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Florida Department of State
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To:
Division of Corporations
Fax Number : (850) 617-6381

From:
Account Name : CORPORATION SERVICE COMPANY
Account Number : 120000000195
Phone : (850) 521-1000
Fax Number : (850) 558-1575

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FOREIGN PROFIT/NONPROFIT CORPORATION

IDEAL (FL) QRS 16-136, INC.

Certificate of Status	1
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T. Burch JAN 17 2008

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT
BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.*

1. IDEAL (FL) QRS 16-136, INC.

(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION,"
"Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. Delaware

(State or country under the law of which it is incorporated)

3. pending

(FEI number, if applicable)

4. January 11, 2008

(Date of incorporation)

5. perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. Upon filing

(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. c/o W.P. Carey and Co. LLC

(Principal office address)

50 Rockefeller Plaza, 2nd Floor, New York, NY 10020

(Current mailing address)

8. Ownership of real estate

(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporation Service Company

Office Address: 1201 Hays Street

Tallahassee

(City)

, Florida 32301

(Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Corporation Service Company

By: Kelley C. Kelly

(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and business addresses of officers and/or directors:

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A. DIRECTORS

Chairman: SEE ATTACHED EXHIBIT A

Address: _____

Vice Chairman: _____

Address: _____

Director: _____

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: SEE ATTACHED EXHIBIT A

Address: _____

Vice President: _____

Address: _____

Secretary: _____

Address: _____

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. Gino M. Sabatini
(Signature of Director or Officer listed in number 12 of the application)

14. Gino M. Sabatini, Executive Director
(Typed or printed name and capacity of person signing application)

EXHIBIT A

OFFICERS AND DIRECTORS
of
IDEAL (FL) QRS 16-136, INC.
c/o W.P. Carey and Co, LLC
50 Rockefeller Plaza, 2nd Floor
New York, NY 10020

NAMETITLE

Gordon F. DuGan	Chief Executive Officer and Board Member
Richard J. Pinola	Chairman of the Audit Committee and Board Member
Dr. Marshall E. Blume	Board Member
Elizabeth P. Munson	Board Member
James D. Price	Board Member
Thomas E. Zacharias	President
John D. Miller	Chief Investment Officer
Mark J. DeCesaris	Managing Director, Acting Chief Financial Officer, Chief Administrative Officer
Claude Fernandez	Managing Director
Benjamin P. Harris	Managing Director and Assistant Treasurer
Susan C. Hyde	Managing Director & Secretary
Jan F. Karst	Managing Director and Assistant Treasurer
Edward V. LaPuma	Managing Director and Assistant Treasurer
John J. Park	Managing Director - Strategic Planning
Anne Coolidge Taylor	Managing Director and Assistant Treasurer
Douglas E. Barzelay	Executive Director and General Counsel
Jason E. Fox	Executive Director and Assistant Treasurer
Jeffrey S. Lefleur	Executive Director
Thomas Ridings	Executive Director and Chief Accounting

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Michael D. Roberts	Officer
Gino M. Sabatini	Executive Director
Kristin Chung	Executive Director and Assistant Treasurer
Christopher E. Franklin	Senior Vice President and Controller
Donna M. Nealey	Senior Vice President
Richard J. Paley	Senior Vice President
	Senior Vice President and Associate General Counsel
Gagan S. Singh	Senior Vice President
Yvonne Cheng	First Vice President
Leslie Janusz Hooker	First Vice President
Robert C. Kehoe	First Vice President and Treasurer
Leonard Law	First Vice President and Chief Information Officer
David G. Termine	First Vice President
Kathleen M. Barthmaier	Vice President
Wendy Chang	Vice President
Christopher DiGiacomo	Vice President
Chad Edmonson	Vice President
Kenneth F. Ferris	Vice President and Director of Internal Audit
Yasmin Guerrero	Vice President
Caryn E. Janes	Vice President
Stacey G. Lamendola	Vice President
Sheena R. Laughlin	Vice President
Holly Mauro	Vice President
Nels Merrill	Vice President
Zachary J. Pack	Vice President
Johnathan Perry	Vice President

Gregory M. Pinkus	Vice President
Darren Postel	Vice President
Andrew Rankin	Vice President
Elizabeth Raun	Vice President
Rebecca A. Reaves	Vice President
Robert Roday	Vice President
Thomas B. Shabecan	Vice President
Jrwei Yuan	Vice President
Gail Z. Bayse	Second Vice President
Michelle Borgida	Second Vice President
Cristina D. Hamel	Second Vice President
Virginia Lentino	Second Vice President
Fort Parker	Second Vice President
Bukola Akinfaderin	Assistant Treasurer
Victoria Atwater	Assistant Secretary
Beth Chrysanthis	Assistant Treasurer
Michael Ciambriello	Assistant Treasurer
Julie Dwyer	Assistant Treasurer
James A. Fitzgerald	Assistant Secretary
Hiram A. Gonzalez	Assistant Treasurer
Timothy Goodwin	Assistant Treasurer
Brooks Gordon	Assistant Treasurer
Helen E. Halis	Assistant Secretary
Susan Jian	Assistant Treasurer
Nelson Lee	Assistant Treasurer
Stephen M. Lyons, III	Assistant Secretary
Justin Ness	Assistant Treasurer

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Deinde Onyelu

Ruth S. Perfidio

Georgia Politakis

Ricardo Vasquez

Anson Wong

Assistant Treasurer

Assistant Secretary

Assistant Secretary

Assistant Treasurer

Assistant Treasurer

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Delaware

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The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "IDEAL (FL) QRS 16-136, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIFTEENTH DAY OF JANUARY, A.D. 2008.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE NOT BEEN ASSESSED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "IDEAL (FL) QRS 16-136, INC." WAS INCORPORATED ON THE ELEVENTH DAY OF JANUARY, A.D. 2008.

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Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 6313314

DATE: 01-15-08