

ATTENTION

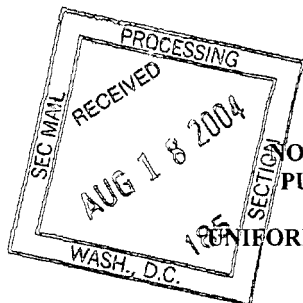
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Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential persons who are to 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.

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
UNIFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL

OMB Number: 3235-0076
Expires: May 31, 2005
Estimated average burden
hours per response..... 1

SEC USE ONLY

Prefix Serial
DATE RECEIVED

Name or Offering (Check if this is an amendment and name has changed, and indicate change.)

Passco TVO-S, LLC- TIC Interests in Village at Orange

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

I. Enter the information requested about the issuer:

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

Passco TVO-S, LLC

Address of Executive Offices (Number and Street, City, State, Zip Code)

96 Corporate Park, Suite 200, Irvine, CA 92606

Telephone Number (Including Area Code)

949.442.1000

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 Estate Operating Company

Type of Business Organization

☐ corporation ☐ limited partnership, already formed
☐ business trust ☐ limited partnership, to be formed

☒ other (please specify): limited liability company

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)

C A

PROCESSED

AUG 19 2004

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 the 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. 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)

Passo, William O.

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

96 Corporate Park Suite 200, Irvine, CA 92606Check Box(es) that Apply ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer ☒ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Winn, William H.

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

96 Corporate Park, Suite 200, Irvine, CA 92606Check Box(es) that Apply ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer ☒ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

McGregor, Sterling

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

96 Corporate Park, Suite 200, Irvine, CA 92606Check Box(es) that Apply ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer ☒ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Jahncke, Thomas B.

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

96 Corporate Park, Suite 200, Irvine, CA 92606Check Box(es) that Apply ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer ☒ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Brown, Belden

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

96 Corporate Park, Suite 200, Irvine, CA 92606Check Box(es) that Apply ☐ Promoter ☐ Beneficial Owner ☒ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Watkins, Lesley

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

96 Corporate Park, Suite 200, Irvine, CA 92606Check Box(es) that Apply ☒ Promoter ☒ Beneficial Owner ☐ Executive Officer ☐ Director ☒ General and/or Managing Partner

Full Name (Last name first, if individual)

Passco Real Estate Enterprises, Inc.

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

96 Corporate Park, Suite 200, Irvine, CA 92606

(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?..... \$1,272,727.27

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)

Passco Capital, Inc.**

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

96 Corporate Park, Suite 200, Irvine, CA 92606

Name of Associated Broker or Dealer

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)

PLEASE SEE ATTACHED FOR SELLING GROUP (next page)

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

Name of Associated Broker or Dealer

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)

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

Name of Associated Broker or Dealer

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)

*Lesser amounts may be accepted in the Issuer's sole discretion.

**All states for which they are Registered/Licensed.

B. INFORMATION ABOUT OFFERING

BROKER/DEALER INFORMATION

H. Beck Inc** 11140 Rockville Pike, 4th Fl Rockville, MD 20852	Brookstreet Securities** 2361 Campus Dr. #210 Irvine, CA 92612	Empire Financial** 1385 West State Rd., #434 Longwood, FL 32750
Pacific West Securities** 9223 Powell Ave, S.W., Suite 101 Renton, WA 98057	Foothill Securities** 360 S. San Antonio Road, #3 Los Altos, CA 94022	Ashton Capital Management** 8880 Rio San Diego Dr., #315 San Diego, CA 92108
VSR Financial Services** 8620 W. 110th St., #200 Overland Park, KS 66210	Financial Goal Securities** 255 N. Cielo Rd., #300 Palm Springs, CA 92262	Capital Growth Resources** 405 E. Lexington, #201 El Cajon, CA 92022
Cullum & Burks** 12001 N. Central Expwy, #870 Dallas, TX 75243	Freedom Financial** 17500 Blondo St., #400 Omaha, NE 678116	Protected Investors of America** 235 Montgomery St., #1050 San Francisco, CA 94104
Finance 500** 19762 MacArthur, #200 Irvine, CA 92612	FMN Capital Corp.** 24411 Ridge Route Drive, #220 Laguna Hills, CA 92653	ING** 151 Farmington Ave., TS 31 Hartford, CT 06156
American Investors** 11875 Dublin Blvd., #D169 Dublin, CA 94568	Investors Capital Corp.** 2419 W. Brandtwood Ave. Glendale, WI 53209	Omni** 10542 S. Jordan Gateway, #330 Salt Lake City, UT 84095
Pavek Investments** 2419 W. Brantwood Ave. Glendale, WI 53209	Questar** 655 Fairfield Court, #200 Ann Arbor, MI 48108	James Harold Goode** 3008 La Ventana San Clemente, CA 92672
Burch & Company, Inc.** 10502 Ambassador Drive, Ste 260 Kansas City, MO 64153	Passco Capital, Inc.** 801 N. Parkcenter Drive, Suite 235 Santa Ana, CA 92705	Sigma Fianancial** 4261 Park Road Ann Arbor, MI 48103
United Securities Alliance** 7730 E. Belleview Ave., #AG-9 Greenwood Village, CO 80111	Valmark Securities** 3690 Orange Place, #310 Beachwood, OH 44122	

**Has Solicited or Intends to Solicit Purchasers in all States for which they are Registered/Licensed.

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.....	\$	\$
Other (Specify <u>TIC Interests</u>)	\$ <u>42,000,000</u>	\$ <u>0</u>
Total.....	\$ <u>42,000,000</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>
Non-accredited Investors		\$ <u>0</u>
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 Offering	Type of Security	Dollar Amount Sold
Rule 505.....		\$
Regulation A.....		\$
Rule 504.....		\$
Total.....		\$

- 4a. 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	☐	\$
Legal Fees.....	☐	\$
Accounting Fees	☐	\$
Engineering Fees	☐	\$
Sales commissions (specify finders' fees separately)	☐	\$
Other Expenses (identify) <u>All expenses to be paid by issuer</u>	☐	\$
Total.....	☒	\$ <u>0</u>

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." \$42,000,000

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.

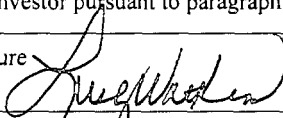
		Payments to Officers, Directors, & Affiliates	Payments To Others
Salaries and fees	☐	\$	\$
Purchase of real estate	☐	\$	\$
Purchase, rental or leasing and installation of machinery and equipment.....	☐	\$	\$
Construction or leasing of plant buildings and facilities.....	☐	\$	\$
Acquisition of other business (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)	☐	\$	\$
Repayment of indebtedness	☐	\$	\$
Working capital	☐	\$	\$
Other (specify)	☐	\$	\$
Real Estate Investment		☒ \$42,000,000	\$
Column Totals	☒	\$42,000,000	\$0
Total Payments Listed (column totals added)			☒ \$42,000,000

D. FEDERAL SIGNATURES

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)
Passco TVO-S, LLC

Signature



Date

8-10-04

Name of Signer (Print or Type)
Lesley Watkins

Title of Signer (Print or Type)

Secretary of Passco Real Estate Enterprises, Inc., its sole member

ATTENTION

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

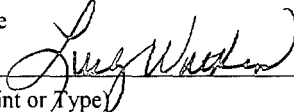
E. STATE SIGNATURE

- | | | |
|---|---------------------------------|---|
| 1. Is any party described in 17 CFR 230.252(c), (d), (e) or (f) presently subject to any of the disqualification provisions of such rule? | Yes
☐ | No
☒ |
|---|---------------------------------|---|

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 duly authorized person.

Issuer (Print or Type) Passco TVO-S, LLC	Signature 	Date 8-10-04
Name (Print or Type) Lesley Watkins	Title (Print or Type) Secretary of Passco Real Estate Enterprises, Inc., its sole member	

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

1		2		3	4				5	
		Intend to sell to non-accredited investors in State (Part B – 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)				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
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										

APPENDIX

1		2		3	4				5	
		Intend to sell to non-accredited investors in State (Part B – 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)				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
NY										
NC										
ND										
OH										
OK										
OR										
PA										
RI										
SC										
SD										
TN										
TX										
UT										
VT										
VA										
WA										
WV										
WI										
WY										
PR										