5%	230,000	100.0%	$ 1,353,042	$ 5.88	1
48 Harbor Park Dr., Port Washington, NY	100%	35,000	100.0%	$ 765,072	$ 21.86	1
110 Marcus Dr., Huntington, NY	39%	78,240	100.0%	$ 526,364	$ 6.73	1
35 Engle St., Hicksville, NY	8%	120,283	100.0%	$ 610,892	$ 5.08	1
100 Andrews Rd., Hicksville, NY	12%	167,754	100.0%	$ 1,188,780	$ 7.09	2
Subtotal other		709,277	96.6%	$ 4,791,149	$ 7.00	10
Total Long Island Properties		5,896,964	94.7%	$37,603,021	$ 6.80	216
Standalone Westchester Properties						
100 Grasslands Rd., Elmsford, NY	100%	47,690	100.0%	$ 825,670	$ 17.31	4
500 Saw Mill Rd., Elmsford, NY	17%	92,000	100.0%	$ 920,000	$ 10.00	1
Total-Standalone Westchester Industrial Properties		139,690	100.0%	$ 1,745,670	$ 12.50	5
Standalone New Jersey Industrial Properties						
40 Cragwood Rd, South Plainfield, NJ	49%	135,000	67.2%	$ 1,421,202	$ 15.68	4
100 Forge Way, Rockaway, NJ	12%	20,150	100.0%	$ 174,597	$ 8.66	5
200 Forge Way, Rockaway, NJ	23%	72,118	100.0%	$ 586,560	$ 8.13	2
300 Forge Way, Rockaway, NJ	37%	24,200	100.0%	$ 230,050	$ 9.51	2
400 Forge Way, Rockaway, NJ	20%	73,000	100.0%	$ 499,620	$ 6.84	3
Total New Jersey Standalone Industrial Properties		324,468	86.3%	$ 2,912,029	$ 10.40	16
Standalone Connecticut Industrial Property						
710 Bridgeport Shelton, CT	30%	452,414	54.3%	$ 2,032,502	$ 8.27	1
Total Connecticut Standalone Industrial Property		452,414	54.3%	$ 2,032,502	$ 8.27	1
Total-Industrial Properties (4)		6,813,536	91.7%	$44,293,222	$ 7.15	238

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(1) Calculated as the difference from the lowest beam to floor.

(2) Represents Base Rent, net of electric reimbursement, of signed leases at December 31, 2001 adjusted for scheduled contractual increases during the 12 months ending December 31, 2002. Total Base Rent for these purposes reflects the effect of any lease expirations that occur during the 12 month period ending December 31, 2002. Amounts included in rental revenue for financial reporting purposes have been determined on a straight-line basis rather than on the basis of contractual rent as set forth in the foregoing table.

(3) Property under redevelopment.

(4) Percent leased and annual base rent per leased square foot excludes properties under development.

(5) Property was sold subsequent to December 31, 2001.

(6) The actual fee interest is currently held by the Town of Brookhaven Industrial Development Agency. The Company may acquire such fee interest by making a nominal payment to the Town of Brookhaven Industrial Development Agency.

(7) The Company has entered into a 20 year lease agreement in which it has the right to sublease the premises.

RETAIL PROPERTIES

As of December 31, 2001, the Operating Partnership owned two free-standing 10,000 square foot retail properties located in Great Neck and Huntington, New York of which one property is fully leased and one property is vacant.

DEVELOPMENTS IN PROGRESS

As of December 31, 2001, the Operating Partnership had invested approximately $143.7 million in developments in progress. This amount includes approximately $62.4 million relating to existing buildings encompassing approximately 464,000 square feet. In addition, the Operating Partnership has also invested approximately $81.3 million relating to 13 parcels of land which it can develop approximately 2.8 million square feet of office and industrial space. One of these parcels, a 32 acre land parcel located in Rye Brook, NY, is currently under contract for sale and is scheduled to close during 2002. In addition, the Operating Partnership is scheduled to acquire, during the first quarter of 2002, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space.

THE OPTION PROPERTIES

In connection with the IPO, the Operating Partnership was granted a ten year option to acquire ten properties (the "Option Properties") which were not contributed to the Operating Partnership and are either owned by Reckson or in which Reckson owns a non controlling minority interest.

As of December 31, 2001, the Operating Partnership has acquired four of the Option Properties for an aggregate purchase price of approximately $35 million and the issuance of approximately 475,000 Class A common units. In addition, during 1998, one of the Option Properties was sold by Reckson to a third party.

The remaining Option Properties consist of three Class A office properties encompassing approximately 311,000 square feet and two industrial properties encompassing approximately 69,000 square feet.

HISTORICAL NON-INCREMENTAL REVENUE-GENERATING CAPITAL EXPENDITURES, TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS

The following table sets forth annual and per square foot recurring, non-incremental revenue-generating capital expenditures and non-incremental revenue-generating tenant improvement costs and leasing commissions incurred by the Operating Partnership to retain revenues attributable to existing leased space for the period 1997 through 2001 for the Operating Partnership's office and industrial properties. As noted, incremental revenue-generating tenant improvement costs and leasing commissions are excluded from the table set forth immediately below. The historical capital expenditures, tenant improvement costs and leasing commissions set forth below are not necessarily indicative of future recurring, non-incremental revenue-generating capital expenditures or non-incremental revenue-generating tenant improvement costs and leasing commissions.

	1997	1998	1999	2000	2001
NON-INCREMENTAL REVENUE GENERATING CAPITAL EXPENDITURES					
Suburban Office Properties					
Total	$ 1,108,675	$ 2,004,976	$ 2,298,899	$ 3,289,116	$ 4,606,069
Per square foot	$ 0.22	$ 0.23	$ 0.23	$ 0.33	$ 0.45
NYC Office Properties					
Total	N/A	N/A	N/A	$ 946,718	$ 1,584,501
Per square foot	N/A	N/A	N/A	$ 0.38	$ 0.45
Industrial Properties					
Total	$ 733,233	$ 1,205,266	$ 1,048,688	$ 813,431	$ 711,666
Per square foot	$ 0.15	$ 0.12	$ 0.11	$ 0.11	$ 0.11
NON-INCREMENTAL REVENUE GENERATING TENANT IMPROVEMENT COSTS AND LEASING COMMISSIONS					
Long Island Office Properties					
Annual Tenant Improvement Costs	$ 784,044	$ 1,140,251	$ 1,009,357	$ 2,853,706	$ 2,722,457
Per square foot improved	7.00	3.98	4.73	6.99	8.47
Annual Leasing Commissions	$ 415,822	$ 418,191	$ 551,762	$ 2,208,604	$ 1,444,412
Per square foot leased	4.83	1.46	2.59	4.96	4.49
Total per square foot	$ 11.83	$ 5.44	$ 7.32	$ 11.95	$ 12.96
Westchester Office Properties					
Annual Tenant Improvement Costs	$ 1,211,665	$ 711,160	$ 1,316,611	$ 1,860,027	$ 2,584,728
Per square foot improved	8.9	4.45	5.62	5.72	5.91
Annual Leasing Commissions	$ 366,257	$ 286,150	$ 457,730	$ 412,226	$ 1,263,012
Per square foot leased	2.69	1.79	1.96	3.00	2.89
Total per square foot	$ 11.59	$ 6.24	$ 7.58	$ 8.72	$ 8.80
Connecticut Office Properties					
Annual Tenant Improvement Costs	$ 1,022,421	$ 202,880	$ 179,043	$ 385,531	$ 213,909
Per square foot improved	13.39	5.92	4.88	4.19	1.46
Annual Leasing Commissions	$ 256,615	$ 151,063	$ 110,252	$ 453,435	$ 209,322
Per square foot leased	3.36	4.41	3.00	4.92	1.43
Total per square foot	$ 16.75	$ 10.33	$ 7.88	$ 9.11	$ 2.89
New Jersey Office Properties					
Annual Tenant Improvement Costs	N/A	$ 654,877	$ 454,054	$ 1,580,323	$ 1,146,385
Per square foot improved	N/A	3.78	2.29	6.71	2.92
Annual Leasing Commissions	N/A	$ 396,127	$ 787,065	$ 1,031,950	$ 1,602,962
Per square foot leased	N/A	2.08	3.96	4.44	4.08
Total per square foot	N/A	$ 5.86	$ 6.25	$ 11.15	$ 7.00
New York Office Properties					
Annual Tenant Improvement Costs	N/A	N/A	N/A	$ 65,267	$ 788,930
Per square foot improved	N/A	N/A	N/A	1.79	15.69
Annual Leasing Commissions	N/A	N/A	N/A	$ 418,185	$ 1,098,829
Per square foot leased	N/A	N/A	N/A	11.50	21.86
Total per square foot	N/A	N/A	N/A	$ 13.29	$ 37.55
Industrial Properties					
Annual Tenant Improvement Costs	$ 230,466	$ 283,842	$ 375,646	$ 650,216	$ 1,366,488
Per square foot improved	0.55	0.76	0.25	0.95	1.65
Annual Leasing Commissions	$ 81,013	$ 200,154	$ 835,108	$ 436,506	$ 354,572
Per square foot leased	0.19	0.44	0.56	0.64	0.43
Total per square foot	$ 0.74	$ 1.20	$ 0.81	$ 1.59	$ 2.08

Mortgage Indebtedness

The following table sets forth certain information regarding the mortgage debt of the Company, as of December 31, 2001.

PROPERTY	PRINCIPAL AMOUNT OUTSTANDING (IN THOUSANDS)	INTEREST RATE	MATURITY DATE	AMORTIZATION SCHEDULE
80 Orville Drive	$ 2,616	10.10 %	February 1, 2004	(3)
395 North Service Road	20,117	6.45 %	October 26, 2005	(2)
200 Summit Lake Drive	19,770	9.25 %	January 1, 2006	25 year
1350 Avenue of the Americas	75,000	6.52 %	June 1, 2006	30 year (5)
Landmark Square	46,069	8.02 %	October 7, 2006	25 year
100 Summit Lake Drive	20,373	8.50 %	April 1, 2007	15 year
333 Earl Ovington Blvd (1)	54,785	7.72 %	August 14, 2007	25 year
810 7th Avenue	84,280	7.73 %	August 1, 2009	25 year
100 Wall Street	36,522	7.73 %	August 1, 2009	25 year
6800 Jericho Turnpike	14,131	8.07 %	July 1, 2010	25 year
6900 Jericho Turnpike	7,458	8.07 %	July 1, 2010	25 year
580 White Plains Road	12,879	7.86 %	September 1, 2010	25 year
919 3rd Avenue (6)	249,080	6.867%	August 1, 2011	30 year
110 Bi-County Blvd.	3,849	9.125%	November 30, 2012	20 year
120 West 45th Street	65,214	6.82%(4)	November 1, 2027	28 year
One Orlando Center	38,934	6.82% (4)	November 1, 2027	28 year
Total	$ 751,077			

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(1) The Company has a 60% general partnership interest in this property and its proportionate share of the aggregate principal amount of the mortgage debt is approximately $32.9 million.

(2) Principal payments of $34,000 per month.

(3) Interest only

(4) Subject to interest rate adjustment on November 1, 2004.

(5) Interest only for the first year; 30 years thereafter.

(6) The company has a 51% membership interest in this property and its proportionate share of the aggregate principal amount of the mortgage debt is approximately $127.0 million.

ITEM 3. LEGAL PROCEEDINGS

Except as set forth below, the Operating Partnership is not presently subject to any material litigation nor, to the Operating Partnership's knowledge, is any litigation threatened against the Operating Partnership, other than routine actions for negligence or other claims and administrative proceedings arising in the ordinary course of business, some of which are expected to be covered by liability insurance and all of which collectively are not expected to have a material adverse effect on the liquidity, results of operations, business or financial condition of the Operating Partnership.

On or about October 3, 2001, Burgess Services, LLC ("Burgess Services"), Dominion Venture Group, LLC ("Dominion Venture Group") and certain affiliated parties commenced an action in Oklahoma State Court against Reckson Strategic Venture Partners ("RSVP"), the Company, and RAP-Dominion LLC ("RAP-Dominion"), a joint venture through which the Operating Partnership invested with RSVP in a venture with certain of the plaintiffs. The plaintiff's petition alleges, among other things, that the defendants committed an anticipatory breach of the joint venture agreements and defrauded them into contributing assets into the joint venture. Plaintiff's petition seeks unspecified monetary damages, equitable relief and a declaratory adjudication of the parties' contractual rights, including whether a certain "buy-sell" provision has been properly triggered. The case was removed to the United States District Court for the Western District of Oklahoma. The Defendants have denied all allegations. In addition, the defendants counter-sued plaintiffs for breach of their contractual and fiduciary duties, and misappropriation of approximately $30 million of the proceeds from the sale of an asset owned by the venture which the defendants claim was wrongly applied to pay off certain loans that Burgess and his wife personally guaranteed, rather than distributed to RAP-Dominion in accordance with the joint venture agreement. The defendants also allege that not only was the buy-sell trigger invalidly triggered, but the valuation formulas proposed violate the agreement. The Operating Partnership believes that the claims asserted against it and RAP-Dominion are without merit and intends to defend against them vigorously. The Operating Partnership also intends to pursue its rights to recover the misappropriated funds and other appropriate relief.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE SECURITY HOLDERS

None.

PART II

ITEM 5 MARKET FOR REGISTRANT'S COMMON EQUITY AND RELATED SECURITY MATTERS

There is no established trading market for the Registrant's common equity. As of March 14, 2002, there were 93 holders of the Registrant's common equity.

The following table sets forth, for the periods indicated, the distributions declared on the Class A common units and the Class B common units.

CLASS A COMMON UNITS

QUARTER ENDED	DISTRIBUTION
March 31, 2000	$ .37125
June 30, 2000	$ .3860 (1)
September 30, 2000	$ .3860
December 31, 2000	$ .3860

QUARTER ENDED	DISTRIBUTION
March 31, 2001	$ .3860
June 30, 2001	$ .4246 (2)
September 30, 2001	$ .4246
December 31, 2001	$ .4246

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(1) Commencing with the distribution for the quarter ending June 30, 2000, the Operating Partnership increased the quarterly distribution to $.386 per unit, which is equivalent to an annual distribution of $1.544 per unit.

(2) Commencing with the distribution for the quarter ending June 30, 2001, the Operating Partnership increased the quarterly distribution to $.4246 per unit, which is equivalent to an annual distribution of $1.6984 per unit.

CLASS B COMMON UNITS

QUARTER ENDED	DISTRIBUTION
March 31, 2000	$ .5600
June 30, 2000	$ .5867 (1)
September 30, 2000	$ .6000
December 31, 2000	$ .6000

QUARTER ENDED	DISTRIBUTION
March 31, 2001	$ .6000
June 30, 2001	$ .6164 (2)
September 30, 2001	$ .6492
December 31, 2001	$ .6492

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(1) Commencing with the distribution for the three month period ended July 31, 2000, the Operating Partnership increased the quarterly distribution to $.60 per unit, which is equivalent to an annual distribution of $2.40 per unit.

(2) Commencing with the distribution for the three month period ended July 31, 2001, the Operating Partnership increased the quarterly distribution to $.6492 per unit, which is equivalent to an annual distribution of $2.5968 per unit.

ITEM 6. SELECTED FINANCIAL DATA (IN THOUSANDS EXCEPT PER UNIT DATA AND PROPERTY COUNT)

	RECKSON OPERATING PARTNERSHIP, L. P. FOR THE YEAR ENDED DECEMBER 31,	
	2001	2000
OPERATING DATA:		
Total revenues	$ 540,454	$ 509,917
Total expenses	391,446	371,561
Income before distribution to preferred unit holders, minority interests, valuation reserves and extraordinary loss	149,008	138,356
Minority interests	15,975	9,120
Extraordinary loss	2,898	1,571
Valuation reserves on investments in affiliate loans and joint ventures and other investments	166,101	--
Preferred distributions	23,977	28,012
Net income (loss) allocable to common unitholders	(59,943)	99,653
PER UNIT DATA: (1)		
Net income (loss) per common unit:		
Class A common unit	$ (.85)	$ 1.50
Class B common unit	$ (1.23)	$ 2.30
Weighted average common units outstanding:		
Class A common units	55,773	50,766
Class B common units	10,284	10,284
BALANCE SHEET DATA: (PERIOD END)		
Real estate, before accumulated depreciation	$ 2,880,879	$2,770,607
Cash and cash equivalents (5)	121,773	16,624
Total assets	2,998,782	2,999,794
Mortgage notes payable	751,077	728,971
Unsecured credit facility (5)	271,600	216,600
Unsecured term loan	--	--
Senior unsecured notes	449,463	449,385
Market value of equity (2)	1,915,587	2,016,390
Total market capitalization including debt (2 and 3)	3,251,599	3,397,204
OTHER DATA:		
Funds from operations (4)	$ 183,641	$ 169,911
Total square feet (at end of period)	20,611	21,291
Number of properties (at end of period)	182	188

	RECKSON OPERATING PARTNERSHIP, L. P. FOR THE YEAR ENDED DECEMBER 31,		
	1999	1998	1997
OPERATING DATA:			
Total revenues	$ 403,142	$ 266,312	$ 153,348
Total expenses	297,476	201,003	107,639
Income before distribution to preferred unit holders, minority interests, valuation reserves and extraordinary loss	105,666	65,309	45,709
Minority interests	6,802	2,819	920
Extraordinary loss	629	1,993	2,808
Valuation reserves on investments in affiliate loans and joint ventures and other investments	--	--	--
Preferred distributions	27,001	14,244	--
Net income (loss) allocable to common unitholders	71,234	46,253	41,981
PER UNIT DATA: (1)			
Net income (loss) per common unit:			
Class A common unit	$ 1.21	$ .98	$ 1.06
Class B common unit	$ 1.94	$ --	$ --
Weighted average common units outstanding:			
Class A common units	47,975	47,201	39,743
Class B common units	6,744	--	--
BALANCE SHEET DATA: (PERIOD END)			
Real estate, before accumulated depreciation	$ 2,208,399	$ 1,737,133	$ 1,011,228
Cash and cash equivalents (5)	21,122	2,228	21,676
Total assets	2,734,577	1,854,520	1,113,105
Mortgage notes payable	459,174	253,463	180,023
Unsecured credit facility (5)	297,600	465,850	210,250
Unsecured term loan	75,000	20,000	--
Senior unsecured notes	449,313	150,000	150,000
Market value of equity (2)	1,726,845	1,332,882	1,141,592
Total market capitalization including debt (2 and 3)	2,993,756	2,119,936	1,668,800
OTHER DATA:			
Funds from operations (4)	$ 132,444	$ 98,501	$ 69,619
Total square feet (at end of period)	21,385	21,000	13,645
Number of properties (at end of period)	189	204	155

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(1) Based on the weighted average common units outstanding for the period then ended.

(2) Based on the market value of the Operating Partnership's common units, the

stated value of the Operating Partnership's preferred units and the number of units outstanding at the end of the period.

(3) Debt amount is net of minority partners' proportionate share of joint venture debt plus the Operating Partnership's share of unconsolidated joint venture debt.

(4) See "Management's Discussion and Analysis of Financial Condition and Results of Operations" for a discussion of funds from operations.

(5) On January 4, 2002, approximately $85 million of the cash proceeds received from the sale of a 49% interest in the property located at 919 Third Avenue, New York, NY, was used to pay down the Operating Partnership's unsecured credit facility

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with the historical financial statements of Reckson Operating Partnership, L.P. (the "Operating Partnership") and related notes.

The Operating Partnership considers certain statements set forth herein to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, with respect to the Operating Partnership's expectations for future periods. Certain forward-looking statements, including, without limitation, statements relating to the timing and success of acquisitions and the completion of development or redevelopment of properties, the financing of the Operating Partnership's operations, the ability to lease vacant space and the ability to renew or relet space under expiring leases, involve risks and uncertainties. Although the Operating Partnership believes that the expectations reflected in such forward-looking statements are based on reasonable assumptions, the actual results may differ materially from those set forth in the forward-looking statements and the Operating Partnership can give no assurance that its expectation will be achieved. Among those risks, trends and uncertainties are: the general economic climate, including the conditions affecting industries in which our principal tenants compete; changes in the supply of and demand for office and industrial properties in the New York Tri-State area; changes in interest rate levels; downturns in rental rate levels in our markets and our ability to lease or release space in a timely manner at current or anticipated rental rate levels; the availability of financing to us or our tenants; changes in operating costs, including utility, security and insurance costs; repayment of debt owed to the Operating Partnership by third parties (including FrontLine Capital Group); risks associated with joint ventures; and other risks associated with the development and acquisition of properties, including risks that development may not be completed on schedule, that the tenants will not take occupancy or pay rent, or that development or operating costs may be greater than anticipated. Consequently, such forward-looking statements should be regarded solely as reflections of the Operating Partnership's current operating and development plans and estimates. These plans and estimates are subject to revisions from time to time as additional information becomes available, and actual results may differ from those indicated in the referenced statements.

CRITICAL ACCOUNTING POLICIES

The consolidated financial statements of the Operating Partnership include accounts of the Operating Partnership and all majority-owned subsidiaries. The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions in certain circumstances that affect amounts reported in the Operating Partnership's consolidated financial statements and related notes. In preparing these financial statements, management has utilized information available including its past history, industry standards and the current economic environment among other factors in forming its estimates and judgments of certain amounts included in the consolidated financial statements, giving due consideration to materiality. It is possible that the ultimate outcome as anticipated by management in formulating its estimates inherent in these financial statements may not materialize. However, application of the critical accounting policies below involves the exercise of judgment and use of assumptions as to future uncertainties and, as a result, actual results could differ from these estimates. In addition, other companies may utilize different estimates, which may impact comparability of the Operating Partnership's results of operations to those of companies in similar businesses.

Revenue Recognition and Accounts Receivable

Rental revenue is recognized on a straight line basis, which averages minimum rents over the terms of the leases. The excess of rents recognized over amounts contractually due are included in deferred rents receivable on the Operating Partnership's balance sheets. The leases also typically provide for tenant reimbursements of common area maintenance and other operating expenses and real estate taxes. Ancillary and other property related income is recognized in the period earned.

The Operating Partnership makes estimates of the collectibility of its accounts receivables related to base rents, tenant escalations and reimbursements and other revenue or income. The Operating Partnership specifically analyzes tenant receivables and analyzes historical bad debts, customer credit worthiness, current economic trends and changes in customer payment terms when evaluating the adequacy of its allowance for doubtful accounts. In addition, when tenants are in bankruptcy the Operating Partnership makes estimates of the expected recovery of pre-petition administrative and damage claims. In some cases, the ultimate resolution of those claims can exceed beyond a year. These estimates have a direct impact on the Operating Partnership's net income, because a higher bad debt reserve results in less net income.

The Operating Partnership records interest income on investments in mortgage notes and notes receivable on an accrual basis of accounting. The Operating Partnership does not accrue interest on impaired loans where, in the judgment of management, collection of interest according to the contractual terms is considered doubtful. Among the factors the Operating Partnership considers in making an evaluation of the collectibility of interest are: (i) the status of the loan, (ii) the value of the underlying collateral, (iii) the financial condition of the borrower and (iv) anticipated future events.

Gain on sales of real estate are recorded when title is conveyed to the buyer, subject to the buyer's financial commitment being sufficient to provide economic substance to the sale.

Real Estate

Land, buildings and improvements, furniture, fixtures and equipment are recorded at cost. Tenant improvements, which are included in buildings and improvements, are also stated at cost. Expenditures for maintenance and repairs are charged to operations as incurred. Renovations and/or replacements, which improve or extend the life of the asset are capitalized and depreciated over their estimated useful lives.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of ten to thirty years for buildings and improvements and five to ten years for furniture, fixtures and equipment. Tenant improvements are amortized on a straight-line basis over the term of the related leases.

The Operating Partnership is required to make subjective assessments as to the useful lives of its properties for purposes of determining the amount of depreciation to reflect on an annual basis with respect to those properties. These assessments have a direct impact on the Operating Partnership's net income. Should the Operating Partnership lengthen the expected useful life of a particular asset, it would be depreciated over more years, and result in less depreciation expense and higher annual net income.

Assessment by the Operating Partnership of certain other lease related costs must be made when the Operating Partnership has a reason to believe that the tenant will not be able to execute under the term of the lease as originally expected.

Long Lived Assets

On a periodic basis, management assesses whether there are any indicators that the value of the real estate properties may be impaired. A property's value is impaired only if management's estimate of the aggregate future cash flows (undiscounted and without interest charges) to be generated by the property are less than the carrying value of the property. Such cash flows consider factors such as expected future operating income, trends and prospects, as well as the effects of demand, competition and other factors. To the extent impairment has occurred, the loss will be measured as the excess of the carrying amount of the property over the fair value of the property.

The Operating Partnership is required to make subjective assessments as to whether there are impairments in the value of its real estate properties and other investments. These assessments have a direct impact on the Operating Partnership's net income, because taking an impairment results in an immediate negative adjustment to net income.

OVERVIEW AND BACKGROUND

The Operating Partnership, which commenced operations on June 2, 1995, is engaged in the ownership, management, operation, leasing and development of commercial real estate properties, principally office and industrial buildings, and also owns certain undeveloped land located in the New York tri-state area (the "Tri-State Area"). Reckson Associates Realty Corp. (the "Company"), is a self administered and self managed real estate investment trust ("REIT"), and serves as the sole general partner in the Operating Partnership.

As part of the Company's REIT structure it is provided management, leasing and construction related services through taxable REIT subsidiaries as defined by the Internal Revenue Code of 1986. These services are currently provided by Reckson Management, Inc., RANY Management Group, Inc., and Reckson Construction Group, Inc. (collectively, the "Service Companies"). The Operating Partnership owns a 97% non-controlling interest in the Service Companies. An entity which is owned by certain executive officers of the Company owns a 3% controlling interest in the Service Companies.

During July 1998, the Operating Partnership formed Metropolitan Partners, LLC ("Metropolitan") for the purpose of acquiring Class A office properties in New York City. Currently, the Operating Partnersihp owns, through Metropolitan, five Class A office properties aggregating approximately 3.5 million square feet.

During September 2000, the Operating Partnership formed a joint venture (the "Tri-State JV") with Teachers Insurance and Annuity Association ("TIAA") and contributed eight Class A suburban office properties aggregating approximately 1.5 million square feet to the Tri-State JV for a 51% majority ownership interest. TIAA contributed approximately $136 million for a 49% interest in the Tri-State JV which was then distributed to the Operating Partnership. As a result, the Operating Partnership realized a gain of approximately $15.2 million. For purposes of its financial statements the Operating Partnership consolidates this joint venture.

On December 21, 2001, the Operating Partnership formed a joint venture with the New York State Teachers' Retirement Systems ("NYSTRS") whereby NYSTRS acquired a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for $220.5 million which included $122.1 million of its proportionate share of secured mortgage debt and approximately $98.4 million of cash which was then distributed to the Operating Partnership. As a result, the Operating Partnership realized a gain of approximately $18.9 million. For purposes of its financial statements, the Operating Partnership consolidates this joint venture.

As of December 31, 2001 the Operating Partnership owned 182 properties (including 11 joint venture properties) in the Tri-State Area suburban and CBD markets, encompassing approximately 20.6 million rentable square feet, all of which are managed by the Operating Partnership. These properties include 60 Class A suburban office properties encompassing approximately 8.5 million rentable square feet, of which 42 of these properties or 74% as measured by square footage, are located within the Operating Partnership's ten office parks. Reckson has historically emphasized the development and acquisition of properties that are part of large-scale suburban office parks. The Operating Partnership believes that owning properties in planned office and industrial parks provides certain strategic advantages, including the following: (i) certain tenants prefer being located in a park with other high quality companies to enhance their corporate image, (ii) parks afford tenants certain aesthetic amenities such as a common landscaping plan, standardization of signage and common dining and recreational facilities, (iii) tenants may expand (or contract) their business within a park, enabling them to centralize business functions and (iv) a park provides tenants with access to other tenants and may facilitate business relationships between tenants. The properties also include 17 Class A CBD office properties encompassing approximately 5.3 million rentable square feet. The CBD office properties consist of five properties located in New York City, eight properties located in Stamford, CT and four properties located in White Plains, NY. Additionally, the Company owned 103 industrial properties encompassing approximately 6.8 million rentable square feet, of which 72 of these properties, or 59% as measured by square footage, are located within the Operating Partnership's three industrial parks. The properties also include two retail properties comprising approximately 20,000 rentable square feet.

Through its ownership of properties in the key CBD and suburban office markets in the Tri-State Area, the Operating Partnership believes it has a unique competitive advantage as the trend toward the regional decentralization of the workplace increases. Due to the events of September 11th, as well as technological advances which further enable decentralization, companies are strategically re-evaluating the benefits and feasibility of regional decentralization and reassessing their long-term space needs. The Operating Partnership believes this multi-location regional decentralization will continue to take place, increasing as companies begin to have better visibility as to the future of the economy, further validating our regional strategy of maintaining a significant market share in each of the key CBD and suburban office markets in the Tri-State Area.

The Operating Partnership also owns approximately 254 acres of land in 12 separate parcels of which the Operating Partnership can develop approximately two million square feet of office space and approximately 450,000 square feet of industrial space. The Operating Partnership is also obligated to purchase, during the first quarter of 2002, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space. In addition, the Operating Partnership owns a 32 acre land parcel located in Rye Brook, NY which is under contract for sale for approximately $22.3 million. The closing is scheduled to occur during 2002. Since its formation, the Operating Partnership has developed or redeveloped 14 properties encompassing approximately 2.1 million square feet of office and industrial space.

The Operating Partnership also owns a 357,000 square foot office building located in Orlando, Florida and has invested approximately $17.0 million in a note receivable secured by a partnership interest in Omni Partners, L. P., owner of the Omni, a 575,000 square foot Class A Office Property located in Uniondale, NY, effectively increasing its economic interest in the property owning partnership and $36.5 million under three notes which are secured by a minority partner's preferred unit interest in the Operating Partnership and certain real property.

The market capitalization of the Operating Partnership at December 31, 2001 was approximately $3.3 billion. The Operating Partnership's market capitalization is calculated based on the sum of (i) the value of the Operating Partnership's Class A common units and Class B common units (which, for this purpose, is assumed to be the same per unit as the value of a share of the Company's Class A common stock and Class B common stock), (ii) the liquidation preference values of the Operating Partnership's preferred units and (iii) approximately $1.3 billion (including its share of joint venture debt and net of minority partners' interests share of joint venture debt) of debt outstanding at December 31, 2001. As a result, the Operating Partnership's total debt to total market capitalization ratio at December 31, 2001 equaled approximately 41.1%. At December 31, 2001, the Operating Partnership had approximately $122 million of cash and cash equivalents on hand of which approximately $98.4 million was generated from the sale of a 49% interest in one of its major CBD assets. On January 4, 2002, the Operating Partnership repaid approximately $85 million of its short term debt from its cash and cash equivalents on hand.

During 1997, the Company formed FrontLine Capital Group, formerly Reckson Service Industries, Inc. ("FrontLine") and Reckson Strategic Venture Partners, LLC ("RSVP"). RSVP is a real estate venture capital fund which invests primarily in real estate and real estate operating companies outside the Operating Partnership's core office and industrial focus and whose common equity is held indirectly by FrontLine. In connection with the formation and spin-off of FrontLine, the Operating Partnership established an unsecured credit facility with FrontLine (the "FrontLine Facility") in the amount of $100 million for FrontLine to use in its investment activities, operations and other general corporate purposes. The Operating Partnership has advanced approximately $93.4 million under the FrontLine Facility. The Operating Partnership also approved the funding of investments of up to $100 million relating to RSVP (the "RSVP Commitment"), through RSVP-controlled joint ventures (for REIT-qualified investments) or advances made to FrontLine under an unsecured loan facility (the "RSVP Facility") having terms similar to the FrontLine Facility (advances made under the RSVP Facility and the FrontLine Facility hereafter, the "FrontLine Loans"). During March 2001, the Operating Partnership increased the RSVP Commitment to $110 million and as of December 31, 2001, approximately $109.1 million had been funded through the RSVP Commitment, of which $59.8 million represents investments by the Operating Partnership in RSVP-controlled (REIT-qualified) joint ventures and $49.3 million represents loans made to FrontLine under the RSVP Facility. As of December 31, 2001, interest accrued (net of reserves) under the FrontLine Facility and the RSVP Facility was approximately $ 19.6 million.

At June 30, 2001, the Company assessed the recoverability of the FrontLine Loans and reserved approximately $3.5 million of the interest accrued during the three-month period then ended. In addition, the Company formed a committee of its Board of Directors, comprised solely of independent directors, to consider any actions to be taken by the Company in connection with the FrontLine Loans and its investments in joint ventures with RSVP. During the third quarter of 2001, the Company noted a significant deterioration in FrontLine's operations and financial condition and, based on its assessment of value and recoverability and considering the findings and recommendations of the committee and its financial advisor, the Operating Partnership recorded a $163 million valuation reserve charge, inclusive of anticipated costs, in its consolidated statements of operations relating to its investments in the FrontLine Loans and joint ventures with RSVP. The Operating Partnership has discontinued the accrual of interest income with respect to the FrontLine Loans. The Operating Partnership has also reserved against its share of GAAP equity in earnings from the RSVP controlled joint ventures funded through the RSVP Commitment until such income is realized through cash distributions.

At December 31, 2001, the Operating Partnership, pursuant to Section 166 of the Internal Revenue Code of 1986, charged off $70 million of the aforementioned reserve directly related to the FrontLine Facility, including accrued interest. Subsequent to December 31, 2001, the Operating Partnership charged off an additional $38 million of the reserve directly related to the FrontLine Facility, including accrued interest and $47 million of the reserve directly related to the RSVP Facility, including accrued interest.

FrontLine is in default under the FrontLine Loans from the Operating Partnership and has reported that it is currently in discussions with its creditors, including the Operating Partnership, and that it may be required to seek protection from creditors under federal bankruptcy laws.

As a result of the foregoing, the net carrying value of the Operating Partnership's investments in the FrontLine Loans and joint venture investments with RSVP, inclusive of the Operating Partnership's share of previously accrued GAAP equity in earnings on those investments, is approximately $65.0 million. Such amount has been reflected in investments in service companies and affiliate loans and joint ventures on the Operating Partnership's consolidated balance sheet.

Both the FrontLine Facility and the RSVP Facility have a term of five years, are unsecured and advances under each are recourse obligations of FrontLine. Notwithstanding the valuation reserve, under the terms of the credit facilities, interest accrues on the FrontLine Loans at a rate equal to the greater of (a) the prime rate plus two percent and (b) 12% per annum, with the rate on amounts that are outstanding for more than one year increasing annually at a rate of four percent of the prior year's rate. In March 2001, the credit facilities were amended to provide that (i) interest is payable only at maturity and (ii) the Company may transfer all or any portion of its rights or obligations under the credit facilities to its affiliates. The Company requested these changes as a result of changes in REIT tax laws.

The Operating Partnership and FrontLine entered into an intercompany agreement (the "Reckson Intercompany Agreement") to formalize their relationship at the time of the spin-off of FrontLine and to limit conflicts of interest. Under the Reckson Intercompany Agreement, among other provisions, (i) FrontLine granted the Operating Partnership a right of first opportunity to make any REIT-qualified investment that becomes available to FrontLine and (ii) the Operating Partnership granted FrontLine a right to (a) provide the Operating Partnership and its tenants with commercial services for occupants of office, industrial and other property types and (b) become the lessee of any real property acquired by the Operating Partnership if the Operating Partnership determines that, consistent with the Company's status as a REIT, it is required to enter into a "master" lease agreement.

HQ Global Workplaces, Inc., ("HQ") one of the largest providers of flexible officing solutions in the world and which is controlled by FrontLine, currently operates eleven executive office centers in the Operating Partnership's properties, three of which are held through joint ventures. The leases under which these office centers operate expire between 2008 and 2011, encompass approximately 225,000 square feet and have current contractual annual base rents of approximately $6.7 million. Currently, three of these office centers (including one joint venture location) aggregating 55,000 square feet with current contractual annual base rents of $1.4 million are in default under their lease terms. In addition, HQ has been experiencing financial difficulties and on March 13, 2002, voluntarily filed a petition for relief under Chapter 11 of the U.S. Bankruptcy Code. There can be no assurances as to whether HQ will affirm or reject its existing leases with the Operating Partnership. At this time it cannot be determined what impact their financial difficulties and bankruptcy filing will have on their ability to meet their future lease obligations with the Operating Partnership.

Scott H. Rechler, who serves as Co-Chief Executive Officer and a director of the Company, serves as Chief Executive Officer and Chairman of the Board of Directors of FrontLine. The Company's directors and officers own approximately 15.9% of FrontLine's outstanding common stock. Scott H, Rechler also serves as non-executive Chairman of the Board of HQ.

RESULTS OF OPERATIONS

The Operating Partnership's total revenues increased by $30.5 million or 6.0% from 2000 to 2001 and $106.8 million or 26.5% from 1999 to 2000. Property operating revenues, which include base rents and tenant escalations and reimbursements ("Property Operating Revenues") increased by $45.7 million or 10.1% from 2000 to 2001 and $82.9 million or 22.5% from 1999 to 2000. The 2001 increase in Property Operating Revenues is primarily attributable to increases in rental rates in our "same store" properties amounting to $29.3 million. In addition, $12.4 million of the increase was generated by the lease up of newly developed and redeveloped properties added to the operating portfolio. The increase in Property Operating Revenues offset the decrease of $15.2 million in other revenues. This decrease is primarily due to a decrease of $11.6 million related to interest earned on advances made under the FrontLine Loans. In addition, $2.3 million of the decrease is attributable to lower equity in earnings of real estate joint ventures and service companies. The 2000 increase in Property Operating Revenues is substantially attributable to the Operating Partnership's entrance into the New York City market. The 1999 and 2000 acquisitions of the five properties comprising the New York City portfolio represented $48.6 million, or 58.6%, of the increase in Property Operating Revenues. Property Operating Revenues were also positively impacted by approximately $15.3 million from increases in occupancies and rental rates in our "same store" properties, and approximately $9.6 million from the lease up of newly developed and redeveloped properties added to the operating portfolio. These increases offset the impact of $14.8 million of Property Operating Revenues that were generated from "Big Box" industrial properties that were sold in 1999. The remaining balance of the increase in total revenues for 2000 is primarily attributable to an increase in gain on dispositions of real estate of approximately $11.8 million and an increase of approximately $8.1 million in other revenue related to interest earned on advances made under the FrontLine Loans.

The Operating Partnership's base rent reflects the positive impact of the straight-line rent adjustment of $41.6 million in 2001, $38.8 million in 2000 and $10.7 million in 1999. The 2001 and 2000 straight-line rent adjustment includes $26.9 million and $23.3 million, respectively, generated from the property located at 919 Third Avenue, New York, NY, which is attributable to rental abatement periods for the three largest tenants.

Property operating expenses, real estate taxes and ground rents ("Property Expenses") increased by $11.2 million or 7.1% from 2000 to 2001 and $31.5 million or 25.0% from 1999 to 2000. The 2001 increase in Property Expenses is primarily due to an increase of $10.2 million in our "same-store" properties which consists of a $6.2 million increase in property operating expenses and a $4.0 million increase in real estate taxes. The increase in Property Expenses is also attributable to increases in labor costs, maintenance contracts and security costs. In addition, there was an increase in Property Expenses of $2.7 million due to higher occupancy levels at our developed and redeveloped properties. The 2000 increase in Property Expenses is substantially attributable to the Operating Partnership's entrance into the New York City market. The 1999 and 2000 acquisitions of the five properties comprising the New York City portfolio represented $25.0 million, or 79.4%, of the increase in Property Expenses. In addition, $6.5 million of the increase is attributable to expense growth in our "same store" properties.

Gross operating margins (defined as Property Operating Revenues less Property Expenses, taken as a percentage of Property Operating Revenues) for 2001, 2000 and 1999 were 66.1%, 65.2% and 65.9%, respectively. The increase from 2000 to 2001 is primarily due to an increase in rental rates. The slight decrease from 1999 to 2000 in the gross operating margin percentages resulted from a larger proportionate share of gross operating margin derived from office properties, which has a lower gross margin percentage. The higher proportionate share of the gross operating margin attributable to the office properties was a result of the acquisition of five properties representing the Operating Partnership's entrance into the New York City market and the disposition of net leased "Big Box" industrial properties. This shift in the composition of the portfolio was offset by increases in rental rates and operating efficiencies realized as a result of operating a larger portfolio of properties with concentration of properties in office and industrial parks or in its established sub-markets.

Marketing, general and administrative expenses were $26.8 million in 2001, $25.2 million in 2000 and $22.3 million in 1999. The increase in marketing, general and administrative expenses is primarily due to the increased costs of opening and maintaining the Operating Partnership's New York City division and maintaining offices and infrastructure in each of the Operating Partnership's markets including Long Island, Westchester, Southern Connecticut and Northern New Jersey and administrative costs associated with the growth of the Operating Partnership. The Operating Partnership's business strategy has been to expand further into the Tri-State Area suburban and CBD markets and the New York City market by applying its standards for high quality office and industrial space and premier tenant service to its New Jersey, Westchester, Southern Connecticut and New York City divisions. In doing this, the Operating Partnership seeks to create a superior franchise value that it enjoys in its home base of Long Island. Over the past three years the Operating Partnership has supported this effort by increasing its marketing programs and strengthening its resources and operating systems. The cost of these efforts is reflected in both marketing, general and administrative expenses as well as the revenue growth of the Operating Partnership. To a lesser extent, in 2001, the increase in marketing, general and administrative costs was impacted by legal and professional fees incurred in connection with certain cancelled acquisition transactions and amortization of deferred compensation costs. Marketing, general and administrative expense as a percentage of total revenues were 5.0% in 2001, 4.9% in 2000 and 5.5% in 1999.

Interest expense was $93.1 million in 2001, $96.3 million in 2000 and $74.7 million in 1999. The decrease of $3.2 million from 2000 to 2001 is attributable to lower interest rates and a decreased average balance on the Operating Partnership's unsecured credit facility. This was partially offset by an increase in the Operating Partnership's mortgage notes payable which was the result of the refinancing of the property located at 919 Third Avenue, New York, NY. The increase of $21.6 million from 1999 to 2000 is primarily attributable to the debt incurred in connection with the acquisition of the five properties comprising the New York City portfolio. In addition, the increase was also attributable to a full year of interest on $300 million of senior unsecured notes issued in March 1999. The weighted average balance outstanding on the Operating Partnership's unsecured credit facility was $284.5 million in 2001, $416.5 million in 2000 and $423.8 million in 1999.

Included in depreciation and amortization expense is amortized financing costs of $4.5 million in 2001, $4.1 million in 2000 and $3.4 million in 1999. The increase of approximately $700,000 from 1999 to 2000 is primarily attributable to the secured financings of the 919 Third Avenue and 1350 Avenue of the Americas properties located in New York, NY.

For the year ended December 31, 2001, the Operating Partnership's consolidated statement of operations includes valuation reserve charges of $166.1 million which is comprised of the following: (i) valuation reserve charges, inclusive of anticipated costs, of $163 million related to the Operating Partnership's investments in the FrontLine Loans and joint ventures with RSVP (see Overview and Background for a further discussion of this valuation reserve charge), (ii) in November 1999, the Company received 176,186 shares of the common stock of FrontLine as fees in connection with the FrontLine Loans. As a result of certain tax rule provisions included in the REIT Modernization Act, it was determined that the Company could no longer maintain any equity position in FrontLine. As part of a compensation program, the Company distributed these shares to certain non-executive employees subject to recourse loans. The loans were scheduled to be forgiven over time based on continued employment with the Company. Based on the current value of FrontLine's common stock the Operating Partnership has established a valuation reserve charge relating to the outstanding balance of these loans in the amount of $2.4 million and (iii) based on the Company's value assessment of its investment in Captivate Network, Inc., an unrelated technology based service company, the Operating Partnership recorded a valuation reserve charge of approximately $700,000.

Extraordinary losses resulted in a $2.9 million loss in 2001, a $1.6 million loss in 2000 and a $629,000 loss in 1999. The extraordinary losses were all attributed to the write-offs of certain deferred loan costs incurred in connection with the Operating Partnership's refinancing of its debt.

LIQUIDITY AND CAPITAL RESOURCES

Summary of Cash Flows

Net cash provided by operating activities totaled $188.8 million in 2001, $170.2 million in 2000 and $154.6 million in 1999. Increases each year were primarily attributable to the growth in cash flow provided by the acquisition of properties and/or the increased occupancy levels of the Operating Partnership's development properties and the increase in rental rates in all of the Operating Partnership's markets.

Net cash used in investing activities totaled $87.5 million in 2001, $261.3 million in 2000 and $391.8 million in 1999. Cash used in investing activities related primarily to investments in real estate properties including development costs. Included in these investing activities is the Operating Partnership's investments of approximately $18.7 million, $16.3 million and $14.7 million in RSVP-controlled (REIT qualified) joint ventures in each of the years then ended. In addition, during 1999, the Operating Partnership invested approximately $277.5 million for the acquisition of the first mortgage note securing the property located at 919 Third Avenue, New York, NY. Cash used in investing activities was offset by proceeds from the redemption of the Operating Partnership's preferred equity investments in Keystone Property Trust in 2001 and 2000 as well as from sales of real estate, securities and mortgage note receivable repayments in each of the years then ended.

Net cash provided by financing activities totaled $3.8 million in 2001, $86.6 million in 2000 and $256.1 million in 1999. Cash provided by financing activities related primarily to proceeds from secured debt financings, minority partner contributions and advances under the Operating Partnership's unsecured credit facility and term loan in each of the years then ended. Cash provided by financing activities in 1999 was also provided by proceeds from the issuance of preferred units and senior unsecured notes. Cash provided by financing activities was offset by advances made under the FrontLine Loans of approximately $7.2 million, $13.6 million and $81.0 million in each of the years then ended. Cash provided by financing activities was also offset by principal payments on secured borrowings, the unsecured credit facility and term loan as well as loan equity issuance costs and dividends and distributions.

Investing Activities

On October 29, 2001, the Operating Partnership, at its option, acquired the lessor's rights to the air rights lease agreement for the property located at 120 West 45th Street, New York, NY for approximately $7.7 million. As a result, the Operating Partnership's obligation to pay rent under this lease agreement was eliminated.

On December 21, 2001, Metropolitan sold a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for $220.5 million which included $122.1 million of its proportionate share of secured mortgage debt and approximately $98.4 million of cash. As a result, the Operating Partnership realized a gain of approximately $18.9 million.

During the year ended December 31, 2001, the Operating Partnership sold five office properties aggregating approximately 678,000 square feet for $82.1 million, a 26,000 square foot industrial property for $2.8 million and its remaining preferred interest in Keystone Property Trust for $35.7 million. As a result of these sales the Operating Partnership realized a net gain of approximately $1.3 million. Net proceeds from these sales were used primarily to repay borrowings under the Operating Partnership's unsecured credit facility and to establish an escrow account with a qualified intermediary for a future exchange of real property pursuant to Section 1031 of the Internal Revenue Code of 1986. The Operating Partnership has identified approximately 52.7 acres of land located in Valhalla, NY, for the purposes of this exchange.

Subsequent to December 31, 2001, the Operating Partnership entered into a contract to sell two Class A office properties, located in Westchester County, NY aggregating approximately 157,000 square feet for approximately $18.5 million. The closing is scheduled to occur during the second quarter of 2002.

The following table sets forth the Operating Partnership's invested capital (before valuation reserves) in RSVP controlled (REIT-qualified) joint ventures and amounts which were advanced under the RSVP Commitment to FrontLine, for its investment in RSVP controlled investments (in thousands):

	RSVP CONTROLLED JOINT VENTURES	AMOUNTS ADVANCED	TOTAL
Privatization	$21,480	$ 3,520	$ 25,000
Student Housing	18,086	3,935	22,021
Medical Offices	20,185	--	20,185
Parking	--	9,091	9,091
Resorts	--	8,057	8,057
Net leased retail	--	3,180	3,180
Other assets and overhead	--	21,598	21,598
	$59,751	$49,381	$109,132

Included in these investments is approximately $18.9 million of cash that has been contributed to the respective RSVP controlled joint ventures or advanced under the RSVP Commitment to FrontLine and is being held, along with cash from the preferred investors.

Financing Activities:

During 2001, the Operating Partnership paid cash distributions on its Class A common units of approximately $1.62 per unit and approximately $2.50 per unit on its Class B common units.

During the year ended December 31, 2001, approximately 11,553 preferred units of limited partnership interest, with a liquidation preference value of approximately $11.6 million, were exchanged for 456,351 Units at an average price of $25.32 per Unit. In addition, the Company increased its general partner interest in the Operating Partnership by acquiring 660,370 outstanding Units from certain limited partners in exchange for an equal number of shares of it's Class A common stock.

Metropolitan is controlled by the Operating Partnership. A minority partner owned an $85 million preferred equity investment in Metropolitan which accrued distributions at a rate of 7.5% per annum for a two-year period (May 24, 1999 through May 30, 2001). On May 31, 2001, the minority partner, at its election, converted its preferred equity investment into 3,453,881 shares of the Company's Class A common stock based on a conversion price of $24.61 per share and the Operating Partnerhsip issued 3,453,881 Class A common units to the Company. As a result of the minority partner's conversion of its preferred equity investment, the Operating Partnership owns 100% of Metropolitan.

As of December 31, 2000, the Operating Partnership had a three year $575 million unsecured revolving credit facility (the "Credit Facility") from The Chase Manhattan Bank, as administrative agent, UBS Warburg LLC as syndication agent and Deutsche Bank as documentation agent. The Credit Facility matures in September, 2003 and borrowings under the Credit Facility are currently priced off LIBOR plus 105 basis points.

The Operating Partnership utilizes the Credit Facility primarily to finance real estate investments, fund its real estate development activities and for working capital purposes. At December 31, 2001, the Operating Partnership had availability under the Credit Facility to borrow an additional $303.4 million (of which, $37.4 million has been allocated for outstanding undrawn letters of credit). Subsequent to December 31, 2001, the Operating Partnership paid down the Credit Facility by $84.6 million which was received from the sale of a 49% interest in the property located at 919 Third Avenue, New York, NY and thereby increasing its availability under the Credit Facility to $388 million.

On June 1, 2001, the Operating Partnership refinanced a $70 million short term variable rate mortgage note with a five year $75 million fixed rate mortgage note, which bears interest at 6.52% per annum. In addition, on July 18, 2001, the Operating Partnership refinanced a $200 million short term variable rate mortgage note with a ten year $250 million fixed rate mortgage note, which bears interest at 6.867% per annum. The net proceeds of approximately $50.4 million received by the Operating Partnership as a result of these refinancings was used to repay maturing fixed rate debt, the Credit Facility and for working capital purposes.

On July 24, 2001, the Operating Partnership repaid a mortgage note in the amount of approximately $15.5 million from a portion of the proceeds received from the secured debt financing of the property located at 919 Third Avenue, New York, NY. In addition, during the fourth quarter of 2001, the Operating Partnership repaid two mortgage notes in the aggregate amount of approximately $8.8 million through a draw under the Credit Facility and from available cash on hand.

The Board of Directors of the Company has authorized the purchase of up to an additional five million shares of the Company's Class B common stock and/or its Class A common stock. Previously, in conjunction with the Company's common stock buy back program, the Operating Partnership purchased and retired 1,410,804 Class B common units at an average price of $21.48 per unit and 61,704 Class A common units at an average price of $23.03 per unit for an aggregate purchase price of approximately $31.7 million.

Capitalization

The Operating Partnership's indebtedness at December 31, 2001 totaled approximately $1.3 billion (including its share of joint venture debt and net of the minority partners' interests share of joint venture debt) and was comprised of $271.6 million outstanding under the Credit Facility, approximately $449.5 million of senior unsecured notes and approximately $614.9 million of mortgage indebtedness. Based on the Operating Partnership's total market capitalization of approximately $3.3 billion at December 31, 2001, (calculated based on the value of the Operating Partnership's Class A common units and Class B common units (which, for this purpose, is assumed to be the same per unit as the value of a share of the Company's Class A common stock and Class B common stock), the liquidation preference value of the Operating Partnership's preferred units and the $1.3 billion of debt), the Operating Partnership's debt represented approximately 41.1% of its total market capitalization. At December 31, 2001, the Operating Partnership had approximately $122 million of cash and cash equivalents on hand of which approximately $98.4 million was generated from the sale of a 49% interest in one of its major CBD assets. On January 4, 2002, the Operating Partnership repaid approximately $85 million of its short-term debt from cash and cash equivalents on hand.

Contractual Obligations and Commercial Commitments

The following table sets forth the Operating Partnership's significant debt obligations by scheduled principal cash flow payments and maturity date and its commercial commitments by scheduled maturity at December 31, 2001 (in thousands):

	MATURITY DATE						
	2002	2003	2004	2005	2006	THEREAFTER	TOTAL
Mortgage notes payable(1)	$ 11,356	$ 12,559	$ 13,493	$14,462	$ 14,097	$130,347	$ 196,314
Mortgage notes payable (2)	--	--	2,616	18,553	129,920	403,674	554,763
Senior unsecured notes	--	--	100,000	--	--	350,000	450,000
Unsecured credit facility	--	271,600	--	--	--	--	271,600
Land lease obligations	2,688	2,687	2,811	2,814	2,795	49,921	63,716
Air rights lease obligations	366	369	379	379	379	4,658	6,530
	$ 14,410	$287,215	$119,299	$36,208	$147,191	$938,600	$1,542,923

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(1) Scheduled principal amortization payments
(2) Principal payments due at maturity

Certain of the mortgage notes payable are guaranteed by certain limited partners in the Operating Partnership and/or the Company. In addition, consistent with customary practices in non-recourse lending, certain non-recourse mortgages may be recourse to the Company under certain limited circumstances including environmental issues and breaches of material representations.

In addition, at December 31, 2001, the Operating Partnership had approximately $24.3 million and $13.1 million in outstanding undrawn standby letters of credit issued under the Credit Facility which expire in 2002 and 2003, respectively.

The Operating Partnership is also obligated to purchase, for approximately $23.8 million, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space. This acquisition will be financed in part from the sale proceeds of an office property currently being held by a qualified intermediary for the purposes of an exchange of real property pursuant to Section 1031 of the Internal Revenue Code of 1986 and is scheduled to close during the first quarter of 2002.

Thirteen of the Operating Partnership's office properties and two of the Operating Partnership's industrial properties which were acquired by the issuance of Units are subject to agreements limiting the Operating Partnership's ability to transfer them prior to agreed upon dates without the consent of the limited partner who transferred the respective property to the Operating Partnership. In the event the Operating Partnership transfers any of these properties prior to the expiration of these limitations, the Operating Partnership may be required to make a payment relating to taxes incurred by the limited partner. The limitations on nine of the properties expire prior to June 30, 2003. The limitations on the remaining properties expire between 2007 and 2013.

Eleven of the Operating Partnership's office properties are held in joint ventures which contain certain limitations on transfer. These limitations include requiring the consent of the joint venture partner to transfer a property prior to various specified dates ranging from 2003 to 2005, rights of first offer, and buy/sell provisions.

Historically, rental revenue has been the principal source of funds to pay operating expenses, debt service and capital expenditures, excluding non-recurring capital expenditures of the Operating Partnership. The Operating Partnership expects to meet its short-term liquidity requirements generally through its net cash provided by operating activities along with the Credit Facility previously discussed. The Credit Facility contains several financial covenants with which the Operating Partnership must be in compliance in order to borrow funds thereunder. The Operating Partnership expects to meet certain of its financing requirements through long-term secured and unsecured borrowings and the issuance of debt and equity securities of the Operating Partnership. In addition, the Operating Partnership also believes that it will, from time to time, generate funds from the disposition of certain of its real estate properties or interests therein. The Operating Partnership will refinance existing mortgage indebtedness or indebtedness under the Credit Facility at maturity or retire such debt through the issuance of additional debt securities or additional equity securities. The Operating Partnership anticipates that the current balance of cash and cash equivalents and cash flows from operating activities, together with cash available from borrowings and equity offerings, will be adequate to meet the capital and liquidity requirements of the Operating Partnership in both the short and long-term.

As a result of current economic conditions, certain companies who make up our tenant base have either not renewed their leases upon expiration or have paid the Operating Partnership to terminate their leases. In addition, vacancy rates in our markets have been trending higher and in some instances our asking rents in our markets have been trending lower. Additionally, due to the events of September 11th, the Operating Partnership anticipates higher operating expenses as they relate to certain insurance coverage and security measures.

In order to qualify as a REIT for federal income tax purposes, the Company is required to make distributions to its stockholders of at least 90% of REIT taxable income. As a result, it is anticipated that the Operating Partnership will make distributions in amounts sufficient to meet this requirement. The Operating Partnership expects to use its cash flow from operating activities for distributions to unit holders and for payment of recurring, non-incremental revenue-generating expenditures. The Operating Partnership intends to invest amounts accumulated for distribution in short-term investments.

On October 16, 2000, the Company's Board of Directors announced that it adopted a Shareholder Rights Plan designed to protect its shareholders from various abusive takeover tactics, including attempts to acquire control of the Company at an inadequate price, depriving its shareholders of the full value of their investment. The Operating Partnership has adopted a similar rights plan (the "Rights Plan") which would be triggered in the event the Company's Shareholder Rights Plan is triggered. A description of the Rights Plan is included in the Notes to Financial Statements of the Operating Partnership.

INFLATION

The office leases generally provide for fixed base rent increases or indexed escalations. In addition, the office leases provide for separate escalations of real estate taxes, operating expenses and electric costs over a base amount. The industrial leases also generally provide for fixed base rent increases, direct pass through of certain operating expenses and separate real estate tax escalation over a base amount. The Operating Partnership believes that inflationary increases in expenses will be offset by contractual rent increases and expense escalations described above.

The Credit Facility bears interest at a variable rate, which will be influenced by changes in short-term interest rates, and is sensitive to inflation.

FUNDS FROM OPERATIONS

Management believes that funds from operations ("FFO") is an appropriate measure of performance for the Operating Partnership. FFO is defined by the National Association of Real Estate Investment Trusts (NAREIT) as net income or loss, excluding gains or losses from debt restructuring and sales of properties plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. FFO does not represent cash generated from operating activities in accordance with GAAP and is not indicative of cash available to fund cash needs. FFO should not be considered as an alternative to net income as an indicator of the Company's operating performance or as an alternative to cash flow as a measure of liquidity. (See Selected Financial Data). FFO for the year ended December 31, 2001 excludes $163 million of valuation reserves on investments in affiliate loans and joint ventures.

Since all companies and analysts do not calculate FFO in a similar fashion, the Operating Partnership's calculation of FFO presented herein may not be comparable to similarly titled measures as reported by other companies.

The following table presents the Operating Partnerships FFO calculation for the years ended December 31, (in thousands):

	2001	2000	1999
Income (loss) before extraordinary loss	$ (57,045)	$ 101,224	$ 71,863
Less:			
Extraordinary loss	2,898	1,571	629
Net Income	(59,943)	99,653	71,234
Adjustment for Funds From Operations:			
Add:			
Real estate depreciation and amortization	100,967	90,552	72,124
Minority interests' in consolidated partnerships	15,975	9,120	6,802
Valuation reserves on investments in affiliate loans and joint ventures	163,000	--	--
Extraordinary loss	2,898	1,571	629
Less:			
Gain on sales of real estate	20,173	18,669	10,052
Amount distributable to minority partners in consolidated partnerships	19,083	12,316	8,293
Funds From Operations	$ 183,641	$ 169,911	$ 132,444
Weighted average units outstanding	66,057	61,050	54,719

ITEM 7 (A). QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK.

The primary market risk facing the Operating Partnership is interest rate risk on its long term debt, mortgage notes and notes receivable. The Operating Partnership will, when advantageous, hedge its interest rate risk using financial instruments. The Operating Partnership is not subject to foreign currency risk.

The Operating Partnership manages its exposure to interest rate risk on its variable rate indebtedness by borrowing on a short-term basis under its Credit Facility until such time as it is able to retire the short-term variable rate debt with either a long-term fixed rate debt offering, long term mortgage debt, general partner contributions or through sales or partial sales of assets.

The Operating Partnership will recognize all derivatives on the balance sheet at fair value. Derivatives that are not hedges will be adjusted to fair value through income. If a derivative is a hedge, depending on the nature of the hedge, changes in the fair value of the derivative will either be offset against the change in fair value of the hedged asset, liability or firm commitment through earnings, or recognized in other comprehensive income until the hedged item is recognized in earnings. The ineffective portion of a derivative's change in fair value will be immediately recognized in earnings.

The fair market value ("FMV") of the Operating Partnership's long term debt, mortgage notes and notes receivable is estimated based on discounting future cash flows at interest rates that management believes reflects the risks associated with long term debt, mortgage notes and notes receivable of similar risk and duration.

The following table sets forth the Operating Partnership's long term debt obligations by scheduled principal cash flow payments and maturity date, weighted average interest rates and estimated FMV at December 31, 2001 (dollars in thousands):

	FOR THE YEAR ENDED DECEMBER 31,				
	2002	2003	2004	2005	2006
Long term debt:					
Fixed rate	$ 11,356	$ 12,559	$ 116,109	$ 33,015	$ 144,017
Weighted average interest rate	7.52%	7.50%	7.47%	6.92%	7.38%
Variable rate	$ --	$ 271,600	$ --	$ --	$ --
Weighted average interest rate	--%	3.53%	--%	--%	--%

	THEREAFTER	TOTAL (1)	F M V
Long term debt:			
Fixed rate	$ 884,021	$ 1,201,077	$ 1,221,125
Weighted average interest rate	7.34%	7.35%	
Variable rate	$ --	$ 271,600	$ 271,600
Weighted average interest rate	--%	3.53%	

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(1) Includes unamortized issuance discounts of $537 on the 5 and 10 year senior unsecured notes issued on March 26, 1999 which are due at maturity.

In addition, the Operating Partnership has assessed the market risk for its variable rate debt, which is based upon LIBOR, and believes that a one percent increase in the LIBOR rate would have an approximate $2.7 million annual increase in interest expense based on approximately $271.6 million outstanding at December 31, 2001.

The following table sets forth the Operating Partnership's mortgage notes and notes receivable by scheduled maturity date, weighted average interest rates and estimated FMV at December 31, 2001 (dollars in thousands):

	FOR THE YEAR ENDED DECEMBER 31,							
	2002	2003	2004	2005	2006	THEREAFTER	TOTAL (2)	F M V
Mortgage notes and notes receivable:								
Fixed rate	$ 1,165	$ --	$ 36,500	$ --	$ --	$ 16,990	$ 54,655	$ 55,939
Weighted average interest rate	9.00%	--%	10.23%	--%	--%	11.88%	10.72%	

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(2) Excludes mortgage note receivable acquisition costs and interest receivables aggregating approximately $1,579.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

The response to this item is included in a separate section of this Form 10-K

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

None.

PART III

ITEMS 10, 11, 12, AND 13.

The Company is the sole managing general partner of the Operating Partnership. All of the Company's business is conducted through the Operating Partnership. As a result, the information required by items 10, 11, 12, and 13 is identical to the information contained in Items 10, 11, 12 and 13 of the Company's Form 10-K, which incorporates by reference information appearing in the Company's Proxy Statement furnished to shareholders in connection with the Company's 2002 Annual Meeting. Such information is incorporated by reference in this Form 10-K.

PART IV

ITEM 14. FINANCIAL STATEMENTS AND SCHEDULES, EXHIBITS AND REPORTS ON FORM 8-K

(a)(1 and 2) Financial Statements and Schedules

The following consolidated financial information is included as a separate section of this annual report on Form 10-K:

All other schedules are omitted since the required information is not present in amounts sufficient to require submission of the schedule or because the information required is included in the financial statements and notes thereto.

(3) Exhibits

EXHIBIT NUMBER	FILING REFERENCE	
3.1	a	Amended and Restated Agreement of Limited Partnership of the Registrant
3.2	e	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
3.3	e	Series A Preferred Units of Limited Partnership Interest
3.4	e	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
3.5	e	Series B Preferred Units of Limited Partnership Interest
3.6	h	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
3.7	h	Series C Preferred Units of Limited Partnership Interest
3.8	k	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
4.1	g	Series D Preferred Units of Limited Partnership Interest
4.2	g	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
4.3	g	Series B Common Units of Limited Partnership Interest
4.4	k	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
10.1	d	Series E Preferred Partnership Units of Limited Partnership
10.2	i	Supplement to the Amended and Restated Agreement of Limited Partnership of the Registrant Establishing
10.3	i	Series F Junior Participating Preferred Partnership Units Issuable Under the Rights Plan
10.4	i	Form of 7.40% Notes due 2004 of the Registrant
10.5	i	Form of 7.75% Notes due 2009 of the Registrant
10.6	i	Indenture, dated March 26, 1999, among the Registrant, Reckson Associates Realty Corp. (the "Company"),
10.7	i	The Bank of New York, as trustee
10.8	i	Rights Agreement, dated as of October 13, 2000, between the Registrant and American Stock Transfer and
10.9	a	Company
10.10	a	Third Amended and Restated Agreement of Limited Partnership of Omni Partners, L.P.
10.11	n	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.12	c	between the Company and Donald Rechler
10.13	b	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.14	a	between the Company and Scott Rechler
10.15	n	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.16	d	between the Company and Mitchell Rechler
10.17	d	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.18	i	between the Company and Gregg Rechler
10.19	i	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.20	i	between the Company and Roger Rechler
10.21	i	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.22	i	between the Company and Michael Maturo
10.23	i	Amendment and Restatement of Employment and Non-Competition Agreement, dated as of August 15, 2000
10.24	i	between the Company and Jason Barnett
10.25	f	Purchase Option Agreements relating to the Reckson Option Properties
10.26	h	Purchase Option Agreements relating to the Other Option Properties
10.27	h	Amended and Restated 1995 Stock Option Plan
10.28	h	1996 Employee Stock Option Plan
10.29	l	Ground Leases for certain of the properties
10.30	m	Indemnity Agreement relating to 100 Oser Avenue
10.31	m	Amended and Restated 1997 Stock Option Plan
10.32	i	1998 Stock Option Plan
10.33	i	Note Purchase Agreement for the Senior Unsecured Notes
10.34	i	Amended and Restated Severance Agreement, dated August 15, 2000 between the Company and Donald Rechler
10.35	j	Amended and Restated Severance Agreement, dated August 15, 2000 between the Company and Scott Rechler
10.36	j	Amended and Restated Severance Agreement, dated August 15, 2000 between the Company and Mitchell
10.37	o	Rechler
12.1		Amended and Restated Severance Agreement, dated August 15, 2000 between the Company and Gregg Rechler
21.1		Amended and Restated Severance Agreement, dated August 15, 2000 between the Company and Roger Rechler
23.0		Consent of Independent Auditors
24.1		Power of Attorney (included in Part IV of the Form 10-K)

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(a) Previously filed as an exhibit to Registration Statement Form S-11 (No. 333-1280) and incorporated herein by reference.

(b) Previously filed as an exhibit to Registration Statement Form S-11 (No. 33-84324) and incorporated herein by reference.

(c) Previously filed as an exhibit to the Company's Form 8-K report filed with the SEC on November 25, 1996 and incorporated herein by reference.

(d) Previously filed as an exhibit to the Company's Form 10-K filed with the SEC on March 26, 1998 and incorporated herein by reference.

(e) Previously filed as an exhibit to the Company's Form 8-K report filed with the SEC on March 1, 1999 and incorporated herein by reference.

(f) Previously filed as an exhibit to the Company's Form 10-K filed with the SEC on March 16, 1999 and incorporated herein by reference.

(g) Previously filed as an exhibit to the Registrant's Form 8-K filed with SEC on March 26, 1999 and incorporated herein by reference.

(h) Previously filed as an exhibit to the Company's Form 10-K filed with the SEC on March 17, 2000 and incorporated herein by reference.

(i) Previously filed as an exhibit to the Registrant's Form 8-K filed with the SEC on October 17, 2000 and incorporated herein by reference.

(j) Previously filed as an exhibit to the Company's Form 10-K filed with the SEC on March 21, 2001 and incorporated herein by reference.

(k) Previously filed as an exhibit to the Registrant's Form 10-K filed with the SEC on March 22, 2001 and incorporated herein by reference.

(l) Previously filed as an exhibit to the Registrant's Form 10-Q filed with the SEC on May 14, 2001 and incorporated herein by reference.

(m) Previously filed as an exhibit to the Registrant's Form 10-Q filed with the SEC on August 14, 2001 and incorporated herein by reference.

(n) Previously filed as an exhibit to the Company's Form 10-Q filed with the SEC on November 14, 2001 and incorporated herein by reference.

(o) Previously filed as an exhibit to the Registrant's Form 8-K filed with the SEC on January 8, 2002 and incorporated herein by reference.

(B) REPORTS ON FORM 8-K

On October 16, 2001, the Registrant filed a report on Form 8-K relating to the status of FrontLine Capital Group's indebtedness to the Registrant.

On November 6, 2001, the Registrant submitted a report on Form 8-K under Item 9 thereof in order to submit its third quarter presentation.

On November 7, 2001, the Registrant submitted a report on Form 8-K under Item 9 thereof in order to submit supplemental operating and financial data for the third quarter.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized on mARCH 19, 2002.

RECKSON OPERATING PARTNERSHIP, L. P.

By: RECKSON ASSOCIATES REALTY CORP.,
its general partner

By: /s/ Donald J. Rechler
Donald J. Rechler,
Chairman of the Board and Co-Chief
Executive Officer

KNOW ALL MEN BY THESE PRESENTS,that we, the undersigned officers and directors of Reckson Associates Realty Corp., the corporate general partner of the registrant, hereby severally constitute Scott H. Rechler, Mitchell D. Rechler and Michael Maturo, and each of them singly, our true and lawful attorneys with full power to them, and each of them singly, to sign for us and in our names in the capacities indicated below, the Form 10-K filed herewith and any and all amendments to said Form 10-K, and generally to do all such things in our names and in our capacities as officers and directors to enable the registrant to comply with the provisions of the Securities Exchange Act of 1934, and all requirements of the Securities and Exchange Commission, hereby ratifying and confirming our signatures as they may be signed by our said attorneys, or any of them, to said Form 10-K and any and all amendments thereto. Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the registrant in the capacities indicated on March 19, 2002.

SIGNATURE	TITLE	SIGNATURE	TITLE
/s/ Donald J. Rechler Donald J. Rechler	Chairman of the Board, Co-Chief Executive Officer and Director (Principal Executive Officer) of Reckson AssociatesRealty Corp.	/s/ Scott H. Rechler Scott H. Rechler	Co-Chief Executive Officer and Director of Reckson Associates Realty Corp.
/s/ Mitchell D. Rechler Mitchell D. Rechl	Co-President, Chief Administrative Officer and Director of Reckson Associates Realty Corp.	/s/ Gregg M. Rechler Gregg M. Rechler	Co-President, Chief Operating Officer and Director of Reckson Associates Realty Corp.
/s/ Michael Maturo Michael Maturo	Executive Vice President, Treasurer and Chief Financial Officer (Principal Financial Officer and Principal Accounting Officer) of Reckson Associates Realty Corp.	/s/ Roger M. Rechler Roger M. Rechler	Executive Vice-President, Vice-Chairman of the Board and Director of Reckson Associates Realty Corp.
Harvey R. Blau	Director of Reckson Associates Realty Corp.	Leonard Feinstein	Director of Reckson Associates Realty Corp.
Herve A. Kevenides	Director of Reckson Associates Realty Corp.	/s/ John V. Klein John V. N. Klein	Director of Reckson Associates Realty Corp.
/s/ Lewis S. Ranieri Lewis S. Ranieri	Director of Reckson Associates Realty Corp.	/s/ Conrad D. Stephensen Conrad D. Stephensen	Director of Reckson Associates Realty Corp.

REPORT OF INDEPENDENT AUDITORS

To the Partners
Reckson Operating Partnership, L. P.

We have audited the accompanying consolidated balance sheets of Reckson Operating Partnership, L. P. (the "Operating Partnership") as of December 31, 2001 and 2000, and the related consolidated statements of operations, partners' capital, and cash flows for each of the three years in the period ended December 31 2001. We have also audited the financial statement schedule listed in the index at item 14 (a). These financial statements and financial statement schedule are the responsibility of the Operating Partnership's management. Our responsibility is to express an opinion on these financial statements and financial statement schedule based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the consolidated financial position of Reckson Operating Partnership, L. P. at December 31, 2001 and 2000, and the consolidated results of its operations and its cash flows for each of the three years in the period ended December 31, 2001, in conformity with accounting principles generally accepted in the United States. Also, in our opinion, the financial statement schedule referred to above, when considered in relation to the basic financial statements taken as a whole, presents fairly, in all material respects, the information set forth therein.

ERNST & YOUNG LLP

New York, New York
February 20, 2002,
except for Note 13,
as to which the date is
March 13, 2002

RECKSON OPERATING PARTNERSHIP, L. P.
CONSOLIDATED BALANCE SHEETS
(IN THOUSANDS EXCEPT UNIT DATA)

	DECEMBER 31, 2001	DECEMBER 31, 2000
ASSETS		
Commercial real estate properties, at cost (Notes 2, 3, 5, and 6)		
Land	$ 408,837	$ 396,482
Buildings and improvements	2,328,374	2,219,448
Developments in progress:		
Land	69,365	60,918
Development costs	74,303	93,759
Furniture, fixtures and equipment	7,725	7,138
	2,888,604	2,777,745
Less accumulated depreciation	(361,960)	(288,479)
	2,526,644	2,489,266
Investments in real estate joint ventures	5,744	5,348
Investment in mortgage notes and notes receivable (Note 6)	56,234	58,220
Cash and cash equivalents (Note 9)	121,773	16,624
Tenant receivables	9,633	11,511
Investments in service companies and affiliate loans and joint ventures (Note 8)	84,142	218,779
Deferred rents receivable	81,089	67,930
Prepaid expenses and other assets	45,303	68,759
Contract and land deposits and pre-acquisition costs	3,782	1,676
Deferred leasing and loan costs, less accumulated amortization of $41,411 and $32,773, respectively	64,438	61,681
Total Assets	$ 2,998,782	$ 2,999,794
LIABILITIES		
Mortgage notes payable (Note 2)	$ 751,077	$ 728,971
Unsecured credit facility (Note 3)	271,600	216,600
Senior unsecured notes (Note 4)	449,463	449,385
Accrued expenses and other liabilities	84,651	93,520
Distributions payable	32,988	28,801
Total Liabilities	1,589,779	1,517,277
Minority interests in consolidated partnerships	242,698	226,350
Commitments and contingencies (Notes 9, 10, and 13)	--	--
PARTNERS' CAPITAL (Note 7)		
Preferred Capital, 11,222,965 and 11,234,518 units outstanding, respectively	301,573	313,126
General Partners Capital:		
Class A common units, 49,982,377 and 45,352,286 outstanding, respectively	551,417	575,570
Class B common units, 10,283,513 outstanding	231,428	270,118
Limited Partners Capital, 7,487,218 and 7,694,642 units outstanding, respectively	81,887	97,353
Total Partners Capital	1,166,305	1,256,167
Total Liabilities and Partners Capital	$ 2,998,782	$ 2,999,794

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L. P.
CONSOLIDATED STATEMENTS OF OPERATIONS
(IN THOUSANDS, EXCEPT UNIT DATA)

	FOR THE YEAR ENDED DECEMBER 31,		
	2001	2000	1999
REVENUES (Note 10):			
Base rents	$ 437,802	$ 397,327	$ 324,146
Tenant escalations and reimbursements	59,969	54,750	44,989
Equity in earnings of service companies and real estate joint ventures	2,087	4,383	2,148
Interest income on mortgage notes and notes receivable	6,238	8,212	7,944
Gain on sales of real estate (Note 6)	20,173	18,669	10,052
Investment and other income	14,185	26,576	13,863
Total Revenues	540,454	509,917	403,142
EXPENSES:			
Property operating expenses	168,664	157,456	125,994
Marketing, general and administrative	26,794	25,221	22,269
Interest	93,057	96,337	74,709
Depreciation and amortization	102,931	92,547	74,504
Total Expenses	391,446	371,561	297,476
Income before distributions to preferred unit holders, minority interests, valuation reserves and extraordinary loss	149,008	138,356	105,666
Minority partners' interest in consolidated partnerships	(15,975)	(9,120)	(6,802)
Valuation reserves on investments in affiliate loans and joint ventures and other investments (Notes 8 and 13)	(166,101)	--	--
Income (loss) before extraordinary loss and distributions to preferred unitholders	(33,068)	129,236	98,864
Extraordinary loss on extinguishment of debts	(2,898)	(1,571)	(629)
Net income (loss)	(35,966)	127,665	98,235
Preferred unit distributions	(23,977)	(28,012)	(27,001)
Net income (loss) allocable to common unitholders	$ (59,943)	$ 99,653	$ 71,234
Net income (loss) allocable to:			
Class A common units	$ (47,283)	$ 76,046	$ 58,124
Class B common units	(12,660)	23,607	13,110
Total	$ (59,943)	$ 99,653	$ 71,234
Net income (loss) per weighted average units:			
Class A common unit before extraordinary loss	$ (.81)	$ 1.52	$ 1.22
Extraordinary loss per Class A common unit	(.04)	(.02)	(.01)
Net income (loss) per weighted average Class A common unit	$ (.85)	$ 1.50	$ 1.21
Class B common unit before extraordinary loss	$ (1.17)	$ 2.34	$ 1.96
Extraordinary loss per Class B common unit	(.06)	(.04)	(.02)
Net income (loss) per weighted average Class B common unit	$ (1.23)	$ 2.30	$ 1.94
Weighted average common units outstanding:			
Class A common units	55,773,000	50,766,000	47,975,000
Class B common units	10,284,000	10,284,000	6,744,000

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L. P.
CONSOLIDATED STATEMENTS OF PARTNERS' CAPITAL
(IN THOUSANDS)

	GENERAL PARTNERS' CAPITAL				
	PREFERRED CAPITAL	CLASS B COMMON UNITS	CLASS A COMMON UNITS	LIMITED PARTNERS' CAPITAL	TOTAL PARTNERS' CAPITAL
BALANCE JANUARY 1, 1999	$ 263,126	$ --	$ 485,341	$ 94,125	$ 842,592
Net Income	--	13,110	48,791	9,333	71,234
Contributions	150,000	302,653	1,601	--	454,254
Distributions	--	(14,787)	(58,561)	(10,987)	(84,335)
Retirement of units	--	(30,287)	--	(1,485)	(31,772)
BALANCE DECEMBER 31, 1999	413,126	270,689	477,172	90,986	1,251,973
Net Income	--	23,607	64,552	11,494	99,653
Contributions	--	--	6,701	--	6,701
Distributions	--	(24,132)	(66,096)	(11,765)	(101,993)
Retirement / redemption of units	(100,000)	(46)	93,241	6,638	(167)
BALANCE DECEMBER 31, 2000	313,126	270,118	575,570	97,353	1,256,167
Net loss	--	(12,660)	(41,253)	(6,030)	(59,943)
Contributions	--	--	82,821	18,745	101,566
Distributions	--	(26,030)	(81,142)	(12,604)	(119,776)
Retirement/redemption of units (Note7)	(11,553)	--	15,421	(15,577)	(11,709)
BALANCE DECEMBER 31, 2001	$ 301,573	$ 231,428	$ 551,417	$ 81,887	$ 1,166,305

(see accompanying notes to financial statements)

RECKSON OPERATING PARTNERSHIP, L. P.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(IN THOUSANDS)

	FOR THE YEAR ENDED DECEMBER 31, 2001	2000	1999
Net income (loss)	$ (35,966)	$ 127,665	$ 98,235
Adjustments to reconcile net income (loss) to net cash provided by operating activities:			
Depreciation and amortization	102,931	92,547	74,504
Extraordinary loss on extinguishment of debts	2,898	1,571	629
Minority partners' interests in consolidated partnerships	15,975	9,120	6,802
Gain on sales of real estate, securities and mortgage repayment	(20,173)	(18,669)	(9,657)
Valuation reserves on investments in affiliate loans and joint ventures and other investments	166,101	--	--
Equity in earnings of service companies and real estate joint ventures.	(2,087)	(4,383)	(2,148)
Changes in operating assets and liabilities:			
Prepaid expenses and other assets	(4,869)	(9,568)	(24,292)
Tenant and affiliate receivables	1,878	(6,394)	42
Deferred rents receivable	(38,186)	(35,798)	(2,158)
Accrued expenses and other liabilities	342	14,152	12,618
Net cash provided by operating activities	188,844	170,243	154,575
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchases of commercial real estate properties	--	(190,548)	(284,741)
Investment in mortgage notes and notes receivable	--	--	(295,048)
Increase in contract deposits and preacquisition costs	(3,267)	(2,023)	(12,650)
Additions to developments in progress	(8,260)	(13,392)	(9,615)
Additions to commercial real estate properties	(152,074)	(89,818)	(28,135)
Distributions from investments in real estate joint ventures	82	368	442
Payment of leasing costs	(10,513)	(24,082)	(16,467)
Additions to furniture, fixtures and equipment	(635)	(742)	(461)
Investments in affiliate joint ventures	(25,056)	(10,780)	(15,033)
Proceeds from redemption of Keystone Property Trust preferred securities	35,700	19,903	--
Proceeds from sales of real estate, securities and mortgage note receivable repayments	76,503	49,810	269,916
Net cash used in investing activities	(87,520)	(261,304)	(391,792)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds from secured borrowings	325,000	297,163	125,548
Principal payments on secured borrowings	(302,894)	(27,367)	(4,714)
Proceeds from issuance of senior unsecured notes, net of issuance costs	--	--	299,262
Payment of loan costs and prepayment penalties	(6,252)	(11,649)	(8,264)
Investments in affiliate loans and service companies	(14,227)	(14,568)	(126,249)
Proceeds from unsecured credit facility and term loan	153,000	689,600	397,500
Principal payments on unsecured credit facility and term loan	(98,000)	(845,600)	(510,750)
Contributions	2,813	4,010	149,512
Distributions	(139,568)	(128,369)	(104,246)
Retirement of units	(1,421)	--	(30,287)
Contributions by minority partners in consolidated partnerships	101,832	135,975	75,500
Distributions to minority partners in consolidated partnerships	(16,458)	(12,632)	(6,701)
Net cash provided by financing activities	3,825	86,563	256,111
Net increase (decrease) in cash and cash equivalents	105,149	(4,498)	18,894
Cash and cash equivalents at beginning of period	16,624	21,122	2,228
Cash and cash equivalents at end of period	$ 121,773	$ 16,624	$ 21,122
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:			
Cash paid during the period for interest, including interest capitalized	$ 105,087	$ 106,106	$ 77,014

(see accompanying notes to financial statements)

1. DESCRIPTION OF BUSINESS AND SIGNIFICANT ACCOUNTING POLICIES

DESCRIPTION OF BUSINESS

Reckson Operating Partnership, L. P. (the "Operating Partnership") is engaged in the ownership, management, operation, leasing and development of commercial real estate properties, principally office and industrial buildings and also owns certain undeveloped land (collectively, the "Properties") located in the New York tri-state area (the "Tri-State Area").

ORGANIZATION AND FORMATION OF THE OPERATING PARTNERSHIP

The Operating Partnership commenced operations on June 2, 1995. The sole general partner in the Operating Partnership, Reckson Associates Realty Corp. (the "Company") is a self administered and self managed real estate investment trust ("REIT"). During June, 1995, the Company contributed approximately $162 million in cash to the Operating Partnership in exchange for an approximate 73% general partnership interest. All properties acquired by the Company are held by or through the Operating Partnership. In addition, in connection with the formation of the Operating Partnership, the Operating Partnership executed various option and purchase agreements whereby it issued units in the Operating Partnership ("Units") to the continuing investors and assumed certain indebtedness in exchange for interests in certain property partnerships, fee simple and leasehold interests in properties and development land, certain business assets of the executive center entities and 100% of the non-voting preferred stock of the management and construction companies. At December 31, 2001, the Company's ownership percentage in the Operating Partnership is approximately 88.9%.

BASIS OF PRESENTATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying consolidated financial statements include the consolidated financial position of the Operating Partnership and its subsidiaries at December 31, 2001 and 2000 and the results of their operations and their cash flows for each of the three years in the period ended December 31, 2001. The Operating Partnership's investments in majority owned and/or controlled real estate joint ventures are reflected in the accompanying financial statements on a consolidated basis with a reduction for minority partners' interest. The operating results of the service businesses currently conducted by Reckson Management Group, Inc., RANY Management Group, Inc. and Reckson Construction Group, Inc. ("RCG"), in which the Operating Partnership owns a non-controlling interest, are reflected in the accompanying financial statements on the equity method of accounting. The Operating Partnership also invests in real estate joint ventures where it may own less than a controlling interest. Such investments are also reflected in the accompanying financial statements on the equity method of accounting. All significant intercompany balances and transactions have been eliminated in the consolidated financial statements.

The minority interests at December 31, 2001 represent a 49% interest in RT Tri-State LLC, owner of an eight property suburban office portfolio, a 40% interest in Omni Partners, L.P., owner of a 575,000 square foot suburban office property and a 49% interest in Metropolitan 919 Third Avenue, LLC, owner of the property located at 919 Third Avenue, New York, NY.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States ("GAAP") requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

1. DESCRIPTION OF BUSINESS AND SIGNIFICANT ACCOUNTING POLICIES - (CONTINUED)

Real Estate

Depreciation is computed utilizing the straight-line method over the estimated useful lives of ten to thirty years for buildings and improvements and five to ten years for furniture, fixtures and equipment. Tenant improvements, which are included in buildings and improvements, are amortized on a straight-line basis over the term of the related leases.

Cash Equivalents

The Operating Partnership considers highly liquid investments with a maturity of three months or less when purchased, to be cash equivalents.

Tenant's lease security deposits aggregating approximately $5.1 million and $6.1 million at December 31, 2001 and 2000, respectively have been included in cash and cash equivalents on the accompanying balance sheets.

Deferred Costs

Tenant leasing commissions and related costs incurred in connection with leasing tenant space are capitalized and amortized over the life of the related lease. In addition, loan costs incurred are capitalized and amortized over the term of the related loan.

Income Taxes

No provision has been made for income taxes in the accompanying consolidated financial statements since such taxes, if any, are the responsibility of the individual partners.

Revenue Recognition

Minimum rental income is recognized on a straight-line basis over the term of a lease. The excess of rents recognized over amounts contractually due are included in deferred rents receivable on the accompanying balance sheets. Contractually due but unpaid rents are included in tenant receivables on the accompanying balance sheets. Certain lease agreements provide for reimbursement of real estate taxes, insurance, common area maintenance costs and indexed rental increases, which are recorded on an accrual basis.

The Operating Partnership records interest income on investments in mortgage notes and notes receivable on an accrual basis of accounting. The Operating Partnership does not accrue interest on impaired loans where, in the judgment of management, collection of interest according to the contractual terms is considered doubtful. Among the factors the Operating Partnership considers in making an evaluation of the collectibility of interest are: the status of the loan, the value of the underlying collateral, the financial condition of the borrower and anticipated future events.

Gain on sales of real estate are recorded when title is conveyed to the buyer, subject to the buyer's financial commitment being sufficient to provide economic substance to the sale.

Net Income (Loss) Per Common Partnership Unit

Net income (loss) per Class A common partnership unit and Class B Common partnership unit is determined by allocating net income (loss) after preferred distributions and minority partners' interest in consolidated partnerships income to the general and limited partners based on their weighted average distribution per common partnership units outstanding during the respective periods presented.

1. DESCRIPTION OF BUSINESS AND SIGNIFICANT ACCOUNTING POLICIES - (CONTINUED)

Distributions to Preferred Unit Holders

Holders of preferred units of limited and general partnership interest are entitled to distributions based on the stated rates of return (subject to adjustment) for those units.

Recent Pronouncements

FASB Statement No. 133, "Accounting for Derivative Instruments and Hedging Activities," which became effective January 1, 2001 requires the Operating Partnership to recognize all derivatives on the balance sheet at fair value. Derivatives that are not hedges must be adjusted to fair value through income. If a derivative is a hedge, depending on the nature of the hedge, changes in the fair value of the derivative will either be offset against the change in fair value of the hedged asset, liability, or firm commitment through earnings, or recognized in accumulated other comprehensive income ("OCI") until the hedged item is recognized in earnings. The ineffective portion of a derivative's change in fair value will be immediately recognized in earnings. As of January 1, 2001, the carrying value of the Operating Partnership's derivatives equaled their fair value and as a result no cumulative effect changes were recorded. Additionally, as of June 30, 2001, the fair value of the Operating Partnership's derivatives equaled approximately $3.7 million and was reflected in other assets and OCI on the Operating Partnership's balance sheet. On July 18, 2001, the mortgage note payable to which these derivatives relate to was funded (see Note 2) and their fair value at that time was approximately $676,000 less than their carrying value. This amount is being amortized to interest expense over the term of the mortgage note to which it relates. Because of the Operating Partnership's minimal use of derivatives, the adoption of this Statement did not have a significant effect on earnings or the financial position of the Operating Partnership.

In October 2001, the FASB issued Statement No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets" which supersedes FASB Statement No. 121, "Accounting for the Impairment of Long-Lived Assets and for Long-Lived Assets to be Disposed of"; however it retains the fundamental provisions of that statement related to the recognition and measurement of the impairment of long-lived assets to be "held and used". In addition, the Statement provides more guidance on estimating cash flows when performing a recoverability test, requires that a long-lived asset or asset group to be disposed of other than by sale (e.g. abandoned) be classified as "held and used" until it is disposed of, and establishes more restrictive criteria to classify an asset or asset group as "held for sale". The Operating Partnership's management does not anticipate that the adoption of this statement will have an effect on the earnings or the financial position of the Operating Partnership.

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation.

2. MORTGAGE NOTES PAYABLE

On June 1, 2001, the Operating Partnership refinanced a $70 million short-term variable rate mortgage note with a five year $75 million fixed rate mortgage note, which bears interest at 6.52% per annum. In addition, on July 18, 2001, the perating Partnership refinanced a $200 million short-term variable rate mortgage note with a ten year $250 million fixed rate mortgage note, which bears interest at 6.867% per annum. As a result of these refinancings, certain unamortized loan costs were written-off and accounted for as an extraordinary loss on the accompanying statement of operations. The net proceeds of approximately $50.4 million received by the Operating Partnership as a result of these refinancings was used to repay maturing fixed rate debt, the Operating Partnership's unsecured credit facility and for working capital purposes.

2. MORTGAGE NOTES PAYABLE - (CONTINUED)

On July 24, 2001, the Operating Partnership repaid a mortgage note in the amount of approximately $15.5 million from a portion of the proceeds received from the secured debt financing of the property located at 919 Third Avenue, New York, NY. In addition, during the fourth quarter of 2001, the Operating Partnership repaid two mortgage notes in the aggregate amount of approximately $8.8 million through a draw under the Operating Partnership's unsecured credit facility and from available cash on hand.

At December 31, 2001, there were 16 fixed rate mortgage notes payable with an aggregate outstanding principal amount of approximately $751.1 million. Properties with an aggregate carrying value at December 31, 2001 of approximately $1.5 billion are pledged as collateral against the mortgage notes payable. In addition, approximately $46.1 million of the $751.1 million is recourse to the Operating Partnership. The mortgage notes bear interest at rates ranging from 6.45% to 10.10%, and mature between 2004 and 2027. The weighted average interest rates on the outstanding mortgage notes payable at December 31, 2001, 2000 and 1999 were approximately 7.3%, 7.8% and 7.6%, respectively. Certain of the mortgage notes payable are guaranteed by certain limited partners in the Operating Partnership and/or the Company.

Scheduled principal repayments to be made during the next five years and thereafter, for mortgage notes payable outstanding at December 31, 2001, are as follows (in thousands):

	SCHEDULED PRINCIPAL	DUE AT MATURITY	TOTAL
2002	$ 11,356	$ --	$ 11,356
2003	12,559	--	12,559
2004	13,493	2,616	16,109
2005	14,462	18,553	33,015
2006	14,097	129,920	144,017
Thereafter	130,347	403,674	534,021
	$ 196,314	$ 554,763	$ 751,077

3. UNSECURED CREDIT FACILITY

As of December 31, 2001, the Operating Partnership had a three year $575 million unsecured revolving credit facility (the "Credit Facility") from The Chase Manhattan Bank, as administrative agent, UBS Warburg LLC as syndication agent and Deutsche Bank as documentation agent. The Credit Facility matures in September, 2003 and borrowings under the Credit Facility are currently priced off LIBOR plus 105 basis points.

The Operating Partnership utilizes the Credit Facility primarily to finance real estate investments, fund its real estate development activities and for working capital purposes. At December 31, 2001, the Operating Partnership had availability under the Credit Facility to borrow an additional $303.4 million (of which, $37.4 million has been allocated for outstanding undrawn letters of credit). Subsequent to December 31, 2001, the Operating Partnership paid down the Credit Facility by $84.6 million which was received from the sale of a 49% interest in the property located at 919 Third Avenue, New York, NY (see Note 6) and thereby increased its availability under the Credit Facility to $388 million.

The Operating Partnership capitalized interest incurred on borrowings to fund certain development costs in the amount of $10.2 million, $11.5 million and $9.8 million for the years ended December 31, 2001, 2000 and 1999, respectively.

4. SENIOR UNSECURED NOTES

As of December 31, 2001, the Operating Partnership had outstanding approximately $449.5 million (net of issuance discounts) of senior unsecured notes (the "Senior Unsecured Notes"). The following table sets forth the Operating Partnership's Senior Unsecured Notes and other related disclosures (dollars in thousands):

ISSUANCE	FACE AMOUNT	COUPON RATE	TERM	MATURITY
August 27, 1997	$ 150,000	7.20%	10 years	August 28, 2007
March 26, 1999	$ 100,000	7.40%	5 years	March 15, 2004
March 26, 1999	$ 200,000	7.75%	10 years	March 15, 2009

Interest on the Senior Unsecured Notes is payable semiannually with principal and unpaid interest due on the scheduled maturity dates. In addition, the Senior Unsecured Notes issued on March 26, 1999 were issued at an aggregate discount of $738,000. Such discount is being amortized over the term of the Senior Unsecured Notes to which they relate.

5. LAND LEASES AND AIR RIGHTS

The Operating Partnership leases, pursuant to noncancellable operating leases, the land on which twelve of its buildings were constructed. The leases, which contain renewal options, expire between 2009 and 2084. The leases either contain provisions for scheduled increases in the minimum rent at specified intervals or for adjustments to rent based upon the fair market value of the underlying land or other indexes at specified intervals. Minimum ground rent is recognized on a straight-line basis over the terms of the leases. The excess of amounts recognized over amounts contractually due is approximately $3.0 million and $2.7 million at December 31, 2001 and 2000, respectively. These amounts are included in accrued expenses and other liabilities on the accompanying balance sheets.

In addition, the Operating Partnership, through the acquisition of certain properties, is subject to two air rights lease agreements. These lease agreements have terms expiring between 2048 and 2073, including renewal options.

Future minimum lease commitments relating to the land leases and air rights lease agreements during the next five years and thereafter are as follows (in thousands):

YEAR ENDED DECEMBER 31,	LAND LEASES	AIR RIGHTS
2002	$ 2,688	$ 366
2003	2,687	369
2004	2,811	379
2005	2,814	379
2006	2,795	379
Thereafter	49,921	4,658
	$63,716	$6,530

During 2001, the Operating Partnership, at its option, acquired the lessor's rights to the air rights lease agreement for the property located at 120 West 45th Street, New York, NY for approximately $7.7 million. As a result, the Operating Partnership's obligation to pay rent under this lease agreement was eliminated.

6. COMMERCIAL REAL ESTATE INVESTMENTS

As of December 31, 2001, the Operating Partnership owned and operated 77 office properties (inclusive of eleven office properties owned through joint ventures) comprising approximately 13.8

6. COMMERCIAL REAL ESTATE INVESTMENTS - (CONTINUED)

million square feet, 103 industrial properties comprising approximately 6.8 million square feet and two retail properties comprising approximately 20,000 square feet located in the Tri-State Area.

The Operating Partnership also owns approximately 254 acres of land in 12 separate parcels of which the Operating Partnership can develop approximately two million square feet of office space and approximately 450,000 square feet of industrial space. The Operating Partnership is obligated to purchase, during the first quarter of 2002, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space. In addition, the Operating Partnership owns a 32 acre land parcel in Rye Brook, NY which is under contract for sale for approximately $22.3 million. The closing is scheduled to occur during 2002.

The Operating Partnership also owns a 357,000 square foot office building in Orlando, Florida and has invested approximately $17.0 million in a note receivable secured by a partnership interest in Omni Partner's, L.P., owner of the Omni, a 575,000 square foot Class A office property located in Uniondale, NY and $36.5 million under three notes which bear interest at rates ranging from 10.5% to 12% per annum and are secured by a minority partner's preferred unit interest in the Operating Partnership and certain real property.

On December 21, 2001, the Operating Partnership formed a joint venture with the New York State Teachers' Retirement System ("NYSTRS") whereby NYSTRS acquired a 49% indirect interest in the property located at 919 Third Avenue, New York, NY for $220.5 million which included $122.1 million of its proportionate share of secured mortgage debt and approximately $98.4 million of cash which was then distributed to the Operating Partnership. As a result, the Operating Partnership realized a gain of approximately $18.9 million. Subsequent to December 31, 2001, net proceeds from this sale were used primarily to repay borrowings under the Credit Facility and for working capital purposes.

During the year ended December 31, 2001, the Operating Partnership sold five office properties aggregating approximately 678,000 square feet for $82.1 million, a 26,000 square foot industrial property for $2.8 million and its remaining preferred interest in Keystone Property Trust for $35.7 million. As a result of these sales the Operating Partnership realized a net gain of approximately $1.3 million. Net proceeds from these sales were used primarily to repay borrowings under the Credit Facility and to establish an escrow account with a qualified intermediary for a future exchange of real property pursuant to Section 1031 of the Internal Revenue Code of 1986. The Operating Partnership has identified approximately 52.7 acres of land located in Valhalla, NY for the purposes of this exchange (see Note 13).

Subsequent to December 31, 2001, the Operating Partnership entered into a contract to sell two Class A office properties, located in Westchester County, NY, aggregating approximately 157,000 square feet for approximately $18.5 million. The closing is scheduled to occur during the second quarter of 2002.

7. PARTNERS CAPITAL

The Operating Partnership currently has issued and outstanding 10,283,513 Class B common units. The Class B common units currently receive an annual distribution of $2.5968 per unit, which is subject to adjustment annually based on a formula which measures increases or decreases in the Company's Fund From Operations, as defined, over a base year. The Class B common units are exchangeable at any time, at the option of the holder, into an equal number of Class A common units subject to customary antidilution adjustments. The Class B common units will be exchanged for an equal number of Class A common units upon the exchange, if any, by the Company of Class A common stock for Class B common stock at any time following November 23, 2003.

The Board of Directors of the Company has authorized the purchase of up to an additional five million shares of the Company's Class B common stock and/or its Class A common stock. Previously, in conjunction with the Company's common stock buy back program, the Operating Partnership purchased and retired 1,410,804 Class B common units at an average price of $21.48 per unit and 61,704 Class A common units at an average price of $23.03 per unit for an aggregate purchase price of approximately $31.7 million.

7. PARTNERS CAPITAL - (CONTINUED)

During the year ended December 31, 2001, approximately 11,553 preferred units of limited partnership interest, with a liquidation preference value of approximately $11.6 million, were exchanged for 456,351 Units at an average price of $25.32 per Unit. In addition, the Company increased its general partnership interest in the Operating Partnership by acquiring 660,370 outstanding Units from certain limited partners in exchange for an equal number of shares of its Class A common stock.

On October 16, 2000, the Company's Board of Directors announced that it adopted a Shareholder Rights Plan designed to protect its shareholders from various abusive takeover tactics, including attempts to acquire control of the Company at an inadequate price, depriving its shareholders of the full value of their investment. The Operating Partnership has adopted a similar rights plan (the "Rights Plan") which would be triggered in the event the Company's Shareholders Rights Plan is triggered. The Rights Plan was not adopted in response to any known effort to acquire control of the Operating Partnership or the Company.

Under the Rights Plan, each Class A common unitholder will receive a dividend of one Right for each Class A common unit owned. The Rights will be exercisable only if a person or group acquires, or announces their intent to acquire, 15% or more of the Company's Class A common stock, or announces a tender offer the consummation of which would result in beneficial ownership by a person or group of 15% or more of the Company's Class A common stock. Each Right will entitle the holder to purchase one one-thousandth of a unit of a new series of junior participating preferred units of the Operating Partnership at an initial exercise price of $84.44.

If any person acquires beneficial ownership of 15% or more of the outstanding shares of Class A common stock of the Company, then all Rights holders (except the acquiring person if such person is a holder of Rights) will be entitled to purchase the Operating Partnership's Class A common units at a discounted price. If the Company is acquired in a merger after such an acquisition, all Rights holders (except the acquiring person if such person is a holder of Rights) will also be entitled to purchase stock in the buyer at a discount in accordance with the Rights Plan.

The distribution of Rights was made to Class A common unitholders of record at the close of business on October 27, 2000 and Class A common units that are newly-issued after that date (including Class A common units issued upon conversion of the outstanding Class B common units) will also carry Rights until the Rights become detached from the Class A common units. The Rights will expire at the close of business on October 13, 2010, unless earlier redeemed by the Operating Partnership. The Rights distribution is not taxable to unitholders.

During July 1998, the Operating Partnership formed Metropolitan Partners, LLC ("Metropolitan") for the purpose of acquiring Class A office properties in New York City. Metropolitan is controlled by the Operating Partnership. A minority partner owned an $85 million preferred equity investment in Metropolitan which accrued distributions at a rate of 7.5% per annum for a two-year period (May 24, 1999 through May 30, 2001). On May 31, 2001, the minority partner, at its election, converted its preferred equity investment into 3,453,881 shares of the Company's Class A common stock based on a conversion price of $24.61 per share and the Operating Partnership issued 3,453,881 Class A common units to the Company. As a result of the minority partner's conversion of their preferred equity investment, the Operating Partnership owns 100% of Metropolitan.

8. RELATED PARTY TRANSACTIONS

The Operating Partnership, through its subsidiaries and affiliates, provides management, leasing and construction related services to its properties. Certain executive officers of the Company have continuing ownership interests in the unconsolidated service companies.

8. RELATED PARTY TRANSACTIONS - (CONTINUED)

The Operating Partnership, in connection with its formation, was granted a ten year option period to acquire ten properties which are either owned by the Reckson Group, the predecessor to the Company, or in which the Reckson Group owns a non-controlling minority interest. As of December 31, 2001, one of these properties was sold by the Reckson Group to a third party and four of these properties were acquired by the Operating Partnership for a aggregate purchase price of approximately $35 million, which included the issuance of approximately 475,000 Units valued at approximately $8.8 million.

During July 1999, the Operating Partnership sold its interest in a 852,000 square foot development property to RCG in exchange for a $12.3 million note. The note accrues interest annually at the rate of 12%, has a five year maturity and is prepayable in whole or in part. During October 1999, RCG made a payment to the Operating Partnership, in the form of 97 shares of its preferred stock, valued at approximately $4.0 million, towards accrued interest and principal due under the note. During August 2001, RCG made a cash payment to the Operating Partnership for the remaining balance due under the note plus accrued interest.

During 1997, the Company formed FrontLine Capital Group, formerly Reckson Service Industries, Inc., ("FrontLine") and Reckson Strategic Venture Partners, LLC ("RSVP"). RSVP is a real estate venture capital fund which invests primarily in real estate and real estate operating companies outside the Operating Partnership's core office and industrial focus and whose common equity is held indirectly by FrontLine. In connection with the formation and spin-off of FrontLine, the Operating Partnership established an unsecured credit facility with FrontLine (the "FrontLine Facility") in the amount of $100 million for FrontLine to use in its investment activities, operations and other general corporate purposes. The Operating Partnership has advanced approximately $93.4 million under the FrontLine Facility. The Operating Partnership also approved the funding of investments of up to $100 million relating to RSVP (the "RSVP Commitment"), through RSVP-controlled joint ventures (for REIT-qualified investments) or advances made to FrontLine under an unsecured loan facility (the "RSVP Facility") having terms similar to the FrontLine Facility (advances made under the RSVP Facility and the FrontLine Facility hereafter, the "FrontLine Loans"). During March 2001, the Operating Partnership increased the RSVP Commitment to $110 million and as of December 31, 2001, approximately $109.1 million had been funded through the RSVP Commitment, of which $59.8 million represents investments by the Operating Partnership in RSVP-controlled (REIT-qualified) joint ventures and $49.3 million represents loans made to FrontLine under the RSVP Facility. As of December 31, 2001, interest accrued (net of reserves) under the FrontLine Facility and the RSVP Facility was approximately $ 19.6 million.

At June 30, 2001, the Company assessed the recoverability of the FrontLine Loans and reserved approximately $3.5 million of the interest accrued during the three-month period then ended. In addition, the Company formed a committee of its Board of Directors, comprised solely of independent directors, to consider any actions to be taken by the Company in connection with the FrontLine Loans and its investments in joint ventures with RSVP. During the third quarter of 2001, the Company noted a significant deterioration in FrontLine's operations and financial condition and, based on its assessment of value and recoverability and considering the findings and recommendations of the committee and its financial advisor, the Operating Partnership recorded a $163 million valuation reserve charge, inclusive of anticipated costs, in its consolidated statements of operations relating to its investments in the FrontLine Loans and joint ventures with RSVP. The Operating Partnership has discontinued the accrual of interest income with respect to the FrontLine Loans. The Operating Partnership has also reserved against its share of GAAP equity in earnings from the RSVP controlled joint ventures funded through the RSVP Commitment until such income is realized through cash distributions.

At December 31, 2001, the Operating Partnership, pursuant to Section 166 of the Internal Revenue Code of 1986, charged off $70 million of the aforementioned reserve directly related to the FrontLine Facility, including

8. RELATED PARTY TRANSACTIONS - (CONTINUED)

accrued interest. Subsequent to December 31, 2001, the Operating Partnership charged off an additional $38 million of the reserve directly related to the FrontLine Facility, including accrued interest and $47 million of the reserve directly related to the RSVP Facility, including accrued interest.

FrontLine is in default under the FrontLine Loans from the Operating Partnership and has reported that it is currently in discussions with its creditors, including the Operating Partnership, and that it may be required to seek protection from creditors under federal bankruptcy laws.

As a result of the foregoing, the net carrying value of the Operating Partnership's investments in the FrontLine Loans and joint venture investments with RSVP, inclusive of the Operating Partnership's share of previously accrued GAAP equity in earnings on those investments, is approximately $65.0 million. Such amount has been reflected in investments in service companies and affiliate loans and joint ventures on the Operating Partnership's consolidated balance sheet.

Both the FrontLine Facility and the RSVP Facility have a term of five years, are unsecured and advances under each are recourse obligations of FrontLine. Notwithstanding the valuation reserve, under the terms of the credit facilities, interest accrues on the FrontLine Loans at a rate equal to the greater of (a) the prime rate plus two percent and (b) 12% per annum, with the rate on amounts that are outstanding for more than one year increasing annually at a rate of four percent of the prior year's rate. In March 2001, the credit facilities were amended to provide that (i) interest is payable only at maturity and (ii) the Company may transfer all or any portion of its rights or obligations under the credit facilities to its affiliates. The Company requested these changes as a result of changes in REIT tax laws.

In November 1999, the Company received 176,186 shares of the common stock of FrontLine as fees in connection with the FrontLine Loan. As a result of certain tax rule provisions included in the REIT Modernization Act, it was determined that the Company could no longer maintain any equity position in FrontLine. As part of a compensation program, the Company distributed these shares to certain non-executive employees subject to recourse loans. The loans were scheduled to be forgiven over time based on continued employment with the Company. Based on the current value of FrontLine's common stock the Operating Partnership has established a valuation reserve charge relating to the outstanding balance of these loans in the amount of $2.4 million.

The Operating Partnership and FrontLine entered into an intercompany agreement (the "Reckson Intercompany Agreement") to formalize their relationship at the time of the spin-off of FrontLine and to limit conflicts of interest. Under the Reckson Intercompany Agreement, among other provisions, (i) FrontLine granted the Operating Partnership a right of first opportunity to make any REIT-qualified investment that becomes available to FrontLine and (ii) the Operating Partnership granted FrontLine a right to (a) provide the Operating Partnership and its tenants with commercial services for occupants of office, industrial and other property types and (b) become the lessee of any real property acquired by the Operating Partnership if the Operating Partnership determines that, consistent with the Company's status as a REIT, it is required to enter into a "master" lease agreement.

9. FAIR VALUE OF FINANCIAL INSTRUMENTS

In accordance with FASB Statement No. 107, "Disclosures About Fair Value of Financial Instruments", management has made the following disclosures of estimated fair value at December 31, 2001 as required by FASB Statement No. 107.

Cash equivalents and variable rate debt are carried at amounts which reasonably approximate their fair values.

9. FAIR VALUE OF FINANCIAL INSTRUMENTS - (CONTINUED)

The fair value of the Operating Partnership's long-term debt, mortgage notes, accounts payable and accrued expenses and accounts and notes receivable is estimated based on discounting future cash flows at interest rates that management believes reflects the risks associated with long-term debt, mortgage notes, accounts payable and accrued expenses and accounts and notes receivable of similar risk and duration. At December 31, 2001, the estimated aggregate fair value of the Operating Partnership's mortgage notes and notes receivable exceeded their carrying value by approximately $1.2 million and the aggregate fair value of the Operating Partnership's long term debt exceeded its carrying value by approximately $20.0 million.

Considerable judgment is necessary to interpret market data and develop estimated fair value. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair value amounts.

10. RENTAL INCOME

The Operating Partnership's office and industrial properties are being leased to tenants under operating leases. The minimum rental amount due under certain leases are generally either subject to scheduled fixed increases or indexed escalations. In addition, the leases generally also require that the tenants reimburse the Operating Partnership for increases in certain operating costs and real estate taxes above base year costs.

Expected future minimum rents to be received over the next five years and thereafter from leases in effect at December 31, 2001 are as follows (in thousands):

2002	$ 403,421
2003	379,005
2004	350,930
2005	307,900
2006	258,663
Thereafter	1,315,340
	$ 3,015,259

11. SEGMENT DISCLOSURE

The Operating Partnership's portfolio consists of Class A office properties located within the New York City metropolitan area and Class A suburban office and industrial properties located and operated within the Tri-State Area (the "Core Portfolio"). The Operating Partnership's portfolio also includes one office property located in Orlando, Florida. The Operating Partnership has managing directors who report directly to the Chief Operating Officer and Chief Financial Officer who have been identified as the Chief Operating Decision Makers because of their final authority over resource allocation, decisions and performance assessment.

The Operating Partnership does not consider (i) interest incurred on its Credit Facility and Senior Unsecured Notes and (ii) the operating performance of the office property located in Orlando, Florida as part of its Core Portfolio's property operating performance.

The accounting policies of the reportable segments are the same as those described in the summary of significant accounting policies.

11. SEGMENT DISCLOSURE - (CONTINUED)

The following tables set forth the components of the Operating Partnership's revenues and expenses and other related disclosures, as required by Statement 131, for the years ended December 31 (in thousands):

	2001		
	CORE PORTFOLIO	OTHER	CONSOLIDATED TOTALS
REVENUES:			
Base rents, tenant escalations and reimbursements	$ 488,515	$ 9,256	$ 497,771
Equity in earnings of real estate joint ventures and service companies	--	2,087	2,087
Other income	28,772	11,824	40,596
Total Revenues	517,287	23,167	540,454
EXPENSES:			
Property expenses	165,730	2,934	168,664
Marketing, general and administrative	20,660	6,134	26,794
Interest	51,378	41,679	93,057
Depreciation and amortization	95,303	7,628	102,931
Total Expenses	333,071	58,375	391,446
Income (loss) before preferred distributions, minority interests, valuation reserves and extraordinary loss	$ 184,216	$ (35,208)	$ 149,008
Total assets	$ 2,763,771	$ 235,011	$ 2,998,782

	2000		
	CORE PORTFOLIO	OTHER	CONSOLIDATED TOTALS
REVENUES:			
Base rents, tenant escalations and reimbursements	$ 442,326	$ 9,751	$ 452,077
Equity in earnings of real estate joint ventures and service companies	--	4,383	4,383
Other income	1,212	52,245	53,457
Total Revenues	443,538	66,379	509,917
EXPENSES:			
Property expenses	154,930	2,526	157,456
Marketing, general and administrative	20,606	4,615	25,221
Interest	40,465	55,872	96,337
Depreciation and amortization	84,401	8,146	92,547
Total Expenses	300,402	71,159	371,561
Income (loss) before preferred distributions, minority interests and extraordinary loss	$ 143,136	$ (4,780)	$ 138,356
Total assets	$ 2,604,494	$ 395,300	$ 2,999,794

11. SEGMENT DISCLOSURE - (CONTINUED)

	1999		
	CORE PORTFOLIO	OTHER	CONSOLIDATED TOTALS
REVENUES:			
Base rents, tenant escalations and reimbursements	$ 340,293	$ 28,842	$ 369,135
Equity in earnings of real estate joint ventures and service companies	--	2,148	2,148
Other income	448	31,411	31,859
Total Revenues	340,741	62,401	403,142
EXPENSES:			
Property expenses	119,270	6,724	125,994
Marketing, general and administrative .	16,981	5,288	22,269
Interest	25,167	49,542	74,709
Depreciation and amortization	64,097	10,407	74,504
Total Expenses	225,515	71,961	297,476
Income (loss) before preferred distributions, minority interests and extraordinary loss	$ 115,226	$ (9,560)	$ 105,666
Total assets	$ 2,317,195	$ 417,382	$ 2,734,577

12. NON-CASH INVESTING AND FINANCING ACTIVITIES

Additional supplement disclosures of non-cash inveseting and financing activities are as follows:

On May 31, 2001, Metropolitan's minority partner, at its election, converted its preferred equity investment into 3,453,881 shares of the Company's Class A common stock based on a conversion price of $24.61 per share. As a result, the Operating Partnership issued 3,453,881 Class A common units to the Company.

On December 21, 2001, in connection with the sale of a 49% indirect interest in the property located at 919 Third Avenue, New York, NY, the Operating Partnership's share of secured mortgage debt was reduced by approximately $122.1 million.

During the year ended December 31, 2001, approximately 11,553 preferred units of limited partnership interest, with a liquidation preference value of approximately $11.6 million, were exchanged for 456,351 Units at an average price of $25.32 per Unit. In addition, the Company increased its general partnership interest in the Operating Partnership by acquiring 660,370 outstanding Units from certain limited partners in exchange for an equal number of shares of its Class A common stock.

On June 20, 2000, in conjunction with the Company's exchange of 4,181,818 shares of its Class A Common Stock for four million shares of its Series B preferred stock, the Operating Partnership issued 4,181,818 Class A common units in exchange for four million shares of Series E preferred units with a liquidation preference value of $100 million.

13. COMMITMENTS AND CONTINGENCIES

The Operating Partnership is obligated to purchase, for approximately $23.8 million, 52.7 acres of land located in Valhalla, NY on which the Operating Partnership can develop approximately 875,000 square feet of office space. This acquisition will be financed in part from the proceeds of the sale of an

13. COMMITMENTS AND CONTINGENCIES - (CONTINUED)

office property currently being held by a qualified intermediary for the purposes of an exchange of real property pursuant to Section 1031 of the Internal Revenue Code of 1986 and is scheduled to close in the first quarter of 2002.

During 2001, based on the Company's value assessment of its investment in Captivate Network, Inc., an unrelated technology based service company, the Operating Partnership recorded a valuation reserve charge of approximately $700,000 in its consolidated statements of operations.

The Operating Partnership had outstanding undrawn letters of credit against its Credit Facility of approximately $37.4 million and $51.3 million at December 31, 2001 and 2000, respectively.

HQ Global Workplaces, Inc., ("HQ") one of the largest providers of flexible officing solutions in the world and which is controlled by FrontLine, currently operates eleven executive office centers in the Operating Partnership's properties, three of which are held through joint ventures. The leases under which these office centers operate expire between 2008 and 2011, encompass approximately 225,000 square feet and have current contractual annual base rents of approximately $6.7 million. Currently, three of these office centers (including one joint venture location) aggregating 55,000 square feet with current contractual annual base rents of $1.4 million are in default under their lease terms. In addition, HQ has been experiencing financial difficulties and on March 13, 2002, voluntarily filed a petition for relief under Chapter 11 of the U.S. Bankruptcy Code. There can be no assurances as to whether HQ will affirm or reject its existing leases with the Operating Partnership. At this time it cannot be determined what impact their financial difficulties and bankruptcy filing will have on their ability to meet their future lease obligations with the Operating Partnership.

14. QUARTERLY FINANCIAL DATA (UNAUDITED)

The following summary represents the Operating Partnership's results of operations for each fiscal quarter during 2001 and 2000 (in thousands, except unit data):

	2001			
	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER
Total revenues	$ 130,875	$ 132,383	$ 133,027	$ 144,169
Income before distributions to preferred unit holders, minority interests, valuation reserves and extraordinary loss	$ 36,245	$ 33,427	$ 32,060	$ 47,276
Preferred unit distributions	(6,085)	(5,928)	(5,996)	(5,968)
Minority partners' interest in consolidated partnerships	(5,755)	(4,065)	(3,065)	(3,090)
Valuation reserves on investments in affiliate loans and joint ventures and other investments	--	--	(163,000)	(3,101)
Extraordinary loss	--	--	(2,898)	--
Net income (loss) allocable to common unit holders	$ 24,405	$ 23,434	$ (142,899)	$ 35,117
Net income (loss) allocable to:				
Class A common units	$ 18,765	$ 18,535	$ (112,159)	$ 27,576
Class B common units	5,640	4,899	(30,740)	7,541
Total	$ 24,405	$ 23,434	$ (142,899)	$ 35,117
Net income (loss) per common unit:				
Class A common unit	$ .35	$ .34	$ (1.96)	$ .48
Class B common unit	$ .55	$ .48	$ (2.99)	$ .73
Weighted average common units outstanding:				
Class A common units	53,177,000	54,984,000	57,368,000	57,499,000
Class B common units	10,284,000	10,284,000	10,284,000	10,284,000

14. QUARTERLY FINANCIAL DATA (UNAUDITED) - (CONTINUED)

	2000			
	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER
Total revenues	$ 117,658	$ 125,448	$ 140,294	$ 126,517
Income before distributions to preferred unit holders, minority interests and extraordinary loss	$ 28,772	$ 35,709	$ 44,208	$ 29,667
Preferred unit distributions	(7,985)	(7,857)	(6,085)	(6,085)
Minority partners' interest in consolidated partnerships	(1,975)	(1,925)	(1,874)	(3,346)
Extraordinary loss	--	--	(1,571)	--
Net income available to common unit holders	$ 18,812	$ 25,927	$ 34,678	$ 20,236
Net income available to:				
Class A common units	$ 14,223	$ 19,646	$ 26,628	$ 15,549
Class B common units	4,589	6,281	8,050	4,687
Total	$ 18,812	$ 25,927	$ 34,678	$ 20,236
Net income per common unit:				
Class A common unit	$ .30	$ .40	$ .50	$ .29
Class B common unit	$ .45	$ .61	$ .78	$ .46
Weighted average common units outstanding:				
Class A common units	48,082,000	49,038,000	52,873,000	53,021,000
Class B common units	10,284,000	10,284,000	10,284,000	10,284,000

RECKSON OPERATING PARTNERSHIP, L.P.
SCHEDULE III-REAL ESTATE AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2001
(IN THOUSANDS)

COLUMN A	COLUMN B	COLUMN C	
		INITIAL COST	
DESCRIPTION	ENCUMBRANCE	LAND	BUILDINGS AND IMPROVEMENTS
Vanderbilt Industrial Park, Hauppauge, New York (27 buildings in an industrial park)	--	$ 1,940	$ 9,955
85 Nicon Court, Hauppauge, New York	--	797	2,818
104 Parkway Drive So., Hauppauge, New York	--	54	804
125 Ricefield Lane, Hauppauge, New York	--	13	852
110 Ricefield Lane, Hauppauge, New York	--	33	1,043
120 Ricefield Lane, Hauppauge, New York	--	16	1,051
135 Ricefield Lane, Hauppauge, New York	--	24	906
1997 Portfolio Acquisition, Hauppauge, New York (10 additional buildings in Vanderbilt Industrial Park)	--	930 (B)	20,619
425 Rabro Drive, Hauppauge, New York	--	665	3,489
600 Old Willets Path, Hauppauge, New York	--	295	3,521
Airport International Plaza, Islip, New York (17 buildings in an industrial park)	2,616 (C)	1,263	13,608
120 Wilbur Place, Islip, New York	--	202	1,154
2004 Orville Drive North, Islip, New York	--	633	4,226
2005 Orville Drive North, Islip, New York	--	984	5,410
County Line Industrial Center, Melville, New York (3 buildings in an industrial park)	--	628	3,686
30 Hub Drive, Melville, New York	--	469	1,571
32 Windsor Place, Islip, New York	--	32	321
42 Windsor Place, Islip, New York	--	48	327
505 Walt Whitman Rd., Huntington, New York	--	140	42
1170 Northern Blvd., N. Great Neck, New York	--	30	99
50 Charles Lindbergh Blvd., Mitchel Field, New York	--	(A)	12,089
200 Broadhollow Road, Melville, New York	--	338	3,354
48 South Service Road, Melville, New York	--	1,652	10,245
395 North Service Road, Melville, New York	20,117	(A)	15,551
6800 Jericho Turnpike, Syosset, New York	14,131	582	6,566
6900 Jericho Turnpike, Syosset, New York	7,458	385	4,228

COLUMN A	COLUMN D		COLUMN E			COLUMN F
	COST CAPITALIZED, SUBSEQUENT TO ACQUISITION		GROSS AMOUNT AT WHICH CARRIED AT CLOSE OF PERIOD			
DESCRIPTION	LAND	BUILDINGS AND IMPROVEMENTS	LAND	BUILDINGS AND IMPROVEMENTS	TOTAL	ACCUMULATED DEPRECIATION
Vanderbilt Industrial Park, Hauppauge, New York (27 buildings in an industrial park)	--	11,434	1,940	21,389	23,329	15,509
85 Nicon Court, Hauppauge, New York	--	64	797	2,882	3,679	577
104 Parkway Drive So., Hauppauge, New York	--	200	54	1,004	1,058	198
125 Ricefield Lane, Hauppauge, New York	--	330	13	1,182	1,195	362
110 Ricefield Lane, Hauppauge, New York	1	57	34	1,100	1,134	230
120 Ricefield Lane, Hauppauge, New York	--	422	16	1,473	1,489	243
135 Ricefield Lane, Hauppauge, New York	--	473	24	1,379	1,403	450
1997 Portfolio Acquisition, Hauppauge, New York (10 additional buildings in Vanderbilt Industrial Park)	--	3,451	930	24,070	25,000	4,477
425 Rabro Drive, Hauppauge, New York	--	398	665	3,887	4,552	573
600 Old Willets Path, Hauppauge, New York	--	727	295	4,248	4,543	573
Airport International Plaza, Islip, New York (17 buildings in an industrial park)	--	11,346	1,263	24,954	26,217	16,785
120 Wilbur Place, Islip, New York	8	232	210	1,386	1,596	169
2004 Orville Drive North, Islip, New York	--	1,431	633	5,657	6,290	1,305
2005 Orville Drive North, Islip, New York	--	1,176	984	6,586	7,570	717
County Line Industrial Center, Melville, New York (3 buildings in an industrial park)	--	2,843	628	6,529	7,157	4,948
30 Hub Drive, Melville, New York	--	322	469	1,893	2,362	444
32 Windsor Place, Islip, New York	--	46	32	367	399	367
42 Windsor Place, Islip, New York	--	548	48	875	923	819
505 Walt Whitman Rd., Huntington, New York	--	59	140	101	241	87
1170 Northern Blvd., N. Great Neck, New York	--	34	30	133	163	130
50 Charles Lindbergh Blvd., Mitchel Field, New York	--	5,564	0	17,653	17,653	10,768
200 Broadhollow Road, Melville, New York	--	3,538	338	6,892	7,230	4,405
48 South Service Road, Melville, New York	--	5,382	1,652	15,627	17,279	8,605
395 North Service Road, Melville, New York	--	7,474	0	23,025	23,025	12,697
6800 Jericho Turnpike, Syosset, New York	--	10,230	582	16,796	17,378	10,377
6900 Jericho Turnpike, Syosset, New York	--	3,743	385	7,971	8,356	4,622

COLUMN A	COLUMN G	COLUMN H	COLUMN I
DESCRIPTION	DATE OF CONSTRUCTION	DATE ACQUIRED	LIFE ON WHICH DEPRECIATION IS COMPUTED
Vanderbilt Industrial Park, Hauppauge, New York (27 buildings in an industrial park)	1961-1979	1961-1979	10-30 Years
85 Nicon Court, Hauppauge, New York	1984	1995	10-30 Years
104 Parkway Drive So., Hauppauge, New York	1985	1996	10-30 Years
125 Ricefield Lane, Hauppauge, New York	1973	1996	10-30 Years
110 Ricefield Lane, Hauppauge, New York	1980	1996	10-30 Years
120 Ricefield Lane, Hauppauge, New York	1983	1996	10-30 Years
135 Ricefield Lane, Hauppauge, New York	1981	1996	10-30 Years
1997 Portfolio Acquisition, Hauppauge, New York (10 additional buildings in Vanderbilt Industrial Park)	1974-1982	1997	10-30 Years
425 Rabro Drive, Hauppauge, New York	1980	1997	10-30 Years
600 Old Willets Path, Hauppauge, New York	1999	1999	10-30 Years
Airport International Plaza, Islip, New York (17 buildings in an industrial park)	1970-1988	1970-1988	10-30 Years
120 Wilbur Place, Islip, New York	1972	1998	10-30 Years
2004 Orville Drive North, Islip, New York	1998	1996	10-30 Years
2005 Orville Drive North, Islip, New York	1999	1996	10-30 Years
County Line Industrial Center, Melville, New York (3 buildings in an industrial park)	1975-1979	1975-1979	10-30 Years
30 Hub Drive, Melville, New York	1976	1996	10-30 Years
32 Windsor Place, Islip, New York	1971	1971	10-30 Years
42 Windsor Place, Islip, New York	1972	1972	10-30 Years
505 Walt Whitman Rd., Huntington, New York	1950	1968	10-30 Years
1170 Northern Blvd., N. Great Neck, New York	1947	1962	10-30 Years
50 Charles Lindbergh Blvd., Mitchel Field, New York	1984	1984	10-30 Years
200 Broadhollow Road, Melville, New York	1981	1981	10-30 Years
48 South Service Road, Melville, New York	1986	1986	10-30 Years
395 North Service Road, Melville, New York	1988	1988	10-30 Years
6800 Jericho Turnpike, Syosset, New York	1977	1978	10-30 Years
6900 Jericho Turnpike, Syosset, New York	1982	1982	10-30 Years

Continued

RECKSON OPERATING PARTNERSHIP, L.P.
SCHEDULE III-REAL ESTATE AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2001 (CONTINUED)
(IN THOUSANDS)

COLUMN A	COLUMN B	COLUMN C	
		INITIAL COST	
DESCRIPTION	ENCUMBRANCE	LAND	BUILDINGS AND IMPROVEMENTS
300 Motor Parkway, Hauppauge, New York	--	276	1,136
88 Duryea Road Melville, New York	--	200	1,565
210 Blydenburgh Road, Islandia, New York	--	11	158
208 Blydenburgh Road, Islandia, New York	--	12	192
71 Hoffman Lane, Islandia, New York	--	19	260
933 Motor Parkway, Hauppauge, New York	--	106	375
65 and 85 South Service Road, Plainview, New York	--	40	218
333 Earl Ovington Blvd., (Omni), Mitchel Field, New York	54,785	(A)	67,221
135 Fell Court, Islip, New York	--	462	1,265
40 Cragwood Road, South Plainfield, New Jersey	--	725	7,131
110 Marcus Drive, Huntington, New York	--	390	1,499
333 East Shore Road, Great Neck, New York	--	(A)	564
310 East Shore Road, Great Neck, New York	--	485	2,009
70 Schmitt Blvd., Farmingdale, New York	--	727	3,408
19 Nicholas Drive, Yaphank, New York	--	160	7,399
1516 Motor Parkway, Hauppauge, New York	--	603	6,722
35 Pinelawn Road, Melville, New York	--	999	7,073
520 Broadhollow Road, Melville, New York	--	457	5,572
1660 Walt Whitman Road, Melville, New York	--	370	5,072
70 Maxess Road, Melville, New York	--	367	1,859
20 Melville Park Rd., Melville, New York	--	391	2,650
105 Price Parkway, Farmingdale, New York	--	2,030	6,327
48 Harbor Park Drive, Port Washington, New York	--	1,304	2,247
60 Charles Lindbergh, Mitchel Field, New York	--	(A)	20,800
235 Main Street, White Plains, New York	--	933	5,375
245 Main Street, White Plains, New York	--	1,235	7,284
505 White Plains Road, Tarrytown, New York	--	210	1,332
555 White Plains Road, Tarrytown, New York	--	712	4,133
560 White Plains Road, Tarrytown, New York	--	1,521	8,756
580 White Plains Road, Tarrytown, New York	12,879	2,414	14,595

COLUMN A	COLUMN D		COLUMN E		
	COST CAPITALIZED, SUBSEQUENT TO ACQUISITION		GROSS AMOUNT AT WHICH CARRIED AT CLOSE OF PERIOD		
DESCRIPTION	LAND	BUILDINGS AND IMPROVEMENTS	LAND	BUILDINGS AND IMPROVEMENTS	TOTAL
300 Motor Parkway, Hauppauge, New York	--	1,695	276	2,831	3,107
88 Duryea Road Melville, New York	--	843	200	2,408	2,608
210 Blydenburgh Road, Islandia, New York	--	167	11	325	336
208 Blydenburgh Road, Islandia, New York	--	188	12	380	392
71 Hoffman Lane, Islandia, New York	--	172	19	432	451
933 Motor Parkway, Hauppauge, New York	--	396	106	771	877
65 and 85 South Service Road, Plainview, New York	--	17	40	235	275
333 Earl Ovington Blvd., (Omni), Mitchel Field, New York	--	20,517	0	87,738	87,738
135 Fell Court, Islip, New York	--	273	462	1,538	2,000
40 Cragwood Road, South Plainfield, New Jersey	--	6,217	725	13,348	14,073
110 Marcus Drive, Huntington, New York	--	107	390	1,606	1,996
333 East Shore Road, Great Neck, New York	--	357	0	921	921
310 East Shore Road, Great Neck, New York	--	1,852	485	3,861	4,346
70 Schmitt Blvd., Farmingdale, New York	--	33	727	3,441	4,168
19 Nicholas Drive, Yaphank, New York	--	6,136	160	13,535	13,695
1516 Motor Parkway, Hauppauge, New York	--	379	603	7,101	7,704
35 Pinelawn Road, Melville, New York	--	2,500	999	9,573	10,572
520 Broadhollow Road, Melville, New York	(1)	2,633	456	8,205	8,661
1660 Walt Whitman Road, Melville, New York	--	718	370	5,790	6,160
70 Maxess Road, Melville, New York	95	2,957	462	4,816	5,278
20 Melville Park Rd., Melville, New York	--	101	391	2,751	3,142
105 Price Parkway, Farmingdale, New York	--	469	2,030	6,796	8,826
48 Harbor Park Drive, Port Washington, New York	--	106	1,304	2,353	3,657
60 Charles Lindbergh, Mitchel Field, New York	--	4,004	0	24,804	24,804
235 Main Street, White Plains, New York	--	1,332	933	6,707	7,640
245 Main Street, White Plains, New York	1	869	1,236	8,153	9,389
505 White Plains Road, Tarrytown, New York	--	321	210	1,653	1,863
555 White Plains Road, Tarrytown, New York	51	4,590	763	8,723	9,486
560 White Plains Road, Tarrytown, New York	(1)	3,047	1,520	11,803	13,323
580 White Plains Road, Tarrytown, New York	--	3,503	2,414	18,098	20,512

COLUMN A	COLUMN F	COLUMN G	COLUMN H	COLUMN I
DESCRIPTION	ACCUMULATED DEPRECIATION	DATE OF CONSTRUCTION	DATE ACQUIRED	LIFE ON WHICH DEPRECIATION IS COMPUTED
300 Motor Parkway, Hauppauge, New York	1,661	1979	1979	10-30 Years
88 Duryea Road Melville, New York	1,429	1980	1980	10-30 Years
210 Blydenburgh Road, Islandia, New York	308	1969	1969	10-30 Years
208 Blydenburgh Road, Islandia, New York	340	1969	1969	10-30 Years
71 Hoffman Lane, Islandia, New York	431	1970	1970	10-30 Years
933 Motor Parkway, Hauppauge, New York	662	1973	1973	10-30 Years
65 and 85 South Service Road, Plainview, New York .	227	1961	1961	10-30 Years
333 Earl Ovington Blvd., (Omni), Mitchel Field, New York	27,134	1990	1995	10-30 Years
135 Fell Court, Islip, New York	445	1965	1992	10-30 Years
40 Cragwood Road, South Plainfield, New Jersey	7,934	1970	1983	10-30 Years
110 Marcus Drive, Huntington, New York	1,270	1980	1980	10-30 Years
333 East Shore Road, Great Neck, New York	641	1976	1976	10-30 Years
310 East Shore Road, Great Neck, New York	2,019	1981	1981	10-30 Years
70 Schmitt Blvd., Farmingdale, New York	729	1965	1995	10-30 Years
19 Nicholas Drive, Yaphank, New York	2,080	1989	1995	10-30 Years
1516 Motor Parkway, Hauppauge, New York	1,482	1981	1995	10-30 Years
35 Pinelawn Road, Melville, New York	2,386	1980	1995	10-30 Years
520 Broadhollow Road, Melville, New York	2,242	1978	1995	10-30 Years
1660 Walt Whitman Road, Melville, New York	1,187	1980	1995	10-30 Years
70 Maxess Road, Melville, New York	1,019	1967	1995	10-30 Years
20 Melville Park Rd., Melville, New York	519	1965	1996	10-30 Years
105 Price Parkway, Farmingdale, New York	1,400	1969	1996	10-30 Years
48 Harbor Park Drive, Port Washington, New York	479	1976	1996	10-30 Years
60 Charles Lindbergh, Mitchel Field, New York	4,985	1989	1996	10-30 Years
235 Main Street, White Plains, New York	1,472	1974	1996	10-30 Years
245 Main Street, White Plains, New York	1,891	1983	1996	10-30 Years
505 White Plains Road, Tarrytown, New York	422	1974	1996	10-30 Years
555 White Plains Road, Tarrytown, New York	3,086	1972	1996	10-30 Years
560 White Plains Road, Tarrytown, New York	3,072	1980	1996	10-30 Years
580 White Plains Road, Tarrytown, New York	4,463	1997	1996	10-30 Years

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RECKSON OPERATING PARTNERSHIP, L.P.
SCHEDULE III-REAL ESTATE AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2001 (CONTINUED)
(IN THOUSANDS)

COLUMN A	COLUMN B	COLUMN C	
		INITIAL COST	
DESCRIPTION	ENCUMBRANCE	LAND	BUILDINGS AND IMPROVEMENTS
660 White Plains Road, Tarrytown, New York	--	3,929	22,640
Landmark Square, Stamford, Connecticut	46,069	11,603	64,466
110 Bi-County Blvd., Farmingdale, New York	3,849	2,342	6,665
One Eagle Rock, East Hanover, New Jersey	--	803	7,563
710 Bridgeport Avenue, Shelton, Connecticut	--	5,405	21,620
101 JFK Expressway, Short Hills, New Jersey	--	7,745	43,889
10 Rooney Circle, West Orange, New Jersey	--	1,302	4,615
Executive Hill Office Park, West Orange, New Jersey .	--	7,629	31,288
3 University Plaza, Hackensack, New Jersey	--	7,894	11,846
150 Motor Parkway, Hauppauge, New York	--	1,114	20,430
Reckson Executive Park, Ryebrook, New York	--	18,343	55,028
University Square, Princeton, New Jersey	--	3,288	8,888
100 Andrews Road, Hicksville, New York	--	2,337	1,711
80 Grasslands, Elmsford, New York	--	1,208	6,728
65 Marcus Drive, Melville, New York	--	295	1,966
100 Forge Way, Rockaway, New Jersey	--	315	902
200 Forge Way, Rockaway, New Jersey	--	1,128	3,228
300 Forge Way, Rockaway, New Jersey	--	376	1,075
400 Forge Way, Rockaway, New Jersey	--	1,142	3,267
51-55 Charles Lindbergh Blvd., Mitchel Field, New York	--	(A)	27,975
100 Summit Drive, Valhalla, New York	20,373	3,007	41,351
115/117 Stevens Avenue, Valhalla, New York	--	1,094	22,490
200 Summit Lake Drive, Valhalla, New York	19,770	4,343	37,305
140 Grand Street, White Plains, New York	--	1,932	18,744
500 Summit Lake Drive, Valhalla, New York	--	7,052	37,309
99 Cherry Hill Road, Parsippany, New Jersey	--	2,360	7,508
119 Cherry Hill Road, Parsippany, New Jersey	--	2,512	7,622
45 Melville Park Road, Melville, New York	--	355	1,487
500 Saw Mill River Road, Elmsford, New York	--	1,542	3,796
120 W. 45th Street, New York, New York	65,214	28,757	162,809

COLUMN A	COLUMN D		COLUMN E		
	COST CAPITALIZED, SUBSEQUENT TO ACQUISITION		GROSS AMOUNT AT WHICH CARRIED AT CLOSE OF PERIOD		
DESCRIPTION	LAND	BUILDINGS AND IMPROVEMENTS	LAND	BUILDINGS AND IMPROVEMENTS	TOTAL
660 White Plains Road, Tarrytown, New York	45	5,662	3,974	28,302	32,276
Landmark Square, Stamford, Connecticut	832	29,831	12,435	94,297	106,732
110 Bi-County Blvd., Farmingdale, New York	--	308	2,342	6,973	9,315
One Eagle Rock, East Hanover, New Jersey	--	3,151	803	10,714	11,517
710 Bridgeport Avenue, Shelton, Connecticut	7	824	5,412	22,444	27,856
101 JFK Expressway, Short Hills, New Jersey	(3,098)	(16,382)	4,647	27,507	32,154
10 Rooney Circle, West Orange, New Jersey	1	584	1,303	5,199	6,502
Executive Hill Office Park, West Orange, New Jersey .	4	1,649	7,633	32,937	40,570
3 University Plaza, Hackensack, New Jersey	--	2,885	7,894	14,731	22,625
150 Motor Parkway, Hauppauge, New York	--	3,055	1,114	23,485	24,599
Reckson Executive Park, Ryebrook, New York	--	3,202	18,343	58,230	76,573
University Square, Princeton, New Jersey	(1)	968	3,287	9,856	13,143
100 Andrews Road, Hicksville, New York	151	5,742	2,488	7,453	9,941
80 Grasslands, Elmsford, New York	--	576	1,208	7,304	8,512
65 Marcus Drive, Melville, New York	56	883	351	2,849	3,200
100 Forge Way, Rockaway, New Jersey	--	98	315	1,000	1,315
200 Forge Way, Rockaway, New Jersey	--	370	1,128	3,598	4,726
300 Forge Way, Rockaway, New Jersey	--	254	376	1,329	1,705
400 Forge Way, Rockaway, New Jersey	--	254	1,142	3,521	4,663
51-55 Charles Lindbergh Blvd., Mitchel Field, New York	--	4,292	0	32,267	32,267
100 Summit Drive, Valhalla, New York	--	4,569	3,007	45,920	48,927
115/117 Stevens Avenue, Valhalla, New York	--	1,787	1,094	24,277	25,371
200 Summit Lake Drive, Valhalla, New York	--	2,875	4,343	40,180	44,523
140 Grand Street, White Plains, New York	(1)	709	1,931	19,453	21,384
500 Summit Lake Drive, Valhalla, New York	--	7,845	7,052	45,154	52,206
99 Cherry Hill Road, Parsippany, New Jersey	(1)	627	2,359	8,135	10,494
119 Cherry Hill Road, Parsippany, New Jersey	--	1,054	2,512	8,676	11,188
45 Melville Park Road, Melville, New York	(1)	1,822	354	3,309	3,663
500 Saw Mill River Road, Elmsford, New York	--	205	1,542	4,001	5,543
120 W. 45th Street, New York, New York	7,732 (E)	1,635	36,489	164,444	200,933

COLUMN A	COLUMN F	COLUMN G	COLUMN H	COLUMN I
DESCRIPTION	ACCUMULATED DEPRECIATION	DATE OF CONSTRUCTION	DATE ACQUIRED	LIFE ON WHICH DEPRECIATION IS COMPUTED
660 White Plains Road, Tarrytown, New York	6,787	1983	1996	10-30 Years
Landmark Square, Stamford, Connecticut	15,820	1973-1984	1996	10-30 Years
110 Bi-County Blvd., Farmingdale, New York	1,235	1984	1997	10-30 Years
One Eagle Rock, East Hanover, New Jersey	2,383	1986	1997	10-30 Years
710 Bridgeport Avenue, Shelton, Connecticut	3,704	1971-1979	1997	10-30 Years
101 JFK Expressway, Short Hills, New Jersey	4,197	1981	1997	10-30 Years
10 Rooney Circle, West Orange, New Jersey	894	1971	1997	10-30 Years
Executive Hill Office Park, West Orange, New Jersey .	5,178	1978-1984	1997	10-30 Years
3 University Plaza, Hackensack, New Jersey	2,534	1985	1997	10-30 Years
150 Motor Parkway, Hauppauge, New York	3,996	1984	1997	10-30 Years
Reckson Executive Park, Ryebrook, New York	8,293	1983-1986	1997	10-30 Years
University Square, Princeton, New Jersey	1,317	1987	1997	10-30 Years
100 Andrews Road, Hicksville, New York	1,555	1954	1996	10-30 Years
80 Grasslands, Elmsford, New York	1,083	1989/1964	1997	10-30 Years
65 Marcus Drive, Melville, New York	594	1968	1996	10-30 Years
100 Forge Way, Rockaway, New Jersey	148	1986	1998	10-30 Years
200 Forge Way, Rockaway, New Jersey	460	1989	1998	10-30 Years
300 Forge Way, Rockaway, New Jersey	252	1989	1998	10-30 Years
400 Forge Way, Rockaway, New Jersey	470	1989	1998	10-30 Years
51-55 Charles Lindbergh Blvd., Mitchel Field, New York	5,760	1981	1998	10-30 Years
100 Summit Drive, Valhalla, New York	6,329	1988	1998	10-30 Years
115/117 Stevens Avenue, Valhalla, New York	2,989	1984	1998	10-30 Years
200 Summit Lake Drive, Valhalla, New York	5,053	1990	1998	10-30 Years
140 Grand Street, White Plains, New York	2,475	1991	1998	10-30 Years
500 Summit Lake Drive, Valhalla, New York	5,363	1986	1998	10-30 Years
99 Cherry Hill Road, Parsippany, New Jersey	983	1982	1998	10-30 Years
119 Cherry Hill Road, Parsippany, New Jersey	1,083	1982	1998	10-30 Years
45 Melville Park Road, Melville, New York	585	1998	1998	10-30 Years
500 Saw Mill River Road, Elmsford, New York	534	1968	1998	10-30 Years
120 W. 45th Street, New York, New York	14,544	1998	1999	10-30 Years

Continued

RECKSON OPERATING PARTNERSHIP, L.P.
SCHEDULE III-REAL ESTATE AND ACCUMULATED DEPRECIATION
DECEMBER 31, 2001 (CONTINUED)
(IN THOUSANDS)

COLUMN A	COLUMN B	COLUMN C	
		INITIAL COST	
DESCRIPTION	ENCUMBRANCE	LAND	BUILDINGS AND IMPROVEMENTS
1255 Broad Street, Clifton, New Jersey	--	1,329	15,869
810 7th Avenue, New York, New York	84,280	26,984 (A)	152,767
120 Mineola Blvd., Mineola, New York	--	1,869	10,603
100 Wall Street, New York, New York	36,522	11,749	66,517
One Orlando, Orlando, Florida	38,934	9,386	51,136
1350 Avenue of the Americas, New York, New York .	75,000	19,222	109,168
919 3rd Avenue, New York, New York	249,080	101,644 (A)	205,736
538 Broadhollow Road, Melville, New York	--	3,900	21,413
360 Hamilton Avenue, White Plains, New York	--	2,838	34,606
492 River Road, Nutley, New Jersey	--	2,615	5,102
275 Broadhollow Road, Melville, New York	--	3,850	12,958
400 Garden City Plaza, Garden City, New York	--	9,081	17,004
90 Merrick Avenue, East Meadow, New York	--	(A)	23,804
120 White Plains Road, Tarrytown, New York	--	3,852	24,861
100 White Plains Road, Tarrytown, New York	--	79	472
51 JFK Parkway, Short Hills, New Jersey	--	10,053	62,504
680 Washington Blvd, Stamford, Connecticut	--	4,561	23,698
750 Washington Blvd, Stamford, Connecticut	--	7,527	31,940
1305 Walt Whitman Road, Melville, New York	--	3,934	24,040
50 Marcus Drive, Melville, New York	--	930	13,600
100 Grasslands Road, Elmsford, New York	--	289	3,382
2002 Orville Drive North, Bohemia, New York	--	1,950	9,959
390 Motor Parkway, Hauppauge, New York	--	240	5,787
58 South Service Road (D), Melville, New York	--	1,061	--
Land held for development	--	69,365	--
Developments in progress	--	--	74,303
Other property	--	--	--
Total	$751,077	$ 458,772	$2,009,172

COLUMN A	COLUMN D		COLUMN E		
	COST CAPITALIZED, SUBSEQUENT TO ACQUISITION		GROSS AMOUNT AT WHICH CARRIED AT CLOSE OF PERIOD		
DESCRIPTION	LAND	BUILDINGS AND IMPROVEMENTS	LAND	BUILDINGS AND IMPROVEMENTS	TOTAL
1255 Broad Street, Clifton, New Jersey	--	4,069	1,329	19,938	21,267
810 7th Avenue, New York, New York	117	10,738	27,101	163,505	190,606
120 Mineola Blvd., Mineola, New York	5	689	1,874	11,292	13,166
100 Wall Street, New York, New York	93	8,280	11,842	74,797	86,639
One Orlando, Orlando, Florida	32	1,715	9,418	52,851	62,269
1350 Avenue of the Americas, New York, New York .	--	15,268	19,222	124,436	143,658
919 3rd Avenue, New York, New York	12,795	84,386	114,439	290,122	404,561
538 Broadhollow Road, Melville, New York	--	1,007	3,900	22,420	26,320
360 Hamilton Avenue, White Plains, New York	--	20,897	2,838	55,503	58,341
492 River Road, Nutley, New Jersey	--	4,145	2,615	9,247	11,862
275 Broadhollow Road, Melville, New York	--	120	3,850	13,078	16,928
400 Garden City Plaza, Garden City, New York	--	421	9,081	17,425	26,506
90 Merrick Avenue, East Meadow, New York	--	956	0	24,760	24,760
120 White Plains Road, Tarrytown, New York	--	141	3,852	25,002	28,854
100 White Plains Road, Tarrytown, New York	--	72	79	544	623
51 JFK Parkway, Short Hills, New Jersey	1	319	10,054	62,823	72,877
680 Washington Blvd, Stamford, Connecticut	--	60	4,561	23,758	28,319
750 Washington Blvd, Stamford, Connecticut	--	65	7,527	32,005	39,532
1305 Walt Whitman Road, Melville, New York	--	10	3,934	24,050	27,984
50 Marcus Drive, Melville, New York	--	4,670	930	18,270	19,200
100 Grasslands Road, Elmsford, New York	--	1,192	289	4,574	4,863
2002 Orville Drive North, Bohemia, New York	--	253	1,950	10,212	12,162
390 Motor Parkway, Hauppauge, New York	--	817	240	6,604	6,844
58 South Service Road (D), Melville, New York	507	9,807	1,568	9,807	11,375
Land held for development	--	--	69,365	--	69,365
Developments in progress	--	--	--	74,303	74,303
Other property	--	14,051	--	14,051 (B)	14,051
Total	$19,430	$393,505	$478,202	$2,402,677	$2,880,879

COLUMN A DESCRIPTION	COLUMN F ACCUMULATED DEPRECIATION	COLUMN G DATE OF CONSTRUCTION	COLUMN H DATE ACQUIRED	COLUMN I LIFE ON WHICH DEPRECIATION IS COMPUTED
1255 Broad Street, Clifton, New Jersey	1,964	1999	1999	10-30 Years
810 7th Avenue, New York, New York	14,441	1970	1999	10-30 Years
120 Mineola Blvd., Mineola, New York	1,016	1977	1999	10-30 Years
100 Wall Street, New York, New York	6,542	1969	1999	10-30 Years
One Orlando, Orlando, Florida	4,607	1987	1999	10-30 Years
1350 Avenue of the Americas, New York, New York .	7,813	1966	2000	10-30 Years
919 3rd Avenue, New York, New York	5,342	1970	2000	10-30 Years
538 Broadhollow Road, Melville, New York	1,125	2000	2000	10-30 Years
360 Hamilton Avenue, White Plains, New York	4,005	2000	2000	10-30 Years
492 River Road, Nutley, New Jersey	448	2000	2000	10-30 Years
275 Broadhollow Road, Melville, New York	1,355	1970	1997	10-30 Years
400 Garden City Plaza, Garden City, New York	1,468	1989	1997	10-30 Years
90 Merrick Avenue, East Meadow, New York	2,527	1985	1997	10-30 Years
120 White Plains Road, Tarrytown, New York	2,241	1984	1997	10-30 Years
100 White Plains Road, Tarrytown, New York	21	1984	1997	10-30 Years
51 JFK Parkway, Short Hills, New Jersey	5,399	1988	1998	10-30 Years
680 Washington Blvd, Stamford, Connecticut	2,011	1989	1998	10-30 Years
750 Washington Blvd, Stamford, Connecticut	2,610	1989	1998	10-30 Years
1305 Walt Whitman Road, Melville, New York	2,002	1999	1999	10-30 Years
50 Marcus Drive, Melville, New York	419	2001	1998	10-30 Years
100 Grasslands Road, Elmsford, New York	156	2001	1997	10-30 Years
2002 Orville Drive North, Bohemia, New York	482	2001	1996	10-30 Years
390 Motor Parkway, Hauppauge, New York	789	2001	1997	10-30 Years
58 South Service Road (D), Melville, New York	32	2001	1998	10-30 Years
Land held for development	--	N/A	Various	N/A
Developments in progress	--			
Other property	3,847			
Total	$357,112			

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A These land parcels, or a portion of the land parcels, on which the building and improvements were constructed are subject to a ground lease.

B The land parcel on which the building and improvements were constructed for one property is subject to a ground lease.

C The Encumbrance of $2,616 is related to one property.

D As of December 31, 2001 this asset was partially under development. As a result, certain costs have been classified as development costs on the company's balance sheet.

E Costs incurred to acquire the lessor's rights to an air rights lease agreement.

The aggregate cost of Federal Income Tax purposes was approximately $2,115 million at December 31, 2001.

RECKSON OPERATING PARTNERSHIP, L.P.
SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION
(IN THOUSANDS)

The changes in real estate for each of the periods in the three years ended December 31, 2001 are as follows:

	2001	2000	1999
Real estate balance at beginning of period	$2,770,607	$2,208,399	$1,737,133
Improvements / revaluations	193,492	166,260	57,571
Disposal, including write-off of fully depreciated building improvements	(83,220)	(52,092)	(317,864)
Acquisitions	--	448,040	731,559
Balance at end of period	$2,880,879	$2,770,607	$2,208,399

The changes in accumulated depreciation, exclusive of amounts relating to equipment, autos, furniture and fixtures, for each of the periods in the three years ended December 31, 2001 are as follows:

	2001	2000	1999
Balance at beginning of period	$ 284,315	$215,112	$156,231
Depreciation for period	83,316	71,478	65,471
Disposal, including write-off of fully depreciated building improvements	(10,519)	(2,275)	(6,590)
Balance at end of period	$ 357,112	$284,315	$215,112

EXHIBIT 12.1

RECKSON OPERATING PARTNERSHIP, L. P.

RATIOS OF EARNINGS TO FIXED CHARGES

AND

RATIOS OF EARNINGS TO FIXED CHARGES AND PREFERRED DISTRIBUTIONS

The following table sets forth the Operating Partnership's consolidated ratios of earnings to fixed charges for the years ended December 31:

2001	2000	1999	1998	1997
2.26x	2.11x	2.07x	2.00x	2.69x

The following table sets forth the Operating Partnership's consolidated ratios of earnings to fixed charges and preferred distributions for the years ended December 31:

2001	2000	1999	1998
1.82x	1.62x	1.54x	1.60x

The Operating Partnership had no preferred capital outstanding prior to April 1998.

EXHIBIT 21.1

RECKSON OPERATING PARTNERSHIP, L. P.

STATEMENT OF SUBSIDIARIES

Name	State of Organization
Omni Partners, L. P.	Delaware
Reckson FS Limited Partnership	Delaware
Metropolitan Partners, LLC	Delaware
Reckson Management Group, Inc.	New York
RANY Management Group, Inc.	New York
Reckson Construction Group, Inc.	New York
RT Tri-State LLC	Delaware
Metropolitan 919 3rd Avenue LLC	Delaware
1350 LLC	Delaware
Magnolia Associates, LTD	Florida
Metropolitan 810 7th Avenue LLC	Delaware
100 Wall Company LLC	New York

EXHIBIT 23.0

RECKSON OPERATING PARTNERSHIP, L. P.

CONSENT OF INDEPENDENT AUDITORS

We consent to the incorporation by reference in the Registration Statement Form S-3 (No. 333-67129) and in the related Prospectus of Reckson Operating Partnership L.P., of our report dated February 20, 2002, except for Note 13, as to which the date is March 13, 2002, with respect to the consolidated financial statements and schedule of Reckson Operating Partnership L.P., included in this Annual Report Form 10-K for the year ended December 31, 2001.

Ernst & Young, LLP

New York, New York
March 18, 2002