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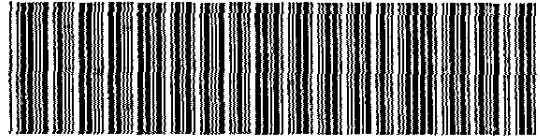
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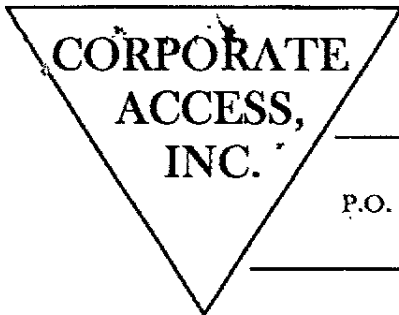
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WALK IN

PICK UP:

3/5/07 Amend

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Ltd Amend

1. Sember E.D.P. Partnership #20 Ltd.
(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

4. _____
(CORPORATE NAME AND DOCUMENT #)

5. _____
(CORPORATE NAME AND DOCUMENT #)

6. _____
(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

**CERTIFICATE OF AMENDMENT
TO CERTIFICATE OF LIMITED PARTNERSHIP
OF
Sembler E.D.P. Partnership #20, Ltd.**

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Pursuant to the provisions of Section 620.109, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Dept. of State on August 14, 2002, adopts the following certificate of amendment to its certificate of limited partnership.

FIRST: Amendment(s): (indicate article number(s) being amended, added, or deleted)

1. Whereas the partners desire to segregate their economic interest in the SWMJV/STFLJV Walgreens Projects from any other assets of the Partnership, including the Morse-Sembler Villages Project, the University Village Project, and the Remaining Projects, through the creation of a fourth separate class of limited partnership interests, as set forth below as Class D Percentage Interest.

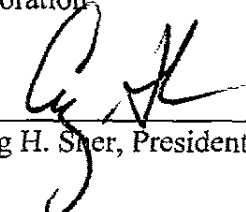
EXHIBIT "A"

SEMBLER E.D.P. PARTNERSHIP #20, LTD.

LIMITED PARTNERS:	Class A Percentage Interest	Class B Percentage Interest	Class C Percentage Interest	Class D Percentage Interest
Melvin F. Sembler	20.75%	19.25%	19.25%	20.25%
Gregory S. Sembler	20.75%	19.25%	19.25%	20.25%
Brent W. Sembler	20.75%	19.25%	19.25%	20.25
Craig H. Sher	20.75%	19.25%	19.25%	20.25
David E. Murphy	10.00%	10.00%	10.00%	10.00%
Jeffrey Fuqua	6.00%	12.00%	12.00%	6.00
Ron Wheeler				2.00%
TOTALS	99.00%	99.00%	99.00%	99.00%

SECOND: This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

THIRD: Signature(s) of current general partner: SEMBLER RETAIL, INC., a Florida corporation



Craig H. Sher, President

Signature(s) of new general partner(s), if applicable: _____