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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 768943 7569274

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 125.00

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ORDER DATE : February 21, 2007

ORDER TIME : 2:34 PM

ORDER NO. : 768943-005

CUSTOMER NO: 7569274

DOMESTIC FILING

NAME: STAFFORD PLACE POWERS DRIVE
LLC

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Troy Todd - EXT. 2940

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
STAFFORD PLACE POWERS DRIVE LLC

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TALLAHASSEE, FLORIDA

ARTICLE I

The name of the limited liability company formed hereby is STAFFORD PLACE POWERS DRIVE LLC (the "Company").

ARTICLE II

The mailing address and street address of the principal office of the Company is:
9001 Congressional Court, Potomac, Maryland 20854.

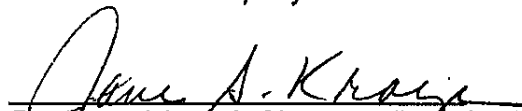
ARTICLE IV

The name and address of the Registered Agent in the State of Florida is:
Corporation Service Company, 1201 Hays Street, Tallahassee, Florida 31301.

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 as provided for in Chapter 608, F.S..

Corporation Service Company

By:


Registered Agent's Signature (Required)

ARTICLE IV

The Company is to be managed by a Manager. The name and address of the Manager is as follows:

Name

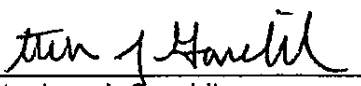
Address

Stephen J. Garchik (Manager) 9001 Congressional Court, Potomac, Maryland 20854

Executed this 21st day of February, 2007.

Stafford Place Associates Limited
Partnership, a Virginia limited partnership,
Member

By: Stafford Place Corporation, a Virginia
corporation, General Partner

By: 
Stephen J. Garchik,
Vice President