

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-9171  
904-222-0393 FAX

800-342-8086



*795000026493*

FILED  
55 APR -3 AM 10:23  
SECRETARY OF STATE  
TALLAHASSEE, FL 32301

ACCOUNT NO. : 072100000032

REFERENCE : 571356 95719A

AUTHORIZATION :

*Patricia Pizito*

COST LIMIT : \$ 122.50

ORDER DATE : April 3, 1995

ORDER TIME : 1:09 PM

ORDER NO. : 571356

800001445388

CUSTOMER NO: 95719A

CUSTOMER: Mr. Bert Irigoyen  
BERT ALEXANDER & ASSOCIATES

7521 Southwest 133rd Street

Miami, FL 33156

DOMESTIC FILING

NAME: TRITON REAL ESTATE GROUP,  
INC.

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS: \_\_\_\_\_

**Articles of Incorporation  
of  
Triton Real Estate Group, Inc.**

FILED  
25 APR -3 AM 10:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Article I**

**Name**

The name of this Corporation is

Triton Real Estate Group, Inc.

**Article II**

**Principal Office and Mailing Address of the Corporation**

The principal office and mailing address of this Corporation is

7521 S.W. 133 Street  
Miami, Florida 33156

**Article III**

**Capital Stock**

This Corporation is authorized to issue 10,000 shares of \$ 0.01 par value common stock, which shall be designated "Common Shares".

**Article IV**

**Initial Registered Office and Agent**

The street address of the initial registered office of the Corporation is

7521 S. W. 133 Street  
Miami, Florida 33156

and the name of the initial registered agent of this Corporation at that address is

Bert Alexander & Associates

## **Article V**

### **Director Quorum and Voting**

No less than a majority of the directors shall constitute a quorum for a meeting of directors. If a quorum is present, the affirmative vote of a majority of the directors present, or, if a directors or directors have abstained from voting because of an interest in the matter to be voted upon, the affirmative vote of a majority of the directors present and voting, shall be the act of the Board of Directors. The names and addresses of the initial directors of this corporation are :

Humberto L. Irigoyen  
7521 SW 133 Street  
Miami, FL 33156

## **Article VI**

### **Nature of Business**

This Corporation is being formed for the following purposes :

- a) To engage in any and all lawful business or activity permitted under the laws of the United States and the State of Florida.
- b) To generally have and exercise all powers, rights and privileges necessary and incident to carrying out properly the objects herein mentioned.
- c) To do anything and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes or the attainment of any or all the objects hereinbefore enumerated or incidental to the purposes and powers of the Corporation or which at any time appear conductive thereto or expedient.

## **Article VII**

### **Voting Requirements for Shareholders**

The affirmative vote of a majority of the shareholders of this Corporation entitled to vote shall be required for the authorization of any action of the shareholders of this Corporation.

### **Article VIII**

#### **Amendments to Articles of Incorporation and By-Laws**

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendments hereto and any right conferred upon the shareholders is subject to this reservation. Further, the power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors of this Corporation.

### **Article IX**

#### **Powers**

This corporation shall have all the corporate powers enumerated in the Florida Business Corporation Act, as amended from time to time.

### **Article IX**

#### **Indemnification**

This Corporation shall indemnify any and all of its directors, officers, employees or agents or former directors, officers, employees or agents or any person or persons who may have served at its request as a director, officer, employee or agent or another corporation, partnership, joint venture, trust or other enterprise in which it owns shares of capital stock or of which it is a creditor, to the full extent permitted by law. Said indemnification shall include, but not be limited to, the expenses, including the cost of any judgement, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceedings, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such person or his legal representative may be party or may be threatened to be made a party, by reason of his being or having been a director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not be exclusive of any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

**Article XI**

**Incorporator**

The name and address of the person signing these Articles is

Bert Alexander & Associates  
7521 SW 133 Street  
Miami, Florida 33156

In witness whereof, the undersigned incorporator has executed these Articles of Incorporation on this 30th day of March 1995.

Bert Alexander & Associates

By : Bert Alexander

**Acknowledgment**

State of Florida )  
                              ) SS  
County of Dade )

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared Humberto L. Irigoyen, known to me and known by me to be an authorized officer of Bert Alexander & Associates, and he acknowledged before me that he executed said Articles of Incorporation as an officer of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affixed seal in the State and County aforesaid, this 30th day of March 1995.

Notary Public  
State of Florida at Large

My commission Expires :

Doris P. Lamb  
DORIS P. LAMB



DORIS PLAMB  
My Commission CC3852  
Expires Jul. 10, 1998  
Bonded by ANB  
800-852-5878

Print type or stamp name of Notary :  
Personally known ☒ OR Produced I.D. ☐  
Type and number of I.D. produced:

Doris P. Lamb

**Acceptance of Registered Agent**

Having been named to accept service of process for Triton Real Estate Group, Inc., at the place designated in the articles of Incorporation, Bert Alexander & Associates agrees to act in this capacity, and agrees to comply with the provisions of Sections 48.091 relative to keeping open such office.

Date 3/30/95

Bert Alexander  
Bert Alexander & Associates  
Registered Agent

FILED  
95 APR -3 AM 10:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Triton Real Estate  
Licensed Real Estate Broker

**TRITON**  
**REAL ESTATE**  
Group of Companies

Triton Real Estate Management  
Asset/Property Management

February 21, 1996

STATE OF FLORIDA  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, FL 32399

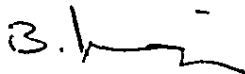
RE: TRITON REAL ESTATE GROUP, INC. - P95000026493 (3)

We hereby notify the Division of Corporation of a change in Corporate mailing address and Principal place of Business for the above referenced corporation. The new address is:

**2121 S.W. 3rd Avenue - Suite 608  
Miami, FL 33129**

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Humberto L. Irigoyen  
Director

*Updated LR 2/23  
sent R/A info*

Corporate Office  
2121 SW 3rd Avenue - Suite 608  
Miami, Florida 33129  
(305) 285-9994  
Fax: (305) 285-9996



Asset/Property Management Office  
1185 Marseille Drive - Suite 105  
Miami Beach, Florida 33141  
(305) 868-6080  
Fax: (305) 868-3430