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September 29, 2001

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

RE: Articles of Incorporation for the following corporation:
BELLE EPOQUE CONDOMINIUM ASSOCIATION, INC.

Dear Sir/Madam:

Enclosed please find my check in the sum of \$70.00 for the filing fee of the Articles of Incorporation submitted with this letter.

Should you have any questions please feel free to contact my office.

Sincerely,

The Law Offices of Juan A. Sanchez

JUAN A. SANCHEZ

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ARTICLES OF INCORPORATION
OF
BELLE EPOQUE CONDOMINIUM ASSOCIATION, INC.

In order to organize a Corporation Not For Profit under the laws of the State of Florida, the undersigned subscribers, LIA DURANGO, and ESTELA RUSSELL, hereby make, subscribe, acknowledge and file these Articles of Incorporation with the Department of State of the State of Florida.

1. The name of the proposed corporation is: BELLE EPOQUE CONDOMINIUM ASSOCIATION, INC., and it will maintain an office at 2295 S.W. 16 Ct., Miami, Florida 33145.
2. The purpose for which the corporation is organized is to create the entity (sometimes referred to hereinafter as the "Association") responsible for the operation of a certain condominium named BELLE EPOQUE CONDOMINIUM, which condominium LIA DURANGO intends to create under the Florida Condominium Act, by submitting the following described land, lying and being in Dade County, Florida, and the improvements thereon, to condominium ownership, to-wit:

**Lot 5, Block 3, of WOODSIDE SUBDIVISION, according to the Plat thereof,
as recorded in Plat Book 5, at Page 28, of the Public Records of Miami-Dade
County, Florida.**

3. Said condominium shall contain two separate residence units, and each owner of a condominium unit in said condominium, or of an interest in the fee title therein, shall automatically qualify for and be admitted to membership in said corporation or Association upon acquisition of such ownership. Such membership is limited to such owners and may be transferred only as an incidence to the valid transfer of title to a condominium unit.

4. The corporation shall exist perpetually.

5. Three persons shall constitute the first Board of Directors of said Association, and the affairs of the Association shall be managed by three officers, to-wit: a President, a Vice-President and a Secretary-Treasurer, the first Board of Directors, Officers and Registered Agent appointed hereby (which persons also constitute the subscribers hereto) being:

<u>Name</u>	<u>Office</u>	<u>Residence & Address</u>
LIA DURANGO	President and INCORPORATOR	2295 S.W. 16 Ct., Miami, FL 33145
STELA RUSSELL	Vice-President INCORPORATOR	2295 S.W. 16 Ct., Miami, FL 33145
JUAN CARLOS DAVID	Secretary-Treasurer INCORPORATOR	428 W. 43 St., Miami Beach, FL 33140

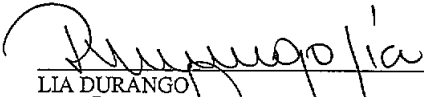
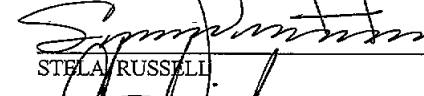
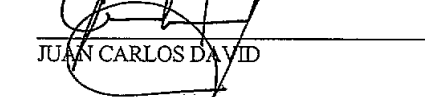
Said Directors will assume office upon approval of these Articles by the said Department of State, and will be entitled to serve until their successors are elected on January 2, 2002, in accordance with the terms of the By-Laws of the Association made by said subscribers, true copy of which is attached hereto.

6. Said By-Laws may be amended, altered or rescinded in the manner provided in Paragraph 11 (Page 5) thereof.

7. These Articles of Incorporation may be amended by the affirmative vote of parties representing at least two (2) of the condominium units in said condominium, in the same manner and subject to the same restrictions specified for amendments of said By-Laws.

8. The Association (said corporation) and its officers and members shall have all of the powers and authority and be subject to all of the obligations and restrictions conferred and/or imposed upon them by Chapter 617, Florida Statutes; said Condominium Act; the Declaration of Condominium of BELLE EPOQUE CONDOMINIUM; and said By-Laws.

WITNESS the execution hereof by said subscribers this 28th day of September, 2001.


LIA DURANGO

STELA RUSSELL

JUAN CARLOS DAVID

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

Before the undersigned officer personally appeared LIA DURANGO, STELA RUSSELL, and JUAN CARLOS DAVID known to me to be persons who executed the foregoing Articles of Incorporation as subscribers, and they each acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Miami, Miami-Dade County, Florida, this 28th day of September, 2001

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Juan A. Sanchez
Commission # CC 831879
Expires June 18, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

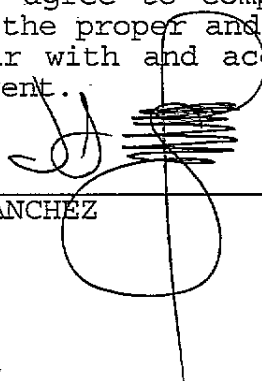
Pursuant to the provisions of F.S. 607.0501, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the corporation is BELLE EPOQUE CONDOMINIUM ASSOCIATION, INCORPORATED
2. The name of the registered agent is: JUAN A. SANCHEZ
3. The address of the registered agent/registered office is:

10691 N. Kendall Drive, Suite 310
Miami, Florida 33176

Acceptance

Having been named as registered agent and designated to accept service of process for the above corporation, 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.



JUAN A. SANCHEZ

Date: SEPTEMBER 29, 2001