

LENNAR CORP /NEW/
Form S-4
August 21, 2006

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As filed with the Securities and Exchange Commission on August 18, 2006

Registration No. 333-

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

Form S-4
REGISTRATION STATEMENT
UNDER
THE SECURITIES ACT OF 1933

Lennar Corporation

Co-registrants are listed on the following page.
(Exact name of Registrant as specified in its charter)

Delaware

*(State or other jurisdiction of
incorporation or organization)*

1520

*(Primary Standard Industrial
Classification Code Number)*

95-4337490

*(I.R.S. Employer
Identification Number)*

700 Northwest 107th Avenue

Miami, Florida 33172

(305) 559-4000

*(Address, including zip code, and telephone number, including area code
of registrant's principal executive offices)*

Mark Sustana

General Counsel and Secretary

700 Northwest 107th Avenue

Miami, Florida 33172

(305) 559-4000

Copies to:

David W. Bernstein, Esq.

Kathleen L. Werner, Esq.

Clifford Chance US LLP

31 West 52nd Street

(Name, address, including zip code, and telephone number, including area code, of agent for service)

New York, New York 10019
(212) 878-8000

Approximate date of commencement of proposed sale to the public: As soon as practicable after this registration statement becomes effective and all other conditions to the exchange offer have been satisfied or waived.

If the securities being registered on this form are being offered in connection with the formation of a holding company and there is compliance with General Instruction G, check the following box.

If this form is filed to register additional securities for an offering pursuant to Rule 462(b) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

If this form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering.

CALCULATION OF REGISTRATION FEE

Title of Each Class of Securities to be Registered	Amount to be Registered	Proposed Maximum Offering Price per Note	Proposed Maximum Aggregate Offering Price	Amount of Registration Fee
Series B 5.95% Senior Notes due 2011	\$250,000,000	100%(1)	\$250,000,000(1)	\$26,750.00(2)
Guarantees of Series B 5.95% Senior Notes due 2011(3)				\$0.00(4)

(1) Estimated solely for the purpose of calculating the registration fee.

(2) Calculated pursuant to Rule 457(f) under the Securities Act.

(3) See the following pages for a list of the guarantors, all of which are direct or indirect subsidiaries of Lennar Corporation.

(4) Pursuant to Rule 457(n) under the Securities Act, no separate registration fee for the guarantees is payable.

The Registrant hereby amends this Registration Statement on such date or dates as may be necessary to delay its effective date until the Registrant shall file a further amendment that specifically states that this Registration Statement shall thereafter become effective in accordance with Section 8(a) of the Securities Act of 1933 or until the Registration Statement shall become effective on such date as the Securities and Exchange

Commission, acting pursuant to said Section 8(a), may determine.

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Name of Co-Registrant	Jurisdiction of Incorporation or Organization	I.R.S. Employer Identification No.
Acme Water Supply & Management Company	Florida	43-1959099
Alabama Property Ventures, Inc.	Alabama	applied for
Aquaterra Utilities, Inc.	Florida	59-3674555
Asbury Woods L.L.C.	Illinois	36-4491586
Avalon Sienna, L.L.C.	Illinois	36-4061839
Avalon-Sienna III, L.L.C.	Illinois	36-4369395
Bayhome USH, Inc.	New Jersey	68-0554763
Boca Greens, Inc.	Florida	59-1707681
Boggy Creek USH, Inc.	Texas	43-2022862
Bramalea California, Inc.	California	95-3426206
Bramalea California Properties, Inc.	California	98-0087244
Bramalea California Realty, Inc.	California	59-3504214
Brazoria County LP, Inc.	Nevada	91-2058054
Builders Acquisition Corp.	Delaware	65-1138117
Builders LP, Inc.	Delaware	43-1981685
Cambria L.L.C.	Illinois	36-4343919
Cary Woods L.L.C.	Illinois	36-4511011
CBM Management, Inc.	New Jersey	20-3270607
Claremont Ridge L.L.C.	Illinois	36-4491588
Clodine-Bellaire LP, Inc.	Nevada	91-1937380
Colonial Heritage L.L.C.	Virginia	20-0646289
Columbia Station, L.L.C.	Illinois	36-4359050
Concord at Bridlewood, L.L.C.	Illinois	36-4155918
Concord at Cornerstone Lakes, L.L.C.	Illinois	37-4233358
Concord at Meadowbrook L.L.C.	Illinois	36-0026164
Concord at Pheasant Run Trails L.L.C.	Illinois	30-0023454
Concord at Ravenna L.L.C.	Illinois	41-2088272
Concord at the Glen, L.L.C.	Illinois	36-4343256
Concord City Centre L.L.C.	Illinois	36-4303767
Concord Homes, Inc.	Illinois	48-1259541
Concord Pointe, Inc.	Illinois	36-3897253
Coto de Caza, Ltd.	California	33-0738531
Coventry L.L.C.	Illinois	36-4511106
Darcy-Joliet, L.L.C.	Illinois	20-1290431
DCA of Lake Worth, Inc.	Florida	59-1863953
E.M.J.V. Corp.	Florida	59-3411844
Enclave Land, L.L.C.	Illinois	02-0569313
ERMLOE, LLC	Florida	61-1426128
F.P. Construction Corp.	Delaware	23-2991585
Fidelity Guaranty and Acceptance Corporation	Delaware	76-0168225
Fortress-Florida, Inc.	Delaware	54-1837545
Fortress Holding Virginia, LLC	Delaware	54-1996535
Fortress Illinois, LLC	Delaware	20-1178246

Fortress Management, Inc.
Fortress Missouri, LLC

Texas
Delaware

74-3004651
43-1902931

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Name of Co-Registrant	Jurisdiction of Incorporation or Organization	I.R.S. Employer Identification No.
Fortress Pennsylvania, LLC	Delaware	58-2348576
Fortress Pennsylvania Realty, Inc.	Delaware	23-2991518
Fox-Maple Associates, LLC	New Jersey	43-1997377
Gateway Commons, L.L.C.	Maryland	68-0515247
Genesee Communities I, Inc.	Colorado	84-1317557
Genesee Communities II, LLC	Colorado	84-1567457
Genesee Communities III, Inc.	Colorado	84-1361682
Genesee Communities IV, LLC	Colorado	84-1567305
Genesee Communities V, LLC	Colorado	84-1567306
Genesee Communities VI, LLC	Colorado	84-1567307
Genesee Communities VII, LLC	Colorado	84-1567308
Genesee Communities VIII, LLC	Colorado	84-1567309
Genesee Communities IX, LLC	Colorado	80-0014048
Genesee Venture, LLC	Colorado	84-1567456
Greenfield/Waterbury L.L.C.	Illinois	36-4099504
Greystone Construction, Inc.	Arizona	86-0864245
Greystone Homes, Inc.	Delaware	93-1070009
Greystone Homes of Nevada, Inc.	Delaware	88-0412604
Greystone Nevada, LLC	Delaware	88-0412611
Greywall Club, L.L.C.	Illinois	20-1083688
Harris County LP, Inc.	Nevada	91-1890279
Haverton L.L.C.	Illinois	36-0057181
Heathcote Commons LLC	Virginia	20-1178932
Heritage Harbour Realty, Inc.	Florida	75-3080965
Heritage Housing Group, Inc.	Maryland	52-1783710
Heritage USH, Inc.	Florida	72-1551056
Highland Dunes Developers, LLLP	Florida	20-4338329
Home Buyer s Advantage Realty, Inc.	Texas	76-0573246
Homecraft Corporation	Texas	76-0334090
Imperial Desert Holdings, Inc.	California	20-3962785
Imperial Desert Homes, LLC	California	20-3962831
Inactive Corporations, Inc.	Florida	59-1275889
Kings Ridge Golf Corporation	Florida	65-0718382
Kings Ridge Recreation Corporation	Florida	65-0718384
Kings Wood Development Corporation	Florida	65-0766576
Landmark Homes, Inc.	North Carolina	56-2009874
Laureate Homes of Arizona, Inc.	Arizona	76-0671037
Legacy Homes, Inc.	North Carolina	56-1588510
Legends Club, Inc.	Florida	48-1259544
Legends Golf Club, Inc.	Florida	59-3691814
LENH I, LLC	Florida	56-2349820
LENH II, LLC	Florida	71-0949806
LENH III, LLC	Florida	71-0949811
LENH IV, LLC	Florida	71-0949820

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Name of Co-Registrant	Jurisdiction of Incorporation or Organization	I.R.S. Employer Identification No.
Lennar Acquisition Corp. II	California	33-0812777
Lennar Americanos Douglas, LLC	California	76-0725087
Lennar Associates Management, LLC	Delaware	52-2257293
Lennar Associates Management Holding Company	Florida	31-1806357
Lennar Aviation, Inc.	Delaware	02-0543705
Lennar Carolinas, LLC	Delaware	20-3150607
Lennar CDE, LLC	Delaware	20-1870117
Lennar Central Region Sweep, Inc.	Nevada	65-1111068
Lennar Chicago, Inc.	Illinois	36-3971759
Lennar Colorado, LLC	Colorado	20-0451796
Lennar Communities, Inc.	California	33-0855007
Lennar Communities Development, Inc.	Delaware	86-0262130
Lennar Communities Nevada, LLC	Nevada	20-3035653
Lennar Communities of Chicago, LLC	Illinois	20-2036535
Lennar Communities of Florida, Inc.	Florida	02-0543694
Lennar Construction, Inc.	Arizona	86-0972186
Lennar Coto Holdings, L.L.C.	California	33-0787906
Lennar Developers, Inc.	Florida	48-1259540
Lennar Developers, Inc. II	Florida	03-0501883
Lennar Developers, Inc. III	Florida	03-0501885
Lennar Family of Builders GP, Inc.	Delaware	43-1981691
Lennar Family of Builders Limited Partnership	Delaware	43-1981697
Lennar Financial Services, LLC	Florida	65-0774024
Lennar Fresno, Inc.	California	33-1008718
Lennar Funding, LLC	Delaware	20-1173034
Lennar Gulf Coast, LLC	Delaware	20-4846401
Lennar Hingham Holding, LLC	Delaware	20-2866090
Lennar Hingham JV, LLC	Delaware	20-2866001
Lennar Homes, Inc.	Florida	59-0711505
Lennar Homes Holding Corp.	Delaware	16-1641233
Lennar Homes of Arizona, Inc.	Arizona	65-0163412
Lennar Homes of California, Inc.	California	93-1223261
Lennar Homes of Colorado, LLLP	Colorado	20-0469886
Lennar Homes of Texas Land and Construction, Ltd.	Texas	75-2792018
Lennar Homes of Texas Sales and Marketing, Ltd.	Texas	75-2792019
Lennar Houston Land, LLC	Texas	71-0893559
Lennar Imperial Holdings Limited Partnership	Delaware	20-2552367
Lennar La Paz, Inc.	California	33-0812776
Lennar La Paz Limited, Inc.	California	33-0812775
Lennar Land Partners Sub, Inc.	Delaware	65-0776454
Lennar Land Partners Sub II, Inc.	Nevada	88-0429001
Lennar Long Beach Promenade Partners, LLC	Delaware	20-1258506
Lennar Massachusetts Properties, Inc.	Delaware	20-2681100
Lennar Military Housing, Inc.	Delaware	05-0566325

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Name of Co-Registrant	Jurisdiction of Incorporation or Organization	I.R.S. Employer Identification No.
Lennar New Jersey Properties Inc.	Delaware	20-2681142
Lennar New York, LLC	New York	20-3160452
Lennar Northeast Properties, Inc.	Nevada	20-2552288
Lennar Northeast Properties, LLC	New Jersey	20-4874094
Lennar Northland I, Inc.	California	33-0805080
Lennar Northland II, Inc.	California	33-0821001
Lennar Northland III, Inc.	California	33-0821002
Lennar Northland IV, Inc.	California	33-0821003
Lennar Northland V, Inc.	California	33-0836779
Lennar Northland VI, Inc.	California	33-0836810
Lennar Pacific, Inc.	Delaware	88-0412608
Lennar Pacific, L.P.	Delaware	88-0412610
Lennar Pacific Properties, Inc.	Delaware	88-0412607
Lennar Pacific Properties Management, Inc.	Delaware	30-0139878
Lennar PNW, Inc.	Washington	20-2977927
Lennar Port Imperial South, LLC	Delaware	20-2552353
Lennar Port Imperial South Building 10, LLC	New Jersey	20-2562132
Lennar Port Imperial South Building 12, LLC	New Jersey	20-2562179
Lennar Realty, Inc.	Florida	59-0866794
Lennar Renaissance, Inc.	California	33-0726195
Lennar Reno, LLC	Nevada	22-3895412
Lennar Riverside West, LLC	Delaware	20-2552385
Lennar Riverside West Urban Renewal Company, L.L.C.	New Jersey	20-2562043
Lennar Sacramento, Inc.	California	33-0794993
Lennar Sales Corp.	California	95-4716082
Lennar San Jose Holdings, Inc.	California	65-0645170
Lennar Seaport Partners, LLC	Delaware	93-1223261
Lennar Southland I, Inc.	California	33-0801714
Lennar Southland II, Inc.	California	33-0836784
Lennar Southland III, Inc.	California	33-0836786
Lennar Southwest Holding Corp.	Nevada	91-1933536
Lennar Texas Holding Company	Texas	75-2788257
Lennar Trading Company, LP	Texas	72-1574089
Lennar.Com, Inc.	Florida	65-0980149
Lennar-Kings Lake, Inc.	Florida	54-2096420
Lennar-Lantana Boatyard, Inc.	Florida	56-2321100
Lennarstone Marketing Group, LLC	Arizona	86-0998754
LFB Engineered Systems, Inc.	California	20-1735449
LFOB Fresno, LP	Delaware	20-3706881
LFOB Greystone, LP	Delaware	20-3707165
LFOB Lennar, LP	Delaware	20-3707055
LFOB Renaissance, LP	Delaware	20-3706979
LFOB U.S. Home, LP	Delaware	20-3707109
LFS Holding Company, LLC	Delaware	65-1105931

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Name of Co-Registrant	Jurisdiction of Incorporation or Organization	I.R.S. Employer Identification No.
LH Highway 27, LLC	Delaware	None
LHI Renaissance, LLC	Florida	02-0680656
LLT, LLC	Delaware	20-1484778
LN, L.L.C.	Florida	22-3871208
Long Point Development Corporation	Texas	76-0587917
Lorton Station, LLC	Virginia	76-0694499
Louisiana Property Ventures, LLC	Louisiana	20-3505129
Lucerne Merged Condominiums, Inc.	Florida	65-0576452
M.A.P. Builders, Inc.	Florida	59-1908120
Madrona Village L.L.C.	Illinois	36-4343916
Madrona Village Mews, LLC	Illinois	36-0026266
Marlborough Development Corporation	California	95-6072804
Mid-County Utilities, Inc.	Maryland	76-0610395
Midland Housing Industries Corp.	California	95-2775081
Midland Investment Corporation	California	95-2842301
Mission Viejo 12S Venture, LP	California	33-0615197
Mission Viejo Holdings, Inc.	California	33-0785862
Mississippi Property Ventures, LLC	Mississippi	applied for
Montgomery Crossings, LLC	Illinois	36-4403224
New Home Brokerage, Inc.	Florida	76-0683361
North County Land Company, LLC	California	65-1130656
Northbridge L.L.C.	Illinois	36-4511102
Northeastern Properties LP, Inc.	Nevada	2