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6/24/96

FLORIDA DIVISION OF CORPORATIONS
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STATE OF FLORIDA
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FROM: GEIGER, KANDIN, HELLER & KUPERSTEIN,
1428 BRICKELL AVE
6TH FLOOR
MIAMI FL 33131- 302

FAX: (904) 922-4000

CONTACT: BEVERLY O RIEDY
P: (305) 372 5000

FAX: (305) 372-0052

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DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: BARON INCOME PROPERTY MORTGAGE FUND VI, LTD

FAX AUDIT NUMBER: H96000008787

CURRENT STATUS: REQUESTED

DATE REQUESTED: 06/24/1996

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CERTIFICATE OF LIMITED PARTNERSHIP
OF
BARON INCOME PROPERTY MORTGAGE FUND VI, LTD.

1. The name of the Limited Partnership is: BARON INCOME PROPERTY MORTGAGE FUND VI, LTD.

2. The address of the office and the name and address of the agent for service of process required to be maintained by P.S. 9620.105 is:

MICHAEL SCHMERGE
28050 U.S. Highway, 19 North
Suite 301
Clearwater, Florida 34621

3. The name and business address of the General Partner is:
7795 COOPER ROAD
BARON CAPITAL XXIX, INC.
7795 Cooper Road
Cincinnati, Ohio 45242

4. The principal address and the mailing address for the Limited Partnership is:

7795 Cooper Road
Cincinnati, Ohio 45242

5. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2025.

6. There are no other matters to include herein.

DATED this 24th day of JUNE, 1996.

Under penalties of forgery we declare that we have read the foregoing and know the contents thereof and the facts stated therein are true and correct.

BARON CAPITAL XXIX, INC.,
a Florida corporation

By Gregory McGrath
Gregory McGrath, President

Keith J. Blum, Esq.
GEIGER, KASDIN, HELLER, KUPERSTEIN,
CHAMES & WEIL, P.A.
1428 Brickell Avenue, 6th Floor
Miami, Florida 33131
Telephone: (305) 372-5000
Facsimile: (305) 372-0052
Florida Bar Number: 879185

Michael Schmerge
Michael Schmerge
Registered Agent

AFFIDAVIT OF CAPITAL CONTRIBUTION
OF
BARON INCOME PROPERTY MORTGAGE FUND VI, LTD.

The undersigned constituting all of the general partners of Baron Income Property Mortgage Fund VI, Ltd., a Florida limited partnership, certify:

- 1 The amount of capital contributions to date of the Limited Partnership is \$99.00, and no further capital contributions are anticipated to be made by the Limited Partner.

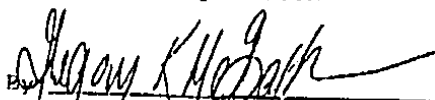
Signed this 24th day of JUNE, 1996.

FURTHER AFFIANT SAYETH NAUGHT.

Under the penalties of forgery we declare that we have read the foregoing and know the contents thereof and the facts stated therein are true and correct.

General Partner:

BARON CAPITAL XXIX, INC.,
a Florida corporation

By 
Gregory K. McGrath, President