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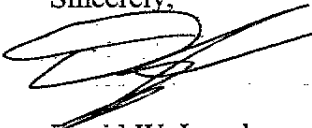
RE: S19Tea, Inc.

Dear Sir or Madam:

Please find enclosed, for filing with your division, Articles of Incorporation of S19Tea, Inc. Also enclosed is our firm check in the amount of \$78.75 for the filing fee and certified copy, to be returned to me in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter. Should you have any questions or comments with regard to same, please do not hesitate to contact me.

Sincerely,


David W. Langham

DWL/kb
Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

OF

S19TEA, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation for profit under the laws of Florida, adopts the following Articles of Incorporation.

ARTICLE I: NAME AND ADDRESS

Section 1.1 Name. The name of the corporation is S19TEA, Inc.

Section 1.2 Address of Principal Office. The address of the principal office of the corporation is 3121 N.E. 51st Street; Ft Lauderdale, Florida 33308.

ARTICLE II: DURATION

Section 2.1 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed, except that if they are not filed by the Department of State of Florida within five business days after they are executed, corporate existence shall commence upon filing by the Department of State.

ARTICLE III: PURPOSES

Section 3.1 Purposes. This corporation is organized for the purposes of acquiring and managing investment real estate, and/or for transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV: CAPITAL

Section 4.1 Authorized Capital. The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is 100 shares of voting common stock having a par value of \$100.00 per share.

ARTICLE V: INITIAL REGISTERED OFFICE AND AGENT

Section 5.1 Name and Address. The street address of the initial registered office of this corporation is Langham and Langham, P.A., 2320 S. Third Street, Jacksonville Beach, Florida 32250, and the name of the initial registered agent of this corporation at that address is David W. Langham.

ARTICLE VI: DIRECTORS

Section 6.1 Number. This corporation shall have 1 director initially. The number of directors may be increased or diminished from time to time by the bylaws, but shall never be less than one.

Section 6.2 Initial Directors. The name and address of the member of the first board of directors of the corporation is:

NAME

Sandra Campbell

ADDRESS

3121 N.E. 51st Street
Fort Lauderdale, FL 33308

ARTICLE VII: BYLAWS

Section 7.1 **Bylaws**. The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws may be amended or repealed from time to time by either the board of directors or the shareholders, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

ARTICLE VIII: INCORPORATOR

Section 8.1 **Name and Address**. The name and street address of the incorporator of this corporation are:

NAME
Sandra Campbell

ADDRESS
3121 N.E. 51st Street
Fort Lauderdale, FL 33308

ARTICLE IX: INDEMNIFICATION

Section 9.1 **Indemnification**. The board of directors is hereby specifically authorized to make provision for indemnification of directors, officers, employees and agents to the full extent permitted by law.

ARTICLE X: AMENDMENT

Section 10.1 **Amendment**. This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the incorporator has executed these Articles the 26 day of January, 1999.


Sandra Campbell, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in the above Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and I accept the obligations of a registered agent.



David W. Langham, Esq.

Date: 01/29/99

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TALLAHASSEE, FLORIDA