

A15000000107

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900267446579

12/30/14--01017--000 \*\*1061.25

FILED  
2015 FEB -9 PM 12:42  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**THOMAS N. SILVERMAN, P.A.**

*Attorneys At Law*

3801 PGA Boulevard, Suite 902  
Palm Beach Gardens, Florida 33410  
Telephone: (561) 775-7500 Facsimile: (561) 775-7503  
[www.FloridaProbateCounsel.com](http://www.FloridaProbateCounsel.com)

THOMAS N. SILVERMAN, ESQ.  
LL.M. - Harvard University  
LL.M. (Tax) - New York University  
Florida Bar Board Certified Tax Attorney  
Also Admitted in Pennsylvania  
[TNS@FloridaProbateCounsel.com](mailto:TNS@FloridaProbateCounsel.com)

KRISTA A. DOWNEY, ESQ.  
J.D. - University of Miami  
[KD@FloridaProbateCounsel.com](mailto:KD@FloridaProbateCounsel.com)

December 24, 2014

File # 75872.02

**VIA FEDEX**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301  
(850) 245-6051

Re: D&L Properties Partnership / Schatzi Properties, Ltd.

Dear Sir or Madam:

The enclosed Certificate of Conversion, Certificate of Limited Partnership, and fees are submitted to convert a Florida General Partnership into a Florida Limited Partnership in accordance with s. 620.2104, F.S. Enclosed are an original and one (1) copy of each.

Please return all correspondence concerning this matter to:

Thomas N. Silverman  
Thomas N. Silverman, P.A.  
3801 PGA Boulevard, Suite 902  
Palm Beach Gardens, FL 33410  
[TNS@FloridaProbateCounsel.com](mailto:TNS@FloridaProbateCounsel.com)

For further information concerning this matter, please call:

Thomas N. Silverman at (561) 775-7500.

Enclosed is a check in the amount of \$1,061.25 for Filing Fees and a Certificate of Status.

Very truly yours,



Thomas N. Silverman

TNS:kd/SPECKEEN.Z2



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

January 14, 2015

THOMAS N. SILVERMAN, P.A.  
3801 PGA BOULEVARD, SUITE 902  
PALM BEACH GARDENS, FL 33410

SUBJECT: SCHATZI PROPERTIES, LTD.  
Ref. Number: W15000002510

We have received your document for SCHATZI PROPERTIES, LTD. and your check(s) totaling \$1061.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

The GP that is converting must be registered with Division of Corporations.

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) 245-6051.

Neysa Culligan  
Regulatory Specialist II

Letter Number: 515A00000726

FILED

2015 FEB -9 PM 12: 42

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

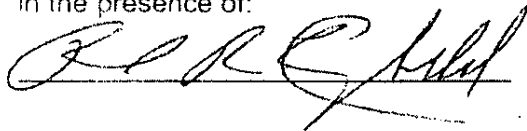
**CERTIFICATE OF CONVERSION**  
**OF D&L PROPERTIES PARTNERSHIP,**  
**A FLORIDA GENERAL PARTNERSHIP,**  
**INTO**  
**A FLORIDA LIMITED PARTNERSHIP**

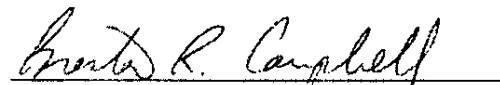
The Certificate of Conversion and attached Certificate of Limited Partnership are submitted pursuant to the provisions of Sections 620.8914 and 620.2104, Florida Statutes, to convert D&L PROPERTIES PARTNERSHIP, a Florida general partnership, into a Florida Limited Partnership:

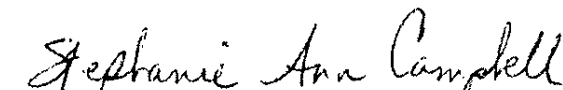
1. D&L PROPERTIES PARTNERSHIP, a Florida general partnership, is converting into a Florida limited partnership.
2. The name of the Florida limited partnership shall be "SCHATZI PROPERTIES, LTD." as set forth in the attached Certificate of Limited Partnership. The Florida limited partnership shall be governed by the laws of the State of Florida.
3. D&L PROPERTIES PARTNERSHIP has converted into a Florida limited partnership in compliance with Chapter 620, F.S., and the conversion complies with the applicable laws of the Florida limited partnership.
4. The plan of conversion was approved by D&L PROPERTIES PARTNERSHIP in accordance with Chapter 620, F.S., and as required by the governing law of the Florida limited partnership.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the date printed below.

Signed, Sealed and Delivered  
in the presence of:



  
Witness

  
STEPHANIE ANN CAMPBELL as  
General Partner of D&L PROPERTIES  
PARTNERSHIP, a Florida general  
partnership  
Dated: December 12, 2014

Jane A. Simmons

Jay David Speckeen  
JAY DAVID SPECKEEN, as General  
Partner of D&L PROPERTIES  
PARTNERSHIP, a Florida general  
partnership

Dated: 12-19-14, 2014

Janette L. Henry  
Witness

[Signature]

Stephanie Ann Campbell  
STEPHANIE ANN CAMPBELL, as  
Incorporator of SAGE ASSET  
MANAGEMENT, INC., a Florida  
Corporation to be formed, as General  
Partner of SCHATZI PROPERTIES, LTD.

Dated: December 12, 2014

Brenton R. Campbell  
Witness

Jane A. Simmons

Jay David Speckeen  
JAY DAVID SPECKEEN, as incorporator  
of SAGE ASSET MANAGEMENT, INC.,  
a Florida Corporation to be formed, as  
General Partner of SCHATZI  
PROPERTIES, LTD.

Dated: 12-19-2014, 2014

Dale E. Henry  
Witnesses

**CERTIFICATE OF LIMITED PARTNERSHIP OF  
SCHATZI PROPERTIES, LTD.  
A FLORIDA LIMITED PARTNERSHIP**

---

1. Name. The name of the Limited Partnership is SCHATZI PROPERTIES, LTD.

2. Business Address. The principal place of business is 1315 Dockside Place, Sarasota, FL 34242.

3. Registered Agent. The Limited Partnership has designated THOMAS N. SILVERMAN as its Registered Agent.

4. Street Address of Registered Agent. The street address of the Registered Agent is 3801 PGA Blvd. Suite 902, Palm Beach Gardens, FL 33410.

5. Acceptance by Registered Agent. Having been named to accept service of process for the above stated Limited Partnership, at the initial registered office of the Limited Partnership in this State, I hereby accept to act in this capacity and agree to comply with the provisions of any applicable statute related thereto.

By: THOMAS N. SILVERMAN  
THOMAS N. SILVERMAN, Resident Agent

6. Mailing Address. The mailing address of the Limited Partnership is 1315 Dockside Place, Sarasota, FL 34242.

7. The General Partner. The name and address of the General Partner :

General Partner	Address
SAGE ASSET MANAGEMENT, INC.	1315 Dockside Place, Sarasota, FL 34242

8. Effective Date.

9. Termination. The duration of this partnership is perpetual unless sooner dissolved by law or by agreement of the parties hereto or unless extended by a majority agreement of the Partners.

IN WITNESS WHEREOF, the undersigned, as General Partner, have hereunto set their hands and seals this 12<sup>th</sup> day of December, 2014.

Signed, Sealed and Delivered  
in the presence of:

[Signature]

GENERAL PARTNER

SAGE ASSET MANAGEMENT, INC.

Stephanie Ann Campbell  
STEPHANIE ANN CAMPBELL, as  
Incorporator of SAGE ASSET  
MANAGEMENT, INC., a Florida  
Corporation to be formed

Date: December 12, 2014

Barbara R. Campbell  
Witnesses

Jane A. Sammons

Dale E. Henry  
Witnesses

[Signature]  
JAY DAVID SPECKEEN, as Incorporator  
of SAGE ASSET MANAGEMENT, INC.,  
a Florida Corporation to be formed

Dated: 12-19, 2014

FILED

2015 FEB -9 PM 12:42

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA