

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000074378
FILED 8:00 AM
July 28, 2005
Sec. Of State
jsadler

Article I

The name of the Limited Liability Company is:

KEY WEST MCP/MB COMMERCIAL PROPERTY GROUP, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

6000 EXECUTIVE BOULEVARD
700
ROCKVILLE, MD. US 20852

The mailing address of the Limited Liability Company is:

6000 EXECUTIVE BOULEVARD
700
ROCKVILLE, MD. US 20852

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL. 33324

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I 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.

Registered Agent Signature: JUDITH ARGO

Article V

The name and address of managing members/managers are:

Title: MGRM
MEISEL HOTEL PROPERTIES, LLC
6000 EXECUTIVE BOULEVARD, SUITE 700
ROCKVILLE, MD. 20852 US

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Signature of member or an authorized representative of a member

Signature: ROBERT A. FOSTER