

**FILE ON OR BEFORE DECEMBER 31, 1998 OR LIMITED PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1999



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

FILED

98 DEC 30 AM 9:02

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



1. Name of Limited Partnership
**1a. DOCUMENT #
A93000000377**

REALTY OPPORTUNITY INCOME FUND VIII, LTD.

Mailing Address 7826 COOPER ROAD CINCINNATI OH 45242	Principal Office Address 7826 COOPER ROAD CINCINNATI OH 45242
2. Mailing Address	2a. Principal Office Address
Suite, Apt. #, etc.	Suite, Apt. #, etc.
City & State	City & State
Zip Country	Zip Country

3. Date Formed or Registered
04/15/1993

3a. Date of Last Report
01/30/1998

4. State or Country of Formation
FL

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

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

6. FEI Number
65-0438424 Applied For Not Applicable

7. Certificate of Status Desired **\$8.75 Additional Fee Required**

8. Make check payable to: Dept. of State (See reverse side for fee information)
\$141.25

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
Suite
City

McGrath, Gregory
4561 Gulf of Mexico Drive
#101
Longboat Key, FL 34228

Zip Code
34228

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) *Gregory K McGrath* DATE 12/22/98

**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)	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registration/Document Number
BARON CAPITAL IV, INC.	28050 US 19 NORTH, SU 7826 Cooper Road	CLEARWATER FL 34621 Cincinnati OH 45242	P95000007305
		400002746994--5 -01/20/99--01011--010 ***141.25 ***141.25	

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 12/22/98

Typed or Printed Name of General Partner Signing Form Gregory K McGrath, Pros Daytime Telephone Number 513 984 5001

CR2E003 (8/98)