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
NIFORM LIMITED OFFERING EXEMPTION

1406741

OMB APPROVAL
OMB Number: 3235-0076
Expires:
Estimated average burden
hours per response.....16.00

SEC USE ONLY						
Prefix		Serial				
DA	TE RECEIV	ED				
	l 1					

Name of Offering (check if this is an amendment and name has changed, and indicate change.) CEDAR SPRINGS REIT INC.	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Urpe of Filing: New Filing Amendment	LOE
A. BASIC IDENTIFICATION DATA	07071495
1. Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	
CEDAR SPRINGS REIT INC.	
Address of Executive Offices (Number and Street, City, State, Zip Code) Tele	ephone Number (Including Area Code)
11501 Northlake Drive, Cincinnati, OH 45242 513 5	54 1110
Address of Principal Business Operations (Number and Street, City, State, Zip Code) Te (if different from Executive Offices)	lephone Number (Including Area Code)
Brief Description of Business	
Purchase, hold, lease, manage, sell, exchange, redevelop, subdivide and improve real property ar	nd interests in real property PROCESSED
Type of Business Organization [7] corporation [8] limited partnership, already formed [9] other (please s)	negify):
✓ corporation ☐ limited partnership, already formed ☐ other (please s) ☐ business trust ☐ limited partnership, to be formed	JUL 18 2007
Actual or Estimated Date of Incorporation or Organization: O 6 O 7 Actual Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:	THOMSON FENANCIAL
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.

- A	П	El	T	10	N	-

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. General and/or ☐ Beneficial Owner Check Box(es) that Apply: Executive Officer Director **✓** Promoter Managing Partner Full Name (Last name first, if individual) Phillips, Michael C. Business or Residence Address (Number and Street, City, State, Zip Code) 175 East 400 South, Suite 607, Salt Lake City, UT 84111 General and/or Check Box(es) that Apply: ☐ Beneficial Owner Executive Officer Director **✓** Promoter Managing Partner Full Name (Last name first, if individual) Edison, Jeffrey S. Business or Residence Address (Number and Street, City, State, Zip Code) 300 East Lombard Street, Suite 1100, Baltimore, MD 21202 Check Box(es) that Apply: **✓** Promoter ☐ Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Addy, R. Mark Business or Residence Address (Number and Street, City, State, Zip Code) 11501 Northlake Drive, Cincinnati, OH 45242 Check Box(es) that Apply: Promoter Director General and/or Managing Partner Full Name (Last name first, if individual) Phillips Edison Shopping Center Fund III, L.P. Business or Residence Address (Number and Street, City, State, Zip Code) 11501 Northlake Drive, Cincinnati, OH 45242 General and/or Check Box(es) that Apply: Promoter ☐ Beneficial Owner Executive Officer Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Executive Officer General and/or ☐ Beneficial Owner ☐ Director Check Box(es) that Apply: Promoter 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 Executive Officer General and/or Promoter Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) (Use blank sheet, or copy and use additional copies of this sheet, as necessary)

					В. 13	NFORMAT	ION ABOU	T OFFERI	NG		-		
1.	Hae tha	icenar cal	l, or does th	a icenar i	ntend to se	II to non-a	ccredited i	nvectore in	this offer	ina')		Yes	No E
١.	rias tiic	155001 5010	i, or does if			Appendix				_		<u>!</u>	×
2.	What is	the minim	um investm					-			••••	\$_0.0	0
												Yes	No
3.			permit joint										X
4.	commis If a pers or states	sion or sim son to be lis s, list the na	ilar remune ted is an ass	ration for s ociated pe roker or de	solicitation erson or age ealer. If mo	of purchase int of a brok ore than five	ers in conne ter or deale e (5) persoi	ection with r registered is to be list	sales of sec I with the S ed are asso	curities in t SEC and/or	irectly, any he offering, with a state ons of such		
	ll Name (one	Last name	first, if indi	vidual)									
		Residence	Address (N	umber and	l Street, Ci	ity, State, Z	Lip Code)						
Nai	me of As	sociated Br	oker or Dea	oler									
Sta			Listed Has										
	(Check	"All States	s" or check	individual	States)	•••			***************************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		☐ A1	l States
	AL IL MT	AK IN NE SC	AZ IA NV SD	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	MS OR WY	MO PA PR
Ful	ll Name (Last name	first, if indi	vidual)								· · · · · · · · · · · · · · · · · · ·	
Bus	siness or	Residence	Address (N	Number an	d Street, C	ity, State,	Zip Code)						
Na	me of As	sociated Br	oker or Dea	aler									***************************************
Sta			Listed Has						-				
	(Check	"All States	or check	individual	States)	•••••			***************************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•••••	☐ Al	l States
	AL IL MT	AK IN NE SC	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
Ful	ll Name (Last name	first, if indi	vidual)									
Bus	siness or	Residence	Address (N	Number an	d Street, C	ity, State,	Zip Code)						
Nai	me of As	sociated Br	oker or Dea	aler									
Sta	tes in Wh	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers		···		 		
	(Check	"All States	or check	individual	States)							☐ Al	l States
	AL IL MT	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	MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR

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

l.	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		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	0.00 و	s 0.00
	Equity	10,400.00	\$ 10,400.00
	Common Preferred	<u> </u>	_ Ψ
	Convertible Securities (including warrants)	0.00	0.00 \$
	Partnership Interests		s 0.00
	Other (Specify)		s 0.00
	Total	. 10,400.00	\$ 10,400.00
		D	\$
2.	Answer also in Appendix, Column 3, if filing under ULOE. 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."	Number Investors	Aggregate Dollar Amount of Purchases § 10,400.00
	Accredited Investors		
	Non-accredited Investors		
	Total (for filings under Rule 504 only)		<u> </u>
	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	 	\$ <u>0.00</u>
	Regulation A		§_0.00
	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		
	Printing and Engraving Costs		\$ 0.00
	Legal Fees		§ 0.00
	Accounting Fees		
	Engineering Fees		. 0.00
	Sales Commissions (specify finders' fees separately)		\$ <u>0.00</u>
	Other Expenses (identify)		\$_0.00
	Total		\$_0.00

	C. OFFERING PRICE, NU	MBER OF INVESTORS, EXPENSES AND USE	- LIGGINIO	
	b. Enter the difference between the aggregate offerand total expenses furnished in response to Part C – proceeds to the issuer."		gross	\$10,400.00
5.	Indicate below the amount of the adjusted gross peach of the purposes shown. If the amount for a check the box to the left of the estimate. The total proceeds to the issuer set forth in response to Pa	any purpose is not known, furnish an estimate of the payments listed must equal the adjusted g	and and	
			Payments to	
			Officers, Directors, &	Payments to
			Affiliates	Others
	Salaries and fees			\$ 0.00
	Purchase of real estate		_	\$_10400
	Purchase, rental or leasing and installation of ma	achinery		<u> </u>
	and equipment			□ \$ 0.00
	Construction or leasing of plant buildings and fa	acilities	0.00	\$ 0.00
	Acquisition of other businesses (including the va	value of securities involved in this		
	offering that may be used in exchange for the assissuer pursuant to a merger)	ssets or securities of another		\$ <u></u> \$
	Repayment of indebtedness			\$ 0.00
	Working capital			0.00 s
	Other (specify):		☐ \$ 0.00	. D \$ 0.00
			0.00	0.00
	Column Totals		§ 0.00	\$ 10,400.00
	Total Payments Listed (column totals added)		_\s_10	0,400.00
	···	D. FEDERAL SIGNATURE		
igi	sissuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to full formation formation to the signed by the issuer to full formation formation for a signed by the issuer to support the signed by the signed	urnish to the U.S. Securities and Exchange Con	mmission, upon writte	
ne	information furnished by the issuer to any non-ac	cereuneum vestor pursuant to paragraph (b)(2) of Kule 302.	
	ier (Print or Type)	Signature M // 11/	Date	
CE	DAR SPRINGS REIT INC.	In law lad	<u> 6/30</u> /2	007
	ne of Signer (Print or Type)	Title of Signer (Print of Type)	7	
141	₩			

- ATTENTION -

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

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

- 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

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 2 4 Ì 3 Disqualification under State ULOE Type of security (if yes, attach Intend to sell and aggregate offering price Type of investor and explanation of to non-accredited offered in state amount purchased in State waiver granted) investors in State (Part C-Item 2) (Part E-Item 1) (Part B-Item 1) (Part C-Item 1) Number of Number of Accredited Non-Accredited Yes No State Yes No Investors Amount **Investors** Amount \$10,400 Prfd Shs × ALX \$10,400 Prfd Shs × AK X ΑZ \$10,400 Prfd Shs × X \$10,400 Prfd Shs X ARX \$10,400 Prfd Shs × CA X \$10,400 Prfd Shs CO X × \$10,400 Prfd Shs × CT X × X DE \$10,400 Prfd Shs X DC X \$10,400 Prfd Shs X 20 \$2,000.00 × FL \$10,400 Prfd Shs \$10,400 Prfd Shs × X GA \$10,400 Prfd Shs × НΙ \$10,400 Prfd Shs X ID X 7 X \$10,400 Prfd Shs \$700.00 ΙL × \$10,400 Prfd Shs 3 X IN X \$300.00 X IΑ X \$10,400 Prfd Shs \$10,400 Prfd Shs X X KS \$10,400 Prfd Shs X KY X \$10,400 Prfd Shs X LA X \$10,400 Prfd Shs ME X X \$1,700.00 MD 17 X X \$10,400 Prfd Shs X MA \$10,400 Prfd Shs X \$10,400 Prfd Shs 29 X ΜI X \$2,900.00 \$10,400 Prfd Shs MN X X \$10,400 Prfd Shs MS ×

APPENDIX

'	. 2	•	3					5	
	Intend to non-ac investors (Part B-	to sell ccredited in State	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)			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		х	\$10,400 Prfd Shs						×
МТ	j	×	\$10,400 Prfd Shs						×
NE		×	\$10,400 Prfd Shs						×
NV		×	\$10,400 Prfd Shs						×
NH		×	\$10,400 Prfd Shs						×
NJ		×	\$10,400 Prfd Shs						×
NM		×	\$10,400 Prfd Shs						X
NY		×	\$10,400 Prfd Shs				<u> </u>		×
NC		×	\$10,400 Prfd Shs			_			×
ND		×	\$10,400 Prfd Shs						X
ОН		×	\$10,400 Prfd Shs	24	\$2,400.00				×
ок		×	\$10,400 Prfd Shs						×
OR		×	\$10,400 Prfd Shs						×
PA		×	\$10,400 Prfd Shs				;		×
RI		×	\$10,400 Prfd Shs				;		×
sc [×	\$10,400 Prfd Shs						×
SD		×	\$10,400 Prfd Shs						×
TN		X	\$10,400 Prfd Shs						×
TX		×	\$10,400 Prfd Shs						×
UT		×	\$10,400 Prfd Shs	4	\$400.00				×
vr		×	\$10,400 Prfd Shs						×
VA		×	\$10,400 Prfd Shs						×
WA		×	\$10,400 Prfd Shs						×
wv		×	\$10,400 Prfd Shs						×
wı		×	\$10,400 Prfd Shs						×

				APP	ENDIX				
1		2	3		4				
	to non-a	to sell accredited is in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor an amount purchased in S (Part C-Item 2)		rchased in State	d in State		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		×	\$10,400 Prfd Shs			-			×
PR		×	\$10,400 Prfd Shs						×

END