

**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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 JAN -2 AM 10:57

119

1. Name of Limited Partnership

1a. DOCUMENT #
A93000000377

REALTY OPPORTUNITY INCOME FUND VIII, LTD.



Mailing Address

~~28050 US HWY. 19 NORTH~~
~~SUITE 301~~
CLEARWATER FL 34621

Principal Office Address

~~28050 US HWY. 19 NORTH~~
~~SUITE 301~~
CLEARWATER FL 34621

3. Date Formed or Registered
04/15/1993

5a. Capital Contributions as
Shown on record.
\$99.00

3a. Date of Last Report
12/11/1995

5b. Amount of Capital
Contributions in FLORIDA
to date.

2. Mailing Address

7795 Cooper Rd

2a. Principal Office Address

7795 Cooper Rd

Suite, Apt. #, etc.

Suite, Apt. #, etc.

4. State or Country of Formation
FL

6. FEI Number
65-0438424

Applied For
 Not Applicable

City & State

Cincinnati Ohio

City & State

Cincinnati Ohio

Zip Country

45242

Zip Country

45242

7. Certificate of Status Desired

\$8.75 Additional
Fee Required

8. Make check payable to: Dept. of State (See reverse side for fee information)

9. Name and Address of Current Registered Agent

MCGRATH, GREGORY K.
28050 US HWY. 19 NORTH
SUITE 301
CLEARWATER FL 34621

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)

Suite, Apt. #, etc.

City

FL

Zip Code

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)

BARON CAPITAL JV, INC.

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

28050 US 19 NORTH, SU

11b. City, State & Zip Code

CLEARWATER FL 34621

11c. Registration/
Document Number

P95000007305

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******200.00 ****200.00**

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 620, Florida Statutes.

SIGNATURE

Gregory K. McGrath

DATE

12. 19. 96

CR2E003 (6/96)