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(City/State/Zip/Phone #)

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(Business Entity Name)

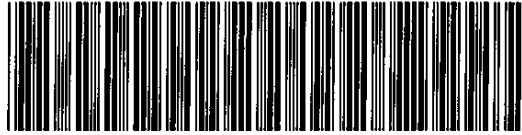
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Reply to Miami Office
E-Mail: jcruz@dwl-law.com

February 23, 2007

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

**RE: 2701 Segovia Street LLC
726 Valencia LLC
740 Valencia LLC
Our Account No.: DUNW01**

Dear Sir/Madam:

Enclosed are Articles of Organization of the entities listed above, along with a check for \$390.00, representing the \$125.00 filing fee for each entity and the cost of obtaining a good standing certificate of status for each entity.

We are enclosing a self-addressed, stamped envelope for your convenience in returning the certificates to us.

If you have any questions, please contact me. Thank you.

Sincerely,


Jorge de la Cruz-Muñoz

JFD:sm

Enclosures

cc: Mr. and Mrs. Luis J. Saldarriaga
Neil R. Chrystal, Esq.

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MIAMI
550 Biltmore Way
Suite 810
Coral Gables, Florida 33134
Telephone 305/529-1500
Fax 305/529-8855

NAPLES
4001 Tamiami Trail North
Suite 200
Naples, Florida 34103
Telephone 239/263-5885
Fax 239/262-1442

PALM BEACH
Plaza Center, Suite 501
249 Royal Palm Way
Palm Beach, Florida 33480
Telephone 561/655-2120
Fax 561/655-2168

**ARTICLES OF ORGANIZATION
OF
2701 SEGOVIA STREET LLC**

FIRST: The name of the Limited Liability Company is 2701 SEGOVIA STREET LLC.

SECOND: The mailing address and street address of the principal office of this Limited Liability Company is 2711 Segovia Street, Coral Gables, Florida 33134.

THIRD: The name and street address of the Registered Agent are as follows:

Neil R. Chrystal
Dunwoody White & Landon, P.A.
550 Biltmore Way, Suite 810
Coral Gables, Florida 33134

Having been named as registered agent and to accept service of process for this 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, F.S.



NEIL R. CHRYSTAL

FOURTH: The Limited Liability Company is to be managed by Managers and the name and address of the Managers are as follows:

Luis J. Saldarriaga
2711 Segovia Street
Coral Gables, Florida 33134

Mariluz Saldarriaga
7410 SW 159 Terrace
Miami, Florida 33157

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Signed as of this 22 day of February, 2007.



LUIS J. SALDARRIAGA, as Manager