

A24532

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

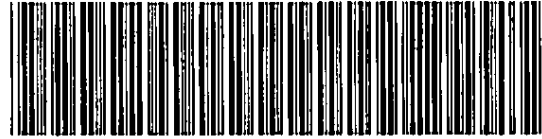
(Business Entity Name)

(Document Number)

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

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10/29/20--01016--014 \*\*210.00

2020 OCT 29 PM 5:03

FILED

DEC 08 2020

S. YOUNG



ROYAL AMERICAN MANAGEMENT, INC.  
ROYAL AMERICAN DEVELOPMENT, INC.  
ROYAL AMERICAN CONSTRUCTION CO., INC.

October 26, 2020

Registration Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Gentlemen:

Enclosed is the original and one conformed copy of amendments to the limited partnership agreements for the below referenced partnerships:

- 23<sup>rd</sup> at Stanford Investors, Ltd. Doc. A24532
- Stanford Office Park, Ltd. Doc. A24533

In addition, enclosed is a check for \$210.00 representing filing fees as follows:

Filing Fees (2)	\$105.00
Certified Copy Fees (2)	<u>\$105.00</u>
Total	\$210.00

The certified copies should be returned to:

Laura Pippin  
Royal American  
1022 W. 23<sup>rd</sup> Street, Suite 300  
Panama City, FL 32405

Sincerely,



Laura Pippin

Enclosures: as stated

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** 23RD AT STANFORD INVESTORS, LTD. - Doc #A24532  
Name of Florida Limited Partnership or Limited Liability Limited Partnership

The enclosed Certificate of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

Laura Pippin

Contact Person

Royal American

Firm/Company

1022 W. 23rd Street, Suite 300

Address

Panama City, FL 32405

City, State and Zip Code

[laura.pippin@royalamerican.com](mailto:laura.pippin@royalamerican.com)

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Laura Pippin

at ( 850 ) 769-8981

Name of Contact Person

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$52.50 Filing Fee

☐ \$61.25 Filing Fee  
and Certificate of  
Status

☒ \$105.00 Filing Fee  
and Certified Copy

☐ \$113.75 Filing Fee,  
Certified Copy, and  
Certificate of Status

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

SECOND AMENDMENT  
TO  
LIMITED PARTNERSHIP AGREEMENT  
AND  
CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
23RD AT STANFORD INVESTORS, LTD.

FILED  
2020 OCT 29 PM 5:03  
CLERK OF COURT  
JACKSONVILLE, FL

This Second Amendment is made and entered into as of the 25<sup>th</sup> day of September, 2020, by and between (i) ROYAL AMERICAN DEVELOPMENT, INC., the General Partner; (ii) LISHIL ENTERPRISES LIMITED PARTNERSHIP (hereinafter referred to as the "Assignor"); and (iii) CHAPMAN ASSOCIATES, LTD. (hereinafter referred to as the "Assignee" or "Substitute Limited Partner").

RECITALS:

A. 23RD AT STANFORD INVESTORS, LTD. (hereinafter referred to as the "Partnership") is a Florida limited partnership having filed its original Limited Partnership Agreement and Certificate of Limited Partnership with the Florida Secretary of State on May 14, 1987, assigned Florida Document Number A24532, and filed its First Amendment on June 1, 1987 (hereinafter referred to as the "Partnership Agreement").

B. Pursuant to an Agreement of Assignment and Sale, the Assignor sold, assigned and transferred its entire right, title and interest in a 50% interest (hereinafter referred to as the "Partnership Interest") as a Limited Partner of the Partnership to the Assignee. As a consequence of such sale, assignment and transfer, the Assignor ceased to be a Limited Partner of the Partnership.

C. It is the desire of the parties that the Assignee be substituted as a Limited Partner of the Partnership to the extent of the Partnership Interest assigned to the Assignee by the Assignor, and that pursuant to such desire, the Partnership Agreement be amended to reflect said substitution and the withdrawal of the Assignor as a Limited Partner of the Partnership.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned parties agree and certify that the Partnership Agreement of 23RD AT STANFORD INVESTORS, LTD. is amended to provide as follows:

1. The Assignor hereby withdraws as a Limited Partner of the Partnership. The Partnership hereby accepts such withdrawal and the said Assignor shall hereafter cease to be a Limited Partner of the Partnership.

2. Exhibit A of the Partnership Agreement is hereby amended to delete the present Exhibit A and to insert in lieu thereof the Exhibit A attached hereto and incorporated herein by this reference.

3. It is further provided and agreed that (i) the Assignee shall be and hereby is a substitute Limited Partner of the Partnership to the full extent of the Partnership Interest assigned by the Assignor; (ii) the signing of this Amendment by the parties hereto does and shall constitute the consent of all Partners to said substitution; (iii) any present or future references to the terms "Partner(s)" or "Limited Partner(s)" by the Partnership Agreement, or any amendment thereto, shall be deemed to include the Assignee to the extent of the Partnership Interest assigned by the Assignor; and (iv) the execution of this Amendment by the Assignee shall constitute the agreement of the Assignee as a Limited Partner, to all of the terms and provisions of the Partnership Agreement of the Partnership, as amended.

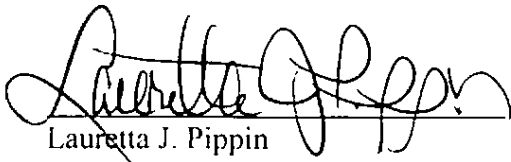
4. Except as hereby amended, the Partnership Agreement of the Partnership is ratified and affirmed in all respects.

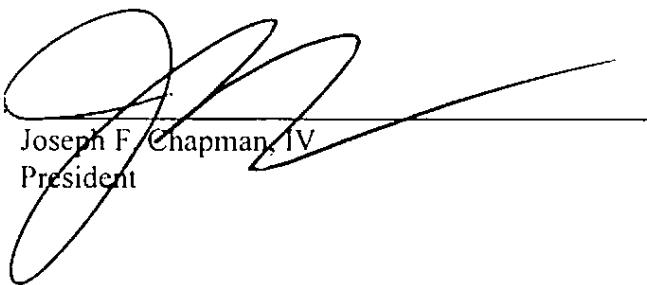
IN WITNESS WHEREOF, the parties hereto have executed this Amendment under seal effective as of the date hereinabove first written.

GENERAL PARTNER:

ROYAL AMERICAN DEVELOPMENT, INC.

ATTEST:

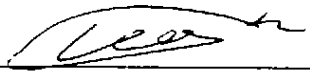
  
Lauretta J. Pippin  
Secretary

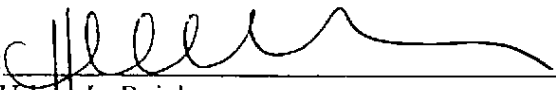
By   
Joseph F. Chapman, IV  
President

ASSIGNOR AND WITHDRAWING  
LIMITED PARTNER:

WITNESS:

LISHIL ENTERPRISES LIMITED PARTNERSHIP  
By: ASR-77 Securities, Inc., its General Partner

  
\_\_\_\_\_

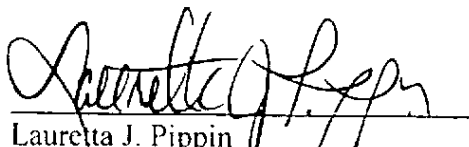
By:   
\_\_\_\_\_

Hilary L. Reich  
President

ASSIGNEE AND SUBSTITUTE  
LIMITED PARTNER:

ATTEST:

CHAPMAN ASSOCIATES, LTD.  
By: Southern Coastal Mortgage Company  
its General Partner

  
\_\_\_\_\_  
Lauretta J. Pippin  
Secretary

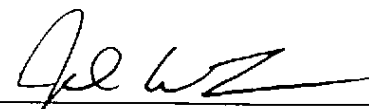
By: \_\_\_\_\_  
John W. Lewis  
President

EXHIBIT A

23RD AT STANFORD INVESTORS, LTD.  
LIMITED PARTNERSHIP AGREEMENT  
AND  
CERTIFICATE OF LIMITED PARTNERSHIP

<u>Name</u>	<u>Percentage of Partnership Interest</u>
<u>GENERAL PARTNER:</u>	
Royal American Development, Inc. 1022 W. 23 <sup>rd</sup> Street, Suite 300 Panama City, FL 32405	1.00%
<u>LIMITED PARTNER:</u>	
Chapman Associates, Ltd. 1022 W. 23 <sup>rd</sup> Street, Suite 300 Panama City, FL 32405	99.00%