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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

OMB APPROVAL	
OMB Number:	3235-0076
Expires:	May 5, 2005
Estimated average burden hours per response.....	16.00

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MAY 23 2005

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SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	

1328379

Name of Offering: (  check if this is an amendment and name has changed, and indicate change.)

LPCCG Parmer Lane, Ltd.

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.)

LPCCG Parmer Lane, Ltd.

Address of Executive Offices 500 N. Akard Street, Suite 3300, Dallas, Texas 75201	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code) (214) 740-3300
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Address of Principal Business Operations (if different from Executive Offices)	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
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Brief Description of Business

(a) Acquire The Market at Parmer Lane, a retail shopping center located in Austin, Texas (the "Property"), (b) offer and sell undivided tenant-in-common interests in the Property, (c) own, hold, operate manage and ultimately dispose of any tenant-in-common interests that remain unsold.

Type of Business Organization

corporation  limited partnership, already formed  other (please specify):  
 business trust  limited partnership, to be formed

Actual or Estimated Date of Incorporation or Organization: Month   Year    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

PROCESSED

MAY 26 2005  
THOMSON  
FINANCIAL

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 predicated on the filing of a federal notice.

**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.

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

LPCCG Parmer Lane GP, Inc.

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Akard Street Suite 3300, Dallas, Texas 75201

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Stephen G. Seitz

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Akard Street, Suite 3300, Dallas, Texas 75201

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

LPC Capital Group, Ltd.

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Akard Street Suite 3300, Dallas, Texas 75201

Check Box(es) that Apply:     Promoter     Beneficial Owner     Executive Officer     Director     General and/or Managing Partner

Full Name (Last name first, if individual)

Gregory S. Courtwright

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Akard Street Suite 3300, Dallas, Texas 75201

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)

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

**B. INFORMATION ABOUT OFFERING**

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?..... 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?..... \$ 904,640\*

\*Issuer reserves the right to waive the minimum purchase requirement.

3. Does the offering permit joint ownership of a single unit? ..... Yes No

4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)  
10542 South Jordan Gateway, Suite 330, Salt Lake City, UT 84095

Name of Associated Broker or Dealer  
OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All 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]  
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[RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY] [PR]

Full Name (Last name first, if individual)

Topley, Brian  
Business or Residence Address (Number and Street, City, State, Zip Code)

10542 South Jordan Gateway, Suite 330, Salt Lake City, UT 84095  
Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

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[RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY] [PR]

Full Name (Last name first, if individual)

Christina S. Nielson  
Business or Residence Address (Number and Street, City, State, Zip Code)

333 City Blvd. West, 17<sup>th</sup> Floor, Orange, CA 92868  
Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

Michael J. Leventhal

Business or Residence Address (Number and Street, City, State, Zip Code)

111 Presidential Blvd., Suite 233, Bala Cynwyd, PA 19004-1012

Name of Associated Broker or Dealer

OMNI Brokerage, Inc./Freedman Consulting

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

David Freedman

Business or Residence Address (Number and Street, City, State, Zip Code)

1404 W. Twain Drive, Anthem, AZ 85086

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

David J. Hartness

Business or Residence Address (Number and Street, City, State, Zip Code)

3655 NoBec Drive, Suite 160, San Diego, CA 92122

Name of Associated Broker or Dealer

OMNI Brokerage, Inc./1031 Exchange Strategies, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

J. R. Broadbent

Business or Residence Address (Number and Street, City, State, Zip Code)

2046 Murray-Holladay Road, Suite 108, Salt Lake City, UT 84117

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

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Full Name (Last name first, if individual)

Warren Thomas

Business or Residence Address (Number and Street, City, State, Zip Code)

3452 E. Foothill Blvd., #200, Pasadena, CA 91107

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

Lara J. Vanian

Business or Residence Address (Number and Street, City, State, Zip Code)

3452 E. Foothill Blvd., #200, Pasadena, CA 91107

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

John Temple

Business or Residence Address (Number and Street, City, State, Zip Code)

10542 S. Jordan Gateway, #330, Salt Lake City, UT 84095

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

Martin Gates

Business or Residence Address (Number and Street, City, State, Zip Code)

2950 Buskirk, Suite 300, Walnut Creek, CA 94592

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

[AL]	[AK]	[AZ]	[AR] X	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
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Full Name (Last name first, if individual)

Rocco Cortese

Business or Residence Address (Number and Street, City, State, Zip Code)

2950 Buskirk, Suite 300, Walnut Creek, CA 94597

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

Peter Kalmus

Business or Residence Address (Number and Street, City, State, Zip Code)

65 Independence Way, Jersey City, NJ 07305

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

Ryan O. Smith

Business or Residence Address (Number and Street, City, State, Zip Code)

10542 S. Jordan Gateway, Suite 330, Salt Lake City, UT 84095

Name of Associated Broker or Dealer

OMNI Brokerage, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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[RI]	[SC]	[SD]	[TN]	X [TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)

Harold Hilton

Business or Residence Address (Number and Street, City, State, Zip Code)

371 NE Gilman Blvd., Suite 310, Issaquah, WA 98027

Name of Associated Broker or Dealer

Pacific West Securities/The ClearView Group, Inc.

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

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Full Name (Last name first, if individual)

Jerald F. Gunn

Business or Residence Address (Number and Street, City, State, Zip Code)

236 Clara Street, #6, San Francisco, CA 94107

Name of Associated Broker or Dealer

Pacific West Securities

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

[AL]	[AK]	[AZ]	[AR]	X [CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
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(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

**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.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt .....	\$ <u>N/A</u>	\$ <u>N/A</u>
Equity.....	\$ <u>N/A</u>	\$ <u>N/A</u>
<input type="checkbox"/> Common <input type="checkbox"/> Preferred		
Convertible Securities (including warrants).....	\$ <u>N/A</u>	\$ <u>N/A</u>
Partnership Interests.....	\$ <u>*</u>	\$ <u>0</u>
Other (Specify: tenant-in-common interests in the Property* (SEE ATTACHED PAGE)) .....	\$ <u>6,616,000</u>	\$ <u>6,616,000</u>
Total.....	\$ <u>6,616,000</u>	\$ <u>6,616,000</u>

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."

	Number Investors	Aggregate Dollars Amount of Purchases
Accredited Investors .....	<u>18</u>	\$ <u>6,616,000</u>
Non-accredited Investors .....	<u>N/A</u>	\$ <u>N/A</u>
Total (for filings under Rule 504 only) .....	<u>N/A</u>	\$ <u>N/A</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>N/A</u>	\$ <u>N/A</u>
Regulation A.....	<u>N/A</u>	\$ <u>N/A</u>
Rule 504.....	<u>N/A</u>	\$ <u>N/A</u>
Total.....	<u>N/A</u>	\$ <u>N/A</u>

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.....	<input type="checkbox"/> \$ <u>0</u>
Printing and Engraving Costs.....	<input checked="" type="checkbox"/> \$ <u>8,000</u>
Legal Fees.....	<input checked="" type="checkbox"/> \$ <u>50,000</u>
Accounting Fees .....	<input checked="" type="checkbox"/> \$ <u>2,000</u>
Engineering Fees.....	<input type="checkbox"/> \$ <u>0</u>
Sales Commissions (specify finders' fees separately) .....	<input checked="" type="checkbox"/> \$ <u>595,440</u>
Other Expenses (identify): <u>offering and organizational expenses</u> .....	<input checked="" type="checkbox"/> \$ <u>240,000</u>
Total.....	<input checked="" type="checkbox"/> \$ <u>895,440</u>

ATTACHMENT TO FORM D  
FOR  
LPCCG PARMER LANE, LTD.

Section C., Question 1

LPCCG Parmer Lane, Ltd. (the "Partnership") is acquiring The Market at Parmer Lane, a retail shopping center located in Austin, Texas (the "Property"). The Partnership is offering tenant-in-common interests in the Property ("Interests"). Interests not sold will be retained by the Partnership and will constitute the Partnership's principal asset.

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

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." ..... \$ 5,720,560

5. Indicate below the amount of the adjusted gross proceeds 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.....	<input checked="" type="checkbox"/>	\$ <u>798,000</u>	<input type="checkbox"/> \$ <u>0</u>
Purchase of real estate.....	<input type="checkbox"/>	\$ <u>0</u>	<input checked="" type="checkbox"/> \$ <u>4,722,560</u>
Purchase, rental or leasing and installation of machinery and equipment.....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Construction or leasing of plant buildings and facilities.....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Acquisition of other business (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).....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Repayment of indebtedness.....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Working capital (reserves).....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Other (specify): (a) closing and carrying cost.....	<input type="checkbox"/>	\$ <u>0</u>	<input checked="" type="checkbox"/> \$ <u>200,000</u>
.....	<input type="checkbox"/>	\$ <u>0</u>	<input type="checkbox"/> \$ <u>0</u>
Column Totals.....	<input checked="" type="checkbox"/>	\$ <u>798,000</u>	<input checked="" type="checkbox"/> \$ <u>4,922,560</u>
Total Payments Listed (column totals added).....			<input checked="" type="checkbox"/> \$ <u>5,720,560</u>

**D. FEDERAL SIGNATURE**

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph b(2) of Rule 502.

Issuer (Print or Type) LPCCG Parmer Lane, Ltd.	Signature 	Date
Name of Signer (Printer or Type) Stephen G. Seitz	Title of Signer (Print or Type) President, LPCCG Parmer Lane GP, Inc., General Partner of Issuer	

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



**APPENDIX**

1 State	2 Intend to sell to non-accredited investors in State (Part B – Item 1)		3 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)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E – Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ		X	Tenant-in-Common Interest \$6,616,000	1	750,000	0	N/A		N/A
AR									
CA		X	Tenant-in-Common Interest \$6,616,000	9	2,777,998	0	N/A		N/A
CO									
CT									
DE									
DC									
FL									
GA									
HI		X	Tenant-in-Common Interest \$6,616,000	1	421,722	0	N/A		N/A
ID									
IL									
IN									
IA									
KS									
KY									
LA									
ME									
MD									
MA									
MI									
MN									
MS									
MO									
MT									
NE									
NV		X	Tenant-in-Common Interest \$6,616,000	1	350,000	0	N/A		N/A

**APPENDIX**

1 State	2 Intend to sell to non-accredited investors in State (Part B – Item 1)		3 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)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E – Item 1)	
	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
NH									
NJ									
NM									
NY		X	Tenant-in-Common Interest \$6,616,000	1	617,000	0	N/A		N/A
NC									
ND									
OH									
OK									
OR									
PA									
RI									
SC									
SD									
TN									
TX		X	Tenant-in-Common Interest \$6,616,000	1	210,000	0	N/A		N/A
UT									
VT									
VA									
WA		X	Tenant-in-Common Interest \$6,616,000	4	1,489,280	0	N/A		N/A
WV									
WI									
WY									
PR									