



Prentice Hall Legal & Financial Services

ATTN Andree (904) 222-7495

1201 HAYS STREET, SUITE 105
TALLAHASSEE, FL 32301

CORPORATION(S) NAME

CHARTER NUMBER

QRS 10-18 (FL), Inc.

P95000014202

800001410108
-02/20/95--01028--028
****122.50 ****122.50

<input type="checkbox"/> Annual Report	<input type="checkbox"/> Name Reservation
<input type="checkbox"/> Change of Registered Agent	<input type="checkbox"/> Name Registration
<input type="checkbox"/> Dissolution/Withdrawal	<input type="checkbox"/> Non-Profit/Articles of Incorporation
<input type="checkbox"/> Domestication	<input type="checkbox"/> Other
<input type="checkbox"/> Fictitious Business Name	<input checked="" type="checkbox"/> Profit/Articles of Incorporation
<input type="checkbox"/> Foreign - Profit	<input type="checkbox"/> Reinstatement
<input type="checkbox"/> Foreign - Non-Profit	<input type="checkbox"/> Resignation of R.A., Off/Dir
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trademark
<input type="checkbox"/> Limited Liability	<input type="checkbox"/> UCC/Filing 1
<input type="checkbox"/> Mtr. Veh.	<input type="checkbox"/> UCC/Filing 3

<input checked="" type="checkbox"/> Certified Copy	<input type="checkbox"/> CUS
<input type="checkbox"/> Photocopy	<input type="checkbox"/> Good Standing
<input type="checkbox"/> Corporate Print-Out	<input type="checkbox"/> R.A., Off/Dir Search
<input type="checkbox"/> Fictitious/Owner Search	

H. SMS FEB 20 1995

(☒) Walk in () Call if Problem () Will Wait (☒) Pick up 2:20 PM
DATE/TIME

FOR PRENTICE HALL'S USE ONLY

BRANCH ORDERING: Phl BY: Denise
BRANCH RECEIVING: F2 BY: Andree
REF/JOB # 63-95-02443

CLIENT MATTER # _____

SAME DAY ☒ 24 HR _____ ROUTINE _____

VERBAL REQUESTED: YES OR ☒ NO

DATE SENT: 2/20/95 MAIL FAX ☒ FED EXP.

FILED: 2/20/95

SENT TO: BRANCH _____ CLIENT ☒

SPECIAL INSTRUCTIONS: _____

CHECK #	_____
ST./CTY/ FEES	_____
CORR. FEE/	_____
SPEC. HANDL.	_____
MESSENGER	_____
COPIES	_____
FAX FEE	_____
OTHER	_____
TOTAL	_____

ARTICLES OF INCORPORATION
OF
QRS 10-18 (FL), INC.

FILED
95 FEB 20 PM 1:51
SECRET
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

The undersigned, being an individual, does hereby act as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a corporation for profit, pursuant to the provisions of the Florida Business Corporation Act.

FIRST: The corporate name for the corporation (hereinafter called the "Company") is: QRS 10-18 (FL), INC.

SECOND: The street address, wherever located, of the principal office and the mailing address of the Company is c/o W.P. Carey & Co., Inc., 620 Fifth Avenue, New York, New York 10020.

THIRD: The number of shares that the Company is authorized to issue is 100 (one hundred), all of which are of a par value of \$.01 dollars each and are of the same class and are common shares.

FOURTH: The street address of the initial registered office of the Company in the State of Florida is c/o The Prentice-Hall Corporation System, Inc., 1201 Hays Street, Suite 105, Tallahassee, Florida 32301.

The name of the initial registered agent of the Company at the said registered office is The Prentice-Hall Corporation System, Inc.

The written acceptance of the said initial registered agent, as required by the provisions of Section 607.0501(3) of the Florida Business Corporation Act, is set forth following the signature of the incorporator and is made a part of these Articles of Incorporation.

FIFTH: The name and the address of the incorporator are:

NAME

ADDRESS

Christy Z. Donati

2500 One Liberty Place
Philadelphia, PA 19103

SIXTH: The purpose for which the Company is organized shall include the authority of the Company to engage in any lawful business for which corporations may be organized under the Florida Business Corporation Act and the Company shall have all of the general powers granted to corporations under the Florida Business

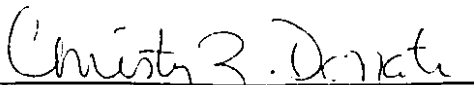
Corporation Act, whether granted by specific statutory authority or by construction of law.

SEVENTH: The duration of the Company shall be perpetual.

EIGHTH: The Company shall, to the fullest extent permitted by the provisions of the Florida Business Corporation Act, as the same may be amended and supplemented, indemnify any and all persons whom it shall have power to indemnify under said provisions from and against any and all of the expenses, liabilities, or other matters referred to on or covered by said provisions and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any Bylaw, vote of Shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person.

NINTH: Whenever the Company shall be engaged in the business of exploiting natural resources or other wasting assets, distributions may be paid in cash out of depletion or similar reserves at the discretion of the Board of Directors and in conformity with the provisions of the Florida Business Corporation Act.

Signed on February 16, 1995.


Christy Z. Donati
Incorporator

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in these Articles of Incorporation, 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.

THE PRENTICE-HALL CORPORATION
SYSTEM, INC.

By: Amelia A. Church Astor
Name:
Title:
Date:

FILED
95 FEB 20 PM 1:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA