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Florida Department of State
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Poinciana Gardens View, Ltd.

Certificate of Status	1
Certified Copy	1
Page Count	02
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Electronic Filing Menu

Corporate Filing Menu

Help

H07000052687 3

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
POINCIANA GARDENS VIEW, LTD.**

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being the sole General Partner of Poinciana Gardens View, Ltd., a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:

POINCIANA GARDENS VIEW, LTD.
2. The mailing address and the street address of the Partnership is

3685 N. Bayhomes Drive,
Miami, Florida 33133
3. The name and address of the agent for service of process on
Partnership are:

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130
4. The name and address of the General Partner of the Partnership are:

Poinciana Gardens View, LLC
3685 N. Bayhomes Drive
Miami, Florida 33133

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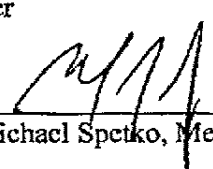
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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as General Partner, pursuant to the provisions of Section 620.1204 of the Florida Revised Uniform Limited Partnership Act of 2005.

DATED: February 27, 2007

POINCIANA GARDENS VIEW, LLC, a
Florida limited liability company, a General
Partner

By: 
Michael Spetko, Member

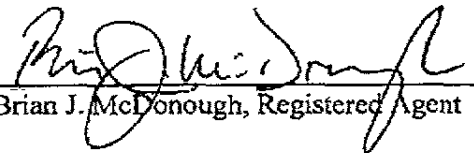
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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Brian J. McDonough, hereby accept my appointment as registered agent for Poinciana Gardens View, Ltd., a Florida limited partnership. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED: February 26, 2007


Brian J. McDonough, Registered Agent

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