

09800000000004



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 679150 4305026

AUTHORIZATION

Patricia P. Pitt

per Karen Rozar

COST LIMIT : \$ ~~70.00~~ 350.00

ORDER DATE : January 23, 1998

ORDER TIME : 10:47 AM

ORDER NO. : 679150-010

400002413264--5

CUSTOMER NO: 4305026

CUSTOMER: Julianne M. Ells, Legal Asst
Sullivan & Worcester
One Post Office Square

Boston, MA 02109

FOREIGN FILINGS

NAME: HPTCY PROPERTIES TRUST

XXXX ~~QUALIFICATION~~ (TYPE: CO)

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Cindy Harris

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 27 AM 9:58

RECEIVED
98 JAN 27 PM 12:09
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

HPTCY PROPERTIES TRUST

President's Certificate

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 27 AM 9:58

I, John G. Murray, hereby certify that I am the duly elected, qualified and acting President of HPTCY Properties Trust, a Maryland real estate investment trust (the "Trust"), and that:

1. The following individuals are the duly elected officers and trustees of the Trust, and the address set forth opposite each such persons's name is the true and correct address of that person:

OFFICERS:

<u>Title</u>	<u>Name</u>	<u>Business Address</u>
President:	John G. Murray	HRPT Advisors, Inc. 400 Centre Street Newton, MA 02158
Vice President, Treasurer and Secretary:	Thomas M. O'Brien	HRPT Advisors, Inc. 400 Centre Street Newton, MA 02158
Assistant Secretary:	Jennifer B. Clark	Sullivan & Worcester LLP One Post Office Square Boston, MA 02109

TRUSTEES


<u>Name</u>	<u>Business Address</u>
Gerard M. Martin	Hospitality Properties Trust 400 Centre Street Newton, MA 02158
Barry M. Portnoy	Hospitality Properties Trust 400 Centre Street Newton, MA 02158

2. The principal address of the Trust is 400 Centre Street, Newton, Massachusetts 02158.

3. The location of the Trust's registered office in Florida is 1201 Hays Street, Suite 105, Tallahassee, Florida 32301 and the name of its resident agent in charge at that address is Corporation Service Company. Attached hereto as Exhibit A is a Consent to Appointment as Registered Agent by Corporation Service Company.

4. Attached hereto as Exhibit B is a true, correct and certified copy of the Declaration of Trust, as filed with, and certified by, the State of Maryland, State Department of Assessments and Taxation. I further certify that the Declaration of Trust has not been amended.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Trust as of this 16 day of January, 1998.


John G. Murray, President

CONSENT TO USE OF NAME

HPTCY Corporation, a Delaware corporation, hereby consents to the qualification of HPTCY Properties Trust, a Maryland real estate investment trust, in the State of Florida and to the use by such trust of the name "HPTCY Properties Trust".

IN WITNESS WHEREOF, the said HPTCY Corporation has caused this consent to be executed by a duly authorized officer as of this 16 day of January, 1998.

HPTCY CORPORATION

By: John A. Murray
John G. Murray, President

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EXHIBIT A

CONSENT TO APPOINTMENT AS REGISTERED AGENT
FOR HPTCY PROPERTIES TRUST

Corporation Service Company hereby consents to serve as Registered Agent in Florida for HPTCY Properties Trust (the "Trust"). I understand that as agent for the Trust it will be our responsibility to accept Service of Process on behalf of the Trust; to forward any license renewals and other mail to the Trust and to immediately notify the Office of the Secretary of State in the event of our resignation or of any changes in the Registered Office Address.

Dated: January 26, 1998

CORPORATION SERVICE COMPANY

By Carol K. Dolor
Name: Carol K. Dolor
Title: Authorized Representative

FAJUEVHPI10FLCERTIF.MAS:

01/14/98 at 2:58 p.m.

Dated January 14, 1998

This DECLARATION OF TRUST is made as of the date set forth above by the undersigned Trustees (as defined herein).

ARTICLE I

FORMATION

The Trust is a real estate investment trust within the meaning of Title 8 of the Corporations and Associations Article of the Annotated Code of Maryland, as amended from time to time ("Title 8"). The Trust shall not be deemed to be a general partnership, limited partnership, joint venture, joint stock company or a corporation (but nothing herein shall preclude the Trust from being treated for tax purposes as an association under the Internal Revenue Code of 1986, as amended from time to time (the "Code")).

ARTICLE II

NAME

The name of the Trust is:

HPTCY Properties Trust

Under circumstances in which the Board of Trustees of the Trust (the "Board of Trustees" or "Board") determines that the use of the name of the Trust is not practicable, the Trust may use any other designation or name for the Trust.

ARTICLE III

PURPOSES AND POWERS

Section 1. Purposes. The purposes for which the Trust is formed are to invest in and to acquire, hold, manage, administer, control and dispose of property, including, without limitation or obligation, engaging in business as a real estate investment trust under the Code.

Section 2. Powers. The Trust shall have all of the powers granted to real estate investment trusts by Title 8 and all

STATE OF MARYLAND

I hereby certify that this is a true and complete document on file in this office. DATED: 1/15/98

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

Jacqueline C. James, Custodian

This stamp replaces the previous certification system. Effective: 6/95

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 27 AM 9:58

other powers which are not inconsistent with law and are appropriate to promote and attain the purposes set forth in the Declaration of Trust.

ARTICLE IV

RESIDENT AGENT

The name of the resident agent of the Trust in the State of Maryland is James J. Hanks, Jr., whose post office address is c/o Ballard Spahr Andrews & Ingersoll, 300 East Lombard Street, Baltimore, Maryland 21202. The resident agent is a citizen of and resides in the State of Maryland. The Trust may have such offices or places of business within or outside the State of Maryland as the Board of Trustees may from time to time determine.

ARTICLE V

BOARD OF TRUSTEES

Section 1. Powers. Subject to any express limitations contained in the Declaration of Trust or in the Bylaws, (a) the business and affairs of the Trust shall be managed under the direction of the Board of Trustees and (b) the Board shall have full, exclusive and absolute power, control and authority over any and all property of the Trust. The Board may take any action as in its sole judgment and discretion is necessary or appropriate to conduct the business and affairs of the Trust. The Declaration of Trust shall be construed with the presumption in favor of the grant of power and authority to the Board. Any construction of the Declaration of Trust or determination made in good faith by the Board concerning its powers and authority hereunder shall be conclusive. The enumeration and definition of particular powers of the Board of Trustees included in the Declaration of Trust or in the Bylaws shall in no way be limited or restricted by reference to or inference from the terms of this or any other provision of the Declaration of Trust or the Bylaws or construed or deemed by inference or otherwise in any manner to exclude or limit the powers conferred upon the Board or the trustees of the Trust (collectively, the "Trustees" and, individually, a "Trustee") under the general laws of the State of Maryland or any other applicable laws.

The Board, without any action by the shareholders of the Trust (collectively, the "Shareholders" and, individually, a "Shareholder"), shall have and may exercise, on behalf of the Trust, without limitation, the power to terminate the status of the Trust as a real estate investment trust under the Code; to adopt, amend and repeal Bylaws; to elect officers in the manner prescribed in the Bylaws; to solicit proxies from holders of shares of

beneficial interest of the Trust; and to do any other acts and deliver any other documents necessary or appropriate to the foregoing powers.

Section 2. Number. The number of Trustees initially shall be two, which number may thereafter be increased or decreased by the Trustees then in office from time to time; however, the total number of Trustees shall be not less than one and not more than 15. No reduction in the number of Trustees shall cause the removal of any Trustee from office prior to the expiration of his term.

Section 3. Initial Board. The names and addresses of the Trustees who shall serve until the earlier of the first annual meeting and until their successors are duly elected and qualify are:

<u>Name</u>	<u>Address</u>
Gerard M. Martin	c/o Hospitality Properties Trust 400 Centre Street Newton, Massachusetts 02158
Barry M. Portnoy	c/o Hospitality Properties Trust 400 Centre Street Newton, Massachusetts 02158

Section 4. Term. The Trustees shall be elected at each annual meeting of the Shareholders and shall serve until the next annual meeting of the Shareholders and until their successors are duly elected and qualify.

Section 5. Removal. A Trustee may be removed, at any time, with or without cause, by the affirmative vote of the holders of a majority of the Shares then outstanding and entitled to vote generally in the election of Trustees.

ARTICLE VI

SHARES OF BENEFICIAL INTEREST

The beneficial interest in the Trust shall be divided into shares of beneficial interest ("Shares"). The total number of Shares which the Trust has authority to issue is 10,000,000, consisting of 10,000,000 Common Shares, \$.01 par value per share. The Board of Trustees may classify or reclassify any unissued Shares from time to time by setting or changing the preferences, conversion or other rights, voting powers, restrictions, limitations as to dividends or other distributions, qualifications or terms or conditions of redemption of the Shares.

The Board of Trustees may authorize the issuance from time to time of Shares of any class or series, whether now or hereafter authorized, or securities or rights convertible into Shares of any class or series, whether now or hereafter authorized, for such consideration (whether in cash, property, past or future services, obligation for future payment or otherwise) as the Board of Trustees may deem advisable (or without consideration in the case of a Share split or Share dividend), subject to such restrictions or limitations, if any, as may be set forth in the Declaration of Trust or the Bylaws of the Trust.

ARTICLE VII

SHAREHOLDERS

There shall be an annual meeting of the Shareholders, to be held after delivery of the annual report and on proper notice to the Shareholders, at such time and place as shall be determined by resolution of the Board of Trustees.

ARTICLE VIII

LIABILITY OF SHAREHOLDERS, TRUSTEES, OFFICERS, EMPLOYEES AND AGENTS AND TRANSACTIONS BETWEEN THEM AND THE TRUST

Section 1. Limitation of Shareholder Liability. No Shareholder shall be liable for any debt, claim, demand, judgment or obligation of any kind of, against or with respect to the Trust by reason of his being a Shareholder, nor shall any Shareholder be subject to any personal liability whatsoever, in tort, contract or otherwise, to any Person in connection with the property or affairs of the Trust.

Section 2. Limitation of Trustee and Officer Liability. To the maximum extent that Maryland law in effect from time to time permits limitation of the liability of trustees and officers of a real estate investment trust, no Trustee or officer of the Trust shall be liable to the Trust or to any Shareholder for money damages. Neither the amendment nor repeal of this Section, nor the adoption or amendment of any other provision of this Declaration of Trust inconsistent with this Section, shall apply to or affect in any respect the applicability of the preceding sentence with respect to any act or failure to act which occurred prior to such amendment, repeal or adoption.

Section 3. Express Exculpatory Clauses in Instruments. Neither the Shareholders nor the Trustees, officers, employees or agents of the Trust shall be liable under any written instrument creating an obligation of the Trust, and all persons shall look solely to the property of the Trust for the payment of any claim under or for the performance of that instrument. The omission of

the foregoing exculpatory language from any instrument shall not affect the validity or enforceability of such instrument and shall not render any Shareholder, Trustee, officer, employee or agent liable thereunder to any third party, nor shall the Trustees or any officer, employee or agent of the Trust be liable to anyone for such omission.

Section 4. Indemnification. The Trust shall have the power, to the maximum extent permitted by Maryland law, to obligate itself to indemnify, and to pay or reimburse reasonable expenses in advance of final disposition of a proceeding to, each Shareholder Trustee or officer (including any person who, while a Trustee of the Trust, is or was serving at the request of the Trust as a director, officer, real estate investment trust, partner, trustee, employee or agent of another foreign or domestic corporation, partnership, joint venture, trust, other enterprise or employee benefit plan) from all claims and liabilities to which such person may become subject by reason of his being or having been a Shareholder, Trustee, officer, employee or agent.

Section 5. Transactions Between the Trust and its Trustees, Officers, Employees and Agents. Subject to any express restrictions in this Declaration of Trust or adopted by the Trustees in the Bylaws or by resolution, the Trust may enter into any contract or transaction of any kind (including, without limitation, for the purchase or sale of property or for any type of services, including those in connection with underwriting or the offer or sale of Securities of the Trust) with any person, including any Trustee, officer, employee or agent of the Trust or any person affiliated with a Trustee, officer, employee or agent of the Trust, whether or not any of them has a financial interest in such transaction.

ARTICLE IX

AMENDMENT

Section 1. General. This Declaration of Trust may not be amended except as provided in this Article IX.

Section 2. By Trustees. The Trustees, by a two-thirds vote, may amend any provision of this Declaration of Trust from time to time to enable the Trust to qualify as a real estate investment trust under the Code or under Title 8.

Section 3. By Shareholders. Except as provided in Section 2 of this Article IX, this Declaration of Trust may be amended only by the affirmative vote of the holders of not less than a majority of the Shares then outstanding and entitled to vote thereon.

ARTICLE X

DURATION OF TRUST

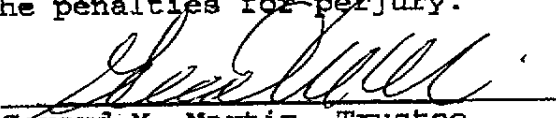
The Trust shall continue perpetually unless terminated pursuant to any applicable provision of Title 8.

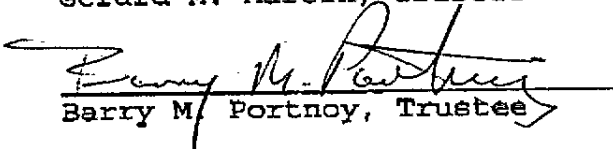
ARTICLE XI

MISCELLANEOUS

This Declaration of Trust is executed by the Trustees and delivered in the State of Maryland with reference to the laws thereof, and the rights of all parties and the validity, construction and effect of every provision hereof shall be subject to and construed according to the laws of the State of Maryland without regard to conflicts of laws provisions thereof.

IN WITNESS WHEREOF, this Declaration of Trust has been executed on this 14th day of January, 1998 by the undersigned Trustees, who acknowledge that this document is their act, that to the best of their knowledge, information, and belief, the matters and facts set forth herein are true in all material respects and that this statement is made under the penalties for perjury.


Gerard M. Martin, Trustee


Barry M. Portnoy, Trustee

DEPARTMENT OF ASSESSMENTS AND TAXATION



Governor
RONALD W. WINEHOLT
Director
PAUL B. ANDERSON
Administrator

Charter Division

DOCUMENT CODE 27 BUSINESS CODE _____ COUNTY 74
_____ P.A. _____ Religious _____ Close _____ Stock _____ Nonstock

Merging (Transferor) _____ Surviving (Transferee) _____

CODE AMOUNT FEE REMITTED

10 179 Expedited Fee
61 20 Rec. Fee (Arts. of Inc.)
20 _____ Organ. & Capitalization
62 _____ Rec. Fee (Amendment)
63 _____ Rec. Fee (Merger, Consol.)
64 _____ Rec. Fee (Transfer)
66 _____ Rec. Fee (Revival)
65 _____ Rec. Fee (Dissolution)
75 _____ Special Fee
73 _____ Certificate of Conveyance

(New Name) _____

_____ Change of Name
_____ Change of Principal Office
_____ Change of Resident Agent
_____ Change of Resident Agent
Address
_____ Resignation of Resident Agent
_____ Designation of Resident Agent
and Resident Agent's Address
_____ Change of Business Code

21 _____ Recordation Tax
22 _____ State Transfer Tax
23 _____ Local Transfer Tax
70 _____ Change of P.O., R.A. or R.A.A.
31 12 7 Corp. Good Standing

_____ Adoption of Assumed Name

600 Returns

52 _____ Foreign Qualification
NA _____ Foreign Registration
51 _____ Foreign Name Registration
53 _____ Foreign Resolution
54 _____ For. Supplemental Cert.
56 _____ Penalty
50 _____ Cert. of Qual. of Reg.
83 _____ Cert. Limited Partnership
84 _____ Amendment to Limited Partnership
85 _____ Termination of Limited Partnership
80 _____ For. Limited Partnership
91 _____ Amend/Cancellation For. Limited Part.
87 _____ Limited Part. Good Standing
67 _____ Cert. Limited Liability Partnership
68 _____ LLP Amendment - Domestic
69 _____ Foreign Limited Liability Partnership
74 _____ LLP Amendment - Foreign
99 _____ Art. of Organization (LLC)
98 _____ LLC Amend, Diss, Continuation
97 _____ LLC Cancellation
96 _____ Registration Foreign LLC
94 _____ Foreign LLC Supplemental
92 _____ LLC Good Standing (short)
13 61 7 Certified Copy 44 pgs
_____ Other Declaration of Trust

CODE 193

ATTENTION: ABC

MAIL TO ADDRESS: _____

NOTE: _____

TOTAL FEES 292 Credit Card

Check Cash

Documents on Checks

APPROVED BY: HU

**CERTIFIED
COPY MADE**

TELEPHONE (410) 767-1350
Room 809 - 301 West Preston Street - Baltimore, Maryland 21201
MRS (Maryland Relay Service) 1-800-735-2258 TT/Voice
FAX (410) 333-7097
web site: <http://www.dat.state.md.us>