Form 5500-SF

Department of the Treasury Internal Revenue Service

Department of Labor Employee Benefits Security Administration Pension Benefit Guaranty Corporation

Short Form Annual Return/Report of Small Employee Benefit Plan

This form is required to be filed under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA), and sections 6057(b) and 6058(a) of the Internal Revenue Code (the Code).

1210-0089

OMB Nos. 1210-0110

2012

This Form is Open to Public Inspection

			Complete all entries in accord	ance with the mond	chons to the rollings	JU-3F.				
	rt I		Identification Information			40/04/	2010			
For (calenda	ar plan year 2012 or fis	scal plan year beginning 01/01/2012		and ending	12/31/2	2012			
		urn/report is for:			lan (not multiemployer)		a one-particip	oant plan		
Вт	his ret	urn/report is:		the final return/report						
			an amended return/report	short plan year returi	n/report (less than 12 m	nonths))			
C	Check b	oox if filing under:	Form 5558	automatic extension			DFVC progra	ım		
			special extension (enter description	n)						
Pa	rt II	Basic Plan Info	rmation—enter all requested information	tion						
	Name o	•				1b	Three-digit			
KH PA	CIFIC	PROPERTIES, INC., I	DEFINED BENEFIT PENSION PLAN				plan number (PN) ▶	001		
						10	Effective date o			
							01/01	•		
		oonsor's name and add PROPERTIES, INC.	dress; include room or suite number (em	nployer, if for a single-	employer plan)	2b	Employer Identi (EIN) 20-05	fication Number 80064		
						2c	Sponsor's telep	hone number		
P. O.	BOX 60	0164					206-390			
RENT	ON, W	'A 98058-3164				2d	Business code (•		
3a	Plan ad	dministrator's name an	d address XSame as Plan Sponsor Na	ame Same as Plar	Sponsor Address	3b	Administrator's	EIN		
						3c	Administrator's	telephone number		
4			plan sponsor has changed since the land the land the land the land the last return/report.	st return/report filed for	or this plan, enter the	4b EIN				
а		or's name	ibor from the fact retain report.			4c PN				
5a	Total n	number of participants	at the beginning of the plan year			5a				
b	Total n	number of participants	at the end of the plan year							
С			account balances as of the end of the pl	• '	-	5c				
6a	Were	all of the plan's assets	during the plan year invested in eligible	e assets? (See instruc	tions.)			X Yes No		
	Are yo	u claiming a waiver of	the annual examination and report of a	n independent qualifie	ed public accountant (IC	QPA)				
			(See instructions on waiver eligibility a					X Yes No		
_			ther line 6a or line 6b, the plan canno							
			or incomplete filing of this return/repo					alda a Oalaadada		
			ner penalties set forth in the instructions nd signed by an enrolled actuary, as wel							
		rue, correct, and comp				,	,	3		
SIGN		Filed with authorized/\	valid electronic signature.	12/20/2013	KAYA HASANOGLU					
HER		Signature of plan ac		Date	Enter name of individ	dual sid	nina as nlan adr	ninistrator		
SIGN	u		valid electronic signature.	12/20/2013	KAYA HASANOGLU	,	griing as plair aur	minstrator		
HER		Signature of employ		Date	Enter name of individ		ning as employe	r or plan sponsor		
Prep	arer's i		ame, if applicable) and address; include			1 -		number (optional)		
·		· •				'		,		

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Pa	rt III Financial Information										
7	Plan Assets and Liabilities		(a) Reginning of Ver	.,			(b) End	of V	005		
		7-	(a) Beginning of Yea		+	(b) End of Year				7	
_ <u>a</u>	Total plan assets Total plan liabilities	7a 7b	17058	0	+	185787					
	Net plan assets (subtract line 7b from line 7a)	76 7c	17059		-						
		70		10	+	185787			/		
<u>8</u> a	Income, Expenses, and Transfers for this Plan Year Contributions received or receivable from:		(a) Amount				(b) T	otai			
u	(1) Employers										
	(2) Participants	Participants									
	(3) Others (including rollovers)	Others (including rollovers)									
b	Other income (loss)	8b	2169)2							
С	Total income (add lines 8a(1), 8a(2), 8a(3), and 8b)	8c							21692	2	
d	Benefits paid (including direct rollovers and insurance premiums to provide benefits)	8d	650	0							
е	Certain deemed and/or corrective distributions (see instructions)	8e		0							
f	Administrative service providers (salaries, fees, commissions)	8f		0							
g	Other expenses	8g		0							
h	Total expenses (add lines 8d, 8e, 8f, and 8g)	8h							650	0	
i	Net income (loss) (subtract line 8h from line 8c)	8i							1519	2	
j	Transfers to (from) the plan (see instructions)	8j		0							
Pa	rt IV Plan Characteristics										
9a	If the plan provides pension benefits, enter the applicable pension 1A 1I 3D	feature co	des from the List of Plan Char	acterist	tic Co	des in	the instruc	tions	S:		
b	If the plan provides welfare benefits, enter the applicable welfare fe	eature cod	es from the List of Plan Chara	cteristic	c Cod	es in t	he instructi	ons:			
Par	t V Compliance Questions										
10	During the plan year:				Yes	No		Λm	ount		
a		tions withi	n the time period described in		100	-110		AIII	Juni		
	29 CFR 2510.3-102? (See instructions and DOL's Voluntary Fidu			10a		X					
b	Were there any nonexempt transactions with any party-in-interest on line 10a.)	•	•	10b		Χ					
C	Was the plan covered by a fidelity bond?			10c		X					
d	Did the plan have a loss, whether or not reimbursed by the plan's or dishonesty?			10d		Χ					
e	Were any fees or commissions paid to any brokers, agents, or oth										
	insurance service or other organization that provides some or all of	of the bene	efits under the plan? (See			X					
	instructions.)			10e							
	Has the plan failed to provide any benefit when due under the plan	n?		10f		X					
9	Did the plan have any participant loans? (If "Yes," enter amount a	s of year e	end.)	10g		X					
h	If this is an individual account plan, was there a blackout period? (2520.101-3.)	•		10h		X					
i	If 10h was answered "Yes," check the box if you either provided the exceptions to providing the notice applied under 29 CFR 2520.10			10i							
Par	VI Pension Funding Compliance										
11	Is this a defined benefit plan subject to minimum funding requirem 5500) and line 11a below)	,		•			•		Yes	X	No
112	Enter the amount from Schedule SB line 39					11a					
12	Is this a defined contribution plan subject to the minimum funding				•		FRISA?		Yes	X	No
	(If "Yes," complete line 12a or lines 12b, 12c, 12d, and 12e below,	•		. o. oo		- OI				* *	
a	If a waiver of the minimum funding standard for a prior year is beir granting the waiver.	ng amortiz	ed in this plan year, see instru		and e	nter th	e date of t	he le Yea		ling	
If	you completed line 12a, complete lines 3, 9, and 10 of Schedule					Day		1 00			
	Enter the minimum required contribution for this plan year	•				12b					
	Janes continuent for the plan year minimum				- 1						

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			1	
C	Enter the amount contributed by the employer to the plan for this plan year	12c		
d	Subtract the amount in line 12c from the amount in line 12b. Enter the result (enter a minus sign to the left of a negative amount)	12d		
<u>e</u>	Will the minimum funding amount reported on line 12d be met by the funding deadline?		Yes	No N/A
Part	VII Plan Terminations and Transfers of Assets			
13a	Has a resolution to terminate the plan been adopted in any plan year?		Yes X No	
	If "Yes," enter the amount of any plan assets that reverted to the employer this year	. 13a		
b	Were all the plan assets distributed to participants or beneficiaries, transferred to another plan, or brought under the of the PBGC?	control		Yes X No
С	If during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s) which assets or liabilities were transferred. (See instructions.)	to		
1	3c(1) Name of plan(s):	13c(2) E	EIN(s)	13c(3) PN(s)
Part	VIII Trust Information (optional)			
14a	Name of trust	14b	Trust's EIN	
		l		

KH PACIFIC PROPERTIES, INC. DEFINED BENEFIT PENSION PLAN

2012 Schedule SB, Line 22 Description of Weighted Average Retirement Age

The weighted average retirement age is 66. The weighting is by funding target.

EIN:20-0580064 PN: 001

KH PACIFIC PROPERTIES, INC. DEFINED BENEFIT PENSION PLAN

2012 Schedule SB, Part V Statement of Actuarial Assumptions/Methods

Interest	Rates.
HILCICSE	ixaics.

Plan Rate	5.00	0%			
Funding Rate (December 2012) Segment 1 Segment 2 Segment 3	5.54 6.85 7.52	5%			
Minimum Present Values (December Segment 1 Segment 2 Segment 3	2.0° 2.0° 4.4; 5.24	5%			
Mortality Rates (static, combined):	Pre-retirement	Post-retirement			
Funding Plan Rate 417(e) Rate	None None None	2012 Applicable 83IAMF-5 2012 Applicable			
Salary Increases:	None				
Withdrawal Rates:	None				
Retirement:	Participants are assumed to retire at the later of age 55 and the 5 th anniversary of participation. Participants past NRA are				

assumed to retire immediately.

Expense Load: None

Probability of benefit being

paid as a Lump Sum 100%

Assets Market Value

KH PACIFIC PROPERTIES, INC. DEFINED BENEFIT PENSION PLAN

2012 Schedule SB, Part V Summary of Plan Provisions

Effective Date:	January 1, 2004
Plan Year:	January 1 through December 31
Eligibility:	All employees are eligible to enter on the January 1 or July 1 coincident with or next following the date the employee completes the following requirements: 1 year of service minimum age 21
Normal Retirement Date:	Later of 55th birthday and 5 th anniversary of participation.
Normal Retirement Benefits:	A benefit payable for the life of the participant.
Benefit Formula:	100% of monthly compensation*.
	*compensation is the average of the highest three consecutive years of participation.
Accrued Benefit:	Projected benefit at NRD, multiplied by years of participation earned to date of computation, divided by projected years of participation at NRD (maximum 10).
Vesting:	20% after 2 years of service, plus 20% per year thereafter, to a maximum of 100%.
Death Benefit:	Actuarial equivalent of the accrued benefit.
Early Retirement Date:	None.
Disability Benefit:	Actuarial equivalent of the accrued benefit.

SCHEDULE SB (Form 5500)

Department of the Treasury Internal Revenue Service

Department of Labor Employee Benefits Security Administration

Single-Employer Defined Benefit Plan Actuarial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6059 of the Internal Revenue Code (the Code).

OMB No. 1210-0110

2012

This Form is Open to Public Inspection

▶ File as an attachr	ment to Form	5500 or 5	5500-SF.			
For calendar plan year 2012 or fiscal plan year beginning 01/01	1/2012		and endin	9	12/31/2	2012
Round off amounts to nearest dollar.						
▶ Caution: A penalty of \$1,000 will be assessed for late filing of this repo	rt unless reaso	nable ca	use is established	1 .		
A Name of plan	. D	D3	B Three-digi			0.01
KH Pacific Properties, Inc. Defined Benefit	t Pensior	Plan	plan numb	er (PN)	<u> </u>	001
C Plan sponsor's name as shown on line 2a of Form 5500 or 5500-SF			D Employer to	lentificat	ion Number (EIN)
,			,			
KH Pacific Properties, Inc.	dim-sugge-s-		20-0580064	1		
E Type of plan: Single Multiple-A Multiple-B	Prior year pla	ın size: 🛚 X	100 or fewer	101-50	00 More ti	han 500
Part I Basic Information						
1 Enter the valuation date: Month 12 Day 31	l Year_	2012				
2 Assets:					,	244 - 244 -
a Market value	***************			2a		185787
b Actuarial value				2b		185787
3 Funding target/participant count breakdown:		(1) Ni	umber of particip	ants	(2) [Funding Target
a For retired participants and beneficiaries receiving payment				0		0
b For terminated vested participants	3b			0		0
C For active participants:]		
(1) Non-vested benefits						0
(2) Vested benefits		er de e	<u> </u>			185787
(3) Total active				2		185787
d Total	3d			2		185787
4 If the plan is in at-risk status, check the box and complete lines (a) and	d (b)					
a Funding target disregarding prescribed at-risk assumptions	*******************	*********	***************************************	4a		
b Funding target reflecting at-risk assumptions, but disregarding trans				4b		
at-risk status for fewer than five consecutive years and disregard				5		7.07%
5 Effective interest rate				6	A4440000000000000000000000000000000000	7.07%
6 Target normal cost	***************************************	* * * * * * * * * * * * * * * * * * * *		6		V
Statement by Enrolled Actuary To the best of my knowledge, the information supplied in this schedule and accompanying sche-	dules, statements	and attachme	ents, if any, is complete	and accur	ate. Each prescrib	ed assumption was applied in
accordance with applicable law and regulations. In my opinion, each other assumption is reason combination, offer my best estimate of anticipated experience under the plan.	hable (taking into a	count the ex	penence of the plan a	nd reasonal	ole expectations)	and such other assumptions, in
SION	Water to the telephone	***************************************				And the second s
SIGN CES					12/19/20	013
Signature of actuary						
Colin E. Southcote-Want					Date 110350	2
Type or print name of actuary				Mostre	cent enrollme	
Albion Actuarial Consulting, Inc.					206~542-	
Firm name			Tel			ding area code)
				spanne i	iamber (incla	ung area code)
10616 237th Place SW						
Edmonds WA 98020						
Address of the firm						
If the actuary has not fully reflected any regulation or ruling promulgated undi- instructions	er the statute	n comple	ting this schedule	, check I	the box and s	ee

Page	2 -	
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Schedule SB (Form 5500) 2012

_														
Pa	art II	Beginning of	Year Carryov	ver Prefunding Balanc	es	(a)	Carryover balance		(b)	Drofund	ing halanga			
7			, , , , , , , , , , , , , , , , , , , ,	icable adjustments (line 13 fr		(a)	Carryover balance	0	(b)	riciuliu	ing balance 0			
8				funding requirement (line 35 t				0	0					
9	•							0	0 0					
10				turn of <u>-67.43</u> %				0			0			
11				d to prefunding balance:										
	•			e 38a from prior year)							0			
				interest rate of 5.54%										
	as o	therwise provided	(see instructions)					_			0			
	_	-		rear to add to prefunding baland				-			0			
				alance							0			
				s or deemed elections				0			0			
13	Balance	at beginning of cu	urrent year (line 9	+ line 10 + line 11d – line 12)				0			0			
P	art III	Funding Pe	rcentages											
14	Funding	target attainment	percentage							14	100.00%			
		d funding target att								15	100.00%			
16				s of determining whether carr					ce	16	100.00%			
17	If the cu	rrent value of the	assets of the plan	is less than 70 percent of the	funding ta	rget, enter s	such percentage			17	%			
P	art IV	Contributio	ns and liquid	ity shortfalls					•					
			•	year by employer(s) and emp	lovees:									
	(a) Date	(b) Ar	mount paid by	(c) Amount paid by	(a) [Date	(b) Amount pa		(ınt paid by			
(N	/M-DD-Y	(YY) er	nployer(s)	employees	(MM-DE)-YYYY)	employer(s)	+	emp	loyees			
									-					
-									+					
					Totals ▶	18(b)			0 18(c)		0			
19	Discoun	ted employer cont	ributions – see ins	structions for small plan with a	valuation	date after t	he beginning of the		, ,					
				nimum required contributions				19a			0			
	_			djusted to valuation date		-	•	19b			0			
				quired contribution for current ye			•	19c			0			
20		y contributions and			,30.00						, and the second			
-		-	· · · · · ·	the prior year?						Г	Yes X No			
				stallments for the current year						<u>.</u>] Yes ∏ No			
				lete the following table as app										
				Liquidity shortfall as of er		er of this pla	an year							
		(1) 1st		(2) 2nd		(3)	3rd			(4) 4t	h			
			1		1			1						

Pa	rt V	Assumptio	ns Used to Determine	Funding Target and Targe	et Normal Cost							
21	Discou			· ····································								
	a Seg	ment rates:	3rd segment									
	b Appl	licable month (enter code)	1		21b				C		
22	Weight	ted average ret		22				66				
23	Mortali	ty table(s) (see	e instructions) X Pre	escribed - combined Pre	scribed - separate	Substitut	te					
Pa	rt VI	Miscellane	ous Items									
24		-		tuarial assumptions for the current					Yes	X No		
25	Has a	method change	e been made for the current pl	an year? If "Yes," see instructions	regarding required attac	chment			Yes	X No		
26 Is the plan required to provide a Schedule of Active Participants? If "Yes," see instructions regarding required attachment								Yes	X No			
27	attachment											
Part VII Reconciliation of Unpaid Minimum Required Contributions For Prior Years												
28	Unpaid	l minimum requ	uired contributions for all prior	years		28				0		
29										O		
30	Remai	ning amount of	f unpaid minimum required cor	ntributions (line 28 minus line 29)		30				0		
Pa	rt VIII	Minimum	Required Contribution	For Current Year								
31	Target	normal cost a	nd excess assets (see instruct	tions):								
	a Targe	et normal cost	(line 6)			31a				C		
	b Exce	ess assets, if ap	oplicable, but not greater than	line 31a		31b						
32	Amorti	zation installme	ents:		Outstanding Bala	ance	Ins	stallme	nt			
	a Net shortfall amortization installment					0		(
						0				C		
33				ter the date of the ruling letter grar) and the waived amount		33						
34	Total fu	unding requirer	ment before reflecting carryove	er/prefunding balances (lines 31a -	31b + 32a + 32b - 33)	34				C		
				Carryover balance	Prefunding bala	nce	Tota	al balaı	nce			
35			use to offset funding	0		0				0		
36	Additio	nal cash requi	rement (line 34 minus line 35).			36						
37	Contrib (line 19	outions allocate	ed toward minimum required co	ontribution for current year adjuste	d to valuation date	37				0		
38	Presen	nt value of exce	ess contributions for current ye	ar (see instructions)								
	a Total	(excess, if any	y, of line 37 over line 36)			38a				0		
	b Porti	on included in	line 38a attributable to use of	prefunding and funding standard c	arryover balances	38b						
39	Unpaid	l minimum requ	uired contribution for current ye	ear (excess, if any, of line 36 over	line 37)	39				C		
40	Unpaid	l minimum requ	uired contributions for all years	S		40				C		
Pa	rt IX	Pension I	Funding Relief Under F	Pension Relief Act of 2010	(See Instructions)						
41	If an ele	ection was mad	de to use PRA 2010 funding re	elief for this plan:								
	a Sche	dule elected .					2 plus 7 years	s \square	15 y	ears		
	b Eligib	ole plan year(s) for which the election in line	41a was made		200	8 2009	2010	2	2011		
42	Amoun	t of acceleratio	n adjustment			42	<u> </u>					
				d over to future plan years		43						