



December 30, 1996

A96000001048

Division of Corporations
Attn: Registration Section
409 E. Gaines Street
Tallahassee, FL 32399

FEDEX

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-01/08/97--01120--009
***1750.00 ***1750.00

Dear Sir/Madam:

We are enclosing the 1997 Limited Partnership Annual Reports along with the checks for the renewal fees for the following entities:

1. C2T, Ltd.
2. Commons Associates, Ltd.
3. DTTW, Ltd.
4. ELO Associates, Ltd.
5. Glades Associates, Ltd.
6. Northpoint Allstate Associates, Ltd.
7. S-Clearwater/BS, Ltd.
8. SCBS, Ltd.
9. SEOLA, Ltd.
10. SHSPEC, Ltd.
11. Stiles @ Palm Beach, Ltd.
12. Stiles Silver, Ltd.
13. Stiles Vizcaya Square, Ltd.
14. Stiles West Associates, Ltd.
15. The Stiles Companies, Ltd.
16. Univest, Ltd.
17. Stiles-Ellis, Ltd.
18. Third Avenue Associates, Ltd.
19. Stiles Third Avenue, Ltd.
20. SSL Corporate Center, Ltd.
21. Stiles Holdings & Investment Partnership, Ltd.
22. SEOLA II, Ltd.
23. North Hills Square, Ltd.
24. Fort Lauderdale Investment Partnership, Ltd.

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Acknowledgement	GSH
W, P: Verifier	GSH

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We are also enclosing Supplemental Affidavits for ELO Associates, Ltd., SEOLA, Ltd., and Third Avenue Associates, Ltd. as well as checks for the fees. If you have any questions, please feel free to call our office at (954) 776-9373.

Sincerely,

STILES CORPORATION



Pat Monahan
Legal Assistant to General Counsel

Enclosures

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SUPPLEMENTAL AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR A FLORIDA LIMITED PARTNERSHIP

The undersigned, constituting all of the general partners of Third Avenue Associates, Ltd., a Florida Limited Partnership, hereby execute this supplemental affidavit of additional capital contributions filed pursuant to section 620.112, Florida Statutes.

The total amount of the capital contributions of the limited partners is now 5,300,000.00.

FURTHER AFFIANT SAYETH NOT.

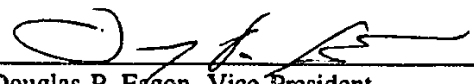
Under penalties of perjury we declare that we have read the foregoing and that the facts are true, to the best of our knowledge and belief.

Third Avenue Associates, Ltd.

By: Third Avenue Investors

By: Stiles Third Avenue, Ltd.

By: Stiles Third Avenue, Inc.

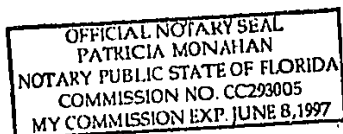
By: 
Douglas P. Eagon, Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Douglas P. Eagon, as Vice-President of Stiles Third Avenue, Inc., a Florida corporation, who is personally known to me and who did take an oath.

(SEAL)

My Commission Expires:



NOTARY PUBLIC:

Sign: 

Print: PATRICIA MONAHAN

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