

2010 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M09000001705

FILED
Jul 22, 2010
Secretary of State

Entity Name: 14951 ROYAL OAKS LANE (BISCAYNE LANDING) - NORTH MIAMI LLC

Current Principal Place of Business:

1114 AVE. OF THE AMERICAS 39TH FLOOR
NEW YORK, NY 10036

New Principal Place of Business:

Current Mailing Address:

1114 AVE. OF THE AMERICAS 39TH FLOOR
NEW YORK, NY 10036

New Mailing Address:

FEI Number: 26-4799476

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: ISTAR FINANCIAL INC.
Address: 1114 AVE. OF THE AMERICAS 39TH FLOOR
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 Statutes.

SIGNATURE: GEOFFREY M DUGAN

MGRM

07/22/2010

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