

A05000000928

(Requestor's Name)

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(City/State/Zip/Phone #)

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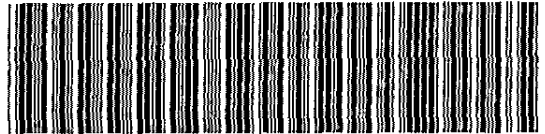
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TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 365430 7236924

AUTHORIZATION :

Patricia Tzuit

COST LIMIT : \$ 1785.00

FILED
05 MAY 11 AM 8:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : May 11, 2005

ORDER TIME : 4:02 PM

ORDER NO. : 365430-010

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 54,
LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 54, LTD.**

FILED
05 MAY 11 AM 8:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 54, 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 AVALON DEVELOPMENT OF ORANGE COUNTY, 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 10th day of May, 2005.

GENERAL PARTNER:

**AVALON DEVELOPMENT OF ORANGE COUNTY,
L.L.C., a Florida limited liability company**

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

By: 

HARVEY BIRDMAN, Manager

LIMITED PARTNER:



GARY A. KORN, Trustee

[Notarial acknowledgments continued on next page]

LEOPOLD, KORN & LEOPOLD, P.A.

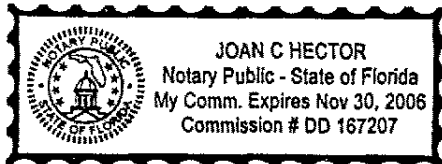
20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

[Notarial acknowledgments continued from previous page]

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

The foregoing instrument was acknowledged before me this 10th day of May, 2005, by HARVEY BIRDMAN, Manager of SUNVEST RESORT COMMUNITIES, L.C., a Florida limited liability company, Manager of AVALON DEVELOPMENT OF ORANGE COUNTY, L.L.C., a Florida limited liability company, who is personally known to me.

My Commission Expires:





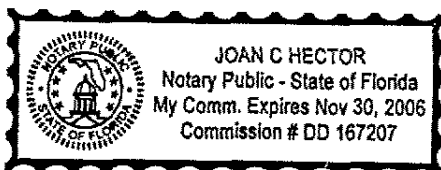
Notary Public, State of Florida

Print Name: _____

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

The foregoing instrument was acknowledged before me this 10th day of May, 2005, by GARY A. KORN, Trustee, who is personally known to me.

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 54, LTD., a Florida Limited Partnership.



HARVEY BIRDMAN, Registered Agent

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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

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