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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 534955 5019970

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 125.00

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ORDER DATE : October 18, 2006

ORDER TIME : 12:29 PM

ORDER NO. : 534955-005

CUSTOMER NO: 5019970

DOMESTIC FILING

NAME: BROAD AVENUE LLC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Denise Mick - EXT. 2950

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF ORGANIZATION  
OF  
BROAD AVENUE LLC**

**FILED**  
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TALLAHASSEE, FLORIDA

**FIRST:** The name of this limited liability company shall be Broad Avenue LLC (the "Limited Liability Company").

**SECOND:** The period of duration for the Limited Liability Company shall be perpetual unless sooner dissolved in accordance with the laws of the State of Florida.

**THIRD:** The mailing and street address of the principal office of the Limited Liability Company shall be 6500 Rock Spring Drive, Suite 600, Bethesda, Maryland 20817.


**FOURTH:** The name of the initial registered agent of the Limited Liability Company, shall be Corporation Service Company. The street address of the initial registered office of the Limited Liability Company, shall be 1201 Hays Street, Tallahassee, Florida 32301.

**FIFTH:** The Limited Liability Company is organized for and shall be authorized to engage in any and all lawful business purposes as provided under the applicable laws of the State of Florida.

**SIXTH:** The Limited Liability Company shall be managed by a Manager or Managers appointed or elected for that purpose. The Limited Liability Company shall have one (1) Manager initially. The name and address of the individual to serve as the initial Manager of the Limited Liability Company, until the first annual meeting of the Member or until a successor or successors is elected and qualified, is as follows:

Charles A. Camalier, III  
1150 18<sup>th</sup> Street, N.W., Suite 400  
Washington, D.C. 20006

**IN WITNESS WHEREOF,** the undersigned, an authorized representative of the Member of the Limited Liability Company, has executed these Articles of Organization on this 18<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Mary Ann Mancini, Esquire, Authorized  
Representative of the Member

**CERTIFICATE DESIGNATING  
REGISTERED AGENT AND REGISTERED OFFICE**

In compliance with Sections 48.091 and 608.415, Florida Statutes, the following is submitted:

Broad Avenue LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated 1201 Hays Street, Tallahassee, Florida 32301 as its initial registered office and has named Corporation Service Company, who is located at that address, as its initial registered agent.

Having been named registered agent for the above stated limited liability company, at the designated registered office, the undersigned hereby accepts said appointment, declares that it is familiar with the obligations of such appointment, agrees to act in that capacity and further agrees to comply with the provisions of Florida Statutes relative thereto.

CORPORATION SERVICE COMPANY

By: Denise Mick

Its: \_\_\_\_\_

**Denise Mick  
as its agent**

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