2010 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
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Secretary of State

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Entity Name: ASTAR ASB FL7, LLC

Current Principal Place of Business:

C/O ISTAR FINANCIAL INC.
1114 AVENUE OF THE AMERICAS, 39TH FL
NEW YORK, NY 10036

New Principal Place of Business:

Current Mailing Address:

C/O ISTAR FINANCIAL INC.
1114 AVENUE OF THE AMERICAS, 39FL
NEW YORK, NY 10036

New Mailing Address:

FEI Number: 65-1228105 **FEI Number Applied For ( )** **FEI Number Not Applicable ( )** **Certificate of Status Desired ( )**

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 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

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: ASTAR ASB HOLDINGS LLC
Address: 1114 AVE OF THE AMERICAS, 39FL
City-St-Zip: NEW YORK, NY 10036

I hereby 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 managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statues.

SIGNATURE: GEOFFREY M DUGAN MGRM 04/09/2010

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date