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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 177430 80420A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 155.00

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FILED
TALLAHASSEE, FLORIDA

ORDER DATE : July 22, 2003

ORDER TIME : 11:16 AM

ORDER NO. : 177430-010

CUSTOMER NO: 80420A

CUSTOMER: Ms. Rebecca Rivera
Peckar & Abramson

Suite 3050
One Southeast Third Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: KGN/BRADLEY ASSOCAITES
CHANTILLY, LLC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Norma Hull - EXT. 1115

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION OF
KGN/BRADLEY ASSOCIATES CHANTILLY, LLC**

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The Undersigned, being authorized to execute and file these Articles of Organization to form the Limited Liability Company hereinafter named, hereby certifies that:

ARTICLE I — Name:

The name of the Limited Liability Company is:

KGN/BRADLEY ASSOCIATES CHANTILLY, LLC

ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is: Suite 3050, One S.E. Third Avenue, Miami, Florida 33131.

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV — Management:

The Limited Liability Company is to be a manager-managed company. The name and address of the first Manager who shall serve until his successor is elected is:

Mr. Sherwin Jarol
Bradley Associates
225 North Michigan Avenue, 11th Floor
Chicago, Illinois 60601-7683

ARTICLE V — Purpose; Powers:

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful activity for which a limited liability company may be organized under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by a limited liability company under said law, all within and without the United States of America. Without limiting the foregoing, the Limited Liability Company is organized for the purpose of owning, operating, managing, leasing, selling,

This instrument prepared by:
Donald S. Rosenberg
Peckar & Abramson
One Southeast Third Avenue, Suite 3050
Miami, Florida 33131
305-358-2600
Florida Bar No.: 068388

repairing, replacing, constructing, improving and financing, on a secured and unsecured basis, real and personal property of every kind, nature and description and to act and serve as a General Partner or one of the General Partners of a partnership which will cause to be built and operated a Marriott Residence Inn in Chantilly, Virginia.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States and the State of Florida.

ARTICLE VI — Effect of Termination of a Member

The death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the membership of a Member in the Limited Liability Company shall not cause the dissolution of the Limited Liability Company unless the Members holding two-thirds (2/3rds) of the Membership Interests entitled to vote elect to dissolve the Limited Liability Company, which vote shall be counted excluding the capital account of the terminated Member.

ARTICLE VII — Execution of Instruments and Documents

The Manager is authorized, in the name and on behalf of the Limited Liability Company, signing alone, to sign and deliver all contracts, agreements, releases, deeds, bills of sale, notes, mortgages, security agreements, financing statements, leases, releases and other documents and instruments which may be necessary, appropriate or convenient for the conduct of the Limited Liability Company's business and affairs, and the Manager's signature shall be valid and binding upon the Limited Liability Company and no person dealing with the Manager shall be required to determine his authority.

ARTICLE VIII — Regulations

Regulations for the management and regulation of the affairs of the Limited Liability Company shall be set forth in the Operating Agreement and may only be adopted, amended and repealed by written instrument executed by all of the Members, except as may be provided in the Operating Agreement.

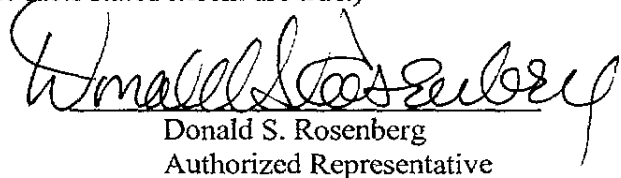
ARTICLE IX — Commencement of Existence

The commencement date of the existence of this Limited Liability Company shall be the date of subscription of these Articles Of Organization if such date is within five (5) business days prior to the date of filing of these Articles Of Organization in the office of the Florida Department of State, otherwise the commencement date shall be the date of such filing.

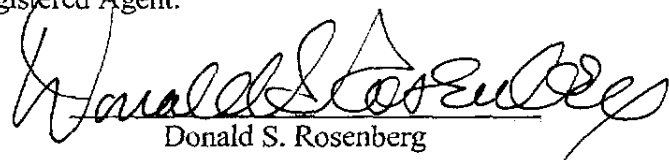
ARTICLE X – Designation of Registered Agent/Registered Office

Pursuant to the provisions of Section 608.415, Florida Statutes, Donald S. Rosenberg is hereby designated as Registered Agent of the Limited Liability Company and the street address of the registered office is designated as Suite 3050, One S.E. Third Avenue, Miami, Florida 33131.

IN WITNESS WHEREOF, these Articles of Organization have been subscribed by the Undersigned Authorized Representative of the Members this 21st day of July, 2003 (In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)


Donald S. Rosenberg
Authorized Representative

Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above designated, we hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.


Donald S. Rosenberg