2004 LIMITED PARTNERSHIP ANNUAL REPORT (AR) DUE BY MAY 1, 2004

SIGNATURE: M. Sutt William

SIGNATURE and TYPED OR PRINTED NAME OF SIGNING GENERAL PARTNER

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SECRETARY OF STATE DIVISION OF CORPORATIONS DOCUMENT # B0000000192 U.S. RETAIL INCOME FUND VIII, LIMITED 04 MAR 26 AM 8: 33 PARTNERSHIP Principal Place of Business Mailing Address 3350 RIVERWOOD PARKWAY ATLANTA GA 30339 3350 RIVERWOOD PARKWAY ATLANTA GA 30339 3. Mailing Address 2. Principal Place of Business Suite, Apt. #, etc. Suite, Apt. #, etc. MOORE CR2E003 (11/03) Applied For City & State City & State 4. FEI Number 58-2520660 Not Applicable Zip Country Country \$8.75 Additional 5. Certificate of Status Desired Fee Required 6. Name and Address of Current Registered Agent 7. Name and Address of New Registered Agent Name C T CORPORATION SYSTEM Street Address (P.O. Box Number is Not Acceptable) 1200 SOUTH PINE ISLAND ROAD **PLANTATION FL 33324** Zip Code 8. 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. I am familiar with, and accept the obligations of registered agent. SIGNATURE Signature, typed or printed name of registered agent and title if applicable DATE 10. Amount of Capital Contributions 11. MAKE CHECK PAYABLE TO FL. DEPT. OF STATE 9. Capital Contributions \$3,600,000.00 in FLORIDA to date SEE REVERSE SIDE FOR FEE INFORMATION as Shown on record. A GENERAL PARTNER THAT IS A BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE. NOTE: General Partners MAY NOT be changed on the form; an amendment must be filed to change a general partner. 12. GENERAL PARTNER INFORMATION ADDRESS CHANGES ONLY 13. F01000003501 DOCUMENT # STREET ADDRESS BYT INSTITUTIONAL INVESTMENTS, INC. NAME STREET ADDRESS 3350 RIVERWOOD PARKWAY, SUITE 1500 CITY-ST-ZIP CiTY-ST-ZIP ATLANTA GA 30339 F94000005616 DOCUMENT # STREET ADDRESS VUWB INVESTMENTS, INC. STREET ADDRESS 3350 RIVERWOOD PARKWAY, SUITE 1400 CITY-ST-ZIP CITY-ST-7IP ATLANTA GA 30339 DOCUMENT # STREET ADDRESS NAME - STREET ADDRESS CITY-ST-ZIP CITY-ST-71P DOCUMENT # STREET ADDRESS NAME STREET ADDRESS CITY-ST-ZIP CITY-ST-ZIP DOCUMENT # STREET ADDRESS NAME STREET ADDRESS CITY-ST-ZIP CITY-ST-ZIP DOCUMENT # .. STREET ADDRESS NAME STREET ADDRÉSS CITY-ST-ZIP CITY-ST-ZIP 14. I hereby certify that the information supplied with this filling does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my 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