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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

**2017**

**Open to Public Inspection**

**For calendar year 2017, or tax year beginning 01-01-2017 , and ending 12-31-2017**

Name of foundation
1988 IRREV COCHRANE MEMORIAL TR

**A Employer identification number**
41-6309348

Number and street (or P O box number if mail is not delivered to street address) Room/suite
PO BOX 0634

**B** Telephone number (see instructions)
(651) 466-8708

City or town, state or province, country, and ZIP or foreign postal code
MILWAUKEE, WI 532010634

**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)*▶$ 11,491,908

**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 | | | | |
| | 4 | Dividends and interest from securities | 211,384 | 198,381 | | |
| | 5a | Gross rents | | | | |
| | b | Net rental income or (loss) | | | | |
| | 6a | Net gain or (loss) from sale of assets not on line 10 | 819,944 | | | |
| | b | Gross sales price for all assets on line 6a 1,890,901 | | | | |
| | 7 | Capital gain net income (from Part IV, line 2) | | 819,944 | | |
| | 8 | Net short-term capital gain | | | 0 | |
| | 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) | 5,185 | | | |
| | 12 | **Total.** Add lines 1 through 11 | 1,036,513 | 1,018,325 | | |
| Operating and Administrative Expenses | 13 | Compensation of officers, directors, trustees, etc | 99,015 | 79,212 | | 19,803 |
| | 14 | Other employee salaries and wages | | 0 | 0 | 0 |
| | 15 | Pension plans, employee benefits | | 0 | 0 | |
| | 16a | Legal fees (attach schedule) | | | | 0 |
| | b | Accounting fees (attach schedule) | 3,000 | 0 | 0 | 3,000 |
| | c | Other professional fees (attach schedule) | | | | 0 |
| | 17 | Interest | | | | 0 |
| | 18 | Taxes (attach schedule) (see instructions) | 15,123 | 3,523 | | 0 |
| | 19 | Depreciation (attach schedule) and depletion | 0 | 0 | | |
| | 20 | Occupancy | | | | |
| | 21 | Travel, conferences, and meetings | | 0 | 0 | |
| | 22 | Printing and publications | | 0 | 0 | |
| | 23 | Other expenses (attach schedule) | 25 | | | 25 |
| | 24 | **Total operating and administrative expenses.** Add lines 13 through 23 | 117,163 | 82,735 | 0 | 22,828 |
| | 25 | Contributions, gifts, grants paid | 775,000 | | | 775,000 |
| | 26 | **Total expenses and disbursements.** Add lines 24 and 25 | 892,163 | 82,735 | 0 | 797,828 |
| | 27 | Subtract line 26 from line 12 | | | | |
| | a | **Excess of revenue over expenses and disbursements** | 144,350 | | | |
| | b | **Net investment income** (if negative, enter -0-) | | 935,590 | | |
| | c | **Adjusted net income**(if negative, enter -0-) | | | 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 | 1,021 | 6,666 | 6,666 |
| | 2 | Savings and temporary cash investments | 543,077 | 515,410 | 515,410 |
| | 3 | Accounts receivable ▶ | | | |
| | | Less allowance for doubtful accounts ▶ | | 0 | 0 |
| | 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) | | | |
| | 7 | Other notes and loans receivable (attach schedule) ▶ | | | |
| | | Less allowance for doubtful accounts ▶ 0 | | | |
| | 8 | Inventories for sale or use | | | |
| | 9 | Prepaid expenses and deferred charges | | | |
| | 10a | Investments—U S and state government obligations (attach schedule) | | | |
| | b | Investments—corporate stock (attach schedule) | 6,241,517 | 6,307,553 | 9,306,630 |
| | c | Investments—corporate bonds (attach schedule) | 1,426,560 | 1,529,882 | 1,544,974 |
| | 11 | Investments—land, buildings, and equipment basis ▶ | | | |
| | | Less accumulated depreciation (attach schedule) ▶ | | | |
| | 12 | Investments—mortgage loans | | | |
| | 13 | Investments—other (attach schedule) | 125,000 | 125,000 | 114,346 |
| | 14 | Land, buildings, and equipment basis ▶ | | | |
| | | Less accumulated depreciation (attach schedule) ▶ | | | |
| | 15 | Other assets (describe ▶ ) | 8,409 | 3,882 | 3,882 |
| | 16 | **Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I) | 8,345,584 | 8,488,393 | 11,491,908 |
| 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 ▶ ) | | | |
| | 23 | **Total liabilities**(add lines 17 through 22) | | 0 | |
| 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 | | | |
| | 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 | 653,866 | 8,488,393 | |
| | 28 | Paid-in or capital surplus, or land, bldg , and equipment fund | | | |
| | 29 | Retained earnings, accumulated income, endowment, or other funds | 7,691,718 | | |
| | 30 | **Total net assets or fund balances** (see instructions) | 8,345,584 | 8,488,393 | |
| | 31 | **Total liabilities and net assets/fund balances** (see instructions) | 8,345,584 | 8,488,393 | |

**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 | 8,345,584 |
| 2 | Enter amount from Part I, line 27a | 2 | 144,350 |
| 3 | Other increases not included in line 2 (itemize) ▶ | 3 | 472 |
| 4 | Add lines 1, 2, and 3 | 4 | 8,490,406 |
| 5 | Decreases not included in line 2 (itemize) ▶ | 5 | 2,013 |
| 6 | Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30 | 6 | 8,488,393 |

**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 ) |
|---|---|---|---|---|
| 1a | See Additional Data Table | | | |
| b | | | | |
| c | | | | |
| d | | | | |
| 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 | See Additional Data Table | | | |
| b | | | | |
| c | | | | |
| d | | | | |
| 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 | See Additional Data Table | | | |
| b | | | | |
| c | | | | |
| d | | | | |
| 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 | 819,944 |
| 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)) |
|---|---|---|---|
| 2016 | 704,515 | 9,882,014 | 0 071293 |
| 2015 | 696,051 | 10,293,513 | 0 06762 |
| 2014 | 604,085 | 10,521,804 | 0 057413 |
| 2013 | 622,452 | 9,803,470 | 0 063493 |
| 2012 | 611,671 | 8,838,720 | 0 069204 |

| | | | |
|---|---|---|---|
| **2** | **Total** of line 1, column (d) . . . . . . . . . . . . . . . . . . . . . | 2 | 0 329023 |
| **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 065805 |
| **4** | Enter the net value of noncharitable-use assets for 2017 from Part X, line 5 . . . . . . . | 4 | 10,626,755 |
| **5** | Multiply line 4 by line 3 . . . . . . . . . . . . . . . . . . . . . | 5 | 699,294 |
| **6** | Enter 1% of net investment income (1% of Part I, line 27b) . . . . . . . . . . . | 6 | 9,356 |
| **7** | Add lines 5 and 6 . . . . . . . . . . . . . . . . . . . . . . | 7 | 708,650 |
| **8** | Enter qualifying distributions from Part XII, line 4 , . . . . . . . . . . . . | 8 | 797,828 |

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<br>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 | 9,356 |
| 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 | 9,356 |
| 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 | 9,356 |
| 6 | Credits/Payments | | | | |
| a | 2017 estimated tax payments and 2016 overpayment credited to 2017 | 6a | 18,792 | | |
| 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 | 18,792 |
| 8 | Enter any **penalty** for underpayment of estimated tax Check here ☑ if Form 2220 is attached | | | 8 | 0 |
| 9 | **Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶ | | | 9 | |
| 10 | **Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶ | | | 10 | 9,436 |
| 11 | Enter the amount of line 10 to be **Credited to 2018 estimated tax** ▶ 9,356 | **Refunded** ▶ | | 11 | 80 |

**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<br>**(1)** On the foundation ▶ $ ________ **(2)** On foundation managers ▶ $ ________ | | | |
| e | Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ ________ | | | |
| 2 | Has the foundation engaged in any activities that have not previously been reported to the IRS?<br>*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 | | No |
| b | If "Yes," has it filed a tax return on **Form 990-T** for this year? | 4b | | |
| 5 | Was there a liquidation, termination, dissolution, or substantial contraction during the year?<br>*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<br>• By language in the governing instrument, or<br>• 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)<br>▶ MN | | | |
| 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 2017 or the taxable year beginning in 2017 (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 ▶

14 The books are in care of ▶US BANK NATIONAL ASSOCIATION Telephone no ▶(651) 466-8708

Located at ▶101 EAST 5TH ST EP-MN-S14 MINNEAPOLIS MN ZIP+4 ▶55101

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 2017, 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 2017?. | | 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 2017, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2017?. If "Yes," list the years ▶ 20___, 20___, 20___, 20___ | ☐ Yes ☑ No | | | |
| 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 2017 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 2017 ).* | | 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 2017? | | 4b | | No |

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

| | | | | Yes | No |
|---|---|---|---|---|---|
| **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?. . . . . . . . . . . . | ☐ Yes ☐ No | | | |
| | *If "Yes," attach the statement required by Regulations section 53 4945–5(d)* | | | | |
| **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? . . . . | | **6b** | | No |
| | *If "Yes" to 6b, file Form 8870* | | | | |
| **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 | (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 |
|---|---|---|---|---|
| US BANK NATIONAL ASSOCATION<br>101 EAST 5TH STREET<br>ST PAUL, MN 55101 | TRUSTEE<br>1 | 99,015 | | |
| MARY MCGAHEY DWAN<br>416 6TH STREET SE<br>WASHINGTON, DC 22003 | TRUSTEE<br>0 | 0 | | |

**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 | (b) Title, and average hours per week 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

**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<br>3 | |
| **Total.** Add lines 1 through 3 . . . . . . . . . . . . . . . . . . . . . . . . ▶ | |

**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 | 10,455,069 |
| b | Average of monthly cash balances. | | 1b | 333,515 |
| c | Fair market value of all other assets (see instructions). | | 1c | 0 |
| d | **Total** (add lines 1a, b, and c). | | 1d | 10,788,584 |
| 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 | 10,788,584 |
| 4 | Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions). | | 4 | 161,829 |
| 5 | **Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4 | | 5 | 10,626,755 |
| 6 | **Minimum investment return.** Enter 5% of line 5. | | 6 | 531,338 |

**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 | 531,338 |
| 2a | Tax on investment income for 2017 from Part VI, line 5. | 2a 9,356 | | |
| b | Income tax for 2017 (This does not include the tax from Part VI ). | 2b | | |
| c | Add lines 2a and 2b. | | 2c | 9,356 |
| 3 | Distributable amount before adjustments Subtract line 2c from line 1. | | 3 | 521,982 |
| 4 | Recoveries of amounts treated as qualifying distributions. | | 4 | 0 |
| 5 | Add lines 3 and 4. | | 5 | 521,982 |
| 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 | 521,982 |

**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 | 797,828 |
| 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 | 0 |
| 3 | Amounts set aside for specific charitable projects that satisfy the | | |
| a | Suitability test (prior IRS approval required). | 3a | 0 |
| b | Cash distribution test (attach the required schedule). | 3b | 0 |
| 4 | **Qualifying distributions.** Add lines 1a through 3b Enter here and on Part V, line 8, and Part XIII, line 4 | 4 | 797,828 |
| 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 | 9,356 |
| 6 | **Adjusted qualifying distributions.** Subtract line 5 from line 4. | 6 | 788,472 |

**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 2016 | (c) 2016 | (d) 2017 |
|---|---|---|---|---|---|
| 1 Distributable amount for 2017 from Part XI, line 7 | | | | | 521,982 |
| 2 Undistributed income, if any, as of the end of 2017 | | | | | |
| a Enter amount for 2016 only. . . . . . . | | | | 0 | |
| b Total for prior years 20___ , 20___ , 20___ | | | 0 | | |
| 3 Excess distributions carryover, if any, to 2017 | | | | | |
| a From 2012. . . . . . . | 188,244 | | | | |
| b From 2013. . . . . . . | 167,484 | | | | |
| c From 2014. . . . . . . | 121,248 | | | | |
| d From 2015. . . . . . . | 211,745 | | | | |
| e From 2016. . . . . . . | 224,796 | | | | |
| f **Total** of lines 3a through e. . . . . . . . . | | 913,517 | | | |
| 4 Qualifying distributions for 2017 from Part XII, line 4 ▶ $ 797,828 | | | | | |
| a Applied to 2016, 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 2017 distributable amount. . . . . | | | | | 521,982 |
| e Remaining amount distributed out of corpus | | 275,846 | | | |
| 5 Excess distributions carryover applied to 2017 *(If an amount appears in column (d), the same amount must be shown in column (a) )* | | 0 | | | 0 |
| 6 **Enter the net total of each column as indicated below:** | | | | | |
| a Corpus Add lines 3f, 4c, and 4e Subtract line 5 | | 1,189,363 | | | |
| 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 2016 Subtract line 4a from line 2a Taxable amount—see instructions . . . . . . . . . . . . . . . | | | | 0 | |
| f Undistributed income for 2017 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2018 . . . . . . . . . . . . | | | | | 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 2012 not applied on line 5 or line 7 (see instructions) . . . | | 188,244 | | | |
| 9 **Excess distributions carryover to 2018.** Subtract lines 7 and 8 from line 6a . . . . . . . | | 1,001,119 | | | |
| 10 Analysis of line 9 | | | | | |
| a Excess from 2013. . . . | 167,484 | | | | |
| b Excess from 2014. . . . | 121,248 | | | | |
| c Excess from 2015. . . . | 211,745 | | | | |
| d Excess from 2016. . . . | 224,796 | | | | |
| e Excess from 2017. . . . | 275,846 | | | | |

**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 2017, 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)** 2017 | **(b)** 2016 | **(c)** 2015 | **(d)** 2014 | |
| **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) )

NONE

**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

NONE

**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

DARCY FREDERICKSON
101 EAST FIFTH STREET
ST PAUL, MN 55101
(651) 466-8708

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

APPLICATION FOR GRANT MAY BE SUBMITTED IN THE FORM OF A LETTER OUTLING THE NATURE OF THE REQUEST AND INCLUDE A COPY OF YOUR INTERNAL REVENUE EXEMPTION LETTER

**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

THIS TRUST IS CREATED AND ORGANIZED EXCLUSIVELY FOR RELIGIOUS, CHARITABLE, SCIENTIFIC, LITERARY AND/OR EDUCATIONAL PURPOSES WITH EMPHASIS ON ORGANIZATIONS IN THE WASHINGTON D C AREA

**Part XV Supplementary Information** (continued)

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

| Recipient<br>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*<br>See Additional Data Table | | | | |
| **Total** . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . ▶ **3a** | | | | 775,000 |
| **b** *Approved for future payment* | | | | |
| **Total** . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . ▶ **3b** | | | | |

**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 . . . . . . . . . . . . . | | | | | |
| 4 Dividends and interest from securities. . . . | | | 14 | 211,384 | |
| 5 Net rental income or (loss) from real estate | | | | | |
| a Debt-financed property. . . . . . | | | | | |
| b Not debt-financed property. . . . . | | | | | |
| 6 Net rental income or (loss) from personal property | | | | | |
| 7 Other investment income. . . . . | | | | | |
| 8 Gain or (loss) from sales of assets other than inventory . . . . . . . . . . . . . | | | 18 | 819,944 | |
| 9 Net income or (loss) from special events | | | | | |
| 10 Gross profit or (loss) from sales of inventory | | | | | |
| 11 Other revenue | | | | | |
| a FEDERAL TAX REFUND | | | 1 | 5,185 | |
| b | | | | | |
| c | | | | | |
| d | | | | | |
| e | | | | | |
| 12 Subtotal Add columns (b), (d), and (e). . | | | | 1,036,513 | |

**13 Total.** Add line 12, columns (b), (d), and (e). . . . . . . . . . . . . . . . . . . . . . 13 1,036,513

(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 ) |
|---|---|
| | |

## 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

| ****** | 2018-04-16 | ****** |
|---|---|---|
| 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 |
|---|---|---|---|---|
| JOSEPH J CASTRIANO | | 2018-04-16 | | P01251603 |
| Firm's name ▶ PRICEWATERHOUSECOOPERS LLP | | | | Firm's EIN ▶13-4008324 |
| Firm's address ▶ 600 GRANT STREET PITTSBURGH, PA 15219 | | | | Phone no (412) 355-6000 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 145 AMERICAN CAMPUS COMMUNITIES | | | 2017-01-25 |
| 126 DUKE REALTY CORPORATION | | 2015-10-13 | 2017-01-25 |
| 137 FIRST INDL RLTY TR INC | | 2016-05-09 | 2017-01-25 |
| 3333 HILTON WORLDWIDE HLDGS WI | | 2015-10-26 | 2017-01-27 |
| 147 CYRUSONE INC | | | 2017-01-30 |
| 516 FELCOR LODGING TR INC | | | 2017-01-30 |
| 265 FIRST INDL RLTY TR INC | | | 2017-01-30 |
| 240 CYRUSONE INC | | | 2017-02-02 |
| 7 EXTRA SPACE STORAGE INC | | 2016-12-09 | 2017-02-02 |
| 242 FIRST INDL RLTY TR INC | | 2016-04-22 | 2017-02-02 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 7,188 | | 7,171 | 17 |
| 3,274 | | 2,611 | 663 |
| 3,774 | | 3,359 | 415 |
| 19 | | 17 | 2 |
| 7,029 | | 6,288 | 741 |
| 4,051 | | 5,379 | -1,328 |
| 6,723 | | 6,405 | 318 |
| 11,393 | | 10,128 | 1,265 |
| 508 | | 526 | -18 |
| 6,218 | | 5,501 | 717 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 17 |
| | | | 663 |
| | | | 415 |
| | | | 2 |
| | | | 741 |
| | | | -1,328 |
| | | | 318 |
| | | | 1,265 |
| | | | -18 |
| | | | 717 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d

| (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 ) |
|---|---|---|---|
| 23 00032 MACERICH CO | | | 2017-02-08 |
| 11 99968 MACERICH CO | | 2016-05-09 | 2017-02-08 |
| 76 VENTAS INC COM | | | 2017-02-17 |
| 5 DIAMONDROCK HOSPITALITY CO | | 2015-01-09 | 2017-02-27 |
| 136 DIAMONDROCK HOSPITALITY CO | | 2016-12-09 | 2017-02-27 |
| 9 HILTON GRAND VACATIONS | | 2016-08-12 | 2017-02-27 |
| 16 HILTON GRAND VACATIONS | | | 2017-02-27 |
| 352 SPIRIT REALTY CAPITAL INC | | 2016-07-28 | 2017-02-27 |
| 1874 3M CO | | 1970-12-25 | 2017-02-27 |
| 173 AMERICAN CAMPUS COMMUNITIES | | 2016-02-02 | 2017-03-03 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h

| (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) |
|---|---|---|---|
| 1,554 | | 1,886 | -332 |
| 811 | | 963 | -152 |
| 4,691 | | 5,570 | -879 |
| 56 | | 75 | -19 |
| 1,525 | | 1,566 | -41 |
| 270 | | 199 | 71 |
| 480 | | 365 | 115 |
| 3,882 | | 4,777 | -895 |
| 349,625 | | 139 | 349,486 |
| 8,515 | | 7,287 | 1,228 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | -332 |
| | | | -152 |
| | | | -879 |
| | | | -19 |
| | | | -41 |
| | | | 71 |
| | | | 115 |
| | | | -895 |
| | | | 349,486 |
| | | | 1,228 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 140 AMERICAN CAMPUS COMMUNITIES | | 2016-02-02 | 2017-03-07 |
| 18 KILROY RLTY CORP | | 2015-01-09 | 2017-03-07 |
| 26 KILROY RLTY CORP | | 2016-08-25 | 2017-03-07 |
| 35 MACERICH CO | | | 2017-03-08 |
| 145 AMERICAN CAMPUS COMMUNITIES | | | 2017-03-10 |
| 38 HIGHWOODS PROPERTIES INC | | 2014-08-13 | 2017-03-10 |
| 120 MID-AMER APT CMNTYS INC | | | 2017-03-10 |
| 21 REGENCY CENTERS CORPORATION | | | 2017-03-10 |
| 3 SIMON PPTY GROUP INC NEW COM | | 2014-08-13 | 2017-03-10 |
| 75 COLONY STARWOOD HOMES | | 2017-03-03 | 2017-03-24 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 6,767 | | 5,897 | 870 |
| 1,339 | | 1,302 | 37 |
| 1,934 | | 1,964 | -30 |
| 2,240 | | 2,832 | -592 |
| 6,611 | | 6,094 | 517 |
| 1,860 | | 1,622 | 238 |
| 11,642 | | 12,242 | -600 |
| 1,301 | | 1,654 | -353 |
| 506 | | 505 | 1 |
| 2,522 | | 2,527 | -5 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 870 |
| | | | 37 |
| | | | -30 |
| | | | -592 |
| | | | 517 |
| | | | 238 |
| | | | -600 |
| | | | -353 |
| | | | 1 |
| | | | -5 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d

| (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 ) |
|---|---|---|---|
| 9 EQUINIX INC | | 2015-12-22 | 2017-03-24 |
| 10 EQUINIX INC | | | 2017-03-27 |
| 9 EQUINIX INC | | | 2017-03-28 |
| 2 REGENCY CENTERS CORPORATION | | 2016-03-21 | 2017-03-28 |
| 27 BOSTON PPTYS INC | | | 2017-03-29 |
| 9 EQUINIX INC | | | 2017-03-29 |
| 248 SPIRIT REALTY CAPITAL INC | | | 2017-03-29 |
| 3 EQUINIX INC | | 2016-02-12 | 2017-03-30 |
| 6 EQUINIX INC | | 2017-03-10 | 2017-03-30 |
| 101 PARK HOTELS RESORTS INC WI | | 2015-10-26 | 2017-03-30 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h

| (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) |
|---|---|---|---|
| 3,468 | | 2,679 | 789 |
| 3,831 | | 2,962 | 869 |
| 3,460 | | 2,657 | 803 |
| 13 | | 15 | -2 |
| 3,516 | | 3,682 | -166 |
| 3,510 | | 2,602 | 908 |
| 2,448 | | 3,290 | -842 |
| 1,189 | | 852 | 337 |
| 2,378 | | 2,267 | 111 |
| 3 | | 3 | |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 789 |
| | | | 869 |
| | | | 803 |
| | | | -2 |
| | | | -166 |
| | | | 908 |
| | | | -842 |
| | | | 337 |
| | | | 111 |
| | | | |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 129 COLONY STARWOOD HOMES | | | 2017-03-31 |
| 17 EQUINIX INC | | 2017-03-10 | 2017-03-31 |
| 61 HUDSON PACIFIC PROPERTIES INC | | 2017-01-13 | 2017-04-04 |
| 77 GAMING LEISURE PROPE W I | | 2017-03-31 | 2017-04-07 |
| 25 BOSTON PPTYS INC | | 2015-01-09 | 2017-04-19 |
| 57 VENTAS INC COM | | | 2017-04-21 |
| 53 VENTAS INC COM | | 2016-06-29 | 2017-04-21 |
| 34 VENTAS INC COM | | 2014-12-31 | 2017-04-26 |
| 200000 WELLS FARGO CO MTN 2 100% 5/08/17 | | 2012-07-05 | 2017-05-08 |
| 4 DUKE REALTY CORPORATION | | 2015-10-13 | 2017-05-10 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 4,371 | | 4,086 | 285 |
| 6,819 | | 6,424 | 395 |
| 2,122 | | 2,151 | -29 |
| 2,629 | | 2,555 | 74 |
| 3,370 | | 3,451 | -81 |
| 3,763 | | 3,680 | 83 |
| 3,499 | | 3,848 | -349 |
| 2,180 | | 2,167 | 13 |
| 200,000 | | 201,678 | -1,678 |
| 112 | | 83 | 29 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 285 |
| | | | 395 |
| | | | -29 |
| | | | 74 |
| | | | -81 |
| | | | 83 |
| | | | -349 |
| | | | 13 |
| | | | -1,678 |
| | | | 29 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 8 MACERICH CO | | 2015-10-13 | 2017-05-10 |
| 204 NATIONAL RETAIL PROPERTIES INC | | | 2017-05-10 |
| 37 SPIRIT REALTY CAPITAL INC | | 2016-09-20 | 2017-05-10 |
| 2 TAUBMAN CENTERS INC | | 2015-10-30 | 2017-05-10 |
| 33 VENTAS INC COM | | | 2017-05-10 |
| 1000 3M CO | | 1970-12-25 | 2017-05-15 |
| 16 AVALONBAY CMNTYS INC | | | 2017-05-17 |
| 46 EQUITY RESIDENTIAL PPTYS TR SH BEN INT | | | 2017-05-17 |
| 433 FELCOR LODGING TR INC | | | 2017-05-17 |
| 30 MID-AMER APT CMNTYS INC | | 2016-08-12 | 2017-05-17 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 484 | | 694 | -210 |
| 7,884 | | 8,814 | -930 |
| 281 | | 487 | -206 |
| 122 | | 154 | -32 |
| 2,108 | | 1,974 | 134 |
| 197,046 | | 74 | 196,972 |
| 3,061 | | 2,982 | 79 |
| 2,977 | | 2,944 | 33 |
| 2,914 | | 4,277 | -1,363 |
| 2,986 | | 3,052 | -66 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | -210 |
| | | | -930 |
| | | | -206 |
| | | | -32 |
| | | | 134 |
| | | | 196,972 |
| | | | 79 |
| | | | 33 |
| | | | -1,363 |
| | | | -66 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 222 RAMCO GERSHENSON PROPERTIES | | 2016-10-18 | 2017-05-17 |
| 342 SPIRIT REALTY CAPITAL INC | | 2016-09-20 | 2017-05-17 |
| 244 TANGER FACTORY OUTLET CENTER | | | 2017-05-17 |
| 142 TAUBMAN CENTERS INC | | | 2017-06-02 |
| 169 97148 STORE CAPITAL CORP | | 2016-09-20 | 2017-06-05 |
| 16 02852 STORE CAPITAL CORP | | 2016-09-20 | 2017-06-05 |
| 125 DUKE REALTY CORPORATION | | | 2017-06-08 |
| 109 HIGHWOODS PROPERTIES INC | | 2014-08-13 | 2017-06-09 |
| 33 AVALONBAY CMNTYS INC | | | 2017-06-12 |
| 12 09318 REGENCY CENTERS CORPORATION | | 2016-06-21 | 2017-06-16 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 2,752 | | 3,924 | -1,172 |
| 2,387 | | 4,504 | -2,117 |
| 6,210 | | 8,224 | -2,014 |
| 8,449 | | 10,744 | -2,295 |
| 3,479 | | 4,997 | -1,518 |
| 328 | | 471 | -143 |
| 3,540 | | 2,401 | 1,139 |
| 5,468 | | 4,651 | 817 |
| 6,386 | | 5,892 | 494 |
| 750 | | 814 | -64 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | -1,172 |
| | | | -2,117 |
| | | | -2,014 |
| | | | -2,295 |
| | | | -1,518 |
| | | | -143 |
| | | | 1,139 |
| | | | 817 |
| | | | 494 |
| | | | -64 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d

| (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 ) |
|---|---|---|---|
| 70 90682 REGENCY CENTERS CORPORATION | | | 2017-06-16 |
| 87 STORE CAPITAL CORP | | | 2017-06-16 |
| 109 KIMCO RLTY CORP | | 2017-06-12 | 2017-06-29 |
| 53 MACERICH CO | | | 2017-06-29 |
| 117 GEO GROUP INC THE | | | 2017-07-13 |
| 33 PHYSICIANS REALTY TRUST | | 2017-06-29 | 2017-07-13 |
| 31 PHYSICIANS REALTY TRUST | | 2016-08-25 | 2017-07-13 |
| 77 PROLOGIS INC | | 2015-07-22 | 2017-07-13 |
| 39 AVALONBAY CMNTYS INC | | 2017-01-25 | 2017-07-24 |
| 2 BOSTON PPTYS INC | | 2017-02-02 | 2017-07-24 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h

| (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) |
|---|---|---|---|
| 4,395 | | 4,830 | -435 |
| 1,824 | | 2,546 | -722 |
| 2,049 | | 2,097 | -48 |
| 3,132 | | 4,309 | -1,177 |
| 3,494 | | 3,613 | -119 |
| 609 | | 666 | -57 |
| 572 | | 660 | -88 |
| 4,425 | | 3,090 | 1,335 |
| 7,375 | | 6,813 | 562 |
| 238 | | 261 | -23 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | -435 |
| | | | -722 |
| | | | -48 |
| | | | -1,177 |
| | | | -119 |
| | | | -57 |
| | | | -88 |
| | | | 1,335 |
| | | | 562 |
| | | | -23 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 174 EXTRA SPACE STORAGE INC | | | 2017-07-24 |
| 301 RAMCO GERSHENSON PROPERTIES | | | 2017-07-26 |
| 164 BRANDYWINE REALTY TRUST | | 2016-08-25 | 2017-07-27 |
| 47 AVALONBAY CMNTYS INC | | | 2017-08-03 |
| 468 CUBESMART | | | 2017-08-03 |
| 35 EXTRA SPACE STORAGE INC | | 2016-12-23 | 2017-08-03 |
| 34 KILROY RLTY CORP | | | 2017-08-03 |
| 72 KILROY RLTY CORP | | | 2017-08-03 |
| 74 OMEGA HEALTHCARE INVS INC | | 2017-04-21 | 2017-08-03 |
| 76 AVALONBAY CMNTYS INC | | 2016-10-18 | 2017-08-08 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 13,672 | | 12,999 | 673 |
| 4,150 | | 5,191 | -1,041 |
| 2,750 | | 2,688 | 62 |
| 8,805 | | 8,189 | 616 |
| 11,270 | | 12,628 | -1,358 |
| 2,675 | | 2,611 | 64 |
| 2,371 | | 2,483 | -112 |
| 5,020 | | 5,307 | -287 |
| 2,264 | | 2,552 | -288 |
| 14,257 | | 12,943 | 1,314 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 673 |
| | | | -1,041 |
| | | | 62 |
| | | | 616 |
| | | | -1,358 |
| | | | 64 |
| | | | -112 |
| | | | -287 |
| | | | -288 |
| | | | 1,314 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 490 EQUITY RESIDENTIAL PPTYS TR SH BEN INT | | | 2017-08-08 |
| 5 GEO GROUP INC THE | | 2017-06-05 | 2017-08-08 |
| 27 HUDSON PACIFIC PROPERTIES INC | | 2017-06-09 | 2017-08-08 |
| 207 OMEGA HEALTHCARE INVS INC | | | 2017-08-11 |
| 59 PHYSICIANS REALTY TRUST | | | 2017-08-11 |
| 11 VENTAS INC COM | | 2014-08-13 | 2017-08-11 |
| 21 VENTAS INC COM | | 2017-06-05 | 2017-08-11 |
| 35 CROWN CASTLE INTL CORP | | 2017-07-24 | 2017-08-18 |
| 97 EXTRA SPACE STORAGE INC | | | 2017-08-18 |
| 91 HIGHWOODS PROPERTIES INC | | 2014-08-13 | 2017-08-18 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 32,725 | | 30,409 | 2,316 |
| 132 | | 153 | -21 |
| 877 | | 928 | -51 |
| 6,221 | | 7,010 | -789 |
| 1,049 | | 1,250 | -201 |
| 710 | | 619 | 91 |
| 1,356 | | 1,404 | -48 |
| 3,643 | | 3,476 | 167 |
| 7,279 | | 7,124 | 155 |
| 4,644 | | 3,883 | 761 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 2,316 |
| | | | -21 |
| | | | -51 |
| | | | -789 |
| | | | -201 |
| | | | 91 |
| | | | -48 |
| | | | 167 |
| | | | 155 |
| | | | 761 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| (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 ) |
|---|---|---|---|
| 119 MACERICH CO | | | 2017-08-18 |
| 35 MID-AMER APT CMNTYS INC | | 2016-08-12 | 2017-08-18 |
| 386 SPIRIT REALTY CAPITAL INC | | 2016-09-20 | 2017-08-18 |
| 832 AMERICAN HOMES 4 RENT A | | | 2017-09-07 |
| 197 STARWOOD WAYPOINT HOMES | | | 2017-09-07 |
| 36 MID-AMER APT CMNTYS INC | | | 2017-09-08 |
| 267 PARAMOUNT GROUP INC | | | 2017-09-20 |
| 513 DIAMONDROCK HOSPITALITY CO | | | 2017-10-18 |
| 193 DIAMONDROCK HOSPITALITY CO | | 2016-11-18 | 2017-10-18 |
| 27 WELLTOWER INC | | 2015-01-09 | 2017-10-18 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| (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) |
|---|---|---|---|
| 6,351 | | 9,454 | -3,103 |
| 3,695 | | 3,561 | 134 |
| 3,227 | | 5,068 | -1,841 |
| 18,203 | | 18,007 | 196 |
| 7,125 | | 6,718 | 407 |
| 3,889 | | 3,644 | 245 |
| 4,243 | | 4,980 | -737 |
| 5,664 | | 6,812 | -1,148 |
| 2,131 | | 1,977 | 154 |
| 1,835 | | 2,150 | -315 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | -3,103 |
| | | | 134 |
| | | | -1,841 |
| | | | 196 |
| | | | 407 |
| | | | 245 |
| | | | -737 |
| | | | -1,148 |
| | | | 154 |
| | | | -315 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d

| (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 ) |
|---|---|---|---|
| 8160 703 GLENMEDE SC EQUITY PORT ADV | | | 2017-10-19 |
| 5476 451 NUVEEN HIGH INCOME BOND FD CL I | | 2014-08-06 | 2017-10-19 |
| 1535 424 ROWE T PRICE MID CAP GROWTH FD INC | | | 2017-10-19 |
| 135 LIFE STORAGE STOCK | | 2017-09-07 | 2017-10-24 |
| 5 MID-AMER APT CMNTYS INC | | 2017-01-30 | 2017-11-14 |
| 136 MID-AMER APT CMNTYS INC | | 2016-08-25 | 2017-11-14 |
| 56 INVITATION HOMES INC | | 2016-12-09 | 2017-12-11 |
| 236 CUBESMART | | 2017-09-07 | 2017-12-21 |
| 316 CUBESMART | | 2017-09-07 | 2017-12-22 |
| 94 REALTY INCOME CORP | | 2017-02-27 | 2017-12-28 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h

| (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) |
|---|---|---|---|
| 260,245 | | 213,965 | 46,280 |
| 43,100 | | 50,000 | -6,900 |
| 140,092 | | 122,382 | 17,710 |
| 10,848 | | 10,932 | -84 |
| 526 | | 474 | 52 |
| 14,299 | | 12,773 | 1,526 |
| 13 | | 10 | 3 |
| 6,654 | | 6,261 | 393 |
| 8,956 | | 8,383 | 573 |
| 5,335 | | 5,933 | -598 |

## Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | (l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| (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 | |
| | | | 46,280 |
| | | | -6,900 |
| | | | 17,710 |
| | | | -84 |
| | | | 52 |
| | | | 1,526 |
| | | | 3 |
| | | | 393 |
| | | | 573 |
| | | | -598 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns a - d**

| **(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 ) |
|---|---|---|---|
| 34 VENTAS INC COM | | 2014-08-13 | 2017-12-28 |
| CAPITAL GAIN DIVIDENDS | P | | |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

| **(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) |
|---|---|---|---|
| 2,040 | | 1,914 | 126 |
| | | | 224,528 |

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

| Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69 | | | **(l)** Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h)) |
|---|---|---|---|
| **(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 | |
| | | | 126 |
| | | | |

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

| Recipient<br>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* | | | | |
| AMERICAN CHESTNUT LAND TRUST INCP O BOX 2363<br>PRINCE FREDERICK, MD 20678 | NONE | PC | GENERAL OPERATING | 60,000 |
| BETHLEHEM HOUSE<br>1401 LAWERENCE STREET NE<br>WASHINGTON, DC 20017 | NONE | PC | GENERAL OPERATING | 40,000 |
| CATHOLIC CAMPAIGN FOR HUMAN DEVELOPMENT<br>3211 4TH STREET NE<br>WASHINGTON, DC 20017 | NONE | PC | GENERAL OPERATING | 40,000 |
| CATHOLIC COMMUNITY SERVICES<br>MSGR JOHN ENZLER PRESIDENT<br>924 G STREET NW<br>WASHINGTON, DC 20018 | NONE | PC | GENERAL OPERATING | 10,000 |
| GONZAGA COLLEGE HIGH SCHOOL19 EYE STREET NW<br>WASHINGTON, DC 20001 | NONE | PC | GENERAL OPERATING | 40,000 |
| **Total . . . 3a** | | | ▶ | 775,000 |

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

| Recipient<br>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* | | | | |
| PERRY SCHOOL COMMUNITY SERVICES CENTER INC<br>128 M STREET N W<br>WASHINGTON, DC 20001 | NONE | PC | GENERAL OPERATING | 60,000 |
| ST JOHN VIANNEY CHURCH<br>105 VIANNEY LANE<br>PRINCE FREDERICK, MD 20678 | NONE | PC | GENERAL OPERATING | 50,000 |
| ST JOSEPH'S ON CAPITOL HILL313 SECOND STREET NE<br>WASHINGTON, DC 20002 | NONE | PC | GENERAL OPERATING | 40,000 |
| THE NATURE CONSERVANCY<br>DR ELIZABETH GRAY STATE DIRECTOR<br>5410 GROSVENOR LANE<br>BETHESDA, MD 20814 | NONE | PC | GENERAL OPERATING | 25,000 |
| FRIENDS OF THE LAY CENTRE<br>NATIONAL CATHOLIC COMMUNITY FDN<br>1321 GENERALS HIGHWAY 202<br>CROWNSVILLE, MD 21032 | NONE | PC | GENERAL OPERATING | 140,000 |
| **Total** . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . ▶ **3a** | | | | 775,000 |

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

| Recipient<br>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* | | | | |
| DISTRICT ALLIANCE FOR SAFE HOUSING<br>PO BOX 73186<br>WASHINGTON, DC 20056 | NONE | PC | GENERAL OPERATING | 10,000 |
| NEW JERUSALEM<br>255 S 17 STREET SUITE 2902<br>PHILADELPHIA, PA 19103 | NONE | PC | GENERAL OPERATING | 25,000 |
| CAMBRIDGE IN AMERICA<br>PO BOX 9123 JAF BLG<br>NEW YORK, NY 10087 | NONE | PC | GENERAL OPERATING | 25,000 |
| NATIONAL CATHOLIC REPORTER<br>115 EAST ARMOUR BLVD<br>KANSAS CITY, MO 64111 | NONE | PC | GENERAL OPERATING | 125,000 |
| MADONNA HOUSE220 C STREET NE<br>WASHINGTON, DC 20002 | NONE | PC | GENERAL OPERATING | 35,000 |
| **Total** . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . ▶ **3a** | | | | 775,000 |

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

| Recipient<br>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* | | | | |
| SISTERS OF THE HOLY CROSS<br>415 SILVER SPRING AVE APT 304<br>SILVER SPRING, MD 20910 | NONE | PC | GENERAL OPERATING | 40,000 |
| L'ARCHE<br>MARY RUPPORT PHILANTHROPY<br>P O BOX 21471<br>WASHINGTON, DC 20009 | NONE | PC | GENERAL OPERATING | 10,000 |
| **Total** . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . ▶ **3a** | | | | 775,000 |

# TY 2017 Accounting Fees Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

**Accounting Fees Schedule**

| Category | Amount | Net Investment Income | Adjusted Net Income | Disbursements for Charitable Purposes |
|---|---|---|---|---|
| TAX PREPARATION FEE (NON-ALLOC | 3,000 | | | 3,000 |

# TY 2017 Investments Corporate Bonds Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

**Investments Corporate Bonds Schedule**

| Name of Bond | End of Year Book Value | End of Year Fair Market Value |
|---|---|---|
| 670678390 NUVEEN STRATEGIC INC | 154,942 | 163,413 |
| 24422ERR2 JOHN DEERE CAP MTN | 199,370 | 200,240 |
| 548661CT2 LOWES COMPANIES | 207,664 | 208,364 |
| 258620103 DOUBLELINE TOTAL RET | 150,000 | 146,419 |
| 670678234 NUVEEN HIGH INCOME B | | |
| 458140AS9 INTEL CORP | 201,610 | 211,148 |
| 670700400 NUVEEN PREFERRED SEC | 225,000 | 227,820 |
| 94974BFD7 WELLS FARGO CO MTN | | |
| 46625HHU7 JPMORGAN CHASE CO | 211,296 | 209,704 |
| 31420B300 FEDERATED INST HI YL | 180,000 | 177,866 |

# TY 2017 Investments Corporate Stock Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

| Name of Stock | End of Year Book Value | End of Year Fair Market Value |
|---|---|---|
| 88579Y101 3M CO | 461 | 1,465,414 |
| 73935A104 POWERSHARES QQQ ETF | 249,381 | 353,887 |
| 751452202 RAMCO GERSHENSON PRO | | |
| 758849103 REGENCY CENTERS CORP | 24,938 | 29,056 |
| 71943U104 PHYSICIANS REALTY TR | 15,638 | 16,605 |
| 49427F108 KILROY RLTY CORP | 19,055 | 22,395 |
| 264411505 DUKE REALTY CORPORAT | 23,344 | 26,829 |
| 101121101 BOSTON PPTYS INC | 29,850 | 30,947 |
| 95040Q104 WELLTOWER INC | 31,566 | 29,143 |
| 670725712 NUVEEN INTERNATIONAL | 299,319 | 311,276 |
| 464287804 I SHARES S P SMALLC | 198,997 | 258,542 |
| 06738C778 IPATH DOW JONES UBS | 94,634 | 47,600 |
| 922908553 VANGUARD REIT ETF | 300,055 | 293,998 |
| 741479109 PRICE T ROWE GROWTH | 530,000 | 742,278 |
| 922908728 VANGUARD TOTAL STOCK | 600,000 | 766,016 |
| 252784301 DIAMONDROCK HOSPITAL | | |
| 02665T306 AMERICAN HOMES 4 REN | | |
| 43300A104 HILTON WORLDWIDE HOL | | |
| 294752100 EQUITY ONE INC | | |
| 30225T102 EXTRA SPACE STORAGE | 7,540 | 9,007 |
| 74316J458 CONGRESS MID CAP GRO | 281,835 | 350,943 |
| 67065W639 NUVEEN SANTA BARBARA | 150,000 | 249,401 |
| 149498107 CAUSEWAY EMERGING MA | 254,069 | 308,497 |
| 31430F101 FELCOR LODGING TR IN | | |
| 84860W102 SPIRIT REALTY CAPITA | | |
| 92276F100 VENTAS INC | 10,040 | 10,742 |
| 74340W103 PROLOGIS INC | 44,138 | 57,543 |
| 025076209 AMERICAN CENT EQUITY | 250,000 | 306,319 |
| 922042676 VANGUARD GLBL EX US | 237,401 | 246,598 |
| 32054K103 FIRST INDL RLTY TR I | | |

| Name of Stock | End of Year Book Value | End of Year Fair Market Value |
|---|---|---|
| 024835100 AMERICAN CAMPUS COMM | | |
| 444097109 HUDSON PACIFIC PROPE | 11,483 | 11,577 |
| 875465106 TANGER FACTORY OUTLE | | |
| 63633D104 NATIONAL HEALTH INVS | 7,044 | 8,292 |
| 105368203 BRANDYWINE REALTY TR | 8,602 | 9,750 |
| 862121100 STORE CAPITAL CORP | 8,865 | 9,296 |
| 637417106 NATIONAL RETAIL PROP | | |
| 29444U700 EQUINIX INC | 35,259 | 36,711 |
| 004239109 ACADIA RLTY TR | 17,541 | 16,088 |
| 23283R100 CYRUSONE INC | | |
| 19625X102 COLONY STARWOOD HOME | | |
| 59522J103 MID-AMER APT CMNTYS | | |
| 554382101 MACERICH CO | 10,207 | 8,670 |
| 378690606 GLENMEDE SC EQUITY P | 336,035 | 397,745 |
| 779556109 ROWE T PRICE MID-CAP | 562,618 | 720,305 |
| 36162J106 GEO GROUP INC THE | 8,138 | 10,856 |
| 053484101 AVALONBAY CMNTYS INC | 21,802 | 21,944 |
| 828806109 SIMON PROPERTY GROUP | 42,732 | 43,622 |
| 00769G543 CAMBIAR INTL EQUITY | 300,000 | 345,771 |
| 641224415 NEUBERGER BERMAN EME | 208,660 | 279,863 |
| 921910501 VANGUARD INTL GRWTH | 775,000 | 1,137,456 |
| 431284108 HIGHWOODS PROPERTIES | | |
| 867892101 SUNSTONE HOTEL INVS | 8,294 | 10,249 |
| 876664103 TAUBMAN CENTERS INC | | |
| 69924R108 PARAMOUNT GROUP INC | 10,941 | 10,001 |
| 756109104 REALTY INCOME CORP | 16,887 | 16,365 |
| 700517105 PARK HOTELS RESORTS | 4,198 | 4,600 |
| 36467J108 GAMING LEISURE PROP | 11,994 | 12,987 |
| 962166104 WEYERHAEUSER CO | 21,841 | 22,002 |
| 22822V101 CROWN CASTLE INTL CO | 14,528 | 15,763 |

| Name of Stock | End of Year Book Value | End of Year Fair Market Value |
|---|---|---|
| 133131102 CAMDEN PPTY TR SBI | 24,941 | 25,593 |
| 165240102 CHESAPEAKE LODGING T | 8,033 | 7,585 |
| 58463J304 MEDICAL PROPERTIES T | 8,098 | 8,227 |
| 49446R109 KIMCO REALTY CORP | 11,062 | 10,273 |
| 253868103 DIGITAL REALTY TRUST | 33,336 | 34,512 |
| 03027X100 AMERICAN TOWER CORP | 14,059 | 14,267 |
| 297178105 ESSEX PPTY TR INC | 31,999 | 29,447 |
| 008492100 AGREE RLTY CORP | 12,114 | 13,066 |
| 222795106 COUSINS PPTYS INC | 12,713 | 13,616 |
| 43300A203 HILTON WORLDWIDE HLD | 11,547 | 16,691 |
| 46187W107 INVITATION HOMES INC | 26,461 | 32,055 |
| 76131V202 RETAIL PROPERTIES OF | 10,202 | 10,255 |
| 421946104 HEALTHCARE RLTY TR | 8,058 | 8,094 |

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# TY 2017 Investments - Other Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

**Investments Other Schedule 2**

| Category/ Item | Listed at Cost or FMV | Book Value | End of Year Fair Market Value |
|---|---|---|---|
| 00203H859 AQR MANAGED FUTURES | AT COST | 125,000 | 114,346 |

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|---|---|---|

# TY 2017 Other Assets Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

## Other Assets Schedule

| Description | Beginning of Year - Book Value | End of Year - Book Value | End of Year - Fair Market Value |
|---|---|---|---|
| ACCRUED INCOME | 8,409 | 3,882 | 3,882 |

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|---|---|---|

# TY 2017 Other Decreases Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

| Description | Amount |
|---|---|
| PY RETURN OF CAPITAL ADJUSTMENT | 1,071 |
| PY ACCRUED INCOME ADJUSTMENT | 394 |
| WASH SALE ADJUSTMENT | 548 |

# TY 2017 Other Expenses Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

## Other Expenses Schedule

| Description | Revenue and Expenses per Books | Net Investment Income | Adjusted Net Income | Disbursements for Charitable Purposes |
|---|---|---|---|---|
| STATE FILING FEE/TAXES | 25 | 0 | | 25 |

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# TY 2017 Other Income Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

## Other Income Schedule

| Description | Revenue And Expenses Per Books | Net Investment Income | Adjusted Net Income |
|---|---|---|---|
| FEDERAL TAX REFUND | 5,185 | 0 | |

# TY 2017 Other Increases Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

| Description | Amount |
|---|---|
| PENDING SALES ADJUSTMENT | 472 |

# TY 2017 Taxes Schedule

**Name:** 1988 IRREV COCHRANE MEMORIAL TR

**EIN:** 41-6309348

| Category | Amount | Net Investment Income | Adjusted Net Income | Disbursements for Charitable Purposes |
|---|---|---|---|---|
| FOREIGN TAXES | 2,700 | 2,700 | | 0 |
| FEDERAL ESTIMATES - PRINCIPAL | 11,600 | 0 | | 0 |
| FOREIGN TAXES ON NONQUALIFIED | 823 | 823 | | 0 |