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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Related NY Holdings, LLC

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Transmittal Cover Sheet

TO Florida Secretary of State
Company Division of Corporations
Fax Number (850) 205-0383
Phone Number
FROM Heather Irving
File Number 010840.080000
Comments

Re: (((H06000302215 3)))

Attached please find Articles of Organization of Related NY Holdings, LLC for filing.

Date December 27, 2006
Time
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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
RELATED NY HOLDINGS, LLC

(a Florida limited liability company)

These Articles of Organization of RELATED NY HOLDINGS, LLC, a Florida limited liability company (the "Company"), dated as of December 21, 2006, are being duly executed and filed by Michael H. Orbison, who is authorized to form a limited liability company under the Florida Limited Liability Company Act (Chapter 608 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:

RELATED NY HOLDINGS, LLC

ARTICLE II - Address: The principal address and mailing address of the Company is: c/o The Related Companies, 60 Columbus Circle, New York, New York 10023.

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:
The Registered Agent and Registered Office for service of process is as follows:

Name: Corporation Service Company
Address: 1201 Hays Street
Tallahassee, FL 32301

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.

CORPORATION SERVICE COMPANY

By: *Dolores Burton*
Name: *Dolores Burton*
Title: *Asst. Vice Pres.*

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TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the date first above written.

Michael H. Orbison
Print Name: Michael H. Orbison
Authorized Representative

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