FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

washington, D.C. 20040

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
10% Owner					
Other (specify below)					
vidual or Joint/Group Filing (Check Applicable Form filed by One Reporting Person Form filed by More than One Reporting					
			n One Reporting		
_					

(Street) BETHESDA MD (City) (State)	(Zip)	Aire Constitute A		J D:			X Form filed by One Reporting Person Form filed by More than One Reporting Person				
1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/	on 2A. Deemed Execution Date,	3. Transaction Code (Instr. 8)					5. Amount of Securities Beneficially Owned Following	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership	
			Code	v	Amount	(A) or (D)	Price	Reported Transaction(s) (Instr. 3 and 4)	,,,	(Instr. 4)	
Common Stock - Other	05/04/20	004	S		4,500	D	\$12.2	2,298,566	I	by Partnership	
Common Stock - Other	05/04/20	004	S		9,700	D	\$12.22	2,288,866	I	by Partnership	
Common Stock - Other	05/04/20	004	S		8,000	D	\$12.21	2,280,866	I	by Partnership	
Common Stock - Other	05/04/20	004	S		13,000	D	\$12.24	2,267,866	I	by Partnership	
Common Stock - Other	05/04/20	004	S		4,300	D	\$12.23	2,263,566	I	by Partnership	
Common Stock - Other	05/04/20	004	S		2,500	D	\$12.26	2,261,066	I	by Partnership	
Common Stock - Other	05/04/20	004	S		8,800	D	\$12.25	2,252,266	I	by Partnership	
Common Stock - Other	05/04/20	004	S		1,800	D	\$12.28	2,250,466	I	by Partnership	
Common Stock - Other	05/04/20	004	S		6,500	D	\$12.29	2,243,966	I	by Partnership	
Common Stock - Other	05/04/20	004	S		1,200	D	\$12.27	2,242,766	I	by Partnership	
Common Stock - Other	05/04/20	004	S		1,200	D	\$12.3	2,241,566	I	by Partnership	
Common Stock - Other	05/04/20	004	S		2,300	D	\$12.33	2,239,266	I	by Partnership	
Common Stock - Other	05/04/20	004	S		8,100	D	\$12.35	2,231,166	I	by Partnership	
Common Stock - Other	05/04/20	004	S		3,100	D	\$12.34	2,228,066	I	by Partnership	
Common Stock - Other	05/04/20	004	S		1,800	D	\$12.36	2,226,266	I	by Partnership	
Common Stock - Other	05/04/20	004	S		2,100	D	\$12.39	2,224,166	I	by Partnership	
Common Stock - Other	05/04/20	004	S		3,000	D	\$12.38	2,221,166	I	by Partnership	
Common Stock - Other	05/04/20	004	S		1,400	D	\$12.37	2,219,766	I	by Partnership	

1. Title of Security (Instr. 3)			Date	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)					5. Amount of Securities Beneficially Owned Following Reported	s Ily	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)	
						Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)	on(s) nd 4)		(Instr. 4)	
Common Stock - Other			05/0	4/2004			S		600	D	\$12.32	2,219	,166	I	by Partnershij
Common Stock - Other			05/0	4/2004			S		800	D	\$12.31	2,218	,366	I	by Partnershi
Common Stock - Other			05/0	1/2004		S		10,400	D	\$12.11	2,207	,966	I	by Partnershi	
Common Stock - Other			05/0	04/2004		S		11,800	D	\$12.12	2,196	,166	I	by Partnershij	
Common Stock - Other			05/0	05/04/2004			S		8,100	D	\$12.13	2,188,066		I	by Partnershij
Common Stock - Other			05/0	4/2004			S		33,400	D	\$12.14	2,154,666		I	by Partnershij
Common Stock - Other			05/0	4/2004			S		20,400	D	\$12.15	2,134	,266	I	by Partnershij
Common Stock - Other			05/0	4/2004			S		3,800	D	\$12.16	2,130	,466	I	by Partnership
Common Stock - Other			05/0	1/2004			S		900	D	\$12.1	2,129,566		I	by Partnershi
Common Stock - Other			05/0	4/2004			S		2,600	D	\$12.17	2,126	,966	I	by Partnership
Common Stock - Other				05/04/2004			S		19,500	D	\$12.19	2,107,466		I	by Partnershi
Common Stock - Other			05/0	4/2004			S		4,400	D	\$12.4	2,103	,066	I	by Partnershi
		Та	ıble II - Deriv (e.g.,						osed of, convertib			Owned			,
1. Title of Derivative Security (Instr. 3)	Conversion Date Execut or Exercise (Month/Day/Year) if any		3A. Deemed Execution Date,	Date, Transaction Code (Instr.			6. Date Exerc Expiration Day (Month/Day/\)		cisable and		nd 8 of 1 es 5 ng (Derivative Security Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	Ownersh Form: Direct (D or Indire (I) (Instr.	Beneficial Ownershi ct (Instr. 4)
							Date		Expiration		Amount or Number of				

Explanation of Responses:

By: Elizabeth A. Abdoo For: Richard E. Marriott

05/05/2004

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.

 $^{^{\}star}$ If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

^{**} Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).