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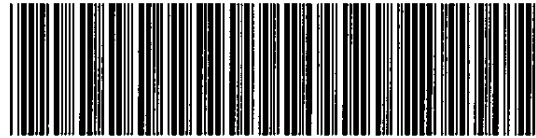
(Business Entity Name)

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J. BRYAN MAY 22 2006

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: J & R Investment Property 1, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Donald J. Doody
(Name of Person)

Goren, Cherof, Doody, & Ezrol, P.A.
(Firm/Company)

3099 E. Commercial Blvd., Suite 200
(Address)

Fort Lauderdale, Florida 33308
(City/State and Zip Code)

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For further information concerning this matter, please call:

Donald J. Doody, Esquire at (954) 771-4500
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF ORGANIZATION
OF
J & R Investment Property 1, L.L.C.**

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The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I
NAME**

The name of the limited liability company shall be J & R Investment Property 1, L.L.C. ("Company"). The principal place of business of the Company in Florida shall be 5300 N. Federal Highway, Fort Lauderdale, 33308-3205.

**ARTICLE II
DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The Company's existence shall terminate no later than fifty (50) years from commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE III
PURPOSES AND POWERS**

The general purpose for which the Company is organized is to own and operate real property and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE IV
REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is John Pasquale whose address is 19101 Mystic Pointe Drive, Suite 2306, Aventura, Florida 33180.

**ARTICLE V
CAPITAL CONTRIBUTIONS**

The members of the Company shall contribute to the capital of the Company the cash or property set forth as follows:

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<u>NAME</u>	<u>CAPITAL CONTRIBUTION</u>
John Pasquale	50% Interest
Rosalie Pasquale	50% Interest

**ARTICLE VI
ADDITIONAL CAPITAL CONTRIBUTIONS**

Each member shall make additional capital contributions to the Company at such times and in such amounts as may be provided in the regulations adopted by the members or, in lieu thereof, only upon the unanimous consent of all the members.

**ARTICLE VII
ADMISSION OF NEW MEMBERS (TRANSFERABILITY OF INTERESTS)**

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

**ARTICLE VIII
TERMINATION OF EXISTENCE (CONTINUITY OF LIFE)**

The Company shall not be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member of the Company.

**ARTICLE IX
MANAGEMENT (MANAGEMENT BY MEMBERS)**

The Company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and addresses of the members of the Company are:

<u>NAME</u>	<u>ADDRESS</u>
John Pasquale	86 Lynbrook Ave, Point Lookout, NY 11569
Rosalie Pasquale	86 Lynbrook Ave, Point Lookout, NY 11569

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at FT. LAUDERDALE FL, for the foregoing uses and purposes this 11 day of MAY, 2006.

[Signature]
John Pasquale
[Signature]
Rosalie Pasquale

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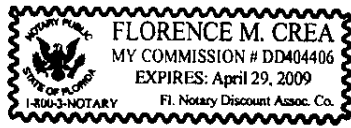
STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11th day of MAY, 2006, by John Pasquale, who is personally known to me or who has produced NY DRIVER LIC as identification.

[Signature]
NOTARY PUBLIC

Print: Florence M. Crea

MY COMMISSION EXPIRES:



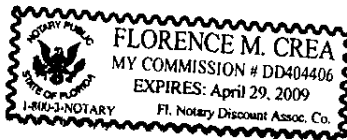
STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 1st day of MAY, 2006, by Rosalie Pasquale, who is personally known to me or who has produced NY D/L as identification.

Florence M. Crea
NOTARY PUBLIC

Print: Florence M. Crea

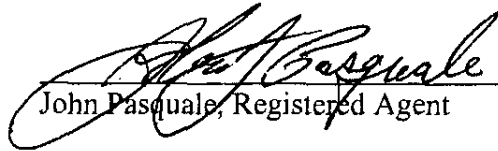
MY COMMISSION EXPIRES:



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ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of J & R Investment Property 1, L.L.C as the registered agent of this limited liability company, hereby consents to his appointment as registered agent of the Company.


John Pasquale, Registered Agent

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