



THE UNITED STATES
CORPORATION
COMPANY

A00000000218

ACCOUNT NO. : 072100000032

REFERENCE : 571426 8690A

AUTHORIZATION :

COST LIMIT : \$ PPD

RECEIVED
DIVISION OF CORPORATIONS
00 FEB - 1 PM 2:37

ORDER DATE : February 1, 2000

ORDER TIME : 12:13 PM

ORDER NO. : 571426-005

CUSTOMER NO: 8690A

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-02/01/00--01110--005
***1850.00 ***1837.50

CUSTOMER: Gary Korn, Esq
BEDZOW KORN BROWN MILLER &
BEDZOW KORN BROWN MILLER &
Suite 200
20803 Biscayne Boulevard
Aventura, FL 33180

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 26,
LTD.

EFFECTIVE DATE:

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: Christine Lillich

EXAMINER'S INITIALS:

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TALLAHASSEE, FLORIDA

BK

2/1/00

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 26, LTD.**

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CLERK OF SUPERIOR COURT
JANUARY 11 2000

WE, the undersigned, desiring to form a Limited Partnership, and pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Sections 620.101 et seq., of the Florida Statutes, do hereby certify:

1. The name of the entity under which such Limited Partnership is to be conducted is MORTGAGE INVESTMENT GROUP 26, LTD.

2. The address of the office of the Limited Partnership is 307 South 21st Avenue, Hollywood, Florida 33020.

3. The agent for service of process upon the Limited Partnership is HARVEY BIRDMAN, whose address is 307 South 21st Avenue, Hollywood, Florida 33020.

4. The name and business address of the sole general partner of the Limited Partnership is VACATION INVESTMENT PLAN, INC., a Florida corporation, 307 South 21st Avenue, Hollywood, Florida 33020.

5. The name and business address of the sole limited partner of the Limited Partnership is GARY A. KORN, Trustee, 20803 Biscayne Boulevard, Aventura, Florida 33180.

6. The mailing address of the Limited Partnership is 307 South 21st Avenue, Hollywood, Florida 33020.

7. The latest date upon which the Limited Partnership is to dissolve is January 1, 2010.

DATED this 26th day of January, 2000.

GENERAL PARTNER:

VACATION INVESTMENT PLAN, INC., a Florida corporation

By 

HARVEY BIRDMAN, Vice-President

LIMITED PARTNER:


GARY A. KORN, Trustee

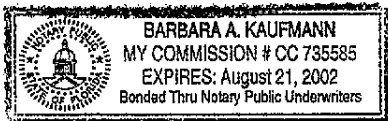
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SS:

The foregoing instrument was acknowledged before me this 26th day of January, 2000, by HARVEY BIRDMAN, as Vice-President of VACATION INVESTMENT PLAN, INC., a Florida corporation, who is personally known to me and who did take an oath.

My Commission Expires:



Barbara A. Kaufmann
Notary Public, State of Florida

Print Name: Barbara A. Kaufmann

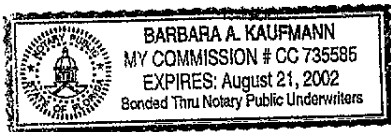
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SS:

The foregoing instrument was acknowledged before me this 26th day of January, 2000, by GARY A. KORN, Trustee who is personally known to me and who did take an oath.

My Commission Expires:



Barbara A. Kaufmann
Notary Public, State of Florida

Print Name: Barbara A. Kaufmann

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the designation of Registered Agent as set forth in this Certificate of Limited Partnership for MORTGAGE INVESTMENT GROUP 26, LTD., a Florida Limited Partnership.

[Signature]
HARVEY BIRDMAN, Registered Agent

AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

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BEFORE ME, the undersigned authority, personally appeared HARVEY BIRDMAN ("Affiant"), who being first duly sworn, upon oath, states as follows:

1. That Affiant is the Vice-President of VACATION INVESTMENT PLAN, INC., a Florida corporation (the "Company"), and is duly authorized to execute this Affidavit on behalf of the Company.

2. That the Company is the sole general partner of MORTGAGE INVESTMENT GROUP 26, LTD., a Florida limited partnership (the "Limited Partnership") and GARY A. KORN, Trustee is the sole limited partner of the Limited Partnership.

3. That the amount of the capital contribution of the sole limited partner and the amount anticipated to be contributed by the sole limited partner is as follows:

Amount contributed: \$ 100.00

Amount anticipated
to be contributed \$ 999,900.00

FURTHER AFFIANT SAYETH NOT.



HARVEY BIRDMAN – Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 26th day of January, 2000, by HARVEY BIRDMAN, Affiant, who is personally known to me and who did take an oath.

My Commission Expires:





Notary Public, State of Florida

Barbara A. Kaufmann

Print Name: _____