



A00000001708

ACCOUNT NO. : 072100000032

REFERENCE : 891095 8690A

AUTHORIZATION :

COST LIMIT : \$ PPD

FILED
NOV -8 PM 4:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : November 8, 2000

ORDER TIME : 10:19 AM

ORDER NO. : 891095-005

CUSTOMER NO: 8690A

CUSTOMER: Ms. Lorry Cusack
Bedzow Korn Brown Miller &
Zemel, P.a.
Suite 200
20803 Biscayne Boulevard
Aventura, FL 33180

Please
Send a
REFUND
Application!
Thanks

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 27,
LTD.

EFFECTIVE DATE: -

200003457712--0
-11/09/00--01002--004
***1850.00 ***1850.00

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kim Clemons - EXT. 1158

EXAMINER'S INITIALS: NR 11/8

APM - 12.50
LP. 1785.00
CERT 52.50

\$1850.00

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 27, LTD.**

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 27, 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. *P930000-67576*

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 30th day of October, 2000.

GENERAL PARTNER:

VACATION INVESTMENT PLAN, INC., a Florida corporation

By: 

HARVEY BIRDMAN, Vice-President

LIMITED PARTNER:


GARY A. KORN, Trustee

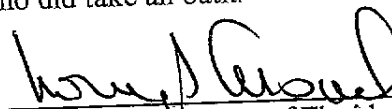
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

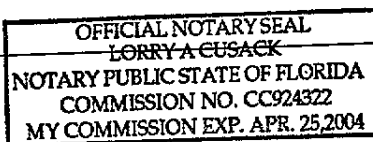
} SS:

The foregoing instrument was acknowledged before me this 30th day of October, 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:


Notary Public, State of Florida

Print Name:



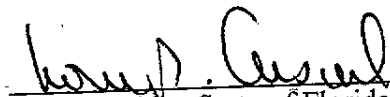
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

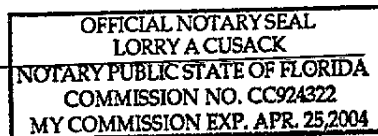
} SS:

The foregoing instrument was acknowledged before me this 30th day of October, 2000, by GARY A. KORN, Trustee who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida

Print Name:



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 27, LTD., a Florida Limited Partnership.


HARVEY BIRDMAN, Registered Agent

00 NOV -8 PM 4: 45
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

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 anticipated to be contributed	\$ 999,900.00
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HARVEY BIRDMAN - Affiant

Print Name:

