FORM D

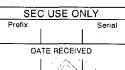
UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

## FORM D

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

1045198

OMB APPROVAL								
OMB Number:	3235-0076							
Expires:								
Estimated average burden								
hours per respons	se 16.00							



Name of Offering ( check if this is an amendment and name has changed, and indicate change.)	Salar Carlotte
Condor Partners, L.P.	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	ULOB (1.7. 2.2.2.2.2.2.2.3.06
A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issuer	Con Str. 1997
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)	
Condor Partners, LP	
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
4 Orinda Way, Suite 200-C, Orinda, CA 94563	(925)253-2949
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Same as above.	Same as above.
Brief Description of Business	
Condor Partners, L.P. is a California limited partnership investing primarily in real estate inv securities.	estment trusts (REIT's) and other real estate
Type of Business Organization	
	please specify):
business trust limited partnership, to be formed	FEE 1 5 2000 . C
Month Year	
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State	
CN for Canada; FN for other foreign jurisdiction)	CA POLICE

## 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.

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.

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.

## A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Beneficial Owner Executive Officer Check Box(es) that Apply: **✓** Promoter Director General and/or Managing Partner Full Name (Last name first, if individual) Kensington Investment Group, Inc. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Promoter Check Box(es) that Apply: Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Kramer, John P. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Promoter Check Box(es) that Apply: Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Kirkpatrick, Craig M. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Check Box(es) that Apply: Beneficial Owner Executive Officer Director Promoter General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Beneficial Owner Executive Officer Check Box(es) that Apply: Promoter General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Beneficial Owner General and/or Promoter Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

					B. II	NFORMATI	ON ABOU	T OFFERI	NG					
1.	Has the	issuer sold	l, or does th	ie issner ir	itend to se	II to non-a	ccredited in	ivestors in	this offeri	no <sup>9</sup>		Yes	No 😿	
•	Trus the	100401 0014	., 0, 2005 (1			Appendix,				-		<u> </u>		
2.	What is	the minim	um investm	ent that w	ill be acce	pted from a	my individ	ual?				\$_200	0,000,00	
•	<b>7</b> 51	CC				1 (*0						Yes	No	
3. 4.			permit joint ion request									K		
	commis If a pers or states a broke	sion or sime on to be lise s, list the na r or dealer,	ilar remune ted is an ass ime of the b you may so	ration for s ociated pe roker or de et forth the	olicitation rson or age aler. If mo	of purchase int of a brok ore than five	ers in conne er or deale e (5) person	ection with r registered as to be list	sales of sec I with the S ed are asso	curities in th EC and/or				
		Last name : attachmer	first, if indi nt.	vidual)										
Bus	siness or	Residence	Address (N	umber and	Street, C	ty, State, Z	ip Code)							
Nor	ne of Ass	ociated Br	oker or Dea	aler										
		sociated Di												
Sta			Listed Has											
	(Check	"All States	" or check	individual	States)	••••••		***************************************	, , , , ,	•••••		. All States		
	IL MT RI	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	LA NM UT	CT ME NY VT	MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR	
Ful	Full Name (Last name first, if individual)													
Bus	siness or	Residence	Address ()	Number an	d Street, C	ity, State,	Zip Code)			411 <del>2</del> 1	·			
Nai	ne of As	sociated Br	oker or De	aler	<u></u>			·						
Sta	tes in Wi	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers	<del></del>			~ <u>~</u>			
	(Check	"All States	or check	individual	States)	***************************************		• • • • • • • • • • • • • • • • • • • •	***************			☐ Al	l States	
	ĀL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID	
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO	
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR	
Ful			first, if indi											
Bus	siness or	Residence	Address (1	Number an	d Street, C	City, State,	Zip Code)							
Nai	me of As	sociated Br	oker or De	aler								<del></del>		
Sta	tes in WI	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers							
_ •••			s" or check							••••••		□ AI	l States	
	AL IL	AK IN	IA NV	AR KS	CA KY	CO LA	ME NV	MD NC	DC MA	FL MI	GA MN	MS OR	MO MO	
	MT RI	NE SC	NV SD	TN	TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA	

Condor Partners, LP Form D Attachment - List of Broker / Dealers

Broker / Dealer	Address	States in which the Broker / Dealer intends to solicit purchasers.
FSC Securities	2300 Windy Ridge Parkway, Suite 1100, Atlanta, GA 30339	All States
Capital Analysts, Inc.	3 Radnor Corporate Center, Suite 220, Radnor, PA 19087	All States
Commonwealth Financial Network   One University Office Park,	One University Office Park, 29 Sawyer Road, Waltham, MA 02154	All States
Sanders Morris Harris	3100 Chase Tower, Houston, TX 77002-3003	All States
Linsco Private Ledger	9785 Towne Centre Drive, San Diego, CA 92150	All States
Crestone Capital Advisors	1050 Walnut Street, Suite 402, Boulder, CO 80302	All States
Financial Planning Associates	777 Old Saw Mill River Road, Suite 240, Tarrytown, NY 10591	All States
Mason Securities, Inc.	11800 Sunrise Valley Drive,#550, Reston, VA 20191	All States
IFG Network Securities	1900 Monarch Tower, 3234 Peachtree Road NE, Atlanta, GA 30326 All States	All States
H. Beck, Inc	11140 Rockville Pike, Suite 400, Rockville, MD 20852	All States

C	. UF	FERL	NG I	PRICE,	NUM	BER	OF.	INV	ESI	ORS	, EX	PENSI	ES ANI	) USE	OF	PROC	CEEDS
						-						·					

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box $\square$ 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		\$ 9,377,729.00
	Other (Specify)		\$
	Total		
	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
		Number Investors	Dollar Amount of Purchases
	Accredited Investors		\$ 9,377,729.00
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	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	Dollar Amount
	Type of Offering	Security	Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$ \$ 0.00
	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 is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$0.00
	Printing and Engraving Costs		\$_0.00
	Legal Fees		\$ 29,924.28
	Accounting Fees	· <del></del>	§ 0.00
	Engineering Fees		§ 0.00
	Sales Commissions (specify finders' fees separately)	_	\$ 942,749.06
	Other Expenses (identify) Blue Sky, Due Dilligence, Marketing		\$_109,180.36
	Total	[7]	s 1,081,853.70

<sup>\*\*\*</sup> This fund is not limited in the amount of money it can raise. It is limited in 99 investors. \*\*\*

	C. OFFERING PRICE,	NUMBER OF INVESTORS, EXPENSE	S AND USE OF PROCEEDS	
	b. Enter the difference between the aggregat and total expenses furnished in response to Par proceeds to the issuer."	t C — Question 4.a. This difference is th	e "adjusted gross	\$8,295,875.30
5.	Indicate below the amount of the adjusted greach of the purposes shown. If the amount check the box to the left of the estimate. The proceeds to the issuer set forth in response to	for any purpose is not known, furnish otal of the payments listed must equal th	an estimate and	
			Payments Officers, Directors, Affiliates	& Payments to
	Salaries and fees			
	Purchase of real estate		□\$	
	Purchase, rental or leasing and installation			
	and equipment		🗌 \$	
	Construction or leasing of plant buildings a			
	Acquisition of other businesses (including to offering that may be used in exchange for the contract of the co	ne assets or securities of another		
	issuer pursuant to a merger)			
	Repayment of indebtedness			<del></del> -
	Working capital			
	Other (specify): Investments - Securities		\$	\$\[ \\$_8,295,875.3
	Column Totals		§ 0.00	\$ 8,295,875.3
	Total Payments Listed (column totals added	l)		8,295,875.30
		D. FEDERAL SIGNATURE		-
sign	eissuer has duly caused this notice to be signed nature constitutes an undertaking by the issued information furnished by the issuer to any no	to furnish to the U.S. Securities and Ex	change Commission, upon w	
SS	uer (Print or Type)	Signature	Date	
Cc	ndor Partners, LP	The state of the s	1/27/	06
Vai	me of Signer (Print or Type)	itle of Signer (Print or Type)		
	n P. Kramer	President, Kensington Investr		and Dartson

# - ATTENTION -

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification	Yes	No
	provisions of such rule?		X

- 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 offcrees.
- 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	
Condor Partners, LP	1/27/04	
Name (Print or Type)	Title (Print or Type)	
John P. Kramer	President, Kensington Investment Group & Managing General Partner	

### 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.

				Al	PPENDIX				
1	Intend to non-a investor	2 I to sell ccredited in State -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)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL	- M	×	10,000,000	0					×
AK		×	10,000,000	0					×
AZ		×	10,000,000	1	\$100,000.00				×
AR		×	10,000,000	0					×
CA		×	10,000,000	10	\$1,523,440.				×
СО		×	10,000,000	6	\$728,000.0				×
СТ		×	10,000,000	4	\$445,000.00				×
DE		×	10,000,000	0					×
DC		X	10,000,000	0					×
FL		X	10,000,000	1	\$100,000.00				×
GA		×	10,000,000	6	\$700,000.0				×
НІ		×	10,000,000	0			1		×
ID		X	10,000,000	0					×
IL		×	10,000,000	1	\$100,000.0				×
IN		×	10,000,000	1	\$247,500.00				×
IA	among their Allian V months and a property of the Methods in Arts	×	10,000,000	0					×
KS		×	10,000,000	0					×
KY	**************************************	×	10,000,000	0					×
LA	***************************************	×	10,000,000	1	\$869,468.0				×
ME		×	10,000,000	0					×
MD		×	10,000,000	2	\$500,000.00				×
MA		×	10,000,000	2	\$250,000.00				×
MI		*	10,000,000	1	\$150,000.0				×
MN		×	10,000,000	1	\$241,013.0				×
MS		×	10,000,000	0					×

				APP	ENDIX				
1	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)				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
МО	***************************************	×	10,000,000	0		0			×
MT		×	10,000,000	0		0			×
NE		×	10,000,000	1 .	\$200,000.0	0			×
NV		×	10,000,000	0		0 ·			×
NH		×	10,000,000	1	\$91,885.00	0			×
NJ		×	10,000,000	1	\$386,000.00	0			×
NM		×	10,000,000	1	\$150,000.0	0			×
NY		×	10,000,000	0		0			×
NC		×	10,000,000	0		0			×
ND		×	10,000,000	0		0			X
ОН		×	10,000,000	0		0			×
ОК		×	10,000,000	0		0			X
OR	Total Company Common Co	×	10,000,000	0		0		Section and the section of the secti	×
PA		×	10,000,000	2	\$404,000.0	0			×
RI		×	10,000,000	1	\$200,000.0	0			×
SC		×	10,000,000	0		0			×
SD	No. 100 A 100 A 100 A	×	10,000,000	0		0			X
TN		×	10,000,000	3	\$348,926.00	0			×
TX		×	10,000,000	5	\$548,258.00	0			×
UT		×	10,000,000	0		0			×
VT		×	10,000,000	0		0		***************************************	×
VA		×	10,000,000	1	\$100,000.00	0			×
WA		×	10,000,000	3	\$994,239.00	0			×
WV		×	10,000,000	0		0			×
WI		×	10,000,000	0		0			×

	APPENDIX													
1		2	3		4									
	to non-a investor	to sell ccredited s in State -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)				lification ate ULOE attach ation of granted) -Item 1)					
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No					
WY		×	10,000,000	0		0			×					
PR		×	10,000,000	0		0			×					