

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-0171

800-342-8086



A95000001392

ACCOUNT NO. : 072100000032

REFERENCE : 686258 8690A

AUTHORIZATION :

COST LIMIT : 0

ORDER DATE : September 19, 1995

ORDER TIME : 10:15 AM

ORDER NO. : 686258

CUSTOMER NO: 8690A

CUSTOMER: Gary Korn, Esq  
BEDZOW KORN & KAN, P.A.

P. O. Box 8020

Hallandale, FL 33008

C. TAX  
FILING  
R. AGENT FEE 1750.00  
C. COPY 35.00  
TOTAL 52.50  
N. BANK 1837.50  
BALANCE DUE  
OFFIND

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 11,  
LTD.

ARTICLES OF INCORPORATION  
X CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

X CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Gail L. Shelby

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 SEP 19 PM 1:12

RECEIVED  
09/25/95 10:17

100001592011  
-09/25/95--01007--002  
\*\*\*1750.00 \*\*\*1750.00

9/19/95

hll

400001592014  
-09/25/95--01007--003  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
MORTGAGE INVESTMENT GROUP 11, 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 11, 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 VACATION INVESTMENT PLAN, INC., a Florida corporation, 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, 20803 Biscayne Boulevard, 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, 2010.

DATED this 15<sup>th</sup> day of September, 1995.

**GENERAL PARTNER:**

VACATION INVESTMENT PLAN, INC.,  
a Florida corporation

By 

HARVEY BIRDMAN, Vice-President

**LIMITED PARTNER:**

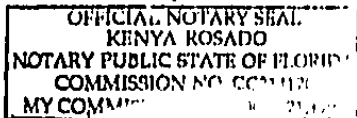
  
GARY A. KORN

FILED STATE  
SECRETARY OF CORPORATIONS  
95 SEP 15 PM 1:12

STATE OF FLORIDA       )  
                                      ) SS:  
COUNTY OF DADE       )

The foregoing instrument was acknowledged before me this 15 day of September, 1995, by HARVEY BIRDMAN, as Vice-President of VACATION INVESTMENT PLAN, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and who did take an oath.

My Commission Expires:



  
Notary Public, State of Florida

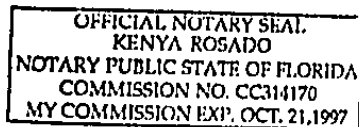
Print Name: Kenya Rosado

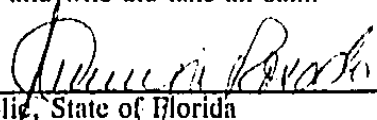
FILED  
STATE  
SECRETARY OF CORPORATIONS  
95 SEP 19 PM 1:12  
TALLAHASSEE

STATE OF FLORIDA       )  
                                      ) SS:  
COUNTY OF DADE       )

The foregoing instrument was acknowledged before me this 15 day of September, 1995, by GARY A. KORN, who is personally known to me and who did take an oath.

My Commission Expires:




  
Notary Public, State of Florida

Print Name: Kenya Rosado

**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 11, LTD., a Florida Limited Partnership.



HARVEY BIRDMAN,  
Registered Agent

GAKW4838

AFFIDAVIT

FILED STATE  
SECRETARY OF CORPORATIONS  
95 SEP 19 PM 1:12

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF DADE       )

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

1. That Affiant is the Vice-President of VACATION INVESTMENT PLAN, INC., a Florida corporation ("Corporation"), and is duly authorized to execute this Affidavit on behalf of the Corporation.

2. That the Corporation is the sole general partner of MORTGAGE INVESTMENT GROUP II, LTD., a Florida Limited Partnership (the "Limited Partnership") and GARY A. KORN 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 \$1,199,900.00

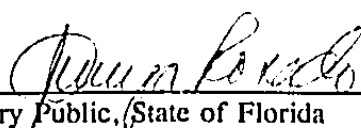
FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
HARVEY BIRDMAN -- Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 15<sup>th</sup> day of September, 1995, by HARVEY BIRDMAN, Affiant, who is personally known to me and who did take an oath.

My Commission Expires:

OFFICIAL NOTARY SEAL  
KENYA ROSADO  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC314170  
MY COMMISSION EXPIRES OCT. 21, 1997

  
\_\_\_\_\_  
Notary Public, State of Florida

Print Name: Kenya Rosado

GAKW4838

OFFICIAL NOTARY SEAL  
KENYA ROSADO  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC314170  
MY COMMISSION EXPIRES OCT. 21, 1997

1ST NOTICE: DUE ON OR BEFORE DECEMBER 31, 1995

LIMITED PARTNERSHIP  
ANNUAL REPORT

SECRETARY OF STATE

Secretary of State

DIVISION OF CORPORATIONS

FILED

95 DEC 29 AM 11:02

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership

1a. DOCUMENT #

MORTGAGE INVESTMENT GROUP II, LTD.

96-AR

CM

Mailing Address

Physical Office Address

307 SOUTH 21ST AVENUE  
HOLLYWOOD, FL 33020

307 SOUTH 21ST AVENUE  
HOLLYWOOD, FL 33020

Partners and Partners are to enter in any way, form or through the assistance of a third party and enter a complete address in Block 2 and/or 3a.

3. Date Registered to Do Business in FLORIDA

9/19/95

3a. Date of Last Report

4. State or Country of Formation

FL

5a. Capital Contributions as shown on Record

\$1,000,000.00

5b. Amount of Capital Contributions in FLORIDA to date

6. FID Number

65-0611303

Applied Fee

Not Applicable

7.

\$8.75 Additional Fee  
required for a Certificate of Status

8. THE BASIC ANNUAL REPORT FILING FEE IS FIGURED AT THE RATE OF \$7.00 PER THOUSAND ON THE ACTUAL CAPITAL CONTRIBUTION PLUS A SUPPLEMENTAL FEE OF \$138.75 PURSUANT TO s.607.193, FLORIDA STATUTES. THE FILING FEE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75). For questions concerning filing fees, please call (904) 487-6050. Please submit your 1995 annual report with a check payable to the Secretary of State in U.S. funds through a U.S. bank.

9. Name and Address of Current Registered Agent

HARVEY BIRDMAN  
307 SOUTH 21ST AVENUE  
HOLLYWOOD, FL 33020

10. If changed, new registered agent office

Name

Street Address (P.O. Box Number is Not Acceptable)

State Apt # etc

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent or both in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY  
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.

11. Names of General Partner(s)

11a. Address of Each General Partner(s)  
(Do NOT Use Post Office Box Numbers)

11b. City and State

11c. Registration Document Number

VACATION INVESTMENT PLAN, INC.

307 SOUTH 21ST AVENUE

HOLLYWOOD, FL 33020

P93000067576  
A95000001392

500001883465  
-01/10/95--01026--001  
\*\*\*\*576.25 \*\*\*\*576.25

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I, the undersigned, certify that this statement is submitted with the filing of this form, completed and filed in conformity with the requirements of section 620.192, Florida Statutes. I release the Secretary of State from any liability arising from the use of this statement. I further certify that the information supplied is true and correct to the best of my knowledge and belief. I understand that the information I have provided is subject to audit and that my signature shall have the same legal effect as if I had signed the statement in person. I understand that I am a General Partner of the limited partnership described in this statement and that I am subject to the provisions of section 620.192, Florida Statutes.

SIGNATURE

Vice President  
Harvey Birdman

DATE

12/28/95

Telephone Number

954-922-6070

CR2E003 (6-94)