



Balcor Management Services, Inc.
Bannockburn Lake Office Plaza
2355 Waukegan Road, Suite A200
Bannockburn, Illinois 60015
(847) 267-1600

December 20, 1996

A22300

State of Florida
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Att: Registration Section

Re: Limited Partnership Annual Renewal Reports
Foreign Limited Partnership Termination Forms

Dear Sir:

Please find enclosed 4 annual renewal reports due December 31, 1996, along with checks for each of the partnerships.

Also enclosed are 17 foreign limited partnership termination forms and checks for each in the amount of \$ 52.50.

Should you have any questions or need any additional information, please do not hesitate to call the undersigned at (847) 317-4382.

Very truly yours,

Name	Barbara Oiken
Availability	
Document Examiner	Barbara Oiken Secretary
Updater	enclosures--
Updater Verifier	Barb.LJ/18
Adm. Judgment	BOC
W. P. Verifier	BOC

Legal Department

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-01/07/97-01156-010
*****\$2.50 *****\$2.50

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SECRET
TALLAHASSEE FLORIDA

A 22300

**CERTIFICATE OF CANCELLATION OF REGISTRATION
OF A FOREIGN LIMITED PARTNERSHIP**

To the Secretary of State
State of Florida

It is hereby certified that:

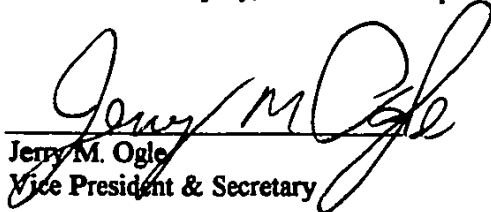
1. Timberlake Associates, Ltd. a/k/a Timberlake Associates, a foreign limited partnership formed under the laws of the State of Illinois, hereby cancels its registration in the State of Florida.
2. The undersigned is a general partner of the aforesaid foreign limited partnership.

Signed on this 13th day of December, 1996

TIMBERLAKE ASSOCIATES, LTD.

By: Balcor Realty Associates-VII, an Illinois general partnership,
its general partner

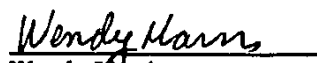
By: The Balcor Company, a Delaware corporation, a partner

By: 
Jerry M. Ogle
Vice President & Secretary

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

State of Illinois
County of Cook

The foregoing instrument was acknowledged and sworn to before me this 13th day of December, by Jerry M. Ogle, Vice President and Secretary of The Balcor Company, a general partner of Balcor Realty Associates-VII, the general partner of Timberlake Associates, Ltd., a limited partnership formed under the laws of the State of Illinois, on behalf of the limited partnership.


Wendy Harris
Notary Public
State of Illinois

NOTARY PUBLIC
WENDY HARRIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES
SEP 22, 1999

SEAL