

2007 LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# B000000000003

FILED
Apr 27, 2007
Secretary of State

Entity Name: U.S. RETAIL INCOME FUND VII, LIMITED PARTNERSHIP

Current Principal Place of Business:

3350 RIVERWOOD PARKWAY, SUITE 1500
ATLANTA, GA 30339

New Principal Place of Business:

400 INTERSTATE NORTH PARKWAY
SUITE 700
ATLANTA, GA 30339

Current Mailing Address:

3350 RIVERWOOD PARKWAY, SUITE 1500
ATLANTA, GA 30339

New Mailing Address:

400 INTERSTATE NORTH PARKWAY
SUITE 700
ATLANTA, GA 30339

FEI Number: 58-2484031

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

NATIONAL CORPORATE RESEARCH, LTD.
515 E. PARK AVE.
TALLAHASSEE, FL 32301 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

GENERAL PARTNER INFORMATION:

Document #: F01000003501
Name: BVT INSTITUTIONAL INVESTMENTS, INC.
Address: 3350 RIVERWOOD PARKWAY, SUITE 1500
City-St-Zip: ATLANTA, GA 30339
Document #: F94000005616
Name: VUWB INVESTMENTS, INC.
Address: 575 FIFTH AVENUE, 17TH FLOOR
City-St-Zip: NEW YORK, NY 10017

ADDRESS CHANGES ONLY:

Address: 400 INTERSTATE NORTH PKWY, STE 700
City-St-Zip: ATLANTA, GA 30339

Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

SIGNATURE: KARLA JAMES

VP

04/27/2007

Electronic Signature of Signing General Partner

Date