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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.

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

OMB APPROVAL	
OMB Number: 3235-0076	
Expires: November 30, 2001	
Estimated average burden hours per response... 1	

FORM D

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

SEC USE ONLY		
Prefix		Serial
DATE RECEIVED		

1183391

PROCESSED

Name of Offering (check if this is an amendment and name has changed, and indicate change.)
OMNI Convenience Properties, LLC, Private Placement of Preferred Units

AUG 28 2002

**THOMSON
FINANCIAL**

Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505 ☒ Rule 506 ☐ Section 4(6) ☐ ULOE

Type of Filing: ☒ New Filing ☐ Amendment

Edm

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.)
OMNI Convenience Properties, LLC

Address of Executive Offices	(Number and Street, City, State, Zip Code)	Telephone
Number (Including Area Code)		
10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095		(801) 501-0302

Address of Principal Business Operations	(Number and Street, City, State, Zip Code)
Telephone Number (Including Area Code)	
(if different from Executive Offices)	

Brief Description of Business: **Real property investment, development and management**

Type of Business Organization

☐ corporation	☐ limited partnership, already formed	☒ other (please specify):
☐ business trust	☐ limited partnership, to be formed	Limited liability company

	Month	Year	
Actual or Estimated Date of Incorporation or Organization:	[0] 3]	[0] 2]	☒ 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) [U] [T]

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) ☒ Promoter ☒ Beneficial ☐ Executive ☐ Director ☒ General and/or
that Apply: Owner Officer Managing
Partner

Full Name (Last name first, if individual)

OMNI Management, Inc., a Utah corporation

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

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

Full Name (Last name first, if individual)

Beynon, Gary R.

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

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

Full Name (Last name first, if individual)

Sperry, Robert L.

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

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

Full Name (Last name first, if individual)

Vonderharr, Robert L.

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

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

Full Name (Last name first, if individual)

Howland, Dana

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

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

Full Name (Last name first, if individual)

OMNI Brokerage, Inc., a Utah corporation

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

10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 84095

(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? \$ 25,000*

**may be waived in the Company's discretion*

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) **Beynon, Gary R.**

Business or Residence Address (Number and Street, City, State, Zip Code):
10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 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]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	☒ [TX]	☒ [UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual) **Sperry, Robert L.**

Business or Residence Address (Number and Street, City, State, Zip Code):
10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 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]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	☒ [TX]	☒ [UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual) **Vonderharr, Robert L.**

Business or Residence Address (Number and Street, City, State, Zip Code)
10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 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]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	☒ [UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual) **Mangum, Scott**

Business or Residence Address (Number and Street, City, State, Zip Code)
10542 S. Jordan Gateway, Ste, 330, South Jordan, Utah 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]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	☒ [TX]	☒ [UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

(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	\$	\$
Equity	\$	\$
☐ Common ☐ Preferred		
Convertible Securities (including warrants)	\$	\$
Partnership Interests (Preferred Units of Membership Interest)	\$ <u>2,100,000</u>	\$ <u>0</u>
Other (Specify:)	\$	\$
Total	\$ <u>2,100,000</u>	\$ <u>0</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 Dollar Amount of Purchases
Accredited Investors	<u>0</u>	\$ <u>0</u>
Non-accredited Investors	<u>0</u>	\$ <u>0</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, 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>
<u>Regulation A</u>	<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	☐ \$	
Printing and Engraving Costs	☒ \$	5,000
Legal Fees	☒ \$	15,000
Accounting Fees	☐ \$	
Engineering Fees	☐ \$	
Sales Commissions (specify finders' fees separately)	☒ \$	189,000
Other Expenses (identify) <u>Travel, filing fees and miscellaneous</u>	☒ \$	5,000
Total	☒ \$	214,000

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." \$ 1,886,000

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	☒ \$ 37,500	☐ \$
Purchase of real estate	☒ \$ 645,000	☐ \$
Purchase, rental or leasing and installation of machinery and equipment	☐ \$	☐ \$
Construction or leasing of plant buildings and facilities	☐ \$	☒ \$ 1,162,500
Acquisition of other businesses (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)	☐ \$	☐ \$
Repayment of indebtedness	☐ \$	☐ \$
Working capital	☐ \$	☒ \$ 41,000
Other (specify):	☐ \$	☐ \$
.....	☐ \$	☐ \$
.....	☐ \$	☐ \$
Column Totals	☒ \$ 682,500	☒ \$ 1,203,500
Total Payments Listed (column totals added)		☒ \$ 1,886,000

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) OMNI Convenience Properties, LLC	Signature 	Date Aug. <u>19</u> , 2002
Name of Signer (Print or Type) Gary R. Beynon	Title of Signer (Print or Type) President of OMNI Management Inc., Manager	

ATTENTION

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