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LP/LLLP AMENDMENT/RESTATEMENT/CORRECTION

MORTGAGE INVESTMENT GROUP 71, LTD.

Certificate of Status	0
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ARTICLES OF AMENDMENT
TO CERTIFICATE OF LIMITED PARTNERSHIP OF MORTGAGE
INVESTMENT GROUP 71, LTD., A FLORIDA LIMITED PARTNERSHIP

The Certificate of Limited Partnership of MORTGAGE INVESTMENT GROUP 71, LTD., a Florida limited partnership (the "Partnership") which was filed with the Secretary of State for the State of Florida on October 25, 2006 is hereby amended as follows:

1. The name of the General Partner of the Partnership is hereby amended to be:
BAYSHORE SUNVEST HOLDINGS, LLC, a Florida limited liability company

2. The foregoing Amendment was adopted by the unanimous approval of the Partners of the Partnership on January 9, 2007.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment this 10th day of January, 2007.

MORTGAGE INVESTMENT GROUP 71, LTD., a Florida limited partnership

By: BAYSHORE SUNVEST HOLDINGS, LLC, a Florida limited liability company, General Partner

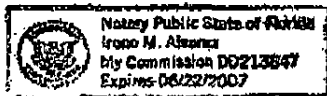
By: HARRIS FRIEDMAN, Manager

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STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The execution of the foregoing Articles of Amendment was acknowledged before me this 10th day of January, 2007 by HARRIS FRIEDMAN, as Manager of BAYSHORE SUNVEST HOLDINGS, LLC, a Florida limited liability company, the General Partner of MORTGAGE INVESTMENT GROUP 71, LTD., a Florida limited partnership, who is personally known to me

My Commission Expires:



[Signature]
Notary Public, State of Florida

Print Name: Irono M Alvarez