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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850) 521-1000
Fax Number : (850) 558-1575

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FOREIGN PROFIT/NONPROFIT CORPORATION

REALTY ASSOCIATES FUND VIII TEXAS CORPORATION

Certificate of Status	1
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**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT
BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.*

1. Realty Associates Fund VIII Texas Corporation

(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION,"
"Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. Texas

(State or country under the law of which it is incorporated)

3. _____

(FEI number, if applicable)

4. June 14, 2006

(Date of incorporation)

5. Perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. Upon Filing

(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 28 State Street, Tenth Floor, Boston, MA 02109

(Principal office address)

28 State Street, Tenth Floor, Boston, MA 02109

(Current mailing address)

8. Act as General Partner of Limited Partnership

(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporation Service Company

Office Address: 1201 Hays Street

Tallahassee

(City)

Florida 32301

(Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Corporation Service Company

Heather Chapman
as its agent

By: Heather Chapman

(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

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12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: See List of Directors Attached.

Address: _____

Vice Chairman: _____

Address: _____

Director: _____

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: See List of Officers Attached.

Address: _____

Vice President: _____

Address: _____

Secretary: _____

Address: _____

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. Michael Buane
(Signature of Director or Officer listed in number 12 of the application)14. Michael Buane (Managing Partner, President, Director)
(Typed or printed name and capacity of person signing application)

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List of Officers and Directors

Realty Associates Fund VIII Texas Corporation

Officers:

Michael A. Ruane - Chairman of the Board and President
28 State Street, 10th Floor
Boston, MA 02109

Richard G. Egan, Jr. - Senior Vice President, Treasurer and Secretary
28 State Street, 10th Floor
Boston, MA 02109

Scott Dalrymple - Assistant Secretary
28 State Street, 10th Floor
Boston, MA 02109

Directors:

Michael A. Ruane
28 State Street, 10th Floor
Boston, MA 02109

Richard G. Egan, Jr.
28 State Street, 10th Floor
Boston, MA 02109

Noel Posternak
28 State Street, 10th Floor
Boston, MA 02109

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Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



NO. 327 P. 5
Roger Williams
Secretary of State
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Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Realty Associates Fund VIII Texas Corporation (filing number: 800668685), a Domestic For-Profit Corporation, was filed in this office on June 14, 2006.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 30, 2006.



A handwritten signature in black ink, reading "Roger Williams".

Roger Williams
Secretary of State