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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE: 942446

7236924

AUTHORIZATION :

COST LIMIT :

ORDER DATE: October 26, 2004

ORDER TIME : 9:47 AM

ORDER NO. : 942446-010

CUSTOMER NO: 7236924

CUSTOMER: Gary A. Korn, Esq.

Leopold, Korn & Leopold, P.a.

Suite 501

20801 Biscayne Blvd. Aventura, FL 33180

DOMESTIC FILING

NAME:

MORTGAGE INVESTMENT GROUP 47,

LTD.

XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Amanda Haddan - EXT. 2955

EXAMINER'S INITIALS:

OLOCI 26 PM 1:37

CERTIFICATE OF LIMITED PARTNERSHIP OF MORTGAGE INVESTMENT GROUP 47, 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 47, 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 LOUIS 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 VEGAS ACQUISITIONS L.L.C., a Florida limited liability company, 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, 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, 2015.

 DATED this 22nd day of October, 2004.

GENERAL PARTNER:

VEGAS ACQUISITIONS L.L.C., a Florida limited liability company

By: SUNVEST RESORT COMMUNITIES L.C., a Florida limited liability company, its Manager

HARVEY BIRDMAN, Manager

LIMATED PARTNER:

GARY A. KORN, Trustee

STATE OF FLORIDA)	整章 九
COUNTY OF MIAMI-DADE) SS:)	126 07.26
HARVEY BIRDMAN, as Manager of	s acknowledged before me this 224 day of Oct SUNVEST RESORT COMMUNITIES L.C., a S ACQUISITIONS L.L.C., a Florida limited liability Notary Public, State of Florida Print Name: Barbara A. Kaufn	Florida traited in y company who is
STATE OF FLORIDA)) SS:	
COUNTY OF MIAMI-DADE	ý	
The foregoing instrument was a A. KORN, Trustee, who is personally kn My Commission Expires: BARBARA A KAUFMANN Notary Public State of Florida Ny Commission Expires Aug 21, 2006 Commission # DD1 40636	Recknowledged before me this 22 day of October, 2 day of October, 2 day of October, 2 Notary Public, State of Florida Print Name: Barbara A. Kaufm	Amen

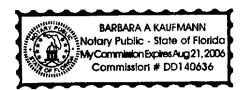
ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the designation of Registered Agent as set forth in this Certificate of Limited Partnership for MORTGAGE INVESTMENT GROUP 47, LTD., a Florida Limited Partnership.

LOUIS BIRDMAN, Registered Agent

AFFIDAVIT

STATE OF FLORIDA)	
COUNTY OF MIAMI-DADE) SS:)	
BEFORE ME, the undersigned who being first duly sworn, upon oath,	d authority, personally appeared HARVEY BIRDMAN ("Affiant states as follows:	t")
limited liability company, the Manage	anager of SUNVEST RESORT COMMUNITIES L.C., a Florier of VEGAS ACQUISITIONS L.L.C., a Florida limited liabil authorized to execute this Affidavit on behalf of the Company.	lity
	e sole general partner of MORTGAGE INVESTMENT GROUP are "Limited Partnership") and GARY A. KORN, Trustee is the solid.	
3. That the amount of the anticipated to be contributed by the sole	e capital contribution of the sole limited partner and the amou e limited partner is as follows:	unt
Amount contributed:	\$ 100.	.00
Amount anticipated to be contributed	\$ 999,900.	.00
FURTHER AFFIANT SAYE	HARVEY BIRDMAN – Affiant	
SWORN TO, ACKNOWLED	OGED AND SUBSCRIBED before me this 22 nd day of Octob	er,
2004, by HARVEY BIRDMAN, Affian	it, who is beisonally known to me.	
My Commission Expires:	Notary Public, State of Florida	



Print Name:_

Barbara A. Kaufmana