



A97000002438

ACCOUNT NO. : 072100000032

REFERENCE : 594899 8690A

AUTHORIZATION :

COST LIMIT : \$ 1.850.00

ORDER DATE : November 10, 1997

ORDER TIME : 10:04 AM

ORDER NO. : 594899-005

CUSTOMER NO: 8690A

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

P. O. Box 8020

Hallandale, FL 33008

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 16,
LTD.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☒ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jon A Bowling

EXAMINER'S INITIALS:

3.75
G. TAX 17.50
FILING 35
R. AGENT FEE 61.25
C. COPY 1850.00
TOTAL
N. BANK
BALANCE DUE
REFUND

300002347273--8

-11/14/97-01048-002

***1850.00 ***1850.00

FILED
97 NOV 10 PM 1:18
SECRETARY OF STATE
TALLAHASSEE FLORIDA
97 NOV 10 PM 1:11
SECRETARY OF STATE
TALLAHASSEE FLORIDA

BP

11/10/97

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 16, 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 16, 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 6th day of November, 1997.

GENERAL PARTNER:

VACATION INVESTMENT PLAN, INC.,
a Florida corporation

By: 

HARVEY BIRDMAN, Vice-President

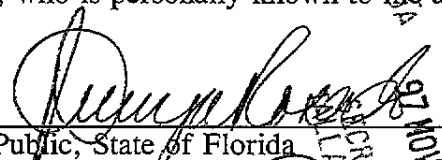
LIMITED PARTNER:


GARY A. KORN

STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 6th day of November, 1997, 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:

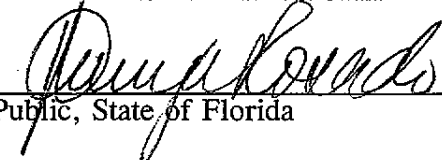

Notary Public, State of Florida
Print Name: Kenya Rosado



STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 6th day of November, 1997, 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: _____



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 16, LTD., a Florida Limited Partnership.


HARVEY BIRDMAN,
Registered Agent

AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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 16, 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 \$1,499.900.00

FURTHER AFFIANT SAYETH NOT.



HARVEY BIRDMAN -- Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 6th day of November, 1997, by HARVEY BIRDMAN, Affiant, who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida

Print Name: _____

