

**FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



FLORIDA DEPARTMENT OF STATE
Sandra Mortham
Secretary of State
DIVISION OF CORPORATIONS

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 DEC -6 11 9:25

1. Name of Limited Partnership	1a. DOCUMENT # A30456
MEISTER FINANCIAL MORTGAGE FUND, LTD.	



Mailing Address 951 N.E. 167TH STREET SUITE 204 MIAMI FL 33162	Principal Office Address 951 N.E. 167TH STREET SUITE 204 MIAMI FL 33162	3. Date Formed or Registered 08/01/1990	5a. Capital Contributions as Shown on record \$5,482,000.00
2. Mailing Address	2a. Principal Office Address	3a. Date of Last Report 01/26/1996	5b. Amount of Capital Contributions in FL OH DA to date 7,252,000
Suite, Apt #, etc.	Suite, Apt #, etc.	4. State or Country of Formation FL	6. FEI Number 65-0222146
City & State	City & State	7. Certificate of Status Desired <input type="checkbox"/> Applied For <input checked="" type="checkbox"/> Not Applicable	8. Make check payable to Dept. of State (See reverse side for fee information)
Zip Country	Zip Country		

9. Name and Address of Current Registered Agent MEISTER, STEVEN 951 NE 167TH STREET SUITE 204 MIAMI FL 33162	10. If changed, new Registered Agent/Office Name Street Address (P.O. Box Number is Not Acceptable) Suite, Apt #, etc. City FL Zip Code
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10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment) _____ DATE _____

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s) MEISTER, STEVEN	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) 951 NE 167TH ST. STE	11b. City, State & Zip Code MIAMI FL	11c. Registration/Document Number 600002030566--4 -12/17/86--01067--012 ***2326.25 ****576.25
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Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 609, Florida Statutes.

SIGNATURE G.P.
Typed or Printed Name of General Partner Signing Form **STEVEN MEISTER**
DATE **12-12-96**
Daytime Telephone Number **305-653-2100**

CP2E003 (6/96)