Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

▶ Do not enter social security numbers on this form as it may be made public.
▶ Information about Form 990-PF and its instructions is at *www.irs.gov/form990pf*.

OMB No 1545-0052

2016

Open to Public Inspection

For calendar year 2016, or tax year beginning 07-01-2016 , and ending 06-30-2017

Name of foundation
RALPH HULL FOUNDATION

A Employer identification number
93-1247987

Number and street (or P O box number if mail is not delivered to street address) Room/suite
PO BOX 1084

B Telephone number (see instructions)
(541) 754-4944

City or town, state or province, country, and ZIP or foreign postal code
CORVALLIS, OR 97339

C If exemption application is pending, check here ▶ ☐

G Check all that apply ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here ▶ ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization ☑ Section 501(c)(3) exempt private foundation
☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year *(from Part II, col (c), line 16)*▶$ 19,684,246

J Accounting method ☑ Cash ☐ Accrual ☐ Other (specify) ______
(Part I, column (d) must be on cash basis)

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))*

			(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc , received (attach schedule)				
	2	Check ▶ ☑ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments	33,630	33,630		
	4	Dividends and interest from securities	162,698	153,561		
	5a	Gross rents	461,775	461,775		
	b	Net rental income or (loss) 252,072				
	6a	Net gain or (loss) from sale of assets not on line 10	-6,871			
	b	Gross sales price for all assets on line 6a 3,984,420				
	7	Capital gain net income (from Part IV, line 2)		0		
	8	Net short-term capital gain				
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)	279,256	0		
	12	**Total.** Add lines 1 through 11	930,488	648,966		
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	18,000	9,000		9,000
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)	4,131	2,065		2,066
	b	Accounting fees (attach schedule)	14,285	7,143		7,142
	c	Other professional fees (attach schedule)	75,761	71,911		3,850
	17	Interest				
	18	Taxes (attach schedule) (see instructions)	22,287	16,516		1,075
	19	Depreciation (attach schedule) and depletion	134,082	117,117		
	20	Occupancy	34,833	3,468		31,365
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (attach schedule)	96,314	94,450		1,864
	24	**Total operating and administrative expenses.** Add lines 13 through 23	399,693	321,670		56,362
	25	Contributions, gifts, grants paid	791,289			791,289
	26	**Total expenses and disbursements.** Add lines 24 and 25	1,190,982	321,670		847,651
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	-260,494			
	b	**Net investment income** (if negative, enter -0-)		327,296		
	c	**Adjusted net income**(if negative, enter -0-)				

Part II	Balance Sheets — Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)	Beginning of year (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets				
1	Cash—non-interest-bearing	248,582	612,358	612,358
2	Savings and temporary cash investments	502,692	683,066	683,066
3	Accounts receivable ▶			
	Less allowance for doubtful accounts ▶			
4	Pledges receivable ▶			
	Less allowance for doubtful accounts ▶			
5	Grants receivable			
6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)	1,240,000	860,000	860,000
7	Other notes and loans receivable (attach schedule) ▶			
	Less allowance for doubtful accounts ▶			
8	Inventories for sale or use			
9	Prepaid expenses and deferred charges		75,000	75,000
10a	Investments—U S and state government obligations (attach schedule)			
b	Investments—corporate stock (attach schedule)	5,642,061	5,533,831	6,274,062
c	Investments—corporate bonds (attach schedule)	1,896,239	1,908,661	1,912,304
11	Investments—land, buildings, and equipment basis ▶			
	Less accumulated depreciation (attach schedule) ▶			
12	Investments—mortgage loans			
13	Investments—other (attach schedule)	274,946	0	0
14	Land, buildings, and equipment basis ▶ 7,286,717			
	Less accumulated depreciation (attach schedule) ▶ 1,306,387	6,109,220	5,980,330	7,830,000
15	Other assets (describe ▶)	939,450	939,450	1,437,456
16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	16,853,190	16,592,696	19,684,246
Liabilities				
17	Accounts payable and accrued expenses			
18	Grants payable			
19	Deferred revenue			
20	Loans from officers, directors, trustees, and other disqualified persons			
21	Mortgages and other notes payable (attach schedule)			
22	Other liabilities (describe ▶)	250,000	250,000	
23	**Total liabilities**(add lines 17 through 22)	250,000	250,000	
Net Assets or Fund Balances				
	Foundations that follow SFAS 117, check here ▶ ☑ **and complete lines 24 through 26 and lines 30 and 31.**			
24	Unrestricted	16,603,190	16,342,696	
25	Temporarily restricted			
26	Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☐ **and complete lines 27 through 31.**			
27	Capital stock, trust principal, or current funds			
28	Paid-in or capital surplus, or land, bldg , and equipment fund			
29	Retained earnings, accumulated income, endowment, or other funds			
30	**Total net assets or fund balances** (see instructions)	16,603,190	16,342,696	
31	**Total liabilities and net assets/fund balances** (see instructions)	16,853,190	16,592,696	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	16,603,190
2	Enter amount from Part I, line 27a	2	-260,494
3	Other increases not included in line 2 (itemize) ▶	3	0
4	Add lines 1, 2, and 3	4	16,342,696
5	Decreases not included in line 2 (itemize) ▶	5	0
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	16,342,696

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e g , real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo , day, yr)	(d) Date sold (mo , day, yr)
1 a	PUBLICLY TRADED SECURITIES - SHORT TERM			
b	PUBLICLY TRADED SECURITIES - LONG TERM			
c	LOSS ON INVESTMENT IN HINES REIT	P		2016-12-31
d	CAPITAL GAINS DIVIDENDS	P		
e				

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a	3,153,984		3,151,732	2,252
b	792,414		789,466	2,948
c	33,689		50,093	-16,404
d	4,333			4,333
e				

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69

	(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
a				2,252
b				2,948
c				-16,404
d				4,333
e				

2	Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 / If (loss), enter -0- in Part I, line 7 }	2	-6,871
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8	3	

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☑ No

If "Yes," the foundation does not qualify under section 4940(e) Do not complete this part

1 Enter the appropriate amount in each column for each year, see instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2015	944,983	18,657,793	0 050648
2014	772,234	18,179,682	0 042478
2013	924,135	17,367,671	0 053210
2012	1,100,802	17,599,623	0 062547
2011	947,673	23,153,674	0 040930

2	**Total** of line 1, column (d)	2	0 249813
3	Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	0 049963
4	Enter the net value of noncharitable-use assets for 2016 from Part X, line 5	4	19,111,910
5	Multiply line 4 by line 3	5	954,888
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	3,273
7	Add lines 5 and 6	7	958,161
8	Enter qualifying distributions from Part XII, line 4	8	847,651

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions

Part VI **Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)**

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1 Date of ruling or determination letter ________ **(attach copy of letter if necessary–see instructions)**		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☐ and enter 1% of Part I, line 27b	1	6,546
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	2	0
3	Add lines 1 and 2.	3	6,546
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	4	0
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-	5	6,546
6	Credits/Payments		
a	2016 estimated tax payments and 2015 overpayment credited to 2016 — 6a — 2,600		
b	Exempt foreign organizations—tax withheld at source — 6b		
c	Tax paid with application for extension of time to file (Form 8868) — 6c		
d	Backup withholding erroneously withheld — 6d		
7	Total credits and payments Add lines 6a through 6d.	7	2,600
8	Enter any **penalty** for underpayment of estimated tax Check here ☐ if Form 2220 is attached	8	7
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	3,953
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	
11	Enter the amount of line 10 to be **Credited to 2017 estimated tax** ▶ **Refunded** ▶	11	

Part VII-A **Statements Regarding Activities**

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see Instructions for definition)?	1b		No
	*If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year **(1)** On the foundation ▶ $ 0 **(2)** On foundation managers ▶ $ 0			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ 0			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a	Yes	
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b	Yes	
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ OR			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation*	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2016 or the taxable year beginning in 2016 (see instructions for Part XIV)? *If "Yes," complete Part XIV*	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

Part VII-A Statements Regarding Activities (continued)

			Yes	No
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11		No
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶N/A

14 The books are in care of ▶NANCY HULL Telephone no ▶(541) 847-5711

Located at ▶PO BOX 1084 CORVALLIS OR ZIP+4 ▶97339

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —Check here ▶ ☐
and enter the amount of tax-exempt interest received or accrued during the year ▶ | 15 |

			Yes	No
16	At any time during calendar year 2016, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		No
	See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR) If "Yes", enter the name of the foreign country ▶			

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

				Yes	No
1a	During the year did the foundation (either directly or indirectly)				
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	☐ Yes ☑ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	☐ Yes ☑ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	☐ Yes ☑ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	☑ Yes ☐ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	☐ Yes ☑ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days)	☐ Yes ☑ No			
b	If any answer is "Yes" to 1a(1)-(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53 4941(d)-3 or in a current notice regarding disaster assistance (see instructions)?		1b		No
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐				
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2016?		1c		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))				
a	At the end of tax year 2016, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2016?	☐ Yes ☑ No			
	If "Yes," list the years ▶ 20____ , 20____ , 20____ , 20____				
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see instructions)		2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here ▶ 20____ , 20____ , 20____ , 20____				
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	☐ Yes ☑ No			
b	If "Yes," did it have excess business holdings in 2016 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969, **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2016)*		3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?		4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2016?		4b		No

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (Continued)

5a	During the year did the foundation pay or incur any amount to				
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	☐ Yes ☑ No			
	(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive?.	☐ Yes ☑ No			
	(3) Provide a grant to an individual for travel, study, or other similar purposes?	☐ Yes ☑ No			
	(4) Provide a grant to an organization other than a charitable, etc , organization described in section 4945(d)(4)(A)? (see instructions).	☐ Yes ☑ No			
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?.	☐ Yes ☑ No			
b	If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53 4945 or in a current notice regarding disaster assistance (see instructions)?		**5b**		
	Organizations relying on a current notice regarding disaster assistance check here. . . . . ▶ ☐				
c	If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?. . . . . *If "Yes," attach the statement required by Regulations section 53 4945–5(d)*	☐ Yes ☐ No			
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?.	☐ Yes ☑ No			
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?. . . . *If "Yes" to 6b, file Form 8870*		**6b**		No
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	☐ Yes ☑ No			
b	If yes, did the foundation receive any proceeds or have any net income attributable to the transaction?		**7b**		

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation (see instructions).

(a) Name and address	Title, and average hours per week **(b)** devoted to position	**(c)** Compensation **(If not paid, enter -0-)**	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
See Additional Data Table				

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

(a) Name and address of each employee paid more than $50,000	Title, and average hours per week **(b)** devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NONE				

Total number of other employees paid over $50,000. . . . . ▶ 0

Part VIII **Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors *(continued)***

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
NONE		
Total number of others receiving over $50,000 for professional services. . . . . ▶		0

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc	Expenses
1	
2	
3	
4	

Part IX-B **Summary of Program-Related Investments** (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1	
2	
All other program-related investments See instructions	
3	
Total. Add lines 1 through 3 . . . . ▶	0

Part X Minimum Investment Return (All domestic foundations must complete this part Foreign foundations,see instructions)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc , purposes		
a	Average monthly fair market value of securities.	1a	8,022,841
b	Average of monthly cash balances.	1b	1,177,657
c	Fair market value of all other assets (see instructions).	1c	10,202,456
d	**Total** (add lines 1a, b, and c).	1d	19,402,954
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation). 1e 0		
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	19,402,954
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	291,044
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	19,111,910
6	**Minimum investment return.** Enter 5% of line 5.	6	955,596

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ▶ ☐ and do not complete this part)

1	Minimum investment return from Part X, line 6.	1	955,596
2a	Tax on investment income for 2016 from Part VI, line 5. 2a 6,546		
b	Income tax for 2016 (This does not include the tax from Part VI). 2b 5,214		
c	Add lines 2a and 2b.	2c	11,760
3	Distributable amount before adjustments Subtract line 2c from line 1.	3	943,836
4	Recoveries of amounts treated as qualifying distributions.	4	0
5	Add lines 3 and 4.	5	943,836
6	Deduction from distributable amount (see instructions).	6	0
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1.	7	943,836

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc , purposes		
a	Expenses, contributions, gifts, etc —total from Part I, column (d), line 26.	1a	847,651
b	Program-related investments—total from Part IX-B.	1b	0
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc , purposes.	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required).	3a	
b	Cash distribution test (attach the required schedule).	3b	
4	**Qualifying distributions.** Add lines 1a through 3b Enter here and on Part V, line 8, and Part XIII, line 4	4	847,651
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income Enter 1% of Part I, line 27b (see instructions).	5	0
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4.	6	847,651

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years

Part XIII Undistributed Income (see instructions)

		(a) Corpus	(b) Years prior to 2015	(c) 2015	(d) 2016
1 Distributable amount for 2016 from Part XI, line 7					943,836
2 Undistributed income, if any, as of the end of 2016					
a Enter amount for 2015 only.				0	
b Total for prior years 20___ , 20___ , 20___			0		
3 Excess distributions carryover, if any, to 2016					
a From 2011.					
b From 2012.	232,715				
c From 2013.	66,898				
d From 2014.					
e From 2015.	16,655				
f **Total** of lines 3a through e.		316,268			
4 Qualifying distributions for 2016 from Part XII, line 4 ▶ $ 847,651					
a Applied to 2015, but not more than line 2a				0	
b Applied to undistributed income of prior years (Election required—see instructions).			0		
c Treated as distributions out of corpus (Election required—see instructions).		0			
d Applied to 2016 distributable amount.					847,651
e Remaining amount distributed out of corpus		0			
5 Excess distributions carryover applied to 2016 *(If an amount appears in column (d), the same amount must be shown in column (a))*		96,185			96,185
6 **Enter the net total of each column as indicated below:**					
a Corpus Add lines 3f, 4c, and 4e Subtract line 5		220,083			
b Prior years' undistributed income Subtract line 4b from line 2b			0		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.			0		
d Subtract line 6c from line 6b Taxable amount —see instructions			0		
e Undistributed income for 2015 Subtract line 4a from line 2a Taxable amount—see instructions				0	
f Undistributed income for 2016 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2017					0
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)		0			
8 Excess distributions carryover from 2011 not applied on line 5 or line 7 (see instructions)		0			
9 **Excess distributions carryover to 2017.** Subtract lines 7 and 8 from line 6a		220,083			
10 Analysis of line 9					
a Excess from 2012.	136,530				
b Excess from 2013.	66,898				
c Excess from 2014.					
d Excess from 2015.	16,655				
e Excess from 2016.					

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2016, enter the date of the ruling. . . . . . . ▶

b Check box to indicate whether the organization is a private operating foundation described in section ☐ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2016	(b) 2015	(c) 2014	(d) 2013	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter (1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed. . .					
c "Support" alternative test—enter (1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii). . . .					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the organization had $5,000 or more in assets at any time during the year—see instructions.)

1 **Information Regarding Foundation Managers:**

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000) (See section 507(d)(2))

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

2 **Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**

Check here ▶ ☐ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds If the foundation makes gifts, grants, etc (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

a The name, address, and telephone number or e-mail address of the person to whom applications should be addressed

NANCY HULL
PO BOX 1084
CORVALLIS, OR 97339
(541) 754-4944

b The form in which applications should be submitted and information and materials they should include

WRITTEN LETTER OF REQUEST

c Any submission deadlines

NONE

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

NONE

Part XV **Supplementary Information** (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year* See Additional Data Table				
Total . . . . ▶ **3a**				791,289
b *Approved for future payment*				
Total . . . . ▶ **3b**				0

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments. . . .					
3 Interest on savings and temporary cash investments			14	33,630	
4 Dividends and interest from securities. . . .			14	162,698	
5 Net rental income or (loss) from real estate					
a Debt-financed property.					
b Not debt-financed property.			16	252,072	
6 Net rental income or (loss) from personal property					
7 Other investment income.					
8 Gain or (loss) from sales of assets other than inventory			14	-6,871	
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue					
a ACORN NW REAL ESTATE FUND I, LP - DEBT	531120	61,111			
b FEDERAL EXCISE TAX REFUND					5,300
c ACORN NW REAL ESTATE FUND I, LP - SEC 1231 GAIN	531120		14	112,845	
d FORFEITED EARNEST MONEY RECEIVED			16	100,000	
e					
12 Subtotal Add columns (b), (d), and (e). .		61,111		654,374	5,300

13 **Total.** Add line 12, columns (b), (d), and (e). 13 720,785

(See worksheet in line 13 instructions to verify calculations)

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)
11	FEDERAL EXCISE TAX REFUND RECEIVED

Part XVII **Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations**

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501 (c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of			
(1) Cash.	**1a(1)**		**No**
(2) Other assets.	**1a(2)**		**No**
b Other transactions			
(1) Sales of assets to a noncharitable exempt organization.	**1b(1)**		**No**
(2) Purchases of assets from a noncharitable exempt organization.	**1b(2)**		**No**
(3) Rental of facilities, equipment, or other assets.	**1b(3)**		**No**
(4) Reimbursement arrangements.	**1b(4)**		**No**
(5) Loans or loan guarantees.	**1b(5)**		**No**
(6) Performance of services or membership or fundraising solicitations.	**1b(6)**		**No**
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees.	**1c**		**No**

d If the answer to any of the above is "Yes," complete the following schedule Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received

(a) Line No	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527?. ☐ Yes ☑ No

b If "Yes," complete the following schedule

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge

******	2017-10-31	******
Signature of officer or trustee	Date	Title

May the IRS discuss this return with the preparer shown below (see instr)? ☑ **Yes** ☐ **No**

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
TERRY R NIEGEL				P00544356
Firm's name ▶ KERNUTT STOKES LLP				Firm's EIN ▶93-0396435
Firm's address ▶ 1600 EXECUTIVE PARKWAY SUITE 110 EUGENE, OR 974017116				Phone no (541) 687-1170

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(a) Name and address	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation **(If not paid, enter -0-)**	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NANCY HULL 24700 PARK ROAD MONROE, OR 97456	TREASURER 3 00	1,500	0	0
HERBERT R HULL 24649 PARK ROAD MONROE, OR 97456	CHAIRMAN 4 00	2,000	0	0
TODD W NYSTROM 25674 CHERRY CREEK ROAD MONROE, OR 97456	DIRECTOR 2 00	3,500	0	0
CON LYNCH PO BOX 741 SALEM, OR 97304	DIRECTOR 2 00	3,000	0	0
DENNIS OLSON 1006 PLATEAU DRIVE DUNCONVILLE, TX 75116	DIRECTOR 1 00	1,000	0	0
EDWARD PARKER 27779 HELLS CANYON ROAD MONROE, OR 97456	DIRECTOR 1 00	3,500	0	0
NATHAN NYSTROM 303 NW 31ST STREET CORVALLIS, OR 97330	DIRECTOR 1 00	3,500	0	0

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
BENTON FURNITURE SHARE PO BOX 2224 CORVALLIS, OR 97339			FURNITURE SHARE	10,000
BOYS AND GIRLS CLUB-ALBANY 1215 HILL ST SE ALBANY, OR 97321			CAPITAL CAMPAIGN	50,000
COASTAL RANGE FOOD BANK PO BOX 573 BLODGETT, OR 97326			FOOD BANK	500
COMMUNITY OUTREACH INC 865 NW REIMAN AVENUE CORVALLIS, OR 97330			GENERAL FUND/FOOD SHARE	20,000
FAMILY BUILDING BLOCKS 2425 LANCASTER DRIVE NE SALEM, OR 97305			CHILD DEVELOPMENT	35,000
Total . . . . ▶ 3a				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
GOOD SAMARITAN HOSPITAL FOUNDATION 3600 SAMARITAN DR CORVALLIS, OR 97330			CAPITAL CAMPAIGN	50,000
JACKSON STREET YOUTH SHELTER INC 555 NW JACKSON STREET CORVALLIS, OR 97330			SHELTER SUPPORT	5,000
LATIN AMERICAN INDIAN MINISTRIES PO BOX 2050 ORANGE, CA 92859			MISSION SUPPORT	61,690
LINN BENTON COMMUNITY COLLEGE 6500 PACIFIC BLVD SW ALBANY, OR 97321			SCHOLARSHIP SUPPORT	1,875
LINN BENTON FOOD SHARE 545 SW 2ND ST SUITE A CORVALLIS, OR 97333			FOOD SHARE	5,000
Total . . . . ▶ 3a				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
LOVE IN THE NAME OF CHRIST PO BOX 270 CORVALLIS, OR 97339			PROGRAM SUPPORT	8,000
OREGON STATE UNIVERSITY 1500 SW JEFFERSON AVE CORVALLIS, OR 97331			EDUCATION	7,500
OREGON TRAIL COUNCIL 2525 MARTIN LUTHER KING J EUGENE, OR 97401			PROGRAM SUPPORT	20,000
OSU FOUNDATION 850 SW 35TH STREET CORVALLIS, OR 97333			CAPITAL CAMPAIGN	48,000
PEACE & HOPE PARTNERSHIP INTERNATIONAL 3400 PARK AVENUE SOUTH MINNEAPOLIS, MN 55407			EDUCATION RELIEF FUND	5,000
Total . . . . ▶ **3a**				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
SALEM KEIZER EDUCATION FOUNDATION 841 SAGINAW STREET SE SALEM, OR 97302			HS MENTOR PROGRAM	50,000
SOUTH BENTON FOOD PANTRY 650 ORCHARD ST MONROE, OR 97456			FOOD SHARE	15,000
SOUTH BENTON NUTRITION PROGRAM PO BOX 178 MONROE, OR 97456			FOOD SHARE	15,000
SOUTHSIDE YOUTH OUTREACH 2065 SE DEBOARD ST CORVALLIS, OR 97333			SUMMER SCHOOL PROGRAM SUPPORT	62,000
SPECIAL OLYMPICS OREGON 59001 SW MACADAM STE 200 PORTLAND, OR 97239			SUPPORT DEVELOPMENTALLY DISABLED	70,000
Total . . . . ▶ **3a**				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
SU CAMINO INTERNATIONAL 2549 E CARAMILLO ST COLORADO SPRINGS, CO 80909			MISSION SUPPORT	7,000
UNITED WAY OF BENTON PO BOX 2499 CORVALLIS, OR 97339			HUMAN SERVICES NEEDS OF BENTON CO	93,454
WILLAMETTE UNIVERSITY 900 STATE STREET SALEM, OR 97301			COMMUNITY SERVICE LEARNING PROJECT	33,000
WORLD OUTREACH MINISTRIES PO BOX B MARIETTA, GA 30061			YOUTH SCHOLARSHIP SUPPORT	30,395
MARION POLK FOOD SHARE 1660 SALEM INDUSTRIAL DRIVE NE SALEM, OR 97301			VAC COORDINATION REPACK CENTER	45,000
Total . . . . ▶ **3a**				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
BENTON HABITAT FOR HUMANITY 4840 SW PHILOMATH BOULEVARD CORVALLIS, OR 97333			CONSTRUCTION OF A SINGLE FAMILY HOME	5,000
STONE SOUP PO BOX 2381 CORVALLIS, OR 97339			FOOD SHARE	5,000
OREGON CASCADES WEST SENIOR SERVICES 1400 QUEEN AVENUE SUITE 206 ALBANY, OR 97322			FOOD SHARE	5,000
ST VINCENT DE PAUL 501 NW 25TH STREET CORVALLIS, OR 97330			FOOD SHARE	5,000
ST VINCENT DE PAUL SOCIETY 2220 PACIFIC BOULEVARD SE ALBANY, OR 97321			FOOD SHARE	5,000
Total . . . . ▶ 3a				791,289

Form 990PF Part XV Line 3 - Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
JUNCTION CITY LOCAL AID 210 E 6TH AVENUE JUNCTION CITY, OR 97448			FOOD SHARE	5,000
BRIGHAM YOUNG UNIVERSITY D-155 ABRAHAMSMOOT BUILDING PROVO, UT 84602			SCHOLARSHIP SUPPORT	1,875
PHILOMATH COMMUNITY FOUNDATION PO BOX 1000 PHILOMATH, OR 97370			PHS FORESTRY PROGRAM EXPANSION	10,000
ALSEA COMMUNITY EFFORT 216 MARKET STREET ALSEA, OR 97324			LIBRARY LIGHT FIXTURES	1,000
Total . . . . ▶ **3a**				791,289

TY 2016 Accounting Fees Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
TAX PREPARATION AND ACCOUNTING	14,285	7,143		7,142

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93491310001147

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2016 Depreciation Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
OFFICE EQUIPMENT	1999-01-10	7,707	7,707	200DB	7 000000000000	0	0		
COMPUTER	2000-07-12	2,609	2,609	200DB	5 000000000000	0	0		
BUILDING	2004-09-03	661,632	200,045	SL	39 000000000000	16,965	0		
SIGNS	2005-01-18	1,048	1,048	200DB	7 000000000000	0	0		
REFRIGERATOR & DISHWASHER	2004-07-29	753	753	200DB	7 000000000000	0	0		
COPIER	2007-03-27	8,900	8,900	200DB	7 000000000000	0	0		
LAND PROFESSIONAL WAY	2004-09-03	121,527			0 %	0	0		
LAND - KINGS BLVD	2005-11-15	527,380			0 %	0	0		
BUILDING - KINDS BLVD	2005-11-15	1,048,446	284,514	SL	39 000000000000	26,883	26,883		
TENANT IMPROVEMENTS	2007-04-16	3,620	851	SL	39 000000000000	93	93		
TENANT IMPROVEMENTS	2009-05-13	13,517	2,484	SL	39 000000000000	347	347		
TENANT IMPROVEMENTS	2009-05-25	10,786	1,959	SL	39 000000000000	277	277		
LAND	2008-02-14	100,000			0 %	0	0		
LAND - PROF WAY RENTAL	2005-10-15	255,762			0 %	0	0		
LAND - WALLA WALLA	2010-02-16	1,024,366			0 %	0	0		
HFH BUILDING	2008-02-14	604,420	130,757	SL	39 000000000000	15,498	15,498		
BUILDING - PROF WAY RENTAL	2006-06-15	638,510	169,178	SL	39 000000000000	16,372	16,372		
GATE - PROF WAY RENTAL	2004-08-26	2,000	2,000	200DB	7 000000000000	0	0		
3 COMPUTERS	2009-08-04	2,930	2,930	200DB	5 000000000000	0	0		
BUILDING - WALLA WALLA	2010-02-16	2,079,774	339,964	SL	39 000000000000	53,328	53,328		

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
TENANT IMPROVEMENTS - HFH BLDG	2010-12-17	117,385	16,554	SL	39 000000000000	3,010	3,010		
TENANT IMPROVEMENTS - KBB	2016-06-01	48,452	52	SL	39 000000000000	1,242	1,242		
TENANT IMPROVEMENTS - KBB	2017-01-01	5,193		SL	39 000000000000	67	67		

TY 2016 Investments Corporate Bonds Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Name of Bond	End of Year Book Value	End of Year Fair Market Value
BAIRD INVESTMENTS	0	0
BONDS AT RAYMOND JAMES	1,074,465	1,067,629
BONDS AT UBS	834,196	844,675

TY 2016 Investments Corporate Stock Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Name of Stock	End of Year Book Value	End of Year Fair Market Value
CITIZENS BANK STOCK	194,816	281,645
MUTUAL FUNDS AT RAYMOND JAMES	1,213,656	1,323,122
MUTUAL FUNDS AT UBS	511,143	520,169
STOCKS AT UBS	2,034,885	2,367,177
STOCKS AT RAYMOND JAMES	1,579,331	1,781,949

TY 2016 Investments - Other Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
HINES RIET	AT COST	0	0
ACORN NW REAL ESTATE FUND I LP	AT COST	0	0

TY 2016 Land, Etc. Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
OFFICE EQUIPMENT	7,707	7,707	0	
COMPUTER	2,609	2,609	0	
BUILDING	661,632	217,010	444,622	
SIGNS	1,048	1,048	0	
REFRIGERATOR & DISHWASHER	753	753	0	
COPIER	8,900	8,900	0	
LAND PROFESSIONAL WAY	121,527	0	121,527	
LAND - KINGS BLVD	527,380	0	527,380	
BUILDING - KINDS BLVD	1,048,446	311,397	737,049	
TENANT IMPROVEMENTS	3,620	944	2,676	
TENANT IMPROVEMENTS	13,517	2,831	10,686	
TENANT IMPROVEMENTS	10,786	2,236	8,550	
LAND	100,000	0	100,000	
LAND - PROF. WAY RENTAL	255,762	0	255,762	
LAND - WALLA WALLA	1,024,366	0	1,024,366	
HFH BUILDING	604,420	146,255	458,165	
BUILDING - PROF. WAY RENTAL	638,510	185,550	452,960	
GATE - PROF. WAY RENTAL	2,000	2,000	0	
3 COMPUTERS	2,930	2,930	0	
BUILDING - WALLA WALLA	2,079,774	393,292	1,686,482	
TENANT IMPROVEMENTS - HFH BLDG	117,385	19,564	97,821	
TENANT IMPROVEMENTS - KBB	48,452	1,294	47,158	
TENANT IMPROVEMENTS - KBB	5,193	67	5,126	

TY 2016 Legal Fees Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ATTORNEYS	4,131	2,065		2,066

TY 2016 Other Assets Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Other Assets Schedule

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
TIMBER AND LAND	939,450	939,450	1,437,456

TY 2016 Other Expenses Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
OFFICE EXPENSES	2,524	1,262		1,262
TRAVEL	1,204	602		602
MANAGEMENT FEES	25,592	25,592		0
UTILITIES	3,102	3,102		0
REPAIRS	27,125	27,125		0
OFFICE EXPENSES	3,398	3,398		0
INSURANCE AND PROPERTY TAXES	45,198	45,198		0
LANDSCAPE	4,665	4,665		0
PROFESSIONAL FEES	1,000	1,000		0
ALLOCATION TO CHARITABLE ACTIVITIES	-17,494	-17,494		0

TY 2016 Other Income Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
ACORN NW REAL ESTATE FUND I, LP - DEBT	61,111		61,111
FEDERAL EXCISE TAX REFUND	5,300		5,300
ACORN NW REAL ESTATE FUND I, LP - SEC 1231 GAIN	112,845		112,845
FORFEITED EARNEST MONEY RECEIVED	100,000		100,000

TY 2016 Other Liabilities Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Description	Beginning of Year - Book Value	End of Year - Book Value
DEPOSIT FROM HABITAT FOR HUMANITY	250,000	250,000

TY 2016 Other Professional Fees Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
INVESTMENT FEES	68,061	68,061		0
SECRETARY	3,500	1,750		1,750
APPRAISALS	4,200	2,100		2,100

TY 2016 Other Receivables from Officers Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Travel Advance to Officers:

Item No.	1
Borrower's Name	NYSTROM LAND TIMBER LLC MARKS
Borrower's Title	
Original Amount of Loan	780000
Balance Due	0
Date of Note	2008-05
Maturity Date	2018-05
Repayment Terms	DUE AS TIMBER IS CUT
Interest Rate	4.890000000000
Security Provided by Borrower	TIMBER & LAND
Purpose of Loan	INHERITED VIA TRUST ADMINISTRATION
Description of Lender Consideration	
Consideration FMV	0

Item No.	2
Borrower's Name	NYSTROM LAND TIMBER LLC COOK
Borrower's Title	
Original Amount of Loan	860000
Balance Due	860000
Date of Note	2009-01
Maturity Date	2018-12
Repayment Terms	DUE AS TIMBER IS CUT
Interest Rate	2.060000000000
Security Provided by Borrower	TIMBER & LAND
Purpose of Loan	INHERITED VIA TRUST ADMINISTRATION
Description of Lender Consideration	
Consideration FMV	860000

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93491310001147

TY 2016 Taxes Schedule

Name: RALPH HULL FOUNDATION

EIN: 93-1247987

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
FEDERAL EXCISE TAXES	4,696	0		0
STATE INCOME TAXES	1,075	0		1,075
PROPERTY TAXES ON INVESTMENT PRO	625	625		0
FOREIGN TAXES PAID	15,891	15,891		0