

W5000084820

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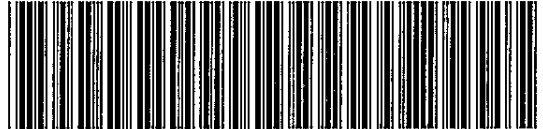
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TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 557142 7366780

AUTHORIZATION :

Patricia Pizit

COST LIMIT : \$ 130.00

ORDER DATE : August 23, 2005

ORDER TIME : 10:17 AM

ORDER NO. : 557142-050

CUSTOMER NO: 7366780

CUSTOMER: Ms. Maureen Ullrich
American Financial Realty
Trust
680 Old York Road

Jenkintown, PA 19046

DOMESTIC FILING

NAME: FIRST STATES INVESTORS 118,
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
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Haddan - EXT. 2955

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - Name:

The name of the Limited Liability Company is:

First States Investors 118, LLC

ARTICLE II - Address:

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

Principal Office Address:

1725 The Fairway

Jenkintown, PA 19046

Mailing Address:

1725 The Fairway

Jenkintown, PA 19046

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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

Corporation Service Company

Name

1201 Hays Street

Florida street address (P.O. Box **NOT** acceptable)

Tallahassee

FLORIDA 32301

City, State, and Zip

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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, Florida Statutes..

Corporation Service Company

By: Debra Vasili Asst VP

Registered Agent's Signature

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR	Nicholas Schorsch 1725 The Fairway Jenkintown, PA 19046
MGR	Edward J. Matey Jr. 1725 The Fairway Jenkintown, PA 19046
MGR	Glenn Blumenthal 1725 The Fairway Jenkintown, PA 19046
MGR	David J. Nettina 1725 The Fairway Jenkintown, PA 19046

(Use attachment if necessary)

see attachment.

NOTE: An additional article must be added if an effective date is requested.

REQUIRED SIGNATURE:


Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

By: Edward J. Matey Jr.

Typed or printed name of signee

Filing Fees:

\$100.00 Filing Fee for Articles of Organization

\$ 25.00 Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

First States Investors 118, LLC

Additional Managers

<u>Title</u>	<u>Name</u>	<u>Address</u>
MGR	Sonya A. Huffman	1725 The Fairway Jenkintown, PA 19046