

Division of Corporations

Page 1 of 1

Florida Department of State
Division of Corporations
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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To:
Division of Corporations
Fax Number : (850) 205-0383

From:
Account Name : LEOPOLD KORN & LEOPOLD, P.A.
Account Number : I20010000025
Phone : (305) 935-3500
Fax Number : (305) 935-9042

**FLORIDA/FOREIGN LP/LLP
MORTGAGE INVESTMENT GROUP 67, LTD.**

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$1,008.75

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 67, LTD.**

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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 67, 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 CB SUNVEST DEVELOPMENT LLC, a Florida limited liability company, 425 North Federal Highway, Hallandale, Florida 33009. 206-57863
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 6th day of June, 2006.

GENERAL PARTNER:

CB SUNVEST DEVELOPMENT LLC, a Florida limited liability company

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

By: HARRIS FRIEDMAN, 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: 305-955-3300

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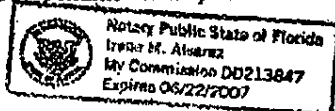
[Notarial acknowledgments continued from previous page]

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

The foregoing instrument was acknowledged before me this 6th day of June, 2006, by HARRIS FRIEDMAN, Manager of SUNVEST RESORT COMMUNITIES, L.C., a Florida limited liability company, Manager of CB SUNVEST DEVELOPMENT LLC, a Florida limited liability company, who is personally known to me.

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Irene M. Alvarez

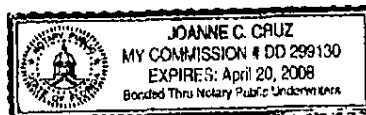
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 6th day of June, 2006, by GARY A. KORN, Trustee, who is personally known to me.

My Commission Expires:

[Signature]
Notary Public, State of Florida

Print Name: JOANNE C. CRUZ



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 67, LTD., a Florida Limited Partnership.

[Signature]
HARRIS FRIEDMAN, Registered Agent

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-933-3300

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