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SECRETARY OF STATE

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03 NOV 16 AM 7:30
TALLAHASSEE, FLORIDA
SECRETARY OF STATE



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 361827 7121665

AUTHORIZATION :

COST LIMIT : \$ 160.00

Patricia Pigato

ORDER DATE : December 16, 2003

ORDER TIME : 3:54 PM

ORDER NO. : 361827-005

CUSTOMER NO: 7121665

CUSTOMER: Jack G. Hand
Jack G. Hand, Jr., P.a.

Suite 1517
200 W. Forsyth Street
Jacksonville, FL 32202

FILED
03 DEC 16 AM 7:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: ICS PROPERTIES, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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____ PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Troy Todd - EXT. 1140

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION
FOR
ICS PROPERTIES, LLC**

03 DEC 16 AM 7:55
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned individuals, desiring to form a limited liability company under the laws of the State of Florida, hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is ICS PROPERTIES, LLC.

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of this limited liability company is 1086 Satin Leaf Street, Hollywood, Florida 33019.

ARTICLE III

REGISTERED AGENT AND OFFICE

The name of this limited liability company's registered agent, whose consent to appointment is attached hereto and by this reference made a part hereof is Jack G. Hand, Jr., and the address of the registered office within this state is Jack G. Hand, Jr., P.A., 200 W. Forsyth Street, Suite 1517, Jacksonville, Florida 32202.

ARTICLE IV

MANAGEMENT

This limited liability company is to be manager - managed and the name and address of the manager is:

<u>Name</u>	<u>Address</u>
Sorin P. Darabut	6990 S.W. 173 Way, Southwest Ranches, FL 33331-1907

ARTICLE V

MEMBERS

The members of this limited liability company are:

<u>Name</u>	<u>Address</u>
Ilie Sporea	1086 Satin Leaf Street, Hollywood, Florida 33019
Clara Sporea	1086 Satin Leaf Street, Hollywood, Florida 33019

ARTICLE VI

PURPOSE

The nature of the business and of the purposes to be conducted and promoted by this limited liability company, is to engage solely in the following activities:

- (a) To acquire from Eagle Enterprises of Jacksonville, LLC a certain parcel of real property, together with all improvements located thereon, located at 2130 Mayport Road in the City of Atlantic Beach, State of Florida (the "Property").
- (b) To own, hold, sell, assign, transfer, operate, lease, mortgage, pledge and otherwise deal with the Property.
- (c) To exercise all powers enumerated in the Florida Limited Liability Company Act of Florida necessary or convenient to the conduct, promotion or attainment of the business or purposes otherwise set forth herein.

ARTICLE VII

PROHIBITIONS

This limited liability company shall only incur indebtedness in an amount necessary to acquire, operate and maintain the Property. For so long as any mortgage lien in favor of Wells Fargo Bank Minnesota, N.A. (f/k/a Norwest Bank Minnesota, National Association), as Trustee for the Registered Holders of Wachovia Bank, National Association (f/k/a First Union National Bank) Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2000-C1, or its successors or assigns (the "First Mortgage") exists on any portion of the Property, this limited liability company shall not incur, assume, or guaranty any other indebtedness. This limited liability company shall not dissolve or liquidate, or consolidate or merge with or into any other entity, or convey or transfer its properties and assets substantially as an entirety or transfer any of its beneficial interests to any entity. For so long as the First Mortgage exists on any portion of the Property, this limited liability company will not voluntarily commence a case with respect to itself, as debtor, under the Federal Bankruptcy Code or any similar federal or state statute without the unanimous consent of all of the members of the limited liability company. For so long as the First

Mortgage exists on the Property, no material amendment to these articles of organization may be made without first obtaining approval of the mortgagee holding the First Mortgage on any portion of the Property.


ARTICLE VIII
CONTINUATION

To the extent permissible under applicable federal and state tax law, the vote of a majority-in-interest of the remaining members is sufficient to continue the existence of this limited liability company. If such vote is not obtained, for so long as the First Mortgage exists on any portion of the Property, this limited liability company shall not liquidate the Property without first obtaining approval of the mortgagee holding the First Mortgage on any portion of the Property. Such holders may continue to exercise all of their rights under the existing security agreements or mortgages until the debt underlying the First Mortgage has been paid in full or otherwise completely discharged.

IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization this 11th day of DECEMBER, 2003.



ILIE SPOREA



CLARA SPOREA

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED AGENT/REGISTERED OFFICE, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is ICS PROPERTIES, LLC.
2. The name and address of the registered agent and office is:

JACK G. HAND, JR.
JACK G. HAND, JR., P.A.
200 W. FORSYTH STREET, SUITE 1517
JACKSONVILLE, FLORIDA 32202

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.


JACK G. HAND, JR., Resident Agent

DATED: 12/11/03