Form 5500 Annual Return/Report of Employee Benefit Plan			OMB Nos. 12			
Department of the Treasury	This form is required to be filed for employee benefit plans under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and			10-0089		
Internal Revenue Service	sections 6047(e), 6057(b), and 6058(a) of the Internal Revenue Code (the Code).		2012			
Department of Labor Employee Benefits Security Administration	 Complete all entries in accordance with the instructions to the Form 5500. 					
Pension Benefit Guaranty Corporation		This	Form is Open to Pu Inspection	ıblic		
Part I Annual Report Ider	tification Information					
For calendar plan year 2012 or fiscal	plan year beginning 01/01/2012 and ending 12/31/2	2012				
A This return/report is for:	a multiemployer plan; a multiple-employer plan; or					
	x a single-employer plan; a DFE (specify)					
B This return/report is:	the first return/report; the final return/report;					
·	an amended return/report; a short plan year return/report (less the	a short plan year return/report (less than 12 months).				
C If the plan is a collectively-bargain	ed plan, check here.		•			
D Check box if filing under:	Form 5558; automatic extension;	the	e DFVC program;			
	special extension (enter description)	_				
Part II Basic Plan Inform	nation—enter all requested information					
1a Name of plan MILLER-NICHOLSON RETIREMENT		1b	Three-digit plan number (PN) ▶	002		
		1c	Effective date of pla 01/01/1987	an		
2a Plan sponsor's name and addres MILLER-NICHOLSON INC.	s; include room or suite number (employer, if for a single-employer plan)	2b	Employer Identifica Number (EIN) 91-0524992	tion		
		2c	Sponsor's telephon number 206-382-8800			
1015 OLIVE WAY SEATTLE, WA 98101	1015 OLIVE WAY SEATTLE, WA 98101	2d	Business code (see instructions) 441110	9		

Caution: A penalty for the late or incomplete filing of this return/report will be assessed unless reasonable cause is established.

Under penalties of perjury and other penalties set forth in the instructions, I declare that I have examined this return/report, including accompanying schedules, statements and attachments, as well as the electronic version of this return/report, and to the best of my knowledge and belief, it is true, correct, and complete.

SIGN	Filed with authorized/valid electronic signature.	10/04/2013	STUART LUND	
HERE	Signature of plan administrator	Date	Enter name of individu	al signing as plan administrator
SIGN HERE	Filed with authorized/valid electronic signature.	10/04/2013	STUART LUND	
HERE	Signature of employer/plan sponsor	Date	Enter name of individu	al signing as employer or plan sponsor
SIGN HERE				
	Signature of DFE	Date	Enter name of individu	al signing as DFE
Preparei	's name (including firm name, if applicable) and address; include r	Preparer's telephone number (optional)		
For Pap	erwork Reduction Act Notice and OMB Control Numbers, see	Form 5500 (2012)		

	Form 5500 (2012)	Page 2			
	Plan administrator's name and address Same as Plan Spons	91-(3b Administrator's EIN 91-0524992		
10	15 OLIVE WAY ATTLE, WA 98101			ninistrator's telephone nber 206-382-8800	
4	If the name and/or EIN of the plan sponsor has changed since the EIN and the plan number from the last return/report:	the last return/report filed for this plan, enter the name	, 4b EIN		
а	Sponsor's name		4c PN		
5	Total number of participants at the beginning of the plan year		5	157	
6	Number of participants as of the end of the plan year (welfare pl	plans complete only lines 6a, 6b, 6c, and 6d).			
а	Active participants		6a	122	
b	Retired or separated participants receiving benefits		6b	0	
С	Other retired or separated participants entitled to future benefits	ts	6c	24	
d	Subtotal. Add lines 6a, 6b, and 6c		6d	146	
е	Deceased participants whose beneficiaries are receiving or are	e entitled to receive benefits	6e	2	
f	Total. Add lines 6d and 6e		6f	148	
g	Number of participants with account balances as of the end of the complete this item)		6g	127	
h	Number of participants that terminated employment during the pless than 100% vested	plan year with accrued benefits that were	6h	0	
7	Enter the total number of employers obligated to contribute to the				
8a	If the plan provides pension benefits, enter the applicable pension $2E$ $2F$ $2G$ $2J$ $2K$ $2T$ $3D$ $3H$	sion feature codes from the List of Plan Characteristics	Codes in the i	nstructions:	

b If the plan provides welfare benefits, enter the applicable welfare feature codes from the List of Plan Characteristics Codes in the instructions:

9a	a Plan funding arrangement (check all that apply)		9b	Plan bene	efit a	arrangement (check all that apply)	
	(1)		Insurance		(1)		Insurance
	(2)		Code section 412(e)(3) insurance contracts		(2)		Code section 412(e)(3) insurance contracts
	(3)	×	Trust		(3)	Х	Trust
	(4)		General assets of the sponsor		(4)		General assets of the sponsor
10	10 Check all applicable boxes in 10a and 10b to indicate which schedules are attached, and, where indicated, enter the number attached. (See instructions)						
а	Pensio	n Sc	hedules	b	b General Schedules		
	(1)	X	R (Retirement Plan Information)		(1)	X	H (Financial Information)
	(2)	\square	MB (Multiemployer Defined Benefit Plan and Certain Money		(2)	Π	I (Financial Information – Small Plan)
			Purchase Plan Actuarial Information) - signed by the plan		(3)		A (Insurance Information)
			actuary		(4)	Х	C (Service Provider Information)
	(3)	\square	SB (Single-Employer Defined Benefit Plan Actuarial		(5)		D (DFE/Participating Plan Information)
			Information) - signed by the plan actuary		(6)		G (Financial Transaction Schedules)

SCHEDULE C Service Provider Information (Form 5500) This schedule is required to be filed under section 104 of the Employee			OMB No. 1210-0110	
			2012	
Department of the Treasury Internal Revenue Service				
Department of Labor Employee Benefits Security Administration	► File as an attachmen	t to Form 5500.	This Form is Open to Public Inspection.	
Pension Benefit Guaranty Corporation For calendar plan year 2012 or fiscal p	blan vear beginning 01/01/2012	and ending 12/31	1/2012	
A Name of plan MILLER-NICHOLSON RETIREMENT		B Three-digit plan number (PN)	▶ 002	
C Plan sponsor's name as shown on	line 22 of Form 5500	D Employer Identificati	ion Number (EIN)	
MILLER-NICHOLSON INC.		91-0524992		
Part I Service Provider Int	formation (see instructions)			
plan during the plan year. If a pers	money or anything else of monetary value) in c on received only eligible indirect compensation	for which the plan received the requ		
 plan during the plan year. If a persianswer line 1 but are not required to 1 Information on Persons R a Check "Yes" or "No" to indicate whe indirect compensation for which the b If you answered line 1a "Yes," entreceived only eligible indirect compensation 	on received only eligible indirect compensation o include that person when completing the rema- ecceiving Only Eligible Indirect Com ether you are excluding a person from the rema e plan received the required disclosures (see ins er the name and EIN or address of each persor ensation. Complete as many entries as needed	for which the plan received the required ainder of this Part. pensation inder of this Part because they rece structions for definitions and condition and providing the required disclosures d (see instructions).	uired disclosures, you are required to nived only eligible ons) Yes No for the service providers who	
 plan during the plan year. If a persianswer line 1 but are not required to 1 Information on Persons R a Check "Yes" or "No" to indicate whe indirect compensation for which the b If you answered line 1a "Yes," entreceived only eligible indirect compensation 	on received only eligible indirect compensation o include that person when completing the rema- eceiving Only Eligible Indirect Com ether you are excluding a person from the rema plan received the required disclosures (see ins er the name and EIN or address of each persor	for which the plan received the required ainder of this Part. pensation inder of this Part because they rece structions for definitions and condition and providing the required disclosures d (see instructions).	uired disclosures, you are required to nived only eligible ons) Yes No for the service providers who	
plan during the plan year. If a pers answer line 1 but are not required to 1 Information on Persons R a Check "Yes" or "No" to indicate whe indirect compensation for which the b If you answered line 1a "Yes," ent received only eligible indirect comp (b) Enter r	on received only eligible indirect compensation o include that person when completing the rema- ecceiving Only Eligible Indirect Com ether you are excluding a person from the rema e plan received the required disclosures (see ins er the name and EIN or address of each persor ensation. Complete as many entries as needed	for which the plan received the required ainder of this Part.	uired disclosures, you are required to wived only eligible ons) [Yes No for the service providers who ct compensation	
plan during the plan year. If a pers answer line 1 but are not required to 1 Information on Persons R a Check "Yes" or "No" to indicate whe indirect compensation for which the b If you answered line 1a "Yes," ent received only eligible indirect comp (b) Enter r	on received only eligible indirect compensation o include that person when completing the rema eceiving Only Eligible Indirect Com ether you are excluding a person from the rema e plan received the required disclosures (see ins er the name and EIN or address of each persor ensation. Complete as many entries as needed name and EIN or address of person who provide	for which the plan received the required ainder of this Part.	uired disclosures, you are required to wived only eligible ons) [Yes No for the service providers who ct compensation	

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

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(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

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2. Information on Other Service Providers Receiving Direct or Indirect Compensation. Except for those persons for whom you answered "Yes" to line 1a above, complete as many entries as needed to list each person receiving, directly or indirectly, \$5,000 or more in total compensation (i.e., money or anything else of value) in connection with services rendered to the plan or their position with the plan during the plan year. (See instructions).

(a) Enter name and EIN or address (see instructions)

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(b)	(c)	(d)	(e)	(f)	(g)	(h)	
Service Code(s)	Relationship to employer, employee	Enter direct compensation paid by the plan. If none,	Did service provider receive indirect	Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0	Did the service provider give you a formula instead of an amount or	
64 37 65	RECORDKEEPER	4073	Yes 🕺 No 🗌	Yes 🕺 No 🗌	0	Yes 🗙 No 🗌	
(a) Enter name and EIN or address (see instructions)							

(b)	(c)	(d)	(e)	(f)	(g)	(h)	
Service Code(s)	Relationship to employer, employee	Enter direct compensation paid by the plan. If none, enter -0	Did service provider receive indirect	Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	Enter total indirect	Did the service provider give you a formula instead of an amount or	
			Yes 🗌 No 🗌	Yes 🗌 No 🗌		Yes 🗌 No 🗌	
	(a) Enter name and EIN or address (see instructions)						

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0	an amount or estimated amount?
		Yes 🗌 No 🗌	Yes No		Yes 🗌 No 🗌

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2. Information on Other Service Providers Receiving Direct or Indirect Compensation. Except for those persons for whom you answered "Yes" to line 1a above, complete as many entries as needed to list each person receiving, directly or indirectly, \$5,000 or more in total compensation (i.e., money or anything else of value) in connection with services rendered to the plan or their position with the plan during the plan year. (See instructions).

	(a) Enter name and EIN or address (see instructions)						
(b) Service Code(s)	(C) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0	(h) Did the service provider give you a formula instead of an amount or estimated amount?	
			Yes No	Yes No		Yes 🗌 No 🗌	
		(a) Enter name and EIN or	address (see instructions)			
(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0	(h) Did the service provider give you a formula instead of an amount or estimated amount?	
			Yes 🗌 No 🗌	Yes No		Yes 🗌 No 🗌	
		(a) Enter name and EIN or	address (see instructions)			
(b) Service Code(s)	(C) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0	(h) Did the service provider give you a formula instead of an amount or estimated amount?	
			Yes 🗌 No 🗌	Yes 🗌 No 🗌		Yes 🗌 No 🗌	

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received \$1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	(b) Service Codes (see instructions)	(C) Enter amount of indirect compensation
	()	
(d) Enter name and EIN (address) of source of indirect compensation	(e) Describe the indirect of	compensation, including any
	formula used to determine for or the amount of t	the service provider's eligibility he indirect compensation.
(a) Enter service provider name as it appears on line 2	(b) Service Codes	(c) Enter emount of indirect
(a) Enter service provider name as it appears on line 2	(see instructions)	(C) Enter amount of indirect compensation
(d) Enter name and EIN (address) of source of indirect compensation		compensation, including any
		the service provider's eligibility he indirect compensation.
(a) Enter service provider name as it appears on line 2	(b) Service Codes	(C) Enter amount of indirect
	(see instructions)	compensation
(d) Enter name and EIN (address) of source of indirect compensation	(e) Describe the indirect of	compensation, including any
	for or the amount of t	the service provider's eligibility he indirect compensation.

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Ρ	art II Service Providers Who Fail or Refuse to	Provide Infori	mation
4	Provide, to the extent possible, the following information for ea this Schedule.	ch service provide	er who failed or refused to provide the information necessary to complete
	(a) Enter name and EIN or address of service provider (see instructions)	(b) Nature of Service Code(s)	(C) Describe the information that the service provider failed or refused to provide
_	(a) Enter name and EIN or address of service provider (see instructions)	(b) Nature of Service Code(s)	(C) Describe the information that the service provider failed or refused to provide
	(a) Enter name and EIN or address of service provider (see	(b) Nature of Service	(C) Describe the information that the service provider failed or refused to
	instructions)	Code(s)	provide
	(a) Enter name and EIN or address of service provider (see instructions)	(b) Nature of Service Code(s)	(C) Describe the information that the service provider failed or refused to provide
	(a) Enter name and EIN or address of service provider (see instructions)	(b) Nature of Service Code(s)	(C) Describe the information that the service provider failed or refused to provide
	(a) Enter name and EIN or address of service provider (see instructions)	(b) Nature of Service Code(s)	(C) Describe the information that the service provider failed or refused to provide

Part III		Termination Information on Accountants and Enrolled Actuaries (see in (complete as many entries as needed)	structions)
а	Name		b EIN:
С	Positic	n:	
d	Addre	SS:	e Telephone:
Ex	planatio):	

а	Name:	b EIN:
С	Position:	
d	Address:	e Telephone:

Explanation:

Explanation:

а	Name:	b EIN:
С	Position:	
d	Address:	e Telephone:

Explanation:

а	Name:	b EIN:
С	Position:	
d	Address:	e Telephone:

Explanation:

SCHEDULE H	Financial Information			_		OMB No. 12	210-0110		
(Form 5500) Department of the Treasury Internal Revenue Service Department of Labor	 This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA), and section 6058(a) of the Internal Revenue Code (the Code). File as an attachment to Form 5500. 					2012			
Employee Benefits Security Administration Pension Benefit Guaranty Corporation						This Form is Open to Public Inspection			
For calendar plan year 2012 or fiscal plan	an year beginning 01/01/2012		and	ending	12/31/2	2012			
A Name of plan MILLER-NICHOLSON RETIREMENT F	PLAN			В	Three-digi		•	002	
					plan numb	er (PN)			
C Plan sponsor's name as shown on li	ne 2a of Form 5500			D	Employer lo	dentificat	tion Number	· (EIN)	
MILLER-NICHOLSON INC.				9	91-0524992	2			
Part I Asset and Liability S	Statement			1					
 Current value of plan assets and lial the value of the plan's interest in a c lines 1c(9) through 1c(14). Do not e benefit at a future date. Round off a 	bilities at the beginning and end of the plan commingled fund containing the assets of m nter the value of that portion of an insurance amounts to the nearest dollar. MTIAs, CO s also do not complete lines 1d and 1e. See	ore than one e contract wh CTs, PSAs, a	plan on a iich guaran nd 103-12	line-by tees,	y-line basis during this	unless t plan yea	he value is i ir, to pay a s	reportable on specific dollar	
-	sets		(a) B	eginni	ng of Year		(b) Er	nd of Year	
a Total noninterest-bearing cash		1a							
b Receivables (less allowance for dou	ibtful accounts):								
		1b(1)							
(2) Participant contributions		1b(2)							
(3) Other		1b(3)							
	money market accounts & certificates	1c(1)			549	9390		460524	
(2) U.S. Government securities		1c(2)							
(3) Corporate debt instruments (ot									
(A) Preferred		1c(3)(A)							
(B) All other		1c(3)(B)							
(4) Corporate stocks (other than e	mployer securities):								
(A) Preferred		1c(4)(A)							
(B) Common		1c(4)(B)							
(5) Partnership/joint venture intere	sts	1c(5)							
(6) Real estate (other than employ	er real property)	1c(6)							
(7) Loans (other than to participan	ts)	1c(7)							
(8) Participant loans	·	1c(8)			119	383		69553	
(9) Value of interest in common/co	Ilective trusts	1c(9)							
(10) Value of interest in pooled sepa	arate accounts	1c(10)							
	t investment accounts	1c(11)							
	estment entities	1c(12)							
(13) Value of interest in registered in funds)		1c(13)			2614	212		3174170	
	e company general account (unallocated	1c(14)							
(15) Other		1c(15)							

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۱d	Employer-related investments:		(a) Beginning of Year	(b) End of Year
	(1) Employer securities	1d(1)		
	(2) Employer real property	1d(2)		
е	Buildings and other property used in plan operation	1e		
f	Total assets (add all amounts in lines 1a through 1e)	1f	3282985	3704247
	Liabilities			
g	Benefit claims payable	1g		
h	Operating payables	1h		
i	Acquisition indebtedness	1i		
j	Other liabilities	1j		
k	Total liabilities (add all amounts in lines 1g through1j)	1k	0	0
	Net Assets			
I	Net assets (subtract line 1k from line 1f)	11	3282985	3704247
		-		

Part II Income and Expense Statement

2 Plan income, expenses, and changes in net assets for the year. Include all income and expenses of the plan, including any trust(s) or separately maintained fund(s) and any payments/receipts to/from insurance carriers. Round off amounts to the nearest dollar. MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 2a, 2b(1)(E), 2e, 2f, and 2g.

	Income		(a) Amount	(b) Total
а	Contributions:			
	(1) Received or receivable in cash from: (A) Employers	2a(1)(A)	78	
	(B) Participants	2a(1)(B)	291937	
	(C) Others (including rollovers)	2a(1)(C)		
	(2) Noncash contributions	2a(2)		
	(3) Total contributions. Add lines 2a(1)(A), (B), (C), and line 2a(2)	2a(3)		292015
b	Earnings on investments:			
	(1) Interest:			
	(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	52	
	(B) U.S. Government securities	2b(1)(B)		
	(C) Corporate debt instruments	2b(1)(C)		
	(D) Loans (other than to participants)	2b(1)(D)		
	(E) Participant loans	2b(1)(E)	6713	
	(F) Other	2b(1)(F)		
	(G) Total interest. Add lines 2b(1)(A) through (F)	2b(1)(G)		6765
	(2) Dividends: (A) Preferred stock	2b(2)(A)		
	(B) Common stock	2b(2)(B)		
	(C) Registered investment company shares (e.g. mutual funds)	2b(2)(C)	78907	
	(D) Total dividends. Add lines 2b(2)(A), (B), and (C)	2b(2)(D)		78907
	(3) Rents	2b(3)		
	(4) Net gain (loss) on sale of assets: (A) Aggregate proceeds	2b(4)(A)		
	(B) Aggregate carrying amount (see instructions)	2b(4)(B)		
	(C) Subtract line 2b(4)(B) from line 2b(4)(A) and enter result	2b(4)(C)		
	(5) Unrealized appreciation (depreciation) of assets: (A) Real estate	2b(5)(A)		
	(B) Other	2b(5)(B)		
	(C) Total unrealized appreciation of assets. Add lines 2b(5)(A) and (B)	2b(5)(C)		

				(a) Am	ount			(b) To	otal
	(6) Net investment gain (loss) from common/collective trusts	2b(6)							
	(7) Net investment gain (loss) from pooled separate accounts	2b(7)							
	(8) Net investment gain (loss) from master trust investment accounts	2b(8)							
	(9) Net investment gain (loss) from 103-12 investment entities	2b(9)							
	(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)							309809
С	Other income	2c							
d	Total income. Add all income amounts in column (b) and enter total	2d							687496
	Expenses								
е	Benefit payment and payments to provide benefits:								
	(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)			2	62159			
	(2) To insurance carriers for the provision of benefits	2e(2)							
	(3) Other	2e(3)							
	(4) Total benefit payments. Add lines 2e(1) through (3)	2e(4)							262159
f	Corrective distributions (see instructions)	2f							
g	Certain deemed distributions of participant loans (see instructions)	2g							
h	Interest expense	2h							
i	Administrative expenses: (1) Professional fees	2i(1)							
	(2) Contract administrator fees	2i(2)							
	(3) Investment advisory and management fees	2i(3)							
	(4) Other	2i(4)				4075			
	(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)							4075
i	Total expenses. Add all expense amounts in column (b) and enter total	2j							266234
,	Net Income and Reconciliation						1		
k	Net income (loss). Subtract line 2j from line 2d	2k							421262
1	Transfers of assets:								
-	(1) To this plan	21(1)					-		
	(2) From this plan	21(2)					-		
		.,							
Pa	rt III Accountant's Opinion								
	Complete lines 3a through 3c if the opinion of an independent qualified public ad attached.	ccountant is att	tached t	o this F	orm 5	500. Com	plete I	line 3d if an	opinion is not
a	The attached opinion of an independent qualified public accountant for this plan	is (see instruc	ctions):						
	(1) Unqualified (2) Qualified (3) X Disclaimer (4)	Adverse						_	
b I	Did the accountant perform a limited scope audit pursuant to 29 CFR 2520.103-	8 and/or 103-1	12(d)?				>	Yes	No
C	Enter the name and EIN of the accountant (or accounting firm) below:								
	(1) Name: PETERSON SULLIVAN LLP		(2) EIN	I: 91-06	05875				
d ⁻	The opinion of an independent qualified public accountant is not attached beca (1) This form is filed for a CCT, PSA, or MTIA. (2) It will be attach		Form 5	500 pur	suant	to 29 CFF	R 252(0.104-50.	
Pa	rt IV Compliance Questions								
4	CCTs and PSAs do not complete Part IV. MTIAs, 103-12 IEs, and GIAs do not		es 4a, 4	e, 4f, 4ç	g, 4h, 4	lk, 4m, 4r	n, or 5		
103-12 IEs also do not complete lines 4j and 4l. MTIAs also do not complete line 4l. During the plan year: Yes						Amou	int		
а	Was there a failure to transmit to the plan any participant contributions within	the time							
~	period described in 29 CFR 2510.3-102? Continue to answer "Yes" for any pr	ior year failure				V			
-	until fully corrected. (See instructions and DOL's Voluntary Fiduciary Correction	U ,	4	a		X	<u> </u>		
b	Were any loans by the plan or fixed income obligations due the plan in defaul close of the plan year or classified during the year as uncollectible? Disregard		ane						
	secured by participant's account balance. (Attach Schedule G (Form 5500) P					V			
	checked.)		4	b		X			

			Yes	No	Amou	unt
С	Were any leases to which the plan was a party in default or classified during the year as uncollectible? (Attach Schedule G (Form 5500) Part II if "Yes" is checked.)	4c		x		
d	Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 4a. Attach Schedule G (Form 5500) Part III if "Yes" is checked.)	4d		×		
е	Was this plan covered by a fidelity bond?	4e	Х			500000
f	Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	4f		x		
g	Did the plan hold any assets whose current value was neither readily determinable on an established market nor set by an independent third party appraiser?	4g		X		
h	Did the plan receive any noncash contributions whose value was neither readily determinable on an established market nor set by an independent third party appraiser?	4h		X		
i	Did the plan have assets held for investment? (Attach schedule(s) of assets if "Yes" is checked, and see instructions for format requirements.)	4i	Х			
j	Were any plan transactions or series of transactions in excess of 5% of the current value of plan assets? (Attach schedule of transactions if "Yes" is checked, and see instructions for format requirements.)	4j		×		
k	Were all the plan assets either distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?	4k		×		
Ι	Has the plan failed to provide any benefit when due under the plan?	41		X		
m	If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	4m		x		
n	If 4m was answered "Yes," check the "Yes" box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3.	4n		x		
5a	Has a resolution to terminate the plan been adopted during the plan year or any prior plan year? If "Yes," enter the amount of any plan assets that reverted to the employer this year	Yes	s 🗙 No	Amour	nt:	
5b	If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), transferred. (See instructions.)	identi	fy the pla	ın(s) to whi	ich assets or liabil	lities were
	5b(1) Name of plan(s)					
				5b(2) EIN((s)	5b(3) PN(s)

		5b(2) EIN(s)	5b(3) PN(s)
Part V	Trust Information (optional)		•

6a Name of trust		6b Trust's EIN

	SCI	HEDULE R	Retirement Plan Information	on			0	MB No. 1210-0	110	
	(Form 5500) Department of the Treasury Internal Revenue Service This schedule is required to be filed under section 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and section			2012 This Form is Open to Public Inspection.						
Department of Labor 6058(a) of the Internal Revenue Code (the Code). Employee Benefits Security Administration File as an attachment to Form 5500.										
For		plan year 2012 or fiscal p	lan year beginning 01/01/2012	and ending	a 12/	/31/20)12	-		
ΑN	ame of p			B		ligit		002		
		or's name as shown on I OLSON INC.	ne 2a of Form 5500	D	Employ 91-05			on Number (I	EIN)	
Ра	rt I D	Distributions								
All r	eference	es to distributions relate	only to payments of benefits during the plan year.							
1			property other than in cash or the forms of property specified			1				0
2		e EIN(s) of payor(s) who vho paid the greatest doll	paid benefits on behalf of the plan to participants or beneficiari ar amounts of benefits):	ies during th	ne year (if	more	e than t	wo, enter EIN	s of the	two
	EIN(s):	04-6568107				-				
	Profit-s	haring plans, ESOPs, a	d stock bonus plans, skip line 3.							
3			eceased) whose benefits were distributed in a single sum, du			3				
Pa	art II		On (If the plan is not subject to the minimum funding requirer			12 of 1	he Inte	rnal Revenue	Code	or
4	Is the pla	an administrator making an	election under Code section 412(d)(2) or ERISA section 302(d)(2	?)?			Yes	No		N/A
	If the pl	an is a defined benefit p	lan, go to line 8.							
5			g standard for a prior year is being amortized in this ter the date of the ruling letter granting the waiver. Date:	Month		Da	y	Year		
-	-		te lines 3, 9, and 10 of Schedule MB and do not complete		der of th	is scl	nedule.			
6		•	ontribution for this plan year (include any prior year accumulat	0		6a				
	b Ente	r the amount contributed	by the employer to the plan for this plan year			6b				
			from the amount in line 6a. Enter the result of a negative amount)			6c				
	-	ompleted line 6c, skip li								
7	Will the	minimum funding amount	reported on line 6c be met by the funding deadline?				Yes	No		N/A
8	authority	providing automatic app	od was made for this plan year pursuant to a revenue procedu roval for the change or a class ruling letter, does the plan spor ge?	nsor or plan			Yes	No		N/A
Ра	rt III	Amendments								
9	year tha	t increased or decreased	plan, were any amendments adopted during this plan the value of benefits? If yes, check the appropriate	Increase	Пс	Decrea	150	Both		No
Par	t IV		uctions). If this is not a plan described under Section 409(a) or							
10	Were ur		ities or proceeds from the sale of unallocated securities used	to repay an	y exempt	loan	·	Ye	s	No
11			eferred stock?					Ye	s	No
	b If the	ne ESOP has an outstand	ing exempt loan with the employer as lender, is such loan par n of "back-to-back" loan.)	t of a "back	-to-back"	loan?		Ye	_s	No
12	Does the	e ESOP hold any stock th	at is not readily tradable on an established securities market?					Ye	s	No
For	Paperwo	ork Reduction Act Notic	and OMB Control Numbers, see the instructions for Forr	m 5500 .			Sche	dule R (Forn	n 5500)	2012

v. 120126

	-	
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	_	

Pa	Part V Additional Information for Multiemployer Defined Benefit Pension Plans						
13		r the following information for each employer that contributed more than 5% of total contributions to the plan during the plan year (measured in ars). See instructions. Complete as many entries as needed to report all applicable employers.					
	а	Name of contributing employer					
	b	EIN C Dollar amount contributed by employer					
	d	Date collective bargaining agreement expires (If employer contributes under more than one collective bargaining agreement, check box and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year					
	е	Contribution rate information (If more than one rate applies, check this box and see instructions regarding required attachment. Otherwise,					
		complete lines 13e(1) and 13e(2).) (1) Contribution rate (in dollars and cents)					
		(2) Base unit measure: Hourly Weekly Unit of production Other (specify):					
	а	Name of contributing employer					
	b	EIN C Dollar amount contributed by employer					
	d	Date collective bargaining agreement expires (If employer contributes under more than one collective bargaining agreement, check box and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year					
	е	Contribution rate information (If more than one rate applies, check this box and see instructions regarding required attachment. Otherwise,					
		 complete lines 13e(1) and 13e(2).) (1) Contribution rate (in dollars and cents) 					
		(2) Base unit measure: Hourly Weekly Unit of production Other (specify):					
	а	Name of contributing employer					
	b	EIN C Dollar amount contributed by employer					
	d	Date collective bargaining agreement expires (If employer contributes under more than one collective bargaining agreement, check box and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year Year					
	е	Contribution rate information (If more than one rate applies, check this box and see instructions regarding required attachment. Otherwise,					
		complete lines 13e(1) and 13e(2).) (1) Contribution rate (in dollars and cents)					
		(2) Base unit measure: Hourly Weekly Unit of production Other (specify):					
	а	Name of contributing employer					
	b	EIN C Dollar amount contributed by employer					
	d	Date collective bargaining agreement expires (If employer contributes under more than one collective bargaining agreement, check box and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year					
	е	Contribution rate information (If more than one rate applies, check this box and see instructions regarding required attachment. Otherwise,					
		complete lines 13e(1) and 13e(2).) (1) Contribution rate (in dollars and cents)					
		 (1) Contribution rate (in dollars and cents)					
	-						
	a b	Name of contributing employer EIN C Dollar amount contributed by employer					
	d d						
	u	Date collective bargaining agreement expires (<i>If employer contributes under more than one collective bargaining agreement, check box</i> and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year					
	е	Contribution rate information (If more than one rate applies, check this box] and see instructions regarding required attachment. Otherwise,					
		complete lines 13e(1) and 13e(2).) (1) Contribution rate (in dollars and cents)					
		(2) Base unit measure: Hourly Weekly Unit of production Other (specify):					
	а	Name of contributing employer					
	b	EIN C Dollar amount contributed by employer					
	d	Date collective bargaining agreement expires (If employer contributes under more than one collective bargaining agreement, check box and see instructions regarding required attachment. Otherwise, enter the applicable date.) Month Day Year					
	е	Contribution rate information (If more than one rate applies, check this box and see instructions regarding required attachment. Otherwise,					
	-	complete lines 13e(1) and 13e(2).)					
		 (1) Contribution rate (in dollars and cents) (2) Base unit measure: Hourly Weekly Unit of production Other (specify):					

	participant for:		
	a The current year	14a	
	b The plan year immediately preceding the current plan year	14b	
	C The second preceding plan year	14c	
15	Enter the ratio of the number of participants under the plan on whose behalf no employer had an obligation to ma employer contribution during the current plan year to:	ike an	
	a The corresponding number for the plan year immediately preceding the current plan year	15a	
	b The corresponding number for the second preceding plan year	15b	
16	Information with respect to any employers who withdrew from the plan during the preceding plan year:		
	a Enter the number of employers who withdrew during the preceding plan year	16a	
	b If line 16a is greater than 0, enter the aggregate amount of withdrawal liability assessed or estimated to be assessed against such withdrawn employers	16b	
17	If assets and liabilities from another plan have been transferred to or merged with this plan during the plan year, c supplemental information to be included as an attachment.		
P	art VI Additional Information for Single-Employer and Multiemployer Defined Benef	it Pens	ion Plans
18	If any liabilities to participants or their beneficiaries under the plan as of the end of the plan year consist (in whole and beneficiaries under two or more pension plans as of immediately before such plan year, check box and see ir information to be included as an attachment	nstructior	s regarding supplemental
19	 If the total number of participants is 1,000 or more, complete lines (a) through (c) a Enter the percentage of plan assets held as: Stock:% Investment-Grade Debt:% High-Yield Debt:% Real Estate: b Provide the average duration of the combined investment-grade and high-yield debt: 0-3 years 3-6 years 6-9 years 9-12 years 12-15 years 15-18 years 18-2 c What duration measure was used to calculate line 19(b)? 		
	Effective duration Macaulay duration Modified duration Other (specify):		

FINANCIAL REPORT

DECEMBER 31, 2012

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petersonsullivan LLP Certified Public Accountants & Advisors

INDEPENDENT AUDITORS' REPORT

To the Plan Administrative Committee Miller-Nicholson Retirement Plan Seattle, Washington

We were engaged to audit the accompanying financial statements of Miller-Nicholson Retirement Plan ("the Plan"), which comprise the statements of net assets available for benefits as of December 31, 2012 and 2011, and the related statements of changes in net assets available for benefits for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management of the Plan is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on conducting the audit in accordance with auditing standards generally accepted in the United States. Because of the matter described in the Basis for Disclaimer of Opinion paragraph, however, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 4, which was certified by Fidelity Management Trust Company, the trustee of the Plan, except for comparing the information with the related information included in the financial statements and supplementary schedule. We have been informed by the plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of and for the years ended December 31, 2012 and 2011, that the information provided to the plan administrator by the trustee is complete and accurate.

601 Union Street Suite 2300 Seattle, WA 98101 (206) 382-7777 MAIN (206) 382-7700 FAX

psepa.com

Disclaimer of Opinion

Because of the significance of the matter described in the Basis for Disclaimer of Opinion paragraph, we have not been able to obtain sufficient, appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on these financial statements.

Other Matter

We were engaged for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedule of assets (held at end of year), which is the responsibility of management of the Plan, is presented for the purpose of additional analysis and is not a required part of the financial statements but is required by the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974. Because of the significance of the matter described in the Basis for Disclaimer of Opinion paragraph, it is inappropriate to and we do not express an opinion on the supplementary schedule referred to above.

Report on Form and Content in Compliance With DOL Rules and Regulations

The form and content of the information included in the financial statements and supplementary schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

Peterson Sullion L.L.P.

September 3, 2013

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS December 31, 2012 and 2011

ASSETS	2012		2011		
Money Market Funds	\$	460,524	\$	549,390	
Investments in Mutual Funds, at fair value		3,174,170		2,614,212	
Notes Receivable from Participants		69,553	e	119,383	
Net Assets Available for Benefits	\$	3,704,247	\$	3,282,985	

See Notes to Financial Statements

STATEMENTS OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

For the Years Ended December 31, 2012 and 2011

	2012		 2011	
Additions to net assets attributed to:				
Investment income				
Net appreciation (depreciation) in fair value				
of investments	\$	309,809	\$ (156,695)	
Dividends and interest		78,959	85,940	
Interest on notes receivable from participants		6,713	8,951	
Contributions				
Participants'		292,015	294,433	
Rollovers			 249	
Total additions		687,496	232,878	
Deductions from net assets attributed to:				
Benefits paid to participants		262,159	291,054	
Administrative expenses		4,075	 8,003	
Total deductions		266,234	 299,057	
Net increase (decrease)		421,262	(66,179)	
Net assets available for benefits:				
Beginning of year	_	3,282,985	 3,349,164	
End of year	\$	3,704,247	\$ 3,282,985	

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS

Note 1. Description of Plan

The following description of the Miller-Nicholson Retirement Plan ("the Plan") provides general information only. Participants should refer to the Plan document for a more complete description of the Plan's provisions.

General

The Plan was established January 1, 1987. It is a defined contribution plan providing benefits to eligible employees of Miller-Nicholson, Inc., MN One, Inc. dba Honda of Seattle, MN II Inc. dba Toyota of Seattle, and MN Leasing, Inc. ("the Companies"). The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

Eligibility

Employees of the Companies who have one year or more of service and are age 18 or older are eligible to participate in the Plan.

Contributions

For all eligible employees, enrollment is automatic at 2% unless a written form is received opting out of enrollment or modifying the enrollment percentage. The automatic contribution rate is increased by 1% annually, not to exceed 10%, unless otherwise directed by the participant. Participants may contribute a maximum of 60% of compensation, subject to the maximum dollar amounts allowed by law. Participants may also contribute amounts representing distributions from other qualified plans ("rollovers"). The Companies may also make discretionary profit sharing and matching contributions subject to certain limitations. There were no discretionary contributions of either type in 2012 or 2011. All contributions to the Plan are participant-directed.

Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of (a) the Companies' contributions and (b) Plan earnings, and charged with an allocation of administrative expenses. Allocations are based on participant contributions, compensation, or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

Notes Receivable from Participants

Under the terms of the Plan, participants may borrow from their accounts a minimum of \$1,000 up to a maximum equal to the lesser of \$50,000 or 50% of their vested account balance. The loans are secured by the balance in the participants' accounts and bear interest at a rate determined by the Plan administrator on the date of the loan (resulting in a rate of 7.5% on all notes at December 31, 2012). Loan terms cannot exceed five years, except for the purchase of a primary residence, and payments are required at least quarterly through payroll deductions. Approximately 39% of participant notes receivable are due from three participants at December 31, 2012, and approximately 26% of participant notes receivable are due from two participants at December 31, 2011.

Plan Changes

The Companies reserve the right to amend or terminate the Plan at any time. However, no such amendment or termination shall deprive any participant of any vested interest in the Plan. In the event of Plan termination, participants will become fully vested in their accounts.

Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Companies' discretionary contributions plus actual earnings thereon is based on the following schedule of years of credited service:

COMPLETED YEARS OF SERVICE	PERCENTAGE VESTED			
0 years	0%			
1 year	20			
2 years	40			
3 years	60			
4 years	80			
5 years	100			

A participant becomes 100% vested if the participant reaches normal retirement age (65), dies, or becomes disabled while in the service of the Companies.

Forfeitures

The portion of a terminated participant account that is not vested ("forfeitures") is first used to pay Plan administrative expenses and then used to reduce future employer contributions. Forfeitures for 2012 and 2011 amounted to \$133 and \$7,848, respectively. At December 31, 2012 and 2011, there are \$2,881 and \$2,748, respectively, of forfeitures included with net assets available for benefits to reduce future expenses or employer contributions. In 2012 and 2011, \$0 and \$6,696, respectively, of forfeitures were used to pay Plan expenses.

Payment of Benefits

On termination of service, distributions depend on whether the vested account balance exceeds \$5,000. If the vested account balance does not exceed \$5,000, a distribution will be made to the participant in a lump-sum amount as soon as administratively possible. If the participant's account balance exceeds \$5,000, a participant may elect to receive either a lump-sum amount or installment payments equal to the value of the participant's vested interest in his or her account. Distributions can also be made to participants during their employment with the Company if they meet certain requirements (including attainment of age 59 1/2 or under certain hardship provisions) as defined within the Plan document. These in-service distributions are made in a lump-sum amount. Participants may withdraw some or all of their rollover or after-tax contributions at any time.

Administrative Expenses

Administrative expenses primarily relate to Plan administration and the annual Plan audit and may be paid by the Companies on a discretionary basis. In 2012 and 2011, the Plan paid \$4,075 and \$8,003, respectively, of administrative expenses, and the remainder were paid by the Companies.

Risks and Uncertainties

The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and such changes could materially affect participants' account balances and the amounts reported in the statements of net assets available for benefits.

Note 2. Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Plan are prepared using the accrual method of accounting.

Money Market Funds

Money market funds are recorded at cost plus accrued interest.

Payment of Benefits

Benefits are recorded when paid.

Contributions

Contributions from participants are recorded in the period in which they are withheld from the participant's compensation.

Notes Receivable From Participants

Notes receivable from participants are stated at their unpaid principal balance plus any accrued but unpaid interest. Delinquent participant loans are recorded as distributions based on the terms of the plan document.

Investment Valuation and Income Recognition

The Plan's investments are stated at fair value. Purchases and sales are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Net appreciation (depreciation) in the fair value of investments represents the change in fair value of assets from one period to the next and includes realized gains and losses on investments. Dividends are recorded on the ex-dividend date.

Fair Value Measurements

Fair value is defined as an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. As such, fair value is a market-based measurement determined based on assumptions that market participants would use in pricing an asset or liability. There are three levels which prioritize the inputs used in measuring fair value as follows:

- Level 1: Observable market inputs such as quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Observable market inputs, other than quoted prices in active markets, that are observable either directly or indirectly; and
- Level 3: Unobservable inputs where there is little or no market data, which require the reporting entity to develop its own assumptions.

An asset's or liability's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The Plan's investments in mutual funds are stated at fair value based on quoted prices in an active market and are classified within Level 1 of the fair value hierarchy.

Plan investments at December 31, 2012 and 2011, are summarized as follows:

	 2012		2011
Mutual Funds:			
Blended funds	\$ 1,676,631	\$	1,412,544
Large cap funds	738,614		614,128
Mid cap funds	459,999		357,070
Bond funds	193,995		155,878
International funds	77,437		55,179
Small cap funds	24,113		19,036
Other funds	 3,381	_	377
Total investments at fair value	\$ 3,174,170	\$	2,614,212

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires the Plan administrator to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results may differ from those estimates.

Subsequent Events

The Plan has evaluated subsequent events through the date the financial statements were available to be issued, which is the date of the independent auditors' report.

Note 3. Investments

The following investments represent 5% or more of the Plan's net assets available for benefits at December 31:

	2012		 2011	
Fidelity Freedom 2040 Fund	\$	755,931	\$ 632,229	
Retirement Money Market Fund		460,524	549,390	
Fidelity Freedom 2030 Fund		453,590	477,042	
Fidelity Spartan Total Market Index Adv Fund		261,062	*	
Fidelity Low-Priced Stock Fund		226,299	175,460	
Fidelity Spartan Total Market Index Fund		*	214,032	

* Individual investment did not represent 5% or more of the Plan's net assets available for benefits in the applicable year.

Note 4. Information Prepared and Certified by Trustee

The following information included in the accompanying financial statements and supplementary schedule as of December 31, 2012 and 2011, and for the years then ended, was obtained from data that has been prepared and certified as complete and accurate by the trustee, Fidelity Management Trust Company ("Fidelity").

	 2012	2011	
Money market funds	\$ 460,524	\$	549,390
Investments in mutual funds, at fair value	3,174,170		2,614,212
Investment income			
Net appreciation (depreciation) in fair value			
of investments	309,809		(156,695)
Dividends and interest	78,959		85,940

Note 5. Party-in-Interest Transactions

Plan assets consist of mutual funds and money market funds managed and/or sponsored by Fidelity. Fidelity is the trustee as defined by the Plan and, therefore, these transactions qualify as party-in-interest transactions. These assets amounted to \$3,634,694 and \$3,163,602 as of December 31, 2012 and 2011, respectively.

Note 6. Income Tax Status

The Plan has adopted a non-standardized prototype sponsored by their third party administrator. The prototype has received a favorable determination from the Internal Revenue Service on October 9, 2003. The Companies have not received a determination letter as to the qualified status of the Plan's adoption agreement. The Plan has been amended since the prototype sponsored by the third party administration received a favorable determination letter. However, the Plan administrator believes the Plan is currently designed and being operated in compliance with the applicable requirements of the Internal Revenue Service. Therefore, no provision for income tax has been included in the Plan's financial statements. The Plan's Form 5500 (Annual Return/Report of Employee Benefit Plan) is open to examination by federal authorities for the last three Plan years.

SUPPLEMENTARY SCHEDULE

SCHEDULE H, LINE 4i - SCHEDULE OF ASSETS (HELD AT END OF YEAR)

December 31, 2012

EIN: 91-0524992

Plan Number: 002

	(b)	(c)	(d)	(e)
	Identity of issue, borrower, lessor, or similar party	Description of investment including maturity date, rate of interest, collateral, par, or maturity value	Cost	Current Value
*	Fidelity Investments	Freedom 2040 Fund	**	\$ 755,93
*	Fidelity Investments	Freedom 2030 Fund	**	453,59
*	Fidelity Investments	Spartan Total Market Index Adv Fund	**	261,06
*	Fidelity Investments	Low-Priced Stock Fund	**	226,29
*	Fidelity Investments	Growth Company Fund	**	144,07
9 8 0	Fidelity Investments	Investment Grade Bond Fund	**	143,11
*	Fidelity Investments	Freedom 2025 Fund	**	141,98
*	Fidelity Investments	Freedom 2020 Fund	**	119,85
*	Fidelity Investments	Dividend Growth Fund	**	101,58
*	Fidelity Investments	Mid-Cap Stock Fund	**	98,62
*	Fidelity Investments	Contrafund	**	93,69
*	Fidelity Investments	Blue Chip Growth Fund	**	80,49
*	Fidelity Investments	Value Fund	**	74,47
*	Fidelity Investments	Diversified International Fund	**	73,45
*	Fidelity Investments	Freedom 2010 Fund	**	70,18
*	Fidelity Investments	Freedom 2050 Fund	**	40,43
*	Fidelity Investments	Short Term Bond Fund	**	37,80
*	Fidelity Investments	Puritan Fund	**	37,31
*	Fidelity Investments	Spartan Extended Market Index Adv Fund	**	36,44
÷	Fidelity Investments	Freedom 2045 Fund	**	24,54
*	Fidelity Investments	Growth Strategies	**	24,15
*	Fidelity Investments	Small-Cap Value Fund	**	24,11
*	Fidelity Investments	Fifty Fund	**	21,25
*	Fidelity Investments	Freedom 2015 Fund	**	17,57
*	Fidelity Investments	Intermediate Bond Fund	**	13,083
*	Fidelity Investments	Equity Income Fund	**	11,749
*	Fidelity Investments	Freedom 2035 Fund	**	11,270
*	Fidelity Investments	OTC Portfolio Fund	**	6,999
*	Fidelity Investments	Export and Multinational Fund	**	6,218
*	Fidelity Investments	Large-Cap Stock Fund	**	4,569
*	Fidelity Investments	Equity Dividend Income Fund	**	4,15
*	Fidelity Investments	Overseas Fund	**	3,979
*	Fidelity Investments	Freedom 2055 Fund	**	3,940
*	Fidelity Investments	Real Estate Investment Fund	**	3,382
*	Fidelity Investments	Fidelity Fund	**	2,752
*	Fidelity Investments	Retirement Money Market Fund	**	460,524
*		7.5% interest rate; maturing at various dates from May 2013 through July 2017		69,553

* Known party-in-interest. ** Information is not required as investments are participant-directed.

FINANCIAL REPORT

DECEMBER 31, 2012

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petersonsullivan LLP Certified Public Accountants & Advisors

INDEPENDENT AUDITORS' REPORT

To the Plan Administrative Committee Miller-Nicholson Retirement Plan Seattle, Washington

We were engaged to audit the accompanying financial statements of Miller-Nicholson Retirement Plan ("the Plan"), which comprise the statements of net assets available for benefits as of December 31, 2012 and 2011, and the related statements of changes in net assets available for benefits for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management of the Plan is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on conducting the audit in accordance with auditing standards generally accepted in the United States. Because of the matter described in the Basis for Disclaimer of Opinion paragraph, however, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 4, which was certified by Fidelity Management Trust Company, the trustee of the Plan, except for comparing the information with the related information included in the financial statements and supplementary schedule. We have been informed by the plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of and for the years ended December 31, 2012 and 2011, that the information provided to the plan administrator by the trustee is complete and accurate.

601 Union Street Suite 2300 Seattle, WA 98101 (206) 382-7777 MAIN (206) 382-7700 FAX

psepa.com

Disclaimer of Opinion

Because of the significance of the matter described in the Basis for Disclaimer of Opinion paragraph, we have not been able to obtain sufficient, appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on these financial statements.

Other Matter

We were engaged for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedule of assets (held at end of year), which is the responsibility of management of the Plan, is presented for the purpose of additional analysis and is not a required part of the financial statements but is required by the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974. Because of the significance of the matter described in the Basis for Disclaimer of Opinion paragraph, it is inappropriate to and we do not express an opinion on the supplementary schedule referred to above.

Report on Form and Content in Compliance With DOL Rules and Regulations

The form and content of the information included in the financial statements and supplementary schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

Peterson Sullion L.L.P.

September 3, 2013

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS December 31, 2012 and 2011

ASSETS	 2012		2011
Money Market Funds	\$ 460,524	\$	549,390
Investments in Mutual Funds, at fair value	3,174,170		2,614,212
Notes Receivable from Participants	69,553	8	119,383
Net Assets Available for Benefits	\$ 3,704,247	\$	3,282,985

See Notes to Financial Statements

STATEMENTS OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

For the Years Ended December 31, 2012 and 2011

		2012	 2011
Additions to net assets attributed to:			
Investment income			
Net appreciation (depreciation) in fair value			
of investments	\$	309,809	\$ (156,695)
Dividends and interest		78,959	85,940
Interest on notes receivable from participants		6,713	8,951
Contributions			
Participants'		292,015	294,433
Rollovers			 249
Total additions		687,496	232,878
Deductions from net assets attributed to:			
Benefits paid to participants		262,159	291,054
Administrative expenses		4,075	 8,003
Total deductions		266,234	 299,057
Net increase (decrease)		421,262	(66,179)
Net assets available for benefits:			
Beginning of year	_	3,282,985	 3,349,164
End of year	\$	3,704,247	\$ 3,282,985

See Notes to Financial Statements

NOTES TO FINANCIAL STATEMENTS

Note 1. Description of Plan

The following description of the Miller-Nicholson Retirement Plan ("the Plan") provides general information only. Participants should refer to the Plan document for a more complete description of the Plan's provisions.

General

The Plan was established January 1, 1987. It is a defined contribution plan providing benefits to eligible employees of Miller-Nicholson, Inc., MN One, Inc. dba Honda of Seattle, MN II Inc. dba Toyota of Seattle, and MN Leasing, Inc. ("the Companies"). The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

Eligibility

Employees of the Companies who have one year or more of service and are age 18 or older are eligible to participate in the Plan.

Contributions

For all eligible employees, enrollment is automatic at 2% unless a written form is received opting out of enrollment or modifying the enrollment percentage. The automatic contribution rate is increased by 1% annually, not to exceed 10%, unless otherwise directed by the participant. Participants may contribute a maximum of 60% of compensation, subject to the maximum dollar amounts allowed by law. Participants may also contribute amounts representing distributions from other qualified plans ("rollovers"). The Companies may also make discretionary profit sharing and matching contributions subject to certain limitations. There were no discretionary contributions of either type in 2012 or 2011. All contributions to the Plan are participant-directed.

Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of (a) the Companies' contributions and (b) Plan earnings, and charged with an allocation of administrative expenses. Allocations are based on participant contributions, compensation, or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

Notes Receivable from Participants

Under the terms of the Plan, participants may borrow from their accounts a minimum of \$1,000 up to a maximum equal to the lesser of \$50,000 or 50% of their vested account balance. The loans are secured by the balance in the participants' accounts and bear interest at a rate determined by the Plan administrator on the date of the loan (resulting in a rate of 7.5% on all notes at December 31, 2012). Loan terms cannot exceed five years, except for the purchase of a primary residence, and payments are required at least quarterly through payroll deductions. Approximately 39% of participant notes receivable are due from three participants at December 31, 2012, and approximately 26% of participant notes receivable are due from two participants at December 31, 2011.

Plan Changes

The Companies reserve the right to amend or terminate the Plan at any time. However, no such amendment or termination shall deprive any participant of any vested interest in the Plan. In the event of Plan termination, participants will become fully vested in their accounts.

Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Companies' discretionary contributions plus actual earnings thereon is based on the following schedule of years of credited service:

COMPLETED YEARS OF SERVICE	PERCENTAGE VESTED
0 years	0%
1 year	20
2 years	40
3 years	60
4 years	80
5 years	100

A participant becomes 100% vested if the participant reaches normal retirement age (65), dies, or becomes disabled while in the service of the Companies.

Forfeitures

The portion of a terminated participant account that is not vested ("forfeitures") is first used to pay Plan administrative expenses and then used to reduce future employer contributions. Forfeitures for 2012 and 2011 amounted to \$133 and \$7,848, respectively. At December 31, 2012 and 2011, there are \$2,881 and \$2,748, respectively, of forfeitures included with net assets available for benefits to reduce future expenses or employer contributions. In 2012 and 2011, \$0 and \$6,696, respectively, of forfeitures were used to pay Plan expenses.

Payment of Benefits

On termination of service, distributions depend on whether the vested account balance exceeds \$5,000. If the vested account balance does not exceed \$5,000, a distribution will be made to the participant in a lump-sum amount as soon as administratively possible. If the participant's account balance exceeds \$5,000, a participant may elect to receive either a lump-sum amount or installment payments equal to the value of the participant's vested interest in his or her account. Distributions can also be made to participants during their employment with the Company if they meet certain requirements (including attainment of age 59 1/2 or under certain hardship provisions) as defined within the Plan document. These in-service distributions are made in a lump-sum amount. Participants may withdraw some or all of their rollover or after-tax contributions at any time.

Administrative Expenses

Administrative expenses primarily relate to Plan administration and the annual Plan audit and may be paid by the Companies on a discretionary basis. In 2012 and 2011, the Plan paid \$4,075 and \$8,003, respectively, of administrative expenses, and the remainder were paid by the Companies.

Risks and Uncertainties

The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and such changes could materially affect participants' account balances and the amounts reported in the statements of net assets available for benefits.

Note 2. Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Plan are prepared using the accrual method of accounting.

Money Market Funds

Money market funds are recorded at cost plus accrued interest.

Payment of Benefits

Benefits are recorded when paid.

Contributions

Contributions from participants are recorded in the period in which they are withheld from the participant's compensation.

Notes Receivable From Participants

Notes receivable from participants are stated at their unpaid principal balance plus any accrued but unpaid interest. Delinquent participant loans are recorded as distributions based on the terms of the plan document.

Investment Valuation and Income Recognition

The Plan's investments are stated at fair value. Purchases and sales are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Net appreciation (depreciation) in the fair value of investments represents the change in fair value of assets from one period to the next and includes realized gains and losses on investments. Dividends are recorded on the ex-dividend date.

Fair Value Measurements

Fair value is defined as an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. As such, fair value is a market-based measurement determined based on assumptions that market participants would use in pricing an asset or liability. There are three levels which prioritize the inputs used in measuring fair value as follows:

- Level 1: Observable market inputs such as quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Observable market inputs, other than quoted prices in active markets, that are observable either directly or indirectly; and
- Level 3: Unobservable inputs where there is little or no market data, which require the reporting entity to develop its own assumptions.

An asset's or liability's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The Plan's investments in mutual funds are stated at fair value based on quoted prices in an active market and are classified within Level 1 of the fair value hierarchy.

Plan investments at December 31, 2012 and 2011, are summarized as follows:

	 2012		2011
Mutual Funds:			
Blended funds	\$ 1,676,631	\$	1,412,544
Large cap funds	738,614		614,128
Mid cap funds	459,999		357,070
Bond funds	193,995		155,878
International funds	77,437		55,179
Small cap funds	24,113		19,036
Other funds	 3,381	_	377
Total investments at fair value	\$ 3,174,170	\$	2,614,212

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires the Plan administrator to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results may differ from those estimates.

Subsequent Events

The Plan has evaluated subsequent events through the date the financial statements were available to be issued, which is the date of the independent auditors' report.

Note 3. Investments

The following investments represent 5% or more of the Plan's net assets available for benefits at December 31:

	 2012		2011
Fidelity Freedom 2040 Fund	\$ 755,931	\$	632,229
Retirement Money Market Fund	460,524		549,390
Fidelity Freedom 2030 Fund	453,590		477,042
Fidelity Spartan Total Market Index Adv Fund	261,062		*
Fidelity Low-Priced Stock Fund	226,299		175,460
Fidelity Spartan Total Market Index Fund	*		214,032

* Individual investment did not represent 5% or more of the Plan's net assets available for benefits in the applicable year.

Note 4. Information Prepared and Certified by Trustee

The following information included in the accompanying financial statements and supplementary schedule as of December 31, 2012 and 2011, and for the years then ended, was obtained from data that has been prepared and certified as complete and accurate by the trustee, Fidelity Management Trust Company ("Fidelity").

	 2012	2011	
Money market funds	\$ 460,524	\$	549,390
Investments in mutual funds, at fair value	3,174,170		2,614,212
Investment income			
Net appreciation (depreciation) in fair value			
of investments	309,809		(156,695)
Dividends and interest	78,959		85,940

Note 5. Party-in-Interest Transactions

Plan assets consist of mutual funds and money market funds managed and/or sponsored by Fidelity. Fidelity is the trustee as defined by the Plan and, therefore, these transactions qualify as party-in-interest transactions. These assets amounted to \$3,634,694 and \$3,163,602 as of December 31, 2012 and 2011, respectively.

Note 6. Income Tax Status

The Plan has adopted a non-standardized prototype sponsored by their third party administrator. The prototype has received a favorable determination from the Internal Revenue Service on October 9, 2003. The Companies have not received a determination letter as to the qualified status of the Plan's adoption agreement. The Plan has been amended since the prototype sponsored by the third party administration received a favorable determination letter. However, the Plan administrator believes the Plan is currently designed and being operated in compliance with the applicable requirements of the Internal Revenue Service. Therefore, no provision for income tax has been included in the Plan's financial statements. The Plan's Form 5500 (Annual Return/Report of Employee Benefit Plan) is open to examination by federal authorities for the last three Plan years.

SUPPLEMENTARY SCHEDULE

SCHEDULE H, LINE 4i - SCHEDULE OF ASSETS (HELD AT END OF YEAR)

December 31, 2012

EIN: 91-0524992

Plan Number: 002

(a)	(b)	(c)	(d)	(e)	
	Identity of issue, borrower, lessor, or similar party	Description of investment including maturity date, rate of interest, collateral, par, or maturity value	Cost	Current Value	t
*	Fidelity Investments	Freedom 2040 Fund	**	\$ 755,9	931
*	Fidelity Investments	Freedom 2030 Fund	**	453,5	
*	Fidelity Investments	Spartan Total Market Index Adv Fund	**	261,0	062
*	Fidelity Investments	Low-Priced Stock Fund	**	226,2	299
*	Fidelity Investments	Growth Company Fund	**	144,0	
9 8 2	Fidelity Investments	Investment Grade Bond Fund	**	143,1	110
*	Fidelity Investments	Freedom 2025 Fund	**	141,9	983
*	Fidelity Investments	Freedom 2020 Fund	**	119,8	
*	Fidelity Investments	Dividend Growth Fund	**	101,9	584
*	Fidelity Investments	Mid-Cap Stock Fund	**	98,6	521
*	Fidelity Investments	Contrafund	**	93,6	595
*	Fidelity Investments	Blue Chip Growth Fund	**	80,4	198
*	Fidelity Investments	Value Fund	**	74,4	476
*	Fidelity Investments	Diversified International Fund	**	73,4	458
*	Fidelity Investments	Freedom 2010 Fund	**	70,1	
*	Fidelity Investments	Freedom 2050 Fund	**	40,4	436
*	Fidelity Investments	Short Term Bond Fund	**	37,8	304
*	Fidelity Investments	Puritan Fund	**	37,3	
*	Fidelity Investments	Spartan Extended Market Index Adv Fund	**	36,4	147
×	Fidelity Investments	Freedom 2045 Fund	**	24,5	
×	Fidelity Investments	Growth Strategies	**	24,1	156
*	Fidelity Investments	Small-Cap Value Fund	**	24,1	
*	Fidelity Investments	Fifty Fund	**	21,2	
*	Fidelity Investments	Freedom 2015 Fund	**	17,5	
*	Fidelity Investments	Intermediate Bond Fund	**	13,0	
*	Fidelity Investments	Equity Income Fund	**	11,7	
*	Fidelity Investments	Freedom 2035 Fund	**	11,2	270
*	Fidelity Investments	OTC Portfolio Fund	**	6,9	999
*	Fidelity Investments	Export and Multinational Fund	**	6,2	
*	Fidelity Investments	Large-Cap Stock Fund	**	4,5	569
*	Fidelity Investments	Equity Dividend Income Fund	**	4,1	.55
*	Fidelity Investments	Overseas Fund	**	3,9	979
*	Fidelity Investments	Freedom 2055 Fund	**	3,9	
*	Fidelity Investments	Real Estate Investment Fund	**		381
*	Fidelity Investments	Fidelity Fund	**	2,7	
*	Fidelity Investments	Retirement Money Market Fund	**	460,5	
*		7.5% interest rate; maturing at various dates from May 2013 through July 2017		69,5	

* Known party-in-interest. ** Information is not required as investments are participant-directed.