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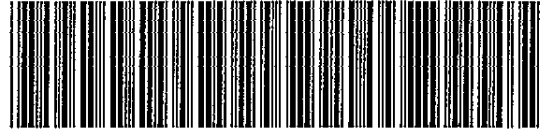
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03 JAN 23 AM 10:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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LAW OFFICES

RONALD D. FAIRCHILD, P.A.
SUITE 100
1000 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32204

RONALD D. FAIRCHILD
SHARON B. MILNE

TELEPHONE 904/355-6700

FACSIMILE 904/358-7360

January 20, 2003

Corporations Bureau
Secretary of State
Post Office 6327
Tallahassee, Florida 32314

Re: B & B Dealership Properties, Inc.

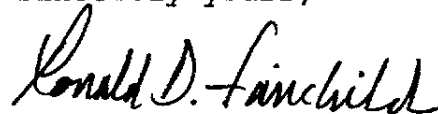
Dear Madam or Sir:

Please find enclosed for filing the original and one (1) copy of the above-named corporation's articles of incorporation, together with our firm check in the amount of \$78.75 in payment of the filing fee and the cost of a certified copy of the articles.

Please note that the effective date of the subject articles is January 20, 2003.

The certified copy is to be returned to this office.

Sincerely yours,



Ronald D. Fairchild

RDF/sg
Enclosure



FLORIDA DEPARTMENT OF STATE
Ken Detzner
Secretary of State

January 30, 2003

RONALD D. FAIRCHILD, P.A.
1000 RIVERSIDE AVENUE
SUITE 100
JACKSONVILLE, FL 32204-Y

SUBJECT: B & B DEALERSHIP PROPERTIES, INC.
Ref. Number: W03000002845

We have received your document for B & B DEALERSHIP PROPERTIES, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6067.

Neysa Culligan
Document Specialist
New Filing Section

Letter Number: 903A00006461

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

B & B DEALERSHIP PROPERTIES, INC.

ARTICLE I. NAME

The name of this Corporation is:

B & B DEALERSHIP PROPERTIES, INC.

ARTICLE II. NATURE OF BUSINESS

The general nature of the business to be transacted by this corporation is:

(a) To invest and reinvest in, sell, lease or otherwise dispose of items of personal and real property, of all kinds, classes and description, of whatsoever nature, in the State of Florida, or in any other state or country, and to specifically engage in the ownership and leasing of commercial real property, and all allied and related activities and services, and to engage in any and all other business activities which may be permitted under the laws of the State of Florida or the United States, except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance protection, cooperative association, fraternal benefit society, state fair or exposition.

(b) To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida and in all other states and countries.

(c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

(d) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

(e) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock of or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers and privileges of ownership including the right to vote such stock.

(f) To enter into and be a member of or a party to any kind of partnership, joint venture or limited liability company.

(g) In addition to the powers herein expressly stipulated, this corporation shall have all general corporate rights, powers, privileges and immunities otherwise existing from time to time under the laws of the State of Florida.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Ten Thousand (10,000) shares of One Dollar (\$1.00) par value voting common stock.

ARTICLE IV. TERM OF EXISTENCE

This corporation shall begin on January 20, 2003, and it shall exist perpetually thereafter.

ARTICLE V. ADDRESS

The initial registered address of the principal office of this corporation in the State of Florida is 2165 River Boulevard, Jacksonville, Florida 32204. The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE VI. DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be increased or diminished from time to time, pursuant to by-laws adopted by the directors, but shall never be less than one (1), nor more than five (5) in number. The names and addresses of the members of the first Board of Directors are:

Robert P. Lynch
4704 Algonquin Avenue
Jacksonville, Florida 32210

William P. Lynch
9938 Chelsea Lake Road
Jacksonville, Florida 32256

ARTICLE VII. REGISTERED AGENT

The name and street address of the initial registered agent of this corporation, upon whom service of process may be made, are as follows:

Ronald D. Fairchild
1000 Riverside Avenue, Suite 100
Jacksonville, Florida 32204

ARTICLE VIII. INCORPORATOR

The names and addresses of the incorporators to these Articles of Incorporation are:

Robert P. Lynch
4704 Algonquin Avenue
Jacksonville, Florida 32210

William P. Lynch
9938 Chelsea Lake Road
Jacksonville, Florida 32256

ARTICLE IX. AMENDMENTS

1. These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the corporation's board of directors and proposed by them to the corporation's stockholders, and approved at a stockholders' meeting by a majority of the stock entitled to vote thereon, unless all of the directors and all of the stockholders of the corporation sign a written statement manifesting their intention that a certain amendment to these articles of incorporation be made.

2. The initial by-laws of this corporation shall be adopted by the board of directors. The by-laws may be amended from time to time as provided therein.

3. Ownership of stock shall not be required to make any person eligible to serve either as an officer or director of this corporation.

4. Any subscriber or stockholder present at any meeting, either in person or by proxy, and any director present in person at any meeting of the board of directors shall conclusively be deemed to have received proper notice of such meeting unless he or she shall make objection at such meeting to any defect or insufficiency of notice.

5. The board of directors is hereby specifically authorized to make provision for reasonable compensation to its members for their services as directors, and to fix the basis and conditions upon which such compensation shall be paid. Any director of the corporation may also serve the corporation in any other capacity and receive compensation therefor in any form.

ARTICLE X. INDEMNIFICATION

The corporation shall indemnify any director, officer, or employee, or former director, officer, or employee of the corporation, or any person who may have served at its request as a director, officer, or employee of another corporation in which it owns shares of capital stock, or of which it is a creditor, against expenses actually and necessarily incurred by such person in connection with the defense of any action, suit or proceeding in which he or she is made a party by reason of being or having been such director, officer or employee, except in relation to matters as to which he or she shall be adjudged in such action, suit, or proceeding to be liable for negligence or misconduct in the performance of duty. The corporation may also reimburse any director, officer or employee for the reasonable costs of settlement or any such action, suit or proceeding, if it shall be found by a majority of a committee composed of the directors not involved in the matter in controversy (whether or not a quorum) that it was to the interests of the corporation that such settlement be made and that such director, officer, or employee was not guilty of negligence or misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such director, officer or employee may be entitled under by-law, agreement, vote of shareholders or otherwise.


Robert P. Lynch


William B. Lynch

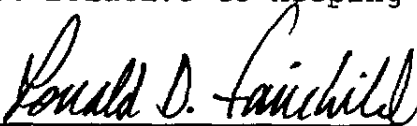
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED:

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First, that B & B DEALERSHIP PROPERTIES, INC., desiring
to organize under the laws of the State of Florida with its
principal office, as indicated in the Articles of Incorporation
at City of Jacksonville, County of Duval, State of Florida, has
named Ronald D. Fairchild of 1000 Riverside Avenue, Suite 100,
Jacksonville, Florida 32204, as its agent to accept service of
process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the
above-stated corporation, at place designated in this
certificate, I hereby accept to act in this capacity, and agree
to comply with the provisions of said Act relative to keeping
open said office.



Ronald D. Fairchild

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA