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Serial

FORM D

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

FORM D

OMB Number:	3235-0076
Expires:	April 30, 2008

Expires: April Estimated average burden hours per response

Prefix

07076489

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR

07076469	NIFORM LIMITED	OFFERING EXEN	MPTION	
-	k if this is an amendment and name has of Interests in The Woodlands, Texas.	changed, and indicate change		
Filing Under (Check box(e Type of Filing: New	,	Rule 505 🛛 Rul		10
	A. BASIC	IDENTIFICATION DATA	A AUG 2 11 8	.007
1. Enter the information re	quested about the issuer			1.1
Name of Issuer (check Creekstone Woodla	if this is an amendment and name has cluds, LLC	hanged, and indicate change.	A 300	
Address of Executive Office	es (Number and Street, Ci	ty, State, Zip Code)	Telephone Number (Including	Area Code)
4545 Post Oak Place	, Suite 200, Houston, TX 77027		(713) 621-5300	
Address of Principal Busin (if different from Executive		ity, State, Zip Code)	Telephone Number (Including	g Area Code)
Brief Description of Busine The acquisition, leas in The Woodlands,	e and sale of undivided tenant-in-co	mmon interests in real est	ate, specifically multi-tenan	t office/flex buildings
Type of Business Organiza				
corporation	☐ limited partnership	, already formed	other (please specify): Lin	mited LiPROCESSED
☐ business trust	limited partnership	•		FUOUE22E
	f Incorporation or Organization: 1 n or Organization: (Enter two-letter U.S.	Month Year 1 0 6 S. Postal Service abbreviation for other foreign jurisdiction		SEP 0 5 2007 THOMSON

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

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 predicated on the filing of a federal notice.

SEC 1972 (6-02)

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.

A. BASIC IDENTIFICATION DATA 2. 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 Check Box(es) that Apply: ☐ Promoter Beneficial Owner ☐ Executive Officer □ Director Managing Partner Full Name (Last name first, if individual) Covington Woodlands Holdings, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 4545 Post Oak Place, Suite 200, Houston, TX 77027 General and/or Check Box(es) that Apply: Promoter ☐ Executive Officer □ Director ☐ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Creekstone Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 4545 Post Oak Place, Suite 200, Houston, TX 77027 ☐ Director General and/or Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ■ Executive Officer Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ 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) 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 Address (Number and Street, City, State, Zip Code) 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 Address (Number and Street, City, State, Zip Code) 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 Address (Number and Street, City, State, Zip Code)

		-		В.	INFORMA	ATION AB	OUT OFFE	RING				
1. Has	the issuer s	old, or doe									Yes	No ⊠
Answer also in Appendix, Column 2, if filing under ULOE. 2. What is the minimum investment that will be accepted from any individual?											\$294,55	1*
											Yes	No
4. Ente com offer and/	er the inform mission or ring. If a poor with a st	nation requesimilar renerson to be tate or state	uested for e nuneration listed is ares, list the r		who has b tion of pur person or broker or	een or will chasers in agent of a dealer. If n	be paid or connection broker or on nore than fi	given, dire with sales dealer regis ve (5) pers	ectly or indi of securities stered with ons to be li	irectly, any es in the the SEC sted are		
	me (Last n Idell, Jeffe		f individua	1)								
Busines	ss or Reside	nce Addre		r and Street								
	542 South			uite 330, S	Salt Lake	City, UT	84095					
	nni Broker		or Dealer									
				cited or Inte lual States).							🔲 Al	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]
	me (Last nashelow, K			1)								
Busines	ss or Reside	ence Addre	ss (Numbe	r and Street uite 590, I					·-···			
Name o	of Associate	ed Broker o	or Dealer			,						
States i	n Which Pe	erson Liste	d Has Solid	ited or Inte							🗖 All	l States
[AL]	[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]	[<u>OR</u> ✔] [WY]	(PA) [PR]
Full Na	me (Last na	ame first, i	f individua	1)							<u> </u>	
Busines	ss or Reside	ence Addre	•	r and Street a Monica,	=	-	de)			,		
	f Associate		. <u> </u>	,								
	ect Capita											
				ited or Inte ual States).				****************		-,	🗌 All	
[AL]	[AK]	[AZ]	(AR)	[CA]	[CO]	[CT]	[DE] [MD]	[DC] [MA]	[FL] [MI]	[GA] [MN]	(HI) [MS]	[ID] [MO]
[IL] [MT]	[IN] [NE]	[IA] [NV]	(KS) (NH)	(KY) [NJ]	[LA] [NM]	[ME] [NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	ISCI	[SD]	[TN]	(TX✓)	เบา	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

A smaller amount may be accepted by the company in its sole discretion.

				B.	INFORM.	ATION AB	OUT OFFE	RING				*******	
											Yes	No	
1. Has	 Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Answer also in Appendix, Column 2, if filing under ULOE. 											\boxtimes	
			A	Answer also	in Appen	dix, Colun	nn 2, if filin	ig under Ul	LOE.				
2. Wha	at is the mi	nimum inv	estment the	at will be a	ccepted fro	m any indi	ividual?				\$294,5	51*	
					•	•					Yes	No	
3. Doe	3. Does the offering permit joint ownership of a single unit?												
com offer and/	mission or ring. If a p or with a s	similar ren person to be tate or state	nuneration e listed is a es, list the i	for solicitan for solicitan associated name of the or dealer, y	ition of pui d person o broker or	rchasers in r agent of a dealer. If r	connection broker or nore than f	with sales dealer regis ive (5) pers	of securiti stered with sons to be l	the SEC isted are			
	ıme (Last n puano, Br		if individua	ıl)									
			ess (Numbe	er and Stree	et, City, Sta	ate, Zip Co	de)						
				inta Cruz,									
Name o	of Associat	ed Broker	or Dealer										
Ca	pwest Sec	urities, In	c.										
States i	n Which P eck "All Si	erson Liste tates" or ch	d Has Soli leck individ	cited or Into Iual States)	ends to So	licit Purcha	sers				🔲 A	ll States	
[AL]	[AK]	[AZ]	[AR]	[CA✓i]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]	
[RI]	[SC]	[\$D]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	
Full Na	ıme (Last n	ame first, i	f individua	d) .									
Busines	ss or Resid	ence Addre	ess (Numbe	er and Stree	t, City, Sta	ite, Zip Co	de)				-		
Name o	of Associate	ed Broker	or Dealer										
				cited or Inte									
(Ch	eck "All St	ates" or ch	eck individ	lual States)						**************	Al	1 States	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	(IA)	[KS]	[KY]	[LA]	(ME)	[MD]	[MA]	[MI]	[MN]	[MS] [OR]	[MO]	
[MT] [RI]	[NE] [SC]	[NV] [SD]	[NH] [TN]	[NJ] {TX]	[NM] [UT]	[NY] [VT]	[NC] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	[WY]	[PA] [PR]	
			f individua										
Rusines	s or Reside	ence Addre	ess (Numbe	r and Stree	t City Sta	te Zin Co	de)						
Duamea	s or resid	ince requie	(11411100		., 011, 010	, E.p	,						
Name o	f Associate	ed Broker (or Dealer										
				cited or Intellual States).							🔲 Al	l States	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	(HI]	[ID]	
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[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[ОН]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[TU]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	

^{*} A smaller amount may be accepted by the company in its sole discretion.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if 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 Amount Already Aggregate Offering Price Sold Type of Security Debt -0--0--0-Equity ☐ Preferred ☐ Common -0--0-Partnership Interests...... -0-\$ \$ 1,268,584.47 Total \$ 7,363,779 1,268,584.47 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 Dollar Amount Investors of Purchases 1,268,584.47 Accredited Investors Non-accredited Investors -0--0-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 Security Sold Type of Offering Rule 505 \$ Regulation A..... Rule 504 \$ Total 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 issuer. 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 \times -0-⊠ \$ -0-Legal Fees. -0-Accounting Fees \boxtimes -0-Engineering Fees \boxtimes \$ 515,464 Sales Commission (specify finders' fees separately)..... Other Expenses (identify) \$ 331,370 \$ 846,834 Total

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSES AND US	E OF	PROCEEDS								
b.	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."											
5.	each of the purposes shown. If the amount	d proceeds to the issuer used or proposed to be usent for any purpose is not known, furnish an estima. The total of the payments listed must equal the adesponse to Part C – Question 4.b above.	te and	d								
				Payments to Officers, Directors & Affiliates	Payments To Others							
	Salaries and fees		. 🛭	\$ 0	S 0							
	Purchase of real estate		. 🛛	\$ 573,470								
	Purchase, rental or leasing and instal	lation of machinery and equipment	. 🛛	<u>\$</u> 0	⊠ \$ 0							
	Construction or leasing of plant build	dings and facilities	. 🖾	\$ 0	S 0							
	offering that may be used in exchang	uding the value of securities involved in this ge for the assets or securities of another issuer	. 🛛	\$ 0	⊠ \$ 0							
	Repayment of indebtedness		. 🛛	\$ 0	\$ 400,918							
	• •				⊠ \$ 0							
	Other (specify):		. 🗵	\$ 0	S 0							
	· · · · · · · · · · · · · · · · · · ·		. 🛛	\$ 573,470								
	Total Payments Listed (column total	s added)		⊠ <u>\$</u> (6,516,945							
		D. FEDERAL SIGNATURE			· · · · · · · · · · · · · · · · · · ·							
foll	owing signature constitutes an undertaking	igned by the undersigned duly authorized person. g by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursu	Exc	hange Commission	on, upon written							
	uer (Print or Type)	Signature /	-	Date /	7							
	ekstone Woodlands Holdings, LLC	11 June 1 Just		- 421/	<i></i>							
Nar	ne of Signer (Print or Type)	Title of Signer (Print or Type) President, Creekstone Realty Partners, LLC, Ma	กลฮค	r of Creekstone V	Voodlands							
Mic	chael F. Preston	Holdings, LLC, Manager of Creekstone Woodla	ınds,	LLC								

-ATTENTION-

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

	E. STATE SIGNATURE		
	2 presently subject to any of the disqualification provisions	Yes	No ⊠
	See Appendix, Column 5, for state response.		
2. The undersigned issuer hereby undertakes Form D (17 CFR 239.500) at such times a	s to furnish to any state administrator of any state in which this notice is as required by state law.	filed, a not	ice on
3. The undersigned issuer hereby undertake issuer to offerees.	es to furnish to the state administrators, upon written request, informat	tion furnish	ed by the
Limited Offering Exemption (ULOE) of	e issuer is familiar with the conditions that must be satisfied to be entitle the state in which this notice is filed and understands that the issuer clai lishing that these conditions have been satisfied.		
The issuer has read this notification and knoundersigned duly authorized person.	ows the contents to be true and has duly caused this notice to be signed	l on its beha	alf by the
Issuer (Print or Type)	Signature		
Creekstone Woodlands Holdings, LLC	Whichael T. Seath 3/2	160	
Name (Print or Type)	Title (Print or Type)		
Michael F. Preston	President, Creekstone Realty Partners, LLC, Manager of Creekstone V Holdings, LLC, Manager of Creekstone Woodlands, LLC	Woodlands	

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

	,	 -						r	5
1	Intend to non-a investors	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)				
				Number of		Number of			
State	Yes	No		Accredited Investors	Amount	Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA		⊠	Undivided tenant in common interests in real estate \$7,363,779	1	\$216,656.00	0	N/A		⊠
со									
СТ									
DE									
DC									
FL		⊠	Undivided tenant in common interests in real estate \$7,363,779	1	\$315,022.47	0	N/A `		⊠
GA									
ні									
ID									
IL									
IN									
IA					- <u> </u>				
KS									
KY									
LA									
ME									
MD			-						
MA								0	
Mi									
MN									
MS					<u></u>				

APPENDIX

1	Intend 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)		amount pur	under 3 (if y of investor and explaurchased in State waive nt C-Item 2) (under 3 (if y explaurchased waive (Part		Disqual under St (if yes explan waiver	5 Disqualification nder 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	
MO				III VCSIQIS	Amount	mvesters	7111104111			
MT										
NE										
NV										
NH										
NJ										
NM										
NY										
NC										
ND										
ОН										
ок										
OR		⊠	Undivided tenant in common interests in real estate \$7,363,779	1	\$294,551.00	0	N/A		Ø	
PA										
RI										
SC	0									
SD										
TN										
TX		Ø	Undivided tenant in common interests in real estate \$7,363,779	1	\$442,355.00	0	N/A		⊠	
UT										
VT										
VA										
WA										
wv										
wı										

					APPENDIX					
1	1 2 3 Type of security					4			ification	
	Intend to sell and aggregate to non-accredited investors in State (Part B-Item 1) (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	
WY										
PR			·							

END