

This form may be used to request the redemption of Class A shares. Holders of Class C shares should use the form specific to Class C shares to request redemption. A request for redemption and completion of this form does not guarantee that the shares will be redeemed. In order to be considered for redemption, DST Systems, Inc. must receive forms in good order with all signatures medallion guaranteed at least one calendar month prior to the last day of the current calendar quarter.

Quarterly redemptions will be limited to the amount reinvested by stockholders in its DRIP. Furthermore, if the cash available for the redemption program is insufficient to satisfy all redemption requests or if the 5% Limit is reached, then CPA:18 will prioritize qualifying special circumstance redemption requests (i.e., death, disability, receipt of long term care), with the remaining redemption requests to be redeemed on a pro rata basis. Requests not fulfilled in one quarter will automatically be carried forward to the next quarter (unless such request is revoked) and processed in accordance with the above.

INSTRUCTIONS

This form is for holders of Class A shares only. All sections must be completed for instructions to be acceptable and valid.

This form must be received in good order with all signatures medallion guaranteed at least one calendar month prior to the last day of the current calendar quarter.

Investments through IRA/custodial accounts or broker-controlled accounts must also be signed by the custodian and/or broker/dealer.

Requests for Special Circumstance Redemptions must be made within one calendar year of the event giving rise to the special circumstances.

This form may be used to make the following requests:

- **Request for Redemption of Class A Shares**
- **Request for Special Circumstance Redemption**
 - Upon the request of the estate, heir or beneficiary of a deceased stockholder
 - Upon the disability of a stockholder, provided that the condition was not preexisting on the date that such person became a stockholder
 - Upon a stockholder's receipt of qualifying long term care, provided that the condition was not preexisting on the date that such person became a stockholder

1. REGISTRATION NAME(S) ON ACCOUNT

Note: A separate form is required for each account for which a redemption is being requested.

1. Type of Account:

- Individual Joint IRA Trust Other

2. Investor Information:

Name of Investor or Trustee: _____ Investor SSN/Tax ID: _____

Name of Joint Investor or Trustee (if applicable): _____ Joint Investor SSN/Tax ID: (if applicable): _____

Legal Address: _____

City: _____ State: _____ ZIP: _____

Home Phone: _____ Alternate Phone: _____

Email: _____

2. REDEMPTION INSTRUCTIONS

1. Redemption Request (check one):

- Full Redemption** – All Class A shares held under the registration and Tax ID Number completed above will be submitted for redemption.
- Partial Redemption** – At least 250 Class A shares must be retained for an IRA, Keogh Plan, or pension plan.
Number of Class A shares to redeem: _____



Mail original order form to:

W. P. Carey Inc., c/o DST Systems, Inc.,
Regular Mail: P.O. Box 219145, Kansas City, MO 64121-9145
Overnight Mail: 430 W 7th St, Suite 219145, Kansas City, MO 64105



A request for redemption and completion of this form does not guarantee that the shares will be redeemed. In order to be considered for redemption, DST Systems, Inc. must receive forms in good order with all signatures medallion guaranteed at least one calendar month prior to the last day of the current calendar quarter.

2. REDEMPTION INSTRUCTIONS (CONTINUED)

Note: If your investment does not qualify for a Special Circumstance Redemption, your request will default to the regular redemption pricing schedule.

See Guidelines for Special Circumstance Redemptions (page 3 of this form) for supplemental documentation requirements

2. Type of Redemption (check one):

- Standard Redemption** – Investor is currently living and has held his/her/its/their shares for at least one year
- Special Circumstance - Deceased Shareholder** – Supplemental Documentation Must be Provided
Date of Death: _____
- Special Circumstance - Qualifying Disability** – Supplemental Documentation Must be Provided
- Special Circumstance - Qualifying Long Term Care** – Supplemental Documentation Must be Provided

3. REDEMPTION PAYMENT INSTRUCTIONS

Redemption proceeds for qualified accounts, including IRAs and other custodial accounts, and certain broker-controlled accounts, will automatically be issued to the custodian or broker/dealer of record, as applicable.

Please indicate how redemption proceeds should be issued (select only one):

- Issue according to payee instructions currently on file for distributions
- Mail check to investor address currently on record

4. SIGNATURES

All signatures must be medallion signature guaranteed.

Each signature requires its own medallion signature guarantee

The signature must correspond with the current investor(s) of record and account registration.

Joint Account – All parties must sign

IRA – Investor and custodian must sign

Trust – All trustees must sign

It is understood that since I/we are leaving the program prematurely, there will be penalties imposed on the redemption dependent upon the length of ownership, as stated in the Prospectus and any subsequent amendment to the Redemption Plan. I/we understand that I/we are not eligible to receive distributions with a record date after the redemption trade date; and that my redemption trade date may be prior to the next record date. I/we are aware that processing of the redemption is subject to all conditions outlined in the Prospectus and any subsequent amendment to the Redemption Plan.

Investor Signature

Date _____

Medallion
Signature
Guarantee

Joint Investor Signature

Date _____

Medallion
Signature
Guarantee

Custodian or Broker/Dealer Signature

Date _____

Medallion
Signature
Guarantee

Please complete this form and mail or fax original form, including all signatures and medallion signature guarantees, to:

REGULAR MAIL:
W. P. Carey Inc.
c/o DST Systems, Inc.
P.O. Box 219145
Kansas City, MO 64121-9145

OVERNIGHT MAIL:
W. P. Carey Inc.
c/o DST Systems, Inc.
430 W. 7th St Suite 219145
Kansas City, MO 64105



Subject to the conditions and limitations of the REIT's redemption plan and provided that a redemption request is made within one calendar year of the event giving rise to the following circumstances ("Special Circumstance Redemptions"), a special redemption of shares may be allowed (a) upon the request of the estate, heir or beneficiary of a **deceased stockholder**, (b) upon the **qualifying disability** of a stockholder, or (c) upon a stockholder's receipt of **qualifying long-term care**, provided that the condition causing such disability or need for long-term care was not preexisting on the date that such person became a stockholder.

All requests for Special Circumstance Redemptions must be for shares held by a stockholder who is a natural person, including shares held through a revocable grantor trust, or an IRA or other retirement or profit sharing plan.

A Special Circumstance Redemption may allow a stockholder to request redemption of his or her shares earlier than one year from the date of their issuance and qualify for a Special Circumstance Redemption price as defined in the REIT's redemption plan.

DECEASED SHAREHOLDER

Special Circumstance Redemption requests from the estate, heir or beneficiary of a deceased stockholder must be accompanied or preceded by a copy of the death certificate of the deceased stockholder and, if applicable, certified letters of testamentary.

QUALIFYING DISABILITY

Special Circumstance Redemption requests for a qualifying disability must be accompanied by (1) the stockholder's initial application for disability benefits and (2) a Social Security Administration Notice of Award, a U.S. Office of Personnel Management determination of disability under CSRS, a Veteran's Administration record of disability-related discharge or such other documentation issued by the applicable governmental agency that the registrant deems acceptable and demonstrates an award of the disability benefits.

The stockholder must receive a determination of disability based on a physical or mental condition or impairment made by the governmental agency responsible for reviewing the disability retirement benefit that the stockholder could be eligible to receive. The governmental agencies are limited to the following: (a) if the stockholder paid Social Security taxes and therefore could be eligible to receive Social Security disability benefits, the **Social Security Administration** or the agency charged with responsibility for administering Social Security disability benefits at that time; (b) if the stockholder did not pay Social Security taxes and therefore could not be eligible to receive Social Security disability benefits, but the stockholder could be eligible to receive disability benefits under the **Civil Service Retirement System ("CSRS")**, the **U.S. Office of Personnel Management** or the agency charged with responsibility for administering CSRS benefits at that time; or (c) if the stockholder did not pay Social Security taxes and therefore could not be eligible to receive Social Security benefits but suffered a disability that resulted in the stockholder's discharge from military service under conditions that were other than dishonorable and therefore could be eligible to receive military disability benefits, the **Veteran's Administration** or the agency charged with the responsibility for administering military disability benefits at that time.

Disability determinations by governmental agencies for purposes other than those listed above, including but not limited to worker's compensation insurance, administration or enforcement of the Rehabilitation Act or Americans with Disabilities Act, or waiver of insurance premiums, will not entitle a stockholder to the terms available for Special Circumstance Redemptions, unless permitted in the discretion of our board of directors.

The following disabilities do not entitle a worker to Social Security disability benefits: disabilities occurring after the legal retirement age; temporary disabilities; and disabilities that do not render a worker incapable of performing substantial gainful activity. Therefore, these disabilities will not qualify for the terms available for Special Circumstance Redemptions.

QUALIFYING LONG-TERM CARE

Redemption requests following receipt of long-term care must be accompanied by (1) a written statement from a licensed physician certifying the stockholder's continuous and continuing need for long-term care as previously defined and that the stockholder will indefinitely require long-term care as previously defined and (2) a written statement from the long-term care facility verifying initial date of admittance or from the health agency verifying initial date of services.

Long-term care means (a) a stockholder's continuous and continuing need for confinement to a long-term care facility or long-term home health care provided by a home health agency and (b) that a licensed physician has determined that the stockholder will require confinement to a long-term care facility or home health care services provided by a home health agency indefinitely. A "long-term care facility" means an institution that (a) is approved by Medicare as a provider of skilled nursing care, (b) is licensed as a skilled nursing home by the state or territory in which it is located (it must be within the United States, Puerto Rico, or U.S. Virgin Islands), or (c) is licensed in the state of residence as an assisted living facility that provides housing, twenty four hour on-site monitoring, and personal care services and/or home care services in a home-like setting to five or more adult residences. "Long-term home health care" is health care that is provided by a home health agency that either (a) is approved by Medicare or (b) is certified in the state of residence to provide long-term home health care services.