## FORM D



UNITED STATES OF RECEIVED SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

AUG 1 1 2004

# FORM D

# NOTICE OF SALE OF SECURIFIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

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OMB APPROVAL
OMB Number: 3235-0076
Expires: May 31, 2005
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hours per response. . . . . 16.00

SEC	USE ON	<b>ILY</b>
Prefix		Serial
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[	1	

Name of Offering ( check if this is an amendment and name has changed, and indicate change.)
Duke Realty Limited Partnership - Northwinds Transaction
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) ULOE
Type of Filing: New Filing Amendment
A. BASIC IDENTIFICATION DATA
1. Enter the information requested about the issuer
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)
Duke Realty Limited Partnership
Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
600 E. 96th Street, Suite 100, Indianapolis, IN 46240 317-808-6000
Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
(if different from Executive Offices)
Brief Description of Business
Leasing, Development, Management and Ownership of Commercial Rental Real Estate
PROCESSED
Type of Business Organization
corporation   Imited partnership, already formed   other (please specify):
business trust   limited partnership, to be formed   AUG 12 2004
Month Year THOMSON
Actual or Estimated Date of Incorporation or Organization: 10 93 Actual Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:
CN for Canada; FN for other foreign jurisdiction)

### GENERAL INSTRUCTIONS

#### Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

#### State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

# - ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

2. Enter the information re	auested for the fol		ENTIF	ICATION DATA		-65		
		uer has been organized w	vithin th	ne past five years;				
•	-	<u> </u>			of. 109	% or more o	f a clas	s of equity securities of the issuer.
		corporate issuers and of						
		f partnership issuers.		Ç	0-0			,,
<del>-</del>		<u> </u>				<del> </del>		
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Duke Realty Corporation	f individual)							
Business or Residence Addre 600 E. 96th Street, Suite		Street, City, State, Zip C is, IN 46240	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Oklak, Dennis D.	f individual)							
Business or Residence Addre		Street, City, State, Zip C s, IN 46240	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner	V	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, in Chapman, Robert M.	f individual)							
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	ode)					
600 E. 96th Street, Suite	100, Indianapoli	s, IN 46240						
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first,	if individual)							
Cohoat, Matthew A.								
Business or Residence Addre		Street, City, State, Zip Clis, IN 46240	Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner	Ø	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Connor, James B.	if individual)	, <del>-</del>						
Business or Residence Address 600 E. 96th Street, Suite	,	Street, City, State, Zip Cis, IN 46240	Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Feinsand, Howard L.	if individual)		,					
Business or Residence Addre 600 E. 96th Street, Suite		Street, City, State, Zip Clis, IN 46240	Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner	Ø	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Fessler, Robert D.	if individual)				····	., ., .,		
Business or Residence Addre 600 E. 96th Street, Suite			Code)					

2. Enter the information re	guested for the fol		ENTIF	ICATION DATA				
	-	uer has been organized w	vithin th	ne past five years:				
·		_		•	of 109	% or more o	fa clas	s of equity securities of the issuer.
		f corporate issuers and of		•				• •
		f partnership issuers.	vo.po.	are general and mar		p	<i>pu</i>	, , , , , , , , , , , , , , , , , , ,
· ·								
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Guinee, III, John W.	f individual)							
Business or Residence Addre 600 E. 96th Street, Suite		Street, City, State, Zip Cois, IN 46240	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)							
Business or Residence Addre			ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner	Z	Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Seger, Christopher L.	f individual)							1-1
Business or Residence Address 600 E. 96th Street, Suite		Street, City, State, Zip C s, IN 46240	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer	V	Director		General and/or Managing Partner
Full Name (Last name first, Hefner, Thomas L.	if individual)							
Business or Residence Addre		Street, City, State, Zip C	Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer	V	Director		General and/or Managing Partner
Full Name (Last name first, Zink, Jr., Darell E.	if individual)							
Business or Residence Addre 600 E. 96th Street, Suite			Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Burk, Gary A.	if individual)							
Business or Residence Addre 600 E. 96th Street, Suite			Code)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, Branch, Barrington H.	if individual)							
Business or Residence Address 554 Arden Oaks Court, N		•	Code)					

2. Enter the information re	aguastad for the fo	A Property of the Control of the Con	ENTIFICATION DATA		and the second of the second o
	•	•	eithin the most five years		
•	,	suer has been organized w	• • •	a 100/	
		-	·		a class of equity securities of the issuer.
		-	corporate general and mai	naging partners of	partnership issuers; and
<ul> <li>Each general and i</li> </ul>	managing partner o	f partnership issuers.		,	
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first,	if individual)	×1.00×			
Button, Geoffrey					
Business or Residence Addre The Mill House, Chicksg	,		•		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, Cavanaugh III, William	if individual)			<del></del>	
Business or Residence Addre	ess (Number and	Street City, State, Zin C	ode)		
P.O. Box 1551, 410 South	•		000)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	<b>☑</b> Director	General and/or Managing Partner
Full Name (Last name first, Cuneo, Ngaire E.	if individual)				
Business or Residence Addre	ess (Number and	Street, City, State, Zip C	ode)		
The Crown Building, 730	Fifth Avenue, S	uite 2102, New York, I	NY 10012		•
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first,	if individual)		<del>,</del>	· ·	
Eitel, Charles E.					
Business or Residence Addre	ess (Number and	Street, City, State, Zip C	ode)		
One Concourse Parkwa	y, Atlanta, GA	30328			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first, Lytle, L. Ben	if individual)				
Business or Residence Address 120 Monument Circle, Ir		Street, City, State, Zip C	Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, McCoy, William O.	if individual)				
Business or Residence Addr 1450 Raleigh Road, Sui			Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first, Rogers, James E.	if individual)				
Business or Residence Addr 139 E. 4th Street, 30th F			Code)		

	5 Brooks	A. BASIC IDE	ENTIE	ICATION DATA				
2. Enter the information re	quested for the foll	lowing:						
<ul> <li>Each promoter of t</li> </ul>	he issuer, if the iss	uer has been organized w	ithin t	he past five years;				
<ul> <li>Each beneficial ow</li> </ul>	ner having the powe	er to vote or dispose, or di	rect the	e vote or disposition	of, 10	% or more o	f a clas	s of equity securities of the issuer.
<ul> <li>Each executive off</li> </ul>	icer and director of	corporate issuers and of	corpo	rate general and man	aging	partners of	partne	ership issuers; and
<ul> <li>Each general and n</li> </ul>	nanaging partner of	f partnership issuers.						
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer	<b>V</b>	Director		General and/or Managing Partner
Full Name (Last name first, i Shaw, Jack R.	f individual)				<del></del>		•	
Business or Residence Addre 9292 N. Meridian Street,		Street, City, State, Zip Conapolis, IN 46260	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i Woodward, Jr., Robert J.		<del>-</del>						
Business or Residence Addre	ss (Number and	Street, City, State, Zip Co	ode)					
431 Cardinal Hill Lane, Po	owell, OH 4306	5						
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer	V	Director		General and/or Managing Partner
Full Name (Last name first, i Nelley, Jr., John W.	f individual)		_					
Business or Residence Addre	ss (Number and	Street, City, State, Zip Co	ode)					
782 Melrose Avenue, Na	shville, TN 372	11						
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Business or Residence Addre	ess (Number and	Street, City, State, Zip Co	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first,	if individual)							
Business or Residence Addre	ess (Number and	Street, City, State, Zip Co	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first,	if individual)							
Business or Residence Addre	ess (Number and	Street, City, State, Zip C	ode)					
Check Box(es) that Apply:	Promoter	Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full Name (Last name first,	if individual)							
Business or Residence Addre	ess (Number and	Street, City, State, Zip C	ode)				•	

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

				B. IN	VFORMATI	ION ABOU	T OFFERI	NG			Herris (VQ) 2 (V2) - 25 Waley	
1. Has the	issuer sold	or does th	a iccuar in	itend to sel	ll to non-a	ccredited i	nvectore in	this offeri	na?		Yes	No 🖼
1. Has the	133461 3014	, or does th			Appendix,					•••••••		
2. What is	the minimu	ım investm					_				<sub>\$</sub> 138	,374.00
												No
Does the offering permit joint ownership of a single unit?												X
commis If a pers or state	ne informati ssion or simi son to be list s, list the na r or dealer,	lar remune ed is an ass me of the b	ration for s ociated pe roker or de	olicitation rson or age aler. If mo	of purchase nt of a brok ore than five	ers in conne ter or deale e (5) persor	ection with r registered as to be list	sales of sec I with the S ed are asso	urities in th EC and/or	he offering. with a state		
Full Name (	Last name f	irst, if indi	vidual)									
Business or	Residence A	Address (N	umber and	l Street, Ci	ty, State, Z	Cip Code)				_		
Name of As	sociated Bro	oker or Dea	aler		<del></del>							
States in WI	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers				_		
(Check	"All States	" or check	individual	States)					•••••	***************************************	☐ Ali	States
AL IL MT	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	MO PA PR
Full Name (			· · · · · · · · · · · · · · · · · · ·	d Street, C	City, State, 2	Zip Code)						
Name of As	sociated Br	oker or De	aler									<u> </u>
States in W	hich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers				<u></u>		
(Check	"All States	" or check	individual	States)						•••••	☐ Al	l States
AL IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	ID MO PA PR
Full Name (	Last name	first, if ind	ividual)									
Business o	r Residence	Address (1	Number an	d Street, C	City, State,	Zip Code)		<u> </u>		_		
Name of As	sociated Br	oker or De	aler									
States in W	hich Person	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers	1					
(Check	"All States	" or check	individual	States)	••••••	***************************************		•••••			☐ Al	l States
IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	ME NY VT	MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	MO PA PR

# C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.	: 	
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$	\$
	Equity	\$	\$
	Common Preferred		
	Convertible Securities (including warrants)		\$
	Partnership Interests	\$_4,008,191.68	\$_4,008,191.68
	Other (Specify)	\$	\$
	Total	\$_4,008,191.68	s 4008,191.68
	Answer also in Appendix, Column 3, if filing under ULOE.		,
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	:	Aggregate Dollar Amount of Purchases
	Accredited Investors	9	\$ 4,008,191.68
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$ 4,008,191.68
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		§ 0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer The information may be given as subject to future contingencies. If the amount of an expenditure i not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees		\$_12,296.57
	Accounting Fees	_	\$
	Engineering Fees		§ 1,953.24
	Sales Commissions (specify finders' fees separately)		§ 88,285.24
	Other Expenses (identify) Transfer Taxes and Environmental Reports		\$ 14,390.05
	Total		\$ 116,925.10

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PI	(OCEEDS	
	b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer."		3,891,266.58
5.	Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above.		
		Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees	] \$	. [] \$
	Purchase of real estate	]\$	\$ 3,891,266.58
	Purchase, rental or leasing and installation of machinery and equipment	] \$	<b>S</b>
	Construction or leasing of plant buildings and facilities	- ]\$	. 🗆 \$
	Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	- - ¢	
	Repayment of indebtedness	_	_
	Working capital		
	Other (specify):	_	
		] \$	\$
	Column Totals	\$ <u>0.00</u>	\$ <u>3,891,266.5</u> 8
	Total Payments Listed (column totals added)	<b>\$</b> 3	891,266.58
1 4 30 2 1 1 1	D. FEDERAL SIGNATURE		
sig	e issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice nature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commiss information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of R	is filed under Ru tion, upon writte	ile 505, the following
Iss	uer (Print or Type) Signature	ate	
Di	uke Realty Limited Partnership	August 05, 2004	4
	me of Signer (Print or Type)  Title of Signer (Print or Type)  Nes R. Windmiller  Title of Signer (Print or Type)  SVP, Financial Reporting, Analysis & Tax		

#### ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

#### 

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Duke Realty Limited Partnership		August 05, 2004
Name (Print or Type)	/ Title (Print or Type)	
James R. Windmiller	SVP Financial Reporting, Analysis	s & Tax

#### Instruction

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	APPENDIX													
1	to non-ac	to sell	Type of security and aggregate offering price offered in state (Part C-Item 1)		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)									
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No					
AL						<u> </u>								
AK								<u> </u>	portion and Religious conductored have accepted in					
AZ														
AR														
CA														
со														
СТ														
DE														
DC														
FL														
GA		×	Ltd. Ptnrsh'p Units	9	\$4,008,191	0	\$0.00		×					
НІ														
ID														
. IL														
IN														
IA														
KS														
KY														
LA														
ME														
MD														
MA														
MI														
MN														
MS														

**APPENDIX** 2 3 4 Disqualification Type of security under State ULOE and aggregate (if yes, attach Intend to sell offering price Type of investor and to non-accredited explanation of offered in state amount purchased in State waiver granted) investors in State (Part C-Item 2) (Part B-Item 1) (Part C-Item 1) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No **Investors Investors** Amount Yes No Amount MO MT NE NVNH NJ NM NY NC ND ОН OK OR PA RI SC SD TN TX UT VT VA WA  $\mathbf{W}\mathbf{V}$ WI

7, 3.

APPENDIX									
1	2		3	4			5 Disqualification		
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)			under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY									
PR			Townstatut, and the state of th						