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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CLERK OF SUPERIOR COURTS
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 711526 7236924

AUTHORIZATION : *Debbie Skipper*

COST LIMIT : \$ 1785.00

FILED
05 NOV 17 PM 4:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : November 17, 2005

ORDER TIME : 9:47 AM

ORDER NO. : 711526-005

CUSTOMER NO: 7236924

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 63,
LTD.

EFFECTIVE DATE:

XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Debbie Skipper - EXT. 2948

EXAMINER'S INITIALS: _____

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 63, LTD.**

FILED
05 NOV 17 PM 1:00
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 63, LTD.
2. The address of the office of the Limited Partnership is 425 North Federal Highway, Hallandale, Florida 33009.
3. The agent for service of process upon the Limited Partnership is HARRIS FRIEDMAN, whose address is 425 North Federal Highway, Hallandale, Florida 33009.
4. The name and business address of the sole general partner of the Limited Partnership is VEGAS SUNVEST U.S.A., L.L.C, a Florida limited liability company, 425 North Federal Highway, Hallandale, Florida 33009.
L05000682881
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 425 North Federal Highway, Hallandale, Florida 33009.
7. The latest date upon which the Limited Partnership is to dissolve is January 1, 2015.

DATED this 15th day of November, 2005.

GENERAL PARTNER:

VEGAS SUNVEST U.S.A., L.L.C., a Florida limited liability company

By: _____

HARRIS FRIEDMAN, Manager

LIMITED PARTNER:

GARY A. KORN, Trustee

[Notarial acknowledgments continued on next page]

[Notarial acknowledgments continued from previous page]

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

The foregoing instrument was acknowledged before me this 15th day of November, 2005, by HARRIS FRIEDMAN, Manager of VEGAS SUNVEST U.S.A., 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)

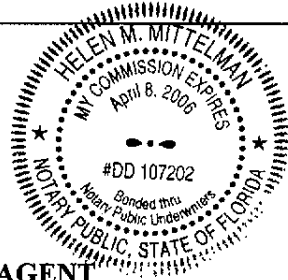
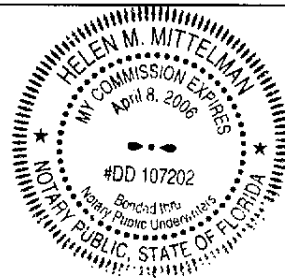
The foregoing instrument was acknowledged before me this 15th day of November, 2005, by GARY A. KORN, Trustee, who is personally known to me.

My Commission Expires:



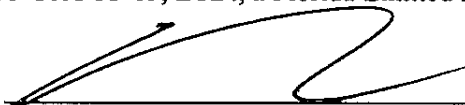
Notary Public, State of Florida

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 63, LTD., a Florida Limited Partnership.



HARRIS FRIEDMAN, Registered Agent

AFFIDAVIT

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

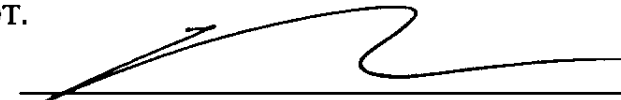
BEFORE ME, the undersigned authority, personally appeared HARRIS FRIEDMAN ("Affiant"), who being first duly sworn, upon oath, states as follows:

1. That Affiant is the Manager of VEGAS SUNVEST U.S.A., L.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 63, 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.



HARRIS FRIEDMAN – Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 15th day of November, 2005, by HARRIS FRIEDMAN, Affiant, who is personally known to me.

My Commission Expires:



Notary Public, State of Florida

Print Name: _____

