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LIMITED LIABILITY COMPANY

Gateway Hotel Partners, LLC

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ARTICLES OF ORGANIZATION

OF

GATEWAY HOTEL PARTNERS, LLC

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "Company") under the laws of the State of Florida.

ARTICLE I

NAME

The name of the Company shall be: Gateway Hotel Partners, LLC

ARTICLE II

ADDRESS AND PLACE OF BUSINESS

The mailing and street address for the Company's principal office is 110 Hoover Boulevard, Suite 200, Tampa, Florida 33609.

ARTICLE III

MANAGEMENT

The Company shall be member-managed.

ARTICLE IV

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Company's initial registered office in Florida is 101 East Kennedy Boulevard, Suite 4100, Tampa, Florida 33602, and the name of its initial registered agent is R. Reid Haney. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 608.416, Florida Statutes.

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**ARTICLE V
ACKNOWLEDGMENT**

The members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the proposed Articles of Organization of **GATEWAY HOTEL PARTNERS, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.


IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 30th day of October, 2003.


R. Reid Haney, Authorized Agent

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **GATEWAY HOTEL PARTNERS, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Section 608.415, Florida Statutes.

EXECUTED this 30th day of October, 2003.


R. Reid Haney

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