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Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850) 922-4003

From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 541-3694  
Fax Number : (305) 541-3770

FLORIDA LIMITED PARTNERSHIP  
MORTGAGE INVESTMENT GROUP 28, LTD.

Certificate of Status	0
Certified Copy	1
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TALLAHASSEE, FLORIDA

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**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
MORTGAGE INVESTMENT GROUP 28, LTD.**

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DIVISION OF CORPORATIONS  
01 JAN -10 PM 5:01

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 28, 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 VILLAS II L.C., a Florida limited liability company, 307 South 21st Avenue, Hollywood, Florida 33020. L01000000219

5. The name and business address of the sole limited partner of the Limited Partnership is GARY A. KORN, Trustee, 20801 Biscayne Boulevard, Suite 501, 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 5<sup>th</sup> day of January, 2001.

**GENERAL PARTNER:**

VILLAS II L.C., a Florida limited liability company

By: 

HARVEY BIRDMAN, Managing Member

**LIMITED PARTNER:**

  
GARY A. KORN, Trustee

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STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SS:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2001, by HARVEY BIRDMAN, as Managing Member of VILLAS III C., a Florida limited liability company, who is personally known to me and who did take an oath.

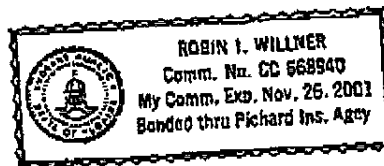
My Commission Expires:

Robin I. Willner  
Notary Public, State of Florida

Print Name:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SS:



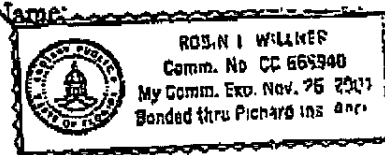
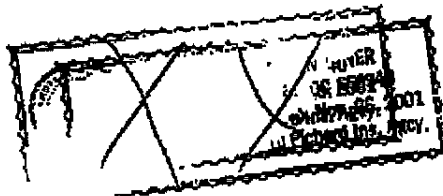
01 JAN -10 PM 5:14  
SECRETARY OF STATE  
DIVISION OF REGISTRATIONS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2001, by GARY A. KORN, Trustee who is personally known to me and who did take an oath.

My Commission Expires:

Robin I. Willner  
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 28, LTD., a Florida Limited Partnership.

HARVEY BIRDMAN, Registered Agent

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AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

) SS:

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 Managing Member of VILLAS II L.C., a Florida limited liability company (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 28, 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	\$	400.00
TOTAL	\$	500.00

FURTHER AFFIANT SAYETH NOT.

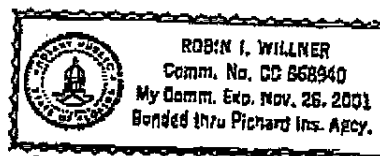
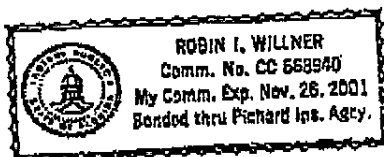
  
 HARVEY BIRDMAN - Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 5<sup>th</sup> day of January, 2001, by HARVEY BIRDMAN, Affiant, who is personally known to me and who did take an oath.

My Commission Expires:

  
 Notary Public, State of Florida

Print Name: \_\_\_\_\_



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 01 JAN -10 PM 09:00  
 SECRETARY OF STATE  
 DIVISION OF CORPORATIONS