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EXAMINER

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ACCOUNT NO. : I2000000195

REFERENCE : 076787 4804708

AUTHORIZATION

COST LIMIT : (\$ 25.00

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ORDER DATE : July 24, 2009

ORDER TIME : 2:12 PM

ORDER NO. : 076787-010

CUSTOMER NO: 4804708

DOMESTIC FILINGS

NAME: TRITON/RBS PALM AVENUE OFFICE,

LLC

XX ARTICLES OF DISSOLUTION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY

XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Joyce Markley - EXT# 2930

EXAMINER'S INITIALS:

ARTICLES OF DISSOLUTION FOR A LIMITED LIABILITY COMPANY

- 1. The name of a limited liability company is Triton/RBS Palm Avenue Office, LLC
- 2. The effective date of the dissolution is: 7/24/09
- 3. The Managing Member has elected to dissolve the company, as specified in operating agreement
- 4. All debts, obligations and liabilities of the limited liability company have been paid or discharged.
- 5. All remaining property and assets have been distributed among its members in accordance with their respective rights and interests.
- 6. There are no suits pending against the company in any court.

Signatures of the Members having the same percentage of membership interests necessary to approve the dissolution:

[Signatures on following page]

TRITON/RBS HOLDINGS, LLC, a Florida limited liability company

By: TRPA Investments, LLC, a Florida limited liability company and Managing Member

By: LVF SARASOTA GB LLC, a Delaware limited liability company, its Manager

By: Lion Value Fund Non-REIT Holdings, L.L.C., a Delaware limited liability company, its sole member

By: Lion Value Fund Holdings, L.L.C. its sole member

By: Lion Value Fund, L.P., a member

By: Lion Value Fund GP, L.L.C., its general partner

By: ING Clarion Partners, LLC, its sole member

Name: Danie C. Reid
Title: Authorized Signatory

By: Lion Value Fund (TEPF), L.P., a member

By: Lion Value Fund GP, L.L.C., its general partner

By: ING Clarion Partners, LLC, its sole member

Name: Daniel & Rid Title: Authorized Signatory