

A99000001294



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 331523 8690A

AUTHORIZATION : Patricia Pizitz

COST LIMIT : \$ ~~PPP~~ 1837.50

ORDER DATE : August 5, 1999

ORDER TIME : 11:58 AM

ORDER NO. : 331523-005

100002953871--7

CUSTOMER NO: 8690A

CUSTOMER: Gary Korn, Esq
BEDZOW KORN BROWN WOLFE &
BEDZOW KORN BROWN WOLFE &
Suite 200
20803 Biscayne Boulevard
Aventura, FL 33180

DOMESTIC FILING

NAME: MORTGAGE INVESTMENT GROUP 25,
LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jamela Abaied

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 AUG -6 AM 7:53

RECEIVED
99 AUG -5 PM 1:42

ML

8/6/99



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

August 6, 1999

JAMELA ABAIED
CSC NETWORKS
TALLAHASSEE, FL

RESUBMIT

Please give original
submission date as file date.

SUBJECT: MORTGAGE INVESTMENT GROUP 25, LTD.
Ref. Number: W99000018216

We have received your document for MORTGAGE INVESTMENT GROUP 25, LTD. and check(s) totaling \$2000.00. However, your check(s) and document are being returned for the following:

Please note that we have RETURNED your \$2,000.00 check.

The TOTAL AMOUNT REQUIRED to file this limited partnership and to obtain a certified copy of the filing is \$1,837.50. Please RETURN your filing with a check for ONLY \$1,837.50.,

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6914.

Buck Kohr
Corporate Specialist

Letter Number: 099A00039838

99 AUG -6 AM 7:53
DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE

RECEIVED
99 AUG -6 / 10:11:29
DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MORTGAGE INVESTMENT GROUP 25, 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 25, 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 SANDLAKE COURTYARDS L.C., a Florida limited liability company, 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, Trustee, 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 26th day of July, 1999.

GENERAL PARTNER:

SANDLAKE COURTYARDS L.C., a Florida limited liability company

By _____

HARVEY BIRDMAN, Managing Member

LIMITED PARTNER:

GARY A. KORN, Trustee

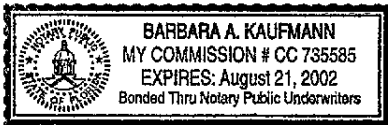
STATE OF FLORIDA

COUNTY OF DADE

SS:

The foregoing instrument was acknowledged before me this 26th day of July, 1999, by HARVEY BIRDMAN, as Managing Member of SANDLAKE COURTYARDS L.C., a Florida limited liability company, who is personally known to me and who did take an oath.

My Commission Expires:



Barbara A. Kaufmann
Notary Public, State of Florida

Barbara A. Kaufmann

Print Name: _____

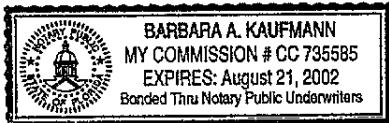
STATE OF FLORIDA

COUNTY OF DADE

SS:

The foregoing instrument was acknowledged before me this 26th day of July, 1999, by GARY A. KORN, Trustee who is personally known to me and who did take an oath.

My Commission Expires:



Barbara A. Kaufmann
Notary Public, State of Florida

Barbara A. Kaufmann

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 25, LTD., a Florida Limited Partnership.

[Signature]

HARVEY BIRDMAN, Registered Agent

AFFIDAVIT

RECEIVED
CLERK OF THE STATE
CORPORATIONS
99 AUG -6 AM 7:53

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 Managing Member of SANDLAKE COURTYARDS L.C., a Florida limited liability company (the "Company"), and is duly authorized to execute this Affidavit on behalf of the Company.

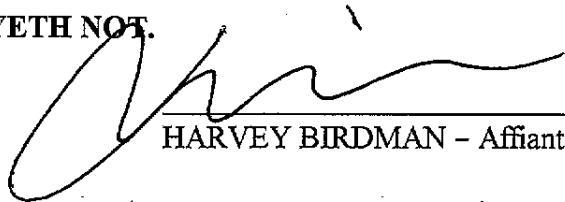
2. That the Company is the sole general partner of MORTGAGE INVESTMENT GROUP 25, LTD., a Florida Limited Partnership (the "Limited Partnership") and GARY A. KORN, Trustee is the sole limited partner of the Limited Partnership.

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

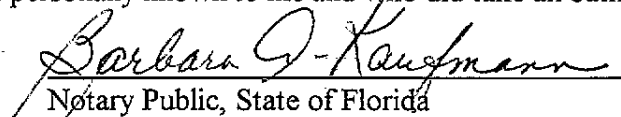
Amount anticipated
to be contributed \$ 499,900.00

FURTHER AFFIANT SAYETH NOT.


HARVEY BIRDMAN - Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 26th day of July, 1999, 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: Barbara A. Kaufmann

