



EXTENDED TO NOVEMBER 15, 2021

## Return of Private Foundation

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

Do not enter social security numbers on this form as it may be made public.  
Go to [www.irs.gov/Form990PF](http://www.irs.gov/Form990PF) for instructions and the latest information.

OMB No 1545-0047

2020

Open to Public Inspection

Form 990-PF  
Department of the Treasury  
Internal Revenue Service

For calendar year 2020 or tax year beginning

Name of foundation

THE CONRAD PREBYS FOUNDATION

Number and street (or P.O. box number if mail is not delivered to street address)

1660 HOTEL CIRCLE NORTH, SUITE 710

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

SAN DIEGO, CA 92108

G Check all that apply:

☐ Initial return☐ Initial return of a former public charity☐ Final return☐ Amended return☐ Address change☐ Name change

H Check type of organization:

☒ Section 501(c)(3) exempt private foundation☐ Section 4947(a)(1) nonexempt charitable trust☐ Other taxable private foundationI Fair market value of all assets at end of year  
(from Part II, col. (c), line 16)

\$ 1,479,099,201.

J Accounting method:

☒ Cash☐ Accrual☐ Other (specify)

(Part I, column (d), must be on cash basis.)

A Employer identification number

20-3216993

B Telephone number

619-860-2101

C If exemption application is pending, check here ☐D 1. Foreign organizations, check here ☐2. Foreign organizations meeting the 85% test, check here and attach computation ☐E If private foundation status was terminated under section 507(b)(1)(A), check here ☐F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ☐

## Part I Analysis of Revenue and Expenses

(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a).)

(a) Revenue and expenses per books

(b) Net investment income

(c) Adjusted net income

(d) Disbursements for charitable purposes (cash basis only)

Revenue	1 Contributions, gifts, grants, etc., received	99,230,031.		N/A	
	2 Check <input type="checkbox"/> if the foundation is not required to attach Sch. B				
	3 Interest on savings and temporary cash investments				
	4 Dividends and interest from securities	1,635,293.	977,458.		STATEMENT 2
	5a Gross rents	105,687,209.	105,687,209.		STATEMENT 3
	b Net rental income or (loss)	21,382,414.			STATEMENT 4
	6a Net gain or (loss) from sale of assets not on line 10	226,989.			STATEMENT 1
	b Gross sales price for all assets on line 6a	17,326,787.			
	7 Capital gain net income (from Part IV)		232,052.		
	8 Net short-term capital gain				
	9 Income modifications				
	10a Gross sales less returns and allowances				
Operating and Administrative Expenses	b Less: Cost of goods sold				
	c Gross profit or (loss)				
	11 Other income	-4,490.	-4,490.		STATEMENT 5
	12 Total. Add lines 1 through 11	206,775,032.	106,892,229.		
	13 Compensation of officers, directors, trustees, etc.	0.	0.		0.
	14 Other employee salaries and wages	403,141.	97,404.		305,737.
	15 Pension plans, employee benefits				
	16a Legal fees STMT 6	1,431,794.	715,897.		715,897.
	b Accounting fees STMT 7	286,765.	143,383.		143,382.
	c Other professional fees STMT 8	727,759.	534,247.		193,512.
	17 Interest	16,343,865.	16,343,865.		0.
	18 Taxes STMT 9	13,157,609.	12,750,566.		17,085.
	19 Depreciation and depletion	21,233,592.	21,233,592.		
	20 Occupancy	44,874.	11,218.		33,656.
	21 Travel, conferences, and meetings	619.	0.		619.
	22 Printing and publications				
	23 Other expenses STMT 10	34,429,360.	34,201,143.		228,217.
	24 Total operating and administrative expenses. Add lines 13 through 23	88,059,378.	86,031,315.		1,638,105.
	25 Contributions, gifts, grants paid	4,850,000.			4,850,000.
	26 Total expenses and disbursements. Add lines 24 and 25	92,909,378.	86,031,315.		6,488,105.
	27 Subtract line 26 from line 12:				
	a Excess of revenue over expenses and disbursements	113,865,654.			
	b Net investment income (if negative, enter -0-)		20,860,914.		
	c Adjusted net income (if negative, enter -0-)			N/A	

Part II Balance Sheets		Beginning of year		End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value	
Assets	1 Cash - non-interest-bearing	90,140,524.	107,817,878.	107,817,878.	
	2 Savings and temporary cash investments				
	3 Accounts receivable				
	Less: allowance for doubtful accounts				
	4 Pledges receivable				
	Less: allowance for doubtful accounts				
	5 Grants receivable				
	6 Receivables due from officers, directors, trustees, and other disqualified persons				
	7 Other notes and loans receivable				
	Less: allowance for doubtful accounts				
	8 Inventories for sale or use				
	9 Prepaid expenses and deferred charges				
	10a Investments - U.S. and state government obligations STMT 12	24,603,253.	24,150,615.	24,749,438.	
	b Investments - corporate stock STMT 13	1,164,782.	63,035,776.	69,127,290.	
	c Investments - corporate bonds				
	Liabilities	11 Investments - land, buildings, and equipment, basis	1000854619.		
Less accumulated depreciation STMT 14		96,109,694.			
12 Investments - mortgage loans		879,044,620.	904,744,925.	1274890000.	
13 Investments - other					
14 Land, buildings, and equipment, basis		110,900.			
Less accumulated depreciation STMT 11		29,329.			
15 Other assets (describe STATEMENT 15)		4,744,024.	6,560,841.	2,433,024.	
16 Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)		999,791,756.	1106391606.	1479099201.	
17 Accounts payable and accrued expenses					
18 Grants payable					
Net Assets or Fund Balances	19 Deferred revenue				
	20 Loans from officers, directors, trustees, and other disqualified persons				
	21 Mortgages and other notes payable	434,307,719.	426,757,161.		
	22 Other liabilities (describe STATEMENT 16)	5,277,462.	5,558,442.		
	23 Total liabilities (add lines 17 through 22)	439,585,181.	432,315,603.		
Net Assets or Fund Balances	Foundations that follow FASB ASC 958, check here				
	24 Net assets without donor restrictions				
	25 Net assets with donor restrictions				
	Foundations that do not follow FASB ASC 958, check here X				
	26 Capital stock, trust principal, or current funds	0.	0.		
	27 Paid-in or capital surplus, or land, bldg., and equipment fund	0.	0.		
	28 Retained earnings, accumulated income, endowment, or other funds	560,206,575.	674,076,003.		
	29 Total net assets or fund balances	560,206,575.	674,076,003.		
30 Total liabilities and net assets/fund balances	999,791,756.	1106391606.			

## Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year - Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	560,206,575.
2 Enter amount from Part I, line 27a	2	113,865,654.
3 Other increases not included in line 2 (itemize) PRIOR PERIOD ADJUSTMENT	3	3,774.
4 Add lines 1, 2, and 3	4	674,076,003.
5 Decreases not included in line 2 (itemize)	5	0.
6 Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 29	6	674,076,003.

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**Part IV Capital Gains and Losses for Tax on Investment Income**

(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)		(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
<b>1a PUBLICLY TRADED SECURITIES</b>				
<b>b CAPITAL GAINS DIVIDENDS</b>				
c				
d				
e				
(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)	
a 17,305,499.		17,094,735.	210,764.	
b 21,288.			21,288.	
c				
d				
e				
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69.			(i) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))	
(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any		
a			210,764.	
b			21,288.	
c				
d				
e				
2 Capital gain net income or (net capital loss)		{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2	232,052.
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c). See instructions. If (loss), enter -0- in Part I, line 8		{ }	3	N/A

**Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income****SECTION 4940(e) REPEALED ON DECEMBER 20, 2019 - DO NOT COMPLETE.**

1 Reserved	(a) Reserved	(b) Reserved	(c) Reserved	(d) Reserved
	Reserved			
	Reserved			
	Reserved			
	Reserved			
	Reserved			
2 Reserved			2	
3 Reserved			3	
4 Reserved			4	
5 Reserved			5	
6 Reserved			6	
7 Reserved			7	
8 Reserved			8	

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

1a Exempt operating foundations described in section 4940(d)(2), check here <input type="checkbox"/> and enter "N/A" on line 1. Date of ruling or determination letter. _____ (attach copy of letter if necessary-see instructions)			
b Reserved		1	289,967.
c All other domestic foundations enter 1.39% of line 27b. Exempt foreign organizations, enter 4% of Part I, line 12, col. (b)			
2 Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)		2	0.
3 Add lines 1 and 2		3	289,967.
4 Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)		4	0.
5 Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-		5	289,967.
6 Credits/Payments.			
a 2020 estimated tax payments and 2019 overpayment credited to 2020	6a	488,693.	
b Exempt foreign organizations - tax withheld at source	6b	0.	
c Tax paid with application for extension of time to file (Form 8868)	6c	0.	
d Backup withholding erroneously withheld	6d	0.	
7 Total credits and payments. Add lines 6a through 6d	7	488,693.	
8 Enter any penalty for underpayment of estimated tax. Check here <input checked="" type="checkbox"/> if Form 2220 is attached	8	0.	
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9		
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	198,726.	
11 Enter the amount of line 10 to be: Credited to 2021 estimated tax <input type="checkbox"/> Refunded <input checked="" type="checkbox"/>	11	0.	

**Part VII-A Statements Regarding Activities**

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition. If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.		X
c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year. (1) On the foundation. <input type="checkbox"/> \$ 0. (2) On foundation managers. <input type="checkbox"/> \$ 0.		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. <input type="checkbox"/> \$ 0.		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? If "Yes," attach a detailed description of the activities.		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes		X
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
b If "Yes," has it filed a tax return on Form 990-T for this year?		
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? If "Yes," attach the statement required by General Instruction T		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?		X
7 Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes," complete Part II, col. (c), and Part XV	X	
8a Enter the states to which the foundation reports or with which it is registered. See instructions. <input type="checkbox"/> CA		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2020 or the tax year beginning in 2020? See the instructions for Part XIV. If "Yes," complete Part XIV		X
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses		X

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**Part VII-A Statements Regarding Activities** (continued)

11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions **STATEMENT 17 STMT 18**

	Yes	No
11	X	

12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions

12		X
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13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application?

13	X	
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Website address ► **WWW.CONRADPREBYSFOUNDATION.ORG**

14 The books are in care of ► **ANN HILL**

Telephone no. ► **619-860-2101**

Located at ► **1660 HOTEL CIRCLE NORTH, SUITE 710, SAN DIEGO, CA** ZIP+4 ► **92108**

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here

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and enter the amount of tax-exempt interest received or accrued during the year

► **15** **N/A**

16 At any time during calendar year 2020, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?

	Yes	No
16		X

See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ►

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

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

1a During the year, did the foundation (either directly or indirectly):

(1) Engage in the sale or exchange, or leasing of property with a disqualified person?

☐ Yes ☒ No

(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?

☐ Yes ☒ No

(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?

☐ Yes ☒ No

(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?

☐ Yes ☒ No

(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?

☐ Yes ☒ No

(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)

☐ Yes ☒ No

b If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions

**N/A**

Organizations relying on a current notice regarding disaster assistance, check here

► ☐

c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2020?

1b		
1c		X

2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):

a At the end of tax year 2020, did the foundation have any undistributed income (Part XIII, lines 6d and 6e) for tax year(s) beginning before 2020?

☐ Yes ☒ No

If "Yes," list the years ►

b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions.)

**N/A**

c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here.

2b		
----	--	--

3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?

☐ Yes ☒ No

b If "Yes," did it have excess business holdings in 2020 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Form 4720, Schedule C, to determine if the foundation had excess business holdings in 2020.)

**N/A**

3b		
----	--	--

4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?

4a		X
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b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2020?

4b		X
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**Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required** (continued)

5a During the year, did the foundation pay or incur any amount to:

(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?

☐ Yes ☒ No

(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?

☐ Yes ☒ No

(3) Provide a grant to an individual for travel, study, or other similar purposes?

☐ Yes ☒ No

(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions

☐ Yes ☒ No

(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?

☐ Yes ☒ No

b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance? See instructions

N/A

Organizations relying on a current notice regarding disaster assistance, check here

▶ ☐

c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant?

N/A

☐ Yes ☐ No

If "Yes," attach the statement required by Regulations section 53.4945-5(d).

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

☐ Yes ☒ No

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

If "Yes" to 6b, file Form 8870.

6b

X

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?

☐ Yes ☒ No

b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?

N/A

7b

8 Is the foundation subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?

☐ Yes ☒ No**Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors**

1 List all officers, directors, trustees, and foundation managers and their compensation.

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
SEE STATEMENT 19		0.	0.	0.

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

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
DOUG DAWSON - 1660 HOTEL CIRCLE NORTH, SUITE 710, SAN DIEGO, CA	EXECUTIVE DIRECTOR 40.00	330,000.	0.	0.

Total number of other employees paid over \$50,000

▶ 0

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**Part VIII** Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)**3** Five highest-paid independent contractors for professional services. If none, enter "NONE."

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
ADLER & COLVIN, LLP - 135 MAIN ST, 20TH FLOOR, SAN FRANCISCO, CA 94105	LEGAL SERVICES	508,336.
DLA PIPER, LLC 401 B ST, #1700, SAN DIEGO, CA 92101	LEGAL SERVICES	493,965.
ANDREW SINGER 71 HAZEL LANE, PIEDMONT, CA 94611	CONSULTING	333,333.
GIBSON DUNN & CRUTCHER, LLP 333 S GRAND AVE, LOS ANGELES, CA 90071	LEGAL SERVICES	219,693.
LINDSAY AND BROWNELL LLP - 4225 EXECUTIVE SQUARE, SUITE 1150, LA JOLLA, CA 92037	ACCOUNTING SERVICES	183,402.
Total number of others receiving over \$50,000 for professional services		4

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

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

	Expenses
1 N/A	
2	
3	
4	

**Part IX-B** Summary of Program-Related Investments

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2

	Amount
1 N/A	
2	
3 All other program-related investments. See instructions	
Total. Add lines 1 through 3	0.

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
a	Average monthly fair market value of securities	1a	37,628,157.
b	Average of monthly cash balances	1b	124,672,701.
c	Fair market value of all other assets	1c	1,242,353,571.
d	Total (add lines 1a, b, and c)	1d	1,404,654,429.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0.
2	Acquisition indebtedness applicable to line 1 assets	2	434,307,719.
3	Subtract line 2 from line 1d	3	970,346,710.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	14,555,201.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	955,791,509.
6	Minimum investment return. Enter 5% of line 5	6	47,789,575.

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

1	Minimum investment return from Part X, line 6	1	47,789,575.
2a	Tax on investment income for 2020 from Part VI, line 5	2a	289,967.
b	Income tax for 2020 (This does not include the tax from Part VI)	2b	
c	Add lines 2a and 2b	2c	289,967.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	47,499,608.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	47,499,608.
6	Deduction from distributable amount (see instructions)	6	0.
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	47,499,608.

**Part XII** Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
a	Expenses, contributions, gifts, etc. - total from Part I, column (d), line 26	1a	6,488,105.
b	Program-related investments - total from Part IX-B	1b	0.
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	6,488,105.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b	5	0.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	6,488,105.

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

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**Part XIII** Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2019	(c) 2019	(d) 2020
1 Distributable amount for 2020 from Part XI, line 7				47,499,608.
2 Undistributed income, if any, as of the end of 2020				
a Enter amount for 2019 only			2,191,189.	
b Total for prior years		0.		
3 Excess distributions carryover, if any, to 2020				
a From 2015				
b From 2016				
c From 2017				
d From 2018				
e From 2019				
f Total of lines 3a through e	0.			
4 Qualifying distributions for 2020 from Part XII, line 4 ▶ \$ 6,488,105.				
a Applied to 2019, but not more than line 2a			2,191,189.	
b Applied to undistributed income of prior years (Election required - see instructions)		0.		
c Treated as distributions out of corpus (Election required - see instructions)	0.			
d Applied to 2020 distributable amount				4,296,916.
e Remaining amount distributed out of corpus	0.			
5 Excess distributions carryover applied to 2020 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 Enter the net total of each column as indicated below.				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	0.			
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b Taxable amount - see instructions		0.		
e Undistributed income for 2019 Subtract line 4a from line 2a Taxable amount - see instr.			0.	
f Undistributed income for 2020 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2021				43,202,692.
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)	0.			
8 Excess distributions carryover from 2015 not applied on line 5 or line 7	0.			
9 Excess distributions carryover to 2021 Subtract lines 7 and 8 from line 6a	0.			
10 Analysis of line 9				
a Excess from 2016				
b Excess from 2017				
c Excess from 2018				
d Excess from 2019				
e Excess from 2020				



**Part XV** Supplementary Information (continued)**3** Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a Paid during the year				
BOYS AND GIRLS CLUBS OF EAST COUNTY, INC 8820 TAMBERLY WAY SANTEE, CA 92071		PC	2020 CHILDREN'S BALL	50,000.
LA JOLLA MUSIC SOCIETY 7600 FAY AVENUE LA JOLLA, CA 92037		PC	GENERAL	300,000.
OLD GLOBE THEATRE PO BOX 122171 SAN DIEGO, CA 92112		PC	THE GARDENS OF ANUNCIA MUSICAL PRODUCTION	75,000.
RADY CHILDREN'S HOSPITAL - SAN DIEGO 3020 CHILDREN'S WAY MC 5005 SAN DIEGO, CA 92123		PC	COVID-19 SPECIAL GRANT	350,000.
SALK INSTITUTE FOR BIOLOGICAL STUDIES 10010 N TORREY PINES RD LA JOLLA, CA 92037		PC	SYMPHONY AT SALK	100,000.
Total	SEE CONTINUATION SHEET(S)			4,850,000.
b Approved for future payment				
NONE				
Total				0.

Form 990-PF (2020)





## THE CONRAD PREBYS FOUNDATION

20-3216993

**Part XV** Supplementary Information**3** Grants and Contributions Paid During the Year (Continuation)

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
SAN DIEGO MUSEUM OF ART PO BOX 122107 SAN DIEGO, CA 92112		PC	ART ALIVE	500,000.
SAN DIEGO SYMPHONY ORCHESTRA ASSOCIATION 1245 SEVENTH AVENUE SAN DIEGO, CA 92101		PC	GUEST PERFORMERS SERIES	500,000.
SAN DIEGO ZOO GLOBAL PO BOX 1220551 SAN DIEGO, CA 92112		PC	RENDEZVOUS IN THE ZOO GALA	25,000.
SANFORD BURNHAM PREBYS MEDICAL DISCOVERY INSTITUTE 10901 N TORREY PINES RD LA JOLLA, CA 92037		PC	CONRAD PREBYS CENTER FOR CHEMICAL GENOMICS	150,000.
SCRIPPS HEALTH PO BOX 2469 LA JOLLA, CA 92038		PC	COVID-19 SPECIAL GRANT, SCRIPPS MERCY BALL	1,100,000.
SHARP HEALTHCARE 4000 RUFFIN RD STE A SAN DIEGO, CA 92123		PC	COVID-19 SPECIAL GRANT	350,000.
UC SAN DIEGO FOUNDATION 9500 GILLMAN DRIVE, MC 0940 LA JOLLA, CA 92093		PC	COVID-19 EMERGENCY RESPONSE FUND	350,000.
WGBH EDUCATIONAL FOUNDATION ONE GUEST STREET BOSTON, MA 02135		PC	THE MASTERPIECE TRUST	1,000,000.
Total from continuation sheets				3,975,000.

**Schedule B**(Form 990, 990-EZ,  
or 990-PF)Department of the Treasury  
Internal Revenue Service**Schedule of Contributors**

- Attach to Form 990, Form 990-EZ, or Form 990-PF.  
► Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No 1545-0047

**2020**

Name of the organization

THE CONRAD PREBYS FOUNDATION

Employer identification number

20-3216993

Organization type (check one)

Filers of:

Section:

Form 990 or 990-EZ

☐

501(c)( ) (enter number) organization

☐4947(a)(1) nonexempt charitable trust **not** treated as a private foundation☐

527 political organization

Form 990-PF

☒

501(c)(3) exempt private foundation

☐

4947(a)(1) nonexempt charitable trust treated as a private foundation

☐

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.**Note.** Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.**General Rule**☒

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

**Special Rules**☐

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000, or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

☐For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. ► \$ \_\_\_\_\_

**Caution:** An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization	Employer identification number
THE CONRAD PREBYS FOUNDATION	20-3216993

**Part II** **Contributors** (see instructions) Use duplicate copies of Part I if additional space is needed

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	CONRAD PREBYS TRUST DATED 12/17/1982 P.O. BOX 711664 SANTEE, CA 92072	\$ 53,174,674.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
2	CONRAD PREBYS TRUST DATED 12/17/1982 P.O. BOX 711664 SANTEE, CA 92072	\$ 44,234,050.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions)
3	CONRAD PREBYS TRUST DATED 12/17/1982 P.O. BOX 711664 SANTEE, CA 92072	\$ 1,821,307.	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)



Name of organization	Employer identification number
THE CONRAD PREBYS FOUNDATION	20-3216993

**Part II** Noncash Property (see instructions) Use duplicate copies of Part II if additional space is needed

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
2	100% INTEREST IN REAL PROPERTY, ASSETS, AND LIABILITIES HELD IN SINGLE MEMBER LLCs	\$ 54,800,000.	07/01/20
3	100% INTEREST IN LA PAZ SUNSET, INC.	\$ 882,000.	10/31/20
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	

Name of organization	Employer identification number
THE CONRAD PREBYS FOUNDATION	20-3216993

**Part III** Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year (Enter this info once) ► \$ \_\_\_\_\_  
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee
	(e) Transfer of gift		
	Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee

FORM 990-PF GAIN OR (LOSS) FROM SALE OF ASSETS STATEMENT 1

(A) DESCRIPTION OF PROPERTY			MANNER ACQUIRED	DATE ACQUIRED	DATE SOLD
PUBLICLY TRADED SECURITIES					
(B) GROSS SALES PRICE	(C) COST OR OTHER BASIS	(D) EXPENSE OF SALE	(E) DEPREC.	(F) GAIN OR LOSS	
17,305,499.	17,099,798.	0.	0.	205,701.	
CAPITAL GAINS DIVIDENDS FROM PART IV					21,288.
TOTAL TO FORM 990-PF, PART I, LINE 6A					226,989.

FORM 990-PF DIVIDENDS AND INTEREST FROM SECURITIES STATEMENT 2

SOURCE	GROSS AMOUNT	CAPITAL GAINS DIVIDENDS	(A) REVENUE PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
DIVIDENDS: BANK OF AMERICA #0620	311,595.	21,288.	290,307.	290,307.	
DIVIDENDS: CNB BROKERAGE #1293	9,500.	0.	9,500.	9,500.	
INTEREST INCOME: BANK OF AMERICA #0620	-36,698.	0.	-36,698.	5,292.	
INTEREST INCOME: CNB BROKERAGE #1293	713.	0.	713.	713.	
INTEREST INCOME: CNB MM #5779	147,510.	0.	147,510.	147,510.	
INTEREST INCOME: UNION BANK MM #6337	451,063.	0.	451,063.	451,063.	
INTEREST INCOME: US BANK MM #9010	73,073.	0.	73,073.	73,073.	
TAX-EXEMPT INTEREST: BANK OF AMERICA #0620	450,631.	0.	450,631.	0.	
TAX-EXEMPT INTEREST: CNB BROKERAGE #1293	735,125.	0.	735,125.	0.	

## TAX-EXEMPT

INTEREST:CNB

BROKERAGE #1293 -485,931. 0. -485,931. 0.

TO PART I, LINE 4 1,656,581. 21,288. 1,635,293. 977,458.

FORM 990-PF

RENTAL INCOME

STATEMENT 3

KIND AND LOCATION OF PROPERTY	ACTIVITY NUMBER	GROSS RENTAL INCOME
422 - 6752 SOLITA AVE	1	241,578.
519 - 1471 GROVE AVE	3	839,332.
535 - 9349-9360 CREEKSIDE CT	4	1,199,157.
540 - 1760 DIAMOND ST	5	365,934.
547 - 1672 MISSOURI ST	6	154,122.
550 - 818 EMERALD ST	7	181,136.
551 - 826 EMERALD ST	8	179,592.
570 - 3502 ANGELUCCI ST	9	1,330,914.
595 - 2509-2521 A AVE	10	2,299,735.
597 - 203 LAUREL AVE	11	1,313,757.
598 - 2125 WESTINGHOUSE ST	12	3,620,694.
601 - 2050-2060 GARNET AVE	14	304,178.
604 - 3235 ARMSTRONG ST	15	3,355,654.
605 - 6670 DORIANA ST	16	4,303,919.
606 - 9121 KENWOOD DR	17	885,429.
607 - 2401 SEASIDE ST	18	1,275,804.
608 - 1204 N ESCONDIDO BLVD	19	2,459,267.
610 - 1070 E WASHINGTON AVE	20	1,960,944.
611 - 233 N MOLLISON AVE	21	2,148,954.
612 - 466 W WASHINGTON AVE	22	1,878,293.
614 - 380-422 SHADY LN	23	1,988,918.
615 - 3917 CONRAD DR	24	2,071,901.
616 - 1624 CANYON RD	25	1,902,008.
617 - 511 14TH ST	26	1,259,584.
618 - 542-548 BALLANTYNE ST	27	1,007,712.
619 - 9209 KENWOOD DR	28	1,004,106.
620 - 1707 LA BREA ST	29	2,515,379.
621 - 121 N RAMONA ST	30	958,606.
622 - 9061 KENWOOD DR	31	473,993.
623 - 10850 JAMACHA BLVD	32	2,071,477.
624 - 328 S FIRST ST	33	2,963,254.
626 - 415 S LINCOLN AVE	34	856,656.
627 - 130 CALLE PRIMERA	35	2,526,221.
628 - 1294 N MOLLISON AVE	36	935,453.
630 - 4981 CATOCTIN DR	37	2,169,911.
631 - 202 W SAN YSIDRO BLVD	38	1,412,929.
634 - 304 N FIRST ST	39	515,473.
635 - 135 LAUREL AVE	40	306,879.
636 - 606 S FIRST ST	41	331,451.

## THE CONRAD PREBYS FOUNDATION

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637 - 632 S FIRST ST	42	644,005.
638 - 310 S ANZA ST	43	562,825.
639 - 425 16TH ST	44	824,455.
641 - 131 HIGHLAND AVE	45	797,843.
642 - 240-246 CALLE PRIMERA	46	495,664.
643 - 118 14TH ST	47	824,714.
644 - 9151 KENWOOD DR	48	455,659.
645 - 3743 FAIRWAY DR	49	1,122,362.
646 - 110 7TH ST	50	1,140,597.
648 - 151 GAYLAND ST	51	2,130,816.
649 - 346 JAMACHA BLVD	52	2,588,350.
651 - 311 BALLANTYNE ST	53	986,828.
654 - 832 N JUNIPER ST	54	2,350,584.
655 - 360 E BRADLEY AVE	55	1,461,655.
656 - 984-989 PEACH AVE	56	2,575,657.
657 - 275 BALLANTYNE ST	57	456,908.
658 - 12905 MAPLEVIEW ST	58	2,940,325.
659 - 1525 GRAVES AVE	59	1,790,853.
660 - 411 14TH ST	60	2,337,333.
661 - 1440 2ND AVE	61	2,406,182.
662 - 776 E MISSION AVE	62	3,855,866.
663 - 1019 PEACH AVE	63	569,514.
664 - 1037 PEACH AVE	64	275,751.
665 - 1038 PEACH AVE	65	368,578.
666 - 1050 PEACH AVE	66	313,411.
700 - 3866 INGRAHAM ST	67	10,325,765.
708 - 708 N MOLLISON AVE	68	675,120.
911 - 16045 HIGHWAY 80	69	0.
901 - 4835 PACIFIC HWY	71	509,386.
902 - 3855 & 3865 ROSECRANS ST	72	506,470.
903 - 12202 WOODSIDE AVE	73	715,305.
596 - 325 E BRADLEY AVE	74	1,108,124.
RENTAL REAL ESTATE - ALL PROPERTIES	75	

TOTAL TO FORM 990-PF, PART I, LINE 5A

105,687,209.

FORM 990-PF	RENTAL EXPENSES	STATEMENT	4
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DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		81,391.	
- SUBTOTAL -	1		81,391.
DEPRECIATION		236,409.	
- SUBTOTAL -	3		236,409.
DEPRECIATION		221,326.	
AMORTIZATION		7,236.	
- SUBTOTAL -	4		228,562.
DEPRECIATION		64,202.	

## THE CONRAD PREBYS FOUNDATION

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	- SUBTOTAL -	5		64,202.
DEPRECIATION			21,601.	
	- SUBTOTAL -	6		21,601.
DEPRECIATION			19,889.	
	- SUBTOTAL -	7		19,889.
DEPRECIATION			19,705.	
	- SUBTOTAL -	8		19,705.
DEPRECIATION			305,929.	
AMORTIZATION			4,770.	
	- SUBTOTAL -	9		310,699.
DEPRECIATION			527,692.	
AMORTIZATION			9,369.	
	- SUBTOTAL -	10		537,061.
DEPRECIATION			208,525.	
AMORTIZATION			8,165.	
	- SUBTOTAL -	11		216,690.
DEPRECIATION			842,865.	
AMORTIZATION			14,910.	
	- SUBTOTAL -	12		857,775.
DEPRECIATION			44,776.	
	- SUBTOTAL -	14		44,776.
DEPRECIATION			753,413.	
AMORTIZATION			13,054.	
	- SUBTOTAL -	15		766,467.
DEPRECIATION			1,077,984.	
AMORTIZATION			23,427.	
	- SUBTOTAL -	16		1,101,411.
DEPRECIATION			190,793.	
	- SUBTOTAL -	17		190,793.
DEPRECIATION			302,381.	
AMORTIZATION			4,911.	
	- SUBTOTAL -	18		307,292.
DEPRECIATION			423,780.	
AMORTIZATION			7,887.	
	- SUBTOTAL -	19		431,667.
DEPRECIATION			375,484.	
AMORTIZATION			8,238.	
	- SUBTOTAL -	20		383,722.
DEPRECIATION			418,156.	
AMORTIZATION			15,810.	
	- SUBTOTAL -	21		433,966.
DEPRECIATION			315,165.	
AMORTIZATION			5,889.	
	- SUBTOTAL -	22		321,054.
DEPRECIATION			314,554.	
AMORTIZATION			12,175.	
	- SUBTOTAL -	23		326,729.
DEPRECIATION			427,037.	
AMORTIZATION			7,459.	
	- SUBTOTAL -	24		434,496.
DEPRECIATION			377,541.	
	- SUBTOTAL -	25		377,541.

## THE CONRAD PREBYS FOUNDATION

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DEPRECIATION			196,624.	
AMORTIZATION			8,095.	
- SUBTOTAL -	26			204,719.
DEPRECIATION			184,332.	
AMORTIZATION			6,577.	
- SUBTOTAL -	27			190,909.
DEPRECIATION			191,020.	
- SUBTOTAL -	28			191,020.
DEPRECIATION			444,193.	
AMORTIZATION			17,017.	
- SUBTOTAL -	29			461,210.
DEPRECIATION			185,149.	
AMORTIZATION			7,666.	
- SUBTOTAL -	30			192,815.
DEPRECIATION			111,877.	
- SUBTOTAL -	31			111,877.
DEPRECIATION			452,184.	
AMORTIZATION			7,732.	
- SUBTOTAL -	32			459,916.
DEPRECIATION			434,737.	
AMORTIZATION			20,697.	
- SUBTOTAL -	33			455,434.
DEPRECIATION			135,209.	
AMORTIZATION			5,728.	
- SUBTOTAL -	34			140,937.
DEPRECIATION			579,065.	
AMORTIZATION			18,371.	
- SUBTOTAL -	35			597,436.
DEPRECIATION			171,617.	
AMORTIZATION			6,430.	
- SUBTOTAL -	36			178,047.
DEPRECIATION			420,279.	
AMORTIZATION			9,481.	
- SUBTOTAL -	37			429,760.
DEPRECIATION			351,342.	
- SUBTOTAL -	38			351,342.
DEPRECIATION			79,720.	
- SUBTOTAL -	39			79,720.
DEPRECIATION			73,434.	
- SUBTOTAL -	40			73,434.
DEPRECIATION			50,996.	
- SUBTOTAL -	41			50,996.
DEPRECIATION			78,834.	
- SUBTOTAL -	42			78,834.
DEPRECIATION			60,053.	
- SUBTOTAL -	43			60,053.
DEPRECIATION			147,117.	
- SUBTOTAL -	44			147,117.
DEPRECIATION			148,410.	
- SUBTOTAL -	45			148,410.
DEPRECIATION			98,448.	
- SUBTOTAL -	46			98,448.

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DEPRECIATION			166,778.	
- SUBTOTAL -	47			166,778.
DEPRECIATION			92,034.	
- SUBTOTAL -	48			92,034.
DEPRECIATION			201,287.	
- SUBTOTAL -	49			201,287.
DEPRECIATION			206,184.	
- SUBTOTAL -	50			206,184.
DEPRECIATION			364,372.	
- SUBTOTAL -	51			364,372.
DEPRECIATION			507,115.	
AMORTIZATION			14,918.	
- SUBTOTAL -	52			522,033.
DEPRECIATION			223,094.	
AMORTIZATION			6,536.	
- SUBTOTAL -	53			229,630.
DEPRECIATION			369,212.	
AMORTIZATION			12,903.	
- SUBTOTAL -	54			382,115.
DEPRECIATION			420,566.	
- SUBTOTAL -	55			420,566.
DEPRECIATION			517,663.	
AMORTIZATION			14,844.	
- SUBTOTAL -	56			532,507.
DEPRECIATION			110,248.	
AMORTIZATION			2,815.	
- SUBTOTAL -	57			113,063.
DEPRECIATION			492,291.	
AMORTIZATION			20,379.	
- SUBTOTAL -	58			512,670.
DEPRECIATION			324,795.	
AMORTIZATION			12,528.	
- SUBTOTAL -	59			337,323.
DEPRECIATION			495,490.	
- SUBTOTAL -	60			495,490.
DEPRECIATION			463,113.	
AMORTIZATION			7,826.	
- SUBTOTAL -	61			470,939.
DEPRECIATION			736,149.	
AMORTIZATION			12,211.	
- SUBTOTAL -	62			748,360.
DEPRECIATION			96,144.	
AMORTIZATION			4,126.	
- SUBTOTAL -	63			100,270.
DEPRECIATION			62,830.	
AMORTIZATION			2,290.	
- SUBTOTAL -	64			65,120.
DEPRECIATION			73,356.	
AMORTIZATION			2,507.	
- SUBTOTAL -	65			75,863.
DEPRECIATION			57,924.	
AMORTIZATION			2,073.	



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	- SUBTOTAL -	66		59,997.
DEPRECIATION			2,460,163.	
AMORTIZATION			32,004.	
	- SUBTOTAL -	67		2,492,167.
DEPRECIATION			129,699.	
	- SUBTOTAL -	68		129,699.
DEPRECIATION			60,971.	
	- SUBTOTAL -	71		60,971.
DEPRECIATION			76,656.	
	- SUBTOTAL -	72		76,656.
DEPRECIATION			150,704.	
	- SUBTOTAL -	73		150,704.
DEPRECIATION			194,733.	
	- SUBTOTAL -	74		194,733.
TAXES AND LICENSES			12,746,342.	
MORTGAGE INTEREST			9,233,716.	
INTEREST RATE SWAP			7,110,149.	
REPAIRS AND MAINTENANCE			13,268,204.	
UTILITIES			5,878,864.	
INSURANCE			1,872,511.	
MANAGEMENT COMPANY EXPENSE			9,110,241.	
OTHER RENTAL EXPENSES			3,466,905.	
	- SUBTOTAL -	75		62,686,932.
TOTAL RENTAL EXPENSES				84,304,795.
NET RENTAL INCOME TO FORM 990-PF, PART I, LINE 5B				21,382,414.

FORM 990-PF	OTHER INCOME	STATEMENT	5
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DESCRIPTION	(A) REVENUE PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME
LA PAZ SUNSET, INC.	-4,490.	-4,490.	
TOTAL TO FORM 990-PF, PART I, LINE 11	-4,490.	-4,490.	

FORM 990-PF	LEGAL FEES	STATEMENT	6
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL FEES	1,431,794.	715,897.		715,897.
TO FM 990-PF, PG 1, LN 16A	1,431,794.	715,897.		715,897.

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FORM 990-PF	ACCOUNTING FEES	STATEMENT	7
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING FEES	286,765.	143,383.		143,382.
TO FORM 990-PF, PG 1, LN 16B	286,765.	143,383.		143,382.

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FORM 990-PF	OTHER PROFESSIONAL FEES	STATEMENT	8
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
OTHER PROFESSIONAL FEES	727,759.	534,247.		193,512.
TO FORM 990-PF, PG 1, LN 16C	727,759.	534,247.		193,512.

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FORM 990-PF	TAXES	STATEMENT	9
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DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
EXCISE TAX	389,958.	0.		0.
FILING FEES	1,470.	0.		1,470.
PAYROLL TAXES	18,918.	4,224.		14,694.
PROPERTY TAXES	911.	0.		911.
STATE TAXES	10.	0.		10.
TAXES AND LICENSES	12,746,342.	12,746,342.		0.
TO FORM 990-PF, PG 1, LN 18	13,157,609.	12,750,566.		17,085.

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FORM 990-PF OTHER EXPENSES STATEMENT 10

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
INSURANCE EXPENSE	375,404.	187,702.		187,702.
OPERATIONS EXPENSE	35,180.	4,658.		30,522.
PAYROLL FEES	13,107.	3,114.		9,993.
REPAIRS AND MAINTENANCE	13,268,204.	13,268,204.		0.
UTILITIES	5,878,864.	5,878,864.		0.
INSURANCE	1,872,511.	1,872,511.		0.
MANAGEMENT COMPANY EXPENSE	9,110,241.	9,110,241.		0.
OTHER RENTAL EXPENSES	3,466,905.	3,466,905.		0.
AMORTIZATION	408,944.	408,944.		0.
TO FORM 990-PF, PG 1, LN 23	34,429,360.	34,201,143.		228,217.

FORM 990-PF DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT STATEMENT 11

DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE	FAIR MARKET VALUE
FURNITURE & EQUIPMENT	31,270.	8,860.	22,410.	22,410.
FURNITURE & EQUIPMENT	11,373.	2,654.	8,719.	8,719.
FURNITURE & EQUIPMENT	31,270.	6,775.	24,495.	24,495.
IMPROVEMENTS	25,296.	8,049.	17,247.	17,247.
IMPROVEMENTS	11,691.	2,991.	8,700.	8,700.
TO 990-PF, PART II, LN 14	110,900.	29,329.	81,571.	81,571.

FORM 990-PF U.S. AND STATE/CITY GOVERNMENT OBLIGATIONS STATEMENT 12

DESCRIPTION	U.S. GOV'T	OTHER GOV'T	BOOK VALUE	FAIR MARKET VALUE
MUNICIPAL BONDS		X	24,150,615.	24,749,438.
TOTAL U.S. GOVERNMENT OBLIGATIONS				
TOTAL STATE AND MUNICIPAL GOVERNMENT OBLIGATIONS			24,150,615.	24,749,438.
TOTAL TO FORM 990-PF, PART II, LINE 10A			24,150,615.	24,749,438.

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FORM 990-PF	CORPORATE STOCK	STATEMENT	13
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DESCRIPTION	BOOK VALUE	FAIR MARKET VALUE
MARKETABLE SECURITIES	63,035,776.	69,127,290.
TOTAL TO FORM 990-PF, PART II, LINE 10B	63,035,776.	69,127,290.

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FORM 990-PF	DEPRECIATION OF ASSETS HELD FOR INVESTMENT	STATEMENT	14
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DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
LAND	621,739.	0.	621,739.
BUILDING	6,403,919.	1,028,507.	5,375,412.
LAND	4,788,550.	0.	4,788,550.
BUILDING	5,987,732.	961,666.	5,026,066.
LAND	2,820,618.	0.	2,820,618.
BUILDING	1,731,977.	278,165.	1,453,812.
LAND	1,330,000.	0.	1,330,000.
BUILDING	563,916.	90,567.	473,349.
LAND	1,777,272.	0.	1,777,272.
BUILDING	517,143.	83,056.	434,087.
LAND	1,777,272.	0.	1,777,272.
BUILDING	516,252.	82,912.	433,340.
LAND	4,486,956.	0.	4,486,956.
BUILDING	8,413,044.	1,351,186.	7,061,858.
LAND	4,572,192.	0.	4,572,192.
BUILDING	14,392,815.	2,311,575.	12,081,240.
LAND	4,572,072.	0.	4,572,072.
BUILDING	5,533,995.	888,794.	4,645,201.
LAND	11,355,799.	0.	11,355,799.
BUILDING	23,136,127.	3,715,801.	19,420,326.
LAND	2,400,000.	0.	2,400,000.
BUILDING	1,192,726.	191,558.	1,001,168.
LAND	12,537,878.	0.	12,537,878.
BUILDING	20,500,681.	3,292,534.	17,208,147.
LAND	6,507,595.	0.	6,507,595.
BUILDING	29,639,410.	4,760,270.	24,879,140.
LAND	2,786,283.	0.	2,786,283.
BUILDING	5,099,826.	819,064.	4,280,762.
LAND	5,564,516.	0.	5,564,516.
BUILDING	8,208,288.	1,318,300.	6,889,988.
LAND	10,450,000.	0.	10,450,000.
BUILDING	11,530,951.	1,851,940.	9,679,011.
LAND	5,490,103.	0.	5,490,103.
BUILDING	10,233,294.	1,643,530.	8,589,764.
LAND	6,176,470.	0.	6,176,470.

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BUILDING	11,278,144.	1,811,339.	9,466,805.
LAND	7,610,738.	0.	7,610,738.
BUILDING	8,589,262.	1,379,488.	7,209,774.
LAND	7,513,333.	0.	7,513,333.
BUILDING	8,556,465.	1,374,219.	7,182,246.
LAND	6,815,789.	0.	6,815,789.
BUILDING	11,667,625.	1,873,890.	9,793,735.
LAND	6,894,892.	0.	6,894,892.
BUILDING	10,280,064.	1,651,040.	8,629,024.
LAND	5,375,000.	0.	5,375,000.
BUILDING	5,366,629.	861,914.	4,504,715.
LAND	3,733,210.	0.	3,733,210.
BUILDING	5,060,199.	812,699.	4,247,500.
LAND	3,469,565.	0.	3,469,565.
BUILDING	5,193,041.	834,033.	4,359,008.
LAND	11,027,397.	0.	11,027,397.
BUILDING	11,923,714.	1,915,021.	10,008,693.
LAND	3,545,121.	0.	3,545,121.
BUILDING	4,980,113.	799,837.	4,180,276.
LAND	1,217,391.	0.	1,217,391.
BUILDING	3,028,136.	486,337.	2,541,799.
LAND	6,882,681.	0.	6,882,681.
BUILDING	12,341,200.	1,982,073.	10,359,127.
LAND	11,750,000.	0.	11,750,000.
BUILDING	11,680,606.	1,875,977.	9,804,629.
LAND	3,675,000.	0.	3,675,000.
BUILDING	3,658,263.	587,538.	3,070,725.
LAND	5,406,390.	0.	5,406,390.
BUILDING	15,767,522.	2,532,359.	13,235,163.
LAND	3,610,734.	0.	3,610,734.
BUILDING	4,675,307.	750,883.	3,924,424.
LAND	8,510,638.	0.	8,510,638.
BUILDING	11,474,459.	1,842,867.	9,631,592.
LAND	2,439,777.	0.	2,439,777.
BUILDING	9,470,358.	1,520,998.	7,949,360.
LAND	2,307,692.	0.	2,307,692.
BUILDING	2,192,308.	352,097.	1,840,211.
LAND	706,481.	0.	706,481.
BUILDING	2,015,900.	323,767.	1,692,133.
LAND	1,611,994.	0.	1,611,994.
BUILDING	1,397,062.	224,376.	1,172,686.
LAND	3,734,644.	0.	3,734,644.
BUILDING	2,103,428.	337,823.	1,765,605.
LAND	3,266,666.	0.	3,266,666.
BUILDING	1,627,286.	261,352.	1,365,934.
LAND	3,034,285.	0.	3,034,285.
BUILDING	4,045,715.	649,767.	3,395,948.
LAND	3,080,000.	0.	3,080,000.
BUILDING	4,065,888.	653,005.	3,412,883.
LAND	1,673,076.	0.	1,673,076.
BUILDING	2,666,992.	428,337.	2,238,655.
LAND	2,514,285.	0.	2,514,285.
BUILDING	4,509,174.	724,199.	3,784,975.
LAND	1,147,826.	0.	1,147,826.

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BUILDING	2,494,322.	400,603.	2,093,719.
LAND	4,228,651.	0.	4,228,651.
BUILDING	5,384,219.	864,739.	4,519,480.
LAND	3,958,333.	0.	3,958,333.
BUILDING	5,521,325.	886,759.	4,634,566.
LAND	8,562,857.	0.	8,562,857.
BUILDING	9,925,732.	1,594,134.	8,331,598.
LAND	8,571,428.	0.	8,571,428.
BUILDING	13,928,572.	2,237,015.	11,691,557.
LAND	3,066,666.	0.	3,066,666.
BUILDING	6,128,530.	984,278.	5,144,252.
LAND	8,932,242.	0.	8,932,242.
BUILDING	10,044,929.	1,613,275.	8,431,654.
LAND	2,211,538.	0.	2,211,538.
BUILDING	3,096,154.	497,259.	2,598,895.
LAND	1,568,181.	0.	1,568,181.
BUILDING	3,031,819.	486,929.	2,544,890.
LAND	15,480,027.	0.	15,480,027.
BUILDING	13,271,155.	2,131,428.	11,139,727.
LAND	8,578,315.	0.	8,578,315.
BUILDING	8,803,977.	1,413,975.	7,390,002.
LAND	9,000,000.	0.	9,000,000.
BUILDING	13,472,188.	2,163,715.	11,308,473.
LAND	8,158,284.	0.	8,158,284.
BUILDING	12,615,819.	2,026,178.	10,589,641.
LAND	13,673,801.	0.	13,673,801.
BUILDING	19,987,765.	3,210,156.	16,777,609.
LAND	2,188,392.	0.	2,188,392.
BUILDING	2,643,948.	424,636.	2,219,312.
LAND	1,114,727.	0.	1,114,727.
BUILDING	1,727,827.	277,499.	1,450,328.
LAND	1,109,512.	0.	1,109,512.
BUILDING	2,017,296.	323,990.	1,693,306.
LAND	965,395.	0.	965,395.
BUILDING	1,592,903.	255,832.	1,337,071.
LAND	51,739,130.	0.	51,739,130.
BUILDING	67,143,037.	10,783,579.	56,359,458.
LAND	2,597,457.	0.	2,597,457.
BUILDING	3,523,096.	565,830.	2,957,266.
LAND	2,875,000.	0.	2,875,000.
BUILDING	11,486,391.	1,844,784.	9,641,607.
LAND	6,676,342.	0.	6,676,342.
BUILDING	10,990,841.	1,765,197.	9,225,644.
ROOF	38,603.	5,032.	33,571.
ROOF	16,108.	1,464.	14,644.
LOAN FEES	50,651.	16,884.	33,767.
LOAN FEES	33,391.	11,131.	22,260.
LOAN FEES	65,582.	21,861.	43,721.
LOAN FEES	24,495.	19,051.	5,444.
LOAN FEES	104,371.	34,791.	69,580.
LOAN FEES	91,375.	30,459.	60,916.
LOAN FEES	117,134.	54,662.	62,472.
LOAN FEES	34,374.	11,458.	22,916.
LOAN FEES	55,212.	18,403.	36,809.

## THE CONRAD PREBYS FOUNDATION

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LOAN FEES	57,665.	19,221.	38,444.
LOAN FEES	47,429.	36,889.	10,540.
LOAN FEES	41,225.	13,742.	27,483.
LOAN FEES	60,875.	28,409.	32,466.
LOAN FEES	52,215.	17,405.	34,810.
LOAN FEES	24,284.	18,889.	5,395.
LOAN FEES	46,037.	15,346.	30,691.
LOAN FEES	51,051.	39,706.	11,345.
LOAN FEES	22,997.	17,887.	5,110.
LOAN FEES	54,126.	18,042.	36,084.
LOAN FEES	62,091.	48,294.	13,797.
LOAN FEES	40,095.	13,365.	26,730.
LOAN FEES	55,112.	42,865.	12,247.
LOAN FEES	45,010.	15,003.	30,007.
LOAN FEES	66,364.	22,121.	44,243.
LOAN FEES	74,592.	34,809.	39,783.
LOAN FEES	32,679.	15,251.	17,428.
LOAN FEES	64,513.	30,106.	34,407.
LOAN FEES	74,218.	34,636.	39,582.
LOAN FEES	14,076.	6,569.	7,507.
LOAN FEES	61,137.	47,551.	13,586.
LOAN FEES	62,641.	29,232.	33,409.
LOAN FEES	54,783.	18,261.	36,522.
LOAN FEES	85,479.	28,493.	56,986.
LOAN FEES	12,377.	9,627.	2,750.
LOAN FEES	6,871.	5,344.	1,527.
LOAN FEES	7,522.	5,850.	1,672.
LOAN FEES	6,220.	4,838.	1,382.
LOAN FEES	224,030.	74,676.	149,354.
ROOF - UNITS 1-40	95,500.	8,393.	87,107.
ROOF - BUILDING F	79,710.	6,040.	73,670.
REPAVE PARKING LOT	25,600.	4,126.	21,474.
ROOF - BUILDING 1070	69,350.	3,783.	65,567.
REPAVE PARKING LOT & SPEED BUMPS	31,000.	4,996.	26,004.
ROOF - UNITS 108-119	49,880.	3,629.	46,251.
ROOF - BUILDING G	68,000.	3,709.	64,291.
ROOF - BUILDING J	24,154.	2,049.	22,105.
ROOF - BUILDING N	24,154.	1,757.	22,397.
ROOF - BUILDING I	31,457.	1,717.	29,740.
ROOF - BUILDING 8	42,380.	3,595.	38,785.
ROOF - BUILDING 1	42,500.	3,347.	39,153.
ROOF - BUILDING 3	45,500.	2,758.	42,742.
ROOF - UNITS 41-52	27,000.	2,128.	24,872.
ROOF - BUILDINGS 9-16	30,000.	1,909.	28,091.
ROOF - BUILDINGS D & F	54,400.	2,966.	51,434.
PARKING LOT - REPAVE AND SLURRY	37,700.	5,598.	32,102.
ROOF - BUILDINGS 148 & 152	69,592.	3,795.	65,797.
PARKING LOT - REPAVE AND STRIPE	26,189.	3,889.	22,300.
ROOF - BUILDING 204	35,000.	2,227.	32,773.
ROOF - BUILDING 632	48,000.	2,763.	45,237.
ROOF - BUILDING 240	29,800.	1,717.	28,083.

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ROOF - UNITS 39-50	27,000.	2,291.	24,709.
ROOF - UNITS 1-14	30,000.	1,727.	28,273.
ROOF - BUILDING C	82,000.	6,460.	75,540.
ROOF - BUILDING E	24,000.	1,382.	22,618.
ROOF - BUILDING 989 UNITS 57-64	50,780.	4,155.	46,625.
ROOF - BUILDINGS I & R	32,000.	2,426.	29,574.
DECKS & PATIOS - UNITS 27/25 & 47/45	20,785.	1,828.	18,957.
BALCONIES - UNITS 93, 95, 98 & 100	20,980.	1,717.	19,263.
BALCONIES - UNITS 110 & 112	10,490.	762.	9,728.
BALCONIES - UNITS 220, 223, 226 & 228	40,000.	2,183.	37,817.
ROOF - BUILDINGS B & G	45,676.	2,630.	43,046.
PARKING LOT - REPAVE	19,000.	2,823.	16,177.
ELEVATOR - BUILDING 6	130,360.	8,296.	122,064.
ELEVATOR - BUILDING 9	54,137.	3,117.	51,020.
GATES	20,425.	3,033.	17,392.
BALCONY, STAIRWAY & ENTRY			
WALKWAY - UNITS 48 & 50	18,118.	934.	17,184.
ROOF - BUILDING 336	91,300.	4,703.	86,597.
ROOF	24,900.	1,282.	23,618.
WINDOW REPLACEMENTS - UNITS 330-15, 330-16, 850-13, 826-1 & 826-13	64,600.	3,328.	61,272.
STAIRWELL - UNITS 105/205 & 106-206	9,530.	491.	9,039.
ROOF - BUILDING 7	72,500.	3,734.	68,766.
BUILDING	2,238,261.	359,477.	1,878,784.
LAND	1,257,567.	0.	1,257,567.
ASPHALT PAVING	22,970.	1,659.	21,311.
ASPHALT PAVING	21,100.	1,407.	19,693.
ASPHALT PAVING	31,750.	2,646.	29,104.
ASPHALT PAVING	40,000.	2,667.	37,333.
ASPHALT PAVING	12,000.	933.	11,067.
ASPHALT PAVING	26,342.	2,488.	23,854.
ASPHALT PAVING	20,100.	1,340.	18,760.
ASPHALT PAVING	29,424.	2,289.	27,135.
ASPHALT PAVING	20,000.	1,666.	18,334.
ASPHALT PAVING	40,000.	3,111.	36,889.
ROOFING - WEST BUILDING	72,480.	2,856.	69,624.
ROOFING - BUILDING 9354	18,990.	979.	18,011.
ROOFING - BUILDING 2400	42,775.	1,944.	40,831.
ROOFING - BUILDING 2510	34,000.	1,545.	32,455.
ROOFING - UNITS 41/44, 45/48, 49/52	78,800.	4,059.	74,741.
BALCONIES - UNITS 108, 109, 131, 132	10,000.	455.	9,545.
BALCONIES - UNITS 112 & 134	5,000.	197.	4,803.
WINDOW TRIM - UNITS 2155, 2175, 2204	27,650.	1,256.	26,394.
ROOFING	38,600.	1,872.	36,728.
ROOFING - WEST BUILDING	79,800.	3,144.	76,656.



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ROOFING - SOUTH SIDE	42,000.	2,036.	39,964.
ROOFING - BUILDINGS B19-B20 & A19-A24	33,093.	1,504.	31,589.
STAIRWAYS - UNITS A11, A12, A17, A18, A20, & A21	32,837.	1,294.	31,543.
ROOFING - BUILDINGS 26/61	74,800.	3,173.	71,627.
ROOFING - D BUILDING	33,630.	1,631.	31,999.
ROOFING - BUILDING F UNITS 2, 4, & 6; BUILDING C UNITS 4, 6, 8	24,960.	1,059.	23,901.
ROOFING - UNITS 39 - 57	60,000.	2,182.	57,818.
ROOFING - BUILDING 2	31,886.	1,449.	30,437.
ROOFING - BUILDING 1	40,850.	1,609.	39,241.
BALCONY - BUILDING 1086 UNIT 10	8,000.	388.	7,612.
BALCONY & CATWALK - BUILDING 1094	67,525.	2,660.	64,865.
BALCONIES - UNITS 43/44	15,250.	647.	14,603.
ROOFING - BUILDINGS 57/75	78,800.	3,343.	75,457.
ROOFING - BUILDING 202	28,400.	1,291.	27,109.
STAIRWAY - UNITS 11/23 & 12/24	10,000.	455.	9,545.
ROOFING - BUILDING 17-24	28,800.	1,047.	27,753.
ROOFING - BUILDING B	58,000.	2,988.	55,012.
ROOFING - BUILDINGS 61-68	26,500.	1,285.	25,215.
ROOFING - BUILDING 850 UNITS 12 & 14, 840 UNITS 5 & 6, 322 UNITS 1 & 2	20,550.	996.	19,554.
STAIRWAY - UNITS 201/202, 207/208, 236/237, 245-248	59,695.	2,171.	57,524.
ROOFING	38,580.	1,754.	36,826.
ROOFING	72,800.	2,868.	69,932.
ROOFING	96,000.	4,364.	91,636.
STAIRWAY - BUILDING 829 UNITS F-H, 770 UNITS C-D	11,960.	507.	11,453.
ELEVATOR #9	107,396.	4,556.	102,840.
ROOF - BUILDING 818	29,800.	1,626.	28,174.
ASPHALT PAVING	5,200.	116.	5,084.
ASPHALT PAVING	32,000.	711.	31,289.
ASPHALT PAVING	7,000.	194.	6,806.
ASPHALT PAVING	11,100.	308.	10,792.
ASPHALT PAVING	27,948.	621.	27,327.
ASPHALT PAVING	27,400.	761.	26,639.
ASPHALT PAVING	39,200.	1,089.	38,111.
ASPHALT PAVING	38,800.	862.	37,938.
BALCONIES - UNITS 13 & 15	11,672.	354.	11,318.
BALCONY - UNIT F6	11,062.	168.	10,894.
BALCONY - BUILDING 358 UNIT 8	10,775.	294.	10,481.
BALCONIES - BUILDINGS 1065-13 & 14, 1077-11, & 1040-10	39,650.	961.	38,689.
BALCONIES - BUILDINGS 1065-10 & 14, & 1077-9	24,800.	376.	24,424.
BALCONIES - UNITS 201, 206, 218, 219, 229 & 230	34,650.	525.	34,125.
STAIRWAY - UNIT 17	13,000.	158.	12,842.

PRIVACY WOOD FENCES - UNITS 3, 5, 10, 12, 25, 26 & 31	4,760.	101.	4,659.
BALCONIES - UNITS I8, E8 & J8	15,000.	409.	14,591.
BALCONIES - UNITS G2, H2 & B8	16,500.	250.	16,250.
BALCONIES - UNITS 45-46	11,500.	244.	11,256.
BALCONIES - UNITS 118/120 & 125/127	19,800.	540.	19,260.
BALCONIES - UNITS 54/56, 62/64, 66/68 & 69/71	40,000.	606.	39,394.
BALCONIES - UNITS G2, G4-G12 & N5-N6	34,765.	1,159.	33,606.
BALCONIES - UNITS F3-F6	10,370.	314.	10,056.
BALCONIES - UNITS D3-D4 & E9-E10	10,903.	231.	10,672.
BALCONIES - UNITS L3 & L4	4,328.	79.	4,249.
BALCONIES - UNITS P9 & P10	4,426.	67.	4,359.
ELEVATOR - BUILDING 11	139,205.	0.	139,205.
ROOFING - LAUNDRY ROOM	4,730.	100.	4,630.
ROOFING - 1/2 OF BUILDING	38,800.	1,176.	37,624.
ROOFING - BUILDING 1672	32,300.	1,077.	31,223.
ROOFING - 826 EMERALD	32,000.	873.	31,127.
ROOFING - BUILDINGS 2420, 2430, 2511	106,500.	968.	105,532.
ROOF - BUILDING B	107,000.	3,242.	103,758.
ROOFING - NORTH SIDE	98,000.	2,079.	95,921.
ROOFING - POOL ROOM	2,500.	83.	2,417.
ROOFING - BUILDING 380	57,000.	864.	56,136.
ROOF - BUILDING M	29,678.	450.	29,228.
ROOFING - BUILDING 2 SOUTH SIDE	28,560.	606.	27,954.
ROOFING - BUILDING 6	49,300.	747.	48,553.
ROOF - BUILDINGS A & C	60,000.	1,455.	58,545.
ROOF - BUILDING L	52,920.	641.	52,279.
ROOF - BUILDINGS 1086 & 1094	101,800.	925.	100,875.
ROOFING - BUILDINGS N & E	38,800.	823.	37,977.
UNITS 18-24	37,000.	785.	36,215.
ROOFING - PORTION OF WEST BUILDING	24,000.	655.	23,345.
ROOFING - UNITS 28-31	22,800.	276.	22,524.
ROOF - BUILDING 242	30,400.	645.	29,755.
ROOF - UNITS 15-26	25,000.	530.	24,470.
ROOF - BUILDING B	8,000.	218.	7,782.
ROOFING - OFFICE & LAUNDRY ROOM	65,380.	1,189.	64,191.
ROOFING - UNITS 1-10 & 37-40	4,000.	61.	3,939.
ROOFING - OFFICE & POOL ROOM	82,590.	2,753.	79,837.
ROOF - BUILDING 1-24 & PART OF 22-24	81,100.	1,229.	79,871.
ROOFING - BUILDINGS 748 & 744	120,000.	2,182.	117,818.
ROOF - BUILDINGS 8 & 9	43,750.	398.	43,352.
STAIRWAY & CATWALK - BUILDING 380	13,790.	418.	13,372.
STAIRWAY - BUILDINGS C2 & E8	15,800.	287.	15,513.
BALCONIES - UNITS 11 & 12			

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STAIRWAY - UNIT L8	3,795.	69.	3,726.
STAIRWAY - UNITS H7 & H8	3,795.	58.	3,737.
STAIRWAY - UNITS E5-E6 & B1-B2	7,590.	92.	7,498.
WINDOW REPLACEMENTS - UNITS 73, 23, 48, 75, 68, 62, 61	5,000.	121.	4,879.
WINDOW REPLACEMENTS - UNITS 2, 3, 19, 23, 49, 62, & 64	4,990.	60.	4,930.
WINDOW REPLACEMENT - UNITS 1-12	27,520.	250.	27,270.
WINDOW REPLACEMENTS - UNITS 322-3 & 4	35,000.	742.	34,258.
ROOF - NE CARPORT	20,000.	182.	19,818.
BUILDING IMPROVEMENTS - UNITS 28-33 & 47	82,000.	1,739.	80,261.
BUILDING IMPROVEMENTS - FIRE MONITOR SYSTEM	39,000.	1,182.	37,818.
LAND	3,900,000.	0.	3,900,000.
BUILDING	5,919,246.	676,664.	5,242,582.
LAND	9,568,421.	0.	9,568,421.
BUILDING	10,610,035.	1,720,504.	8,889,531.
BUILDING	4,686,345.	535,726.	4,150,619.
ROOF - BUILDING D	10,500.	303.	10,197.
ROOF - BUILDING C	58,900.	944.	57,956.
LAND	765,000.	0.	765,000.
ROOFING - 3 STORY ANNEX BUILDING	82,000.	701.	81,299.
BUILDING	11,686,866.	1,336,000.	10,350,866.
ROOF	18,650.	578.	18,072.
ROOFING - BUILDING C	49,400.	633.	48,767.
ASPHALT PAVING	89,500.	497.	89,003.
ASPHALT PAVING	31,250.	0.	31,250.
ASPHALT PAVING	42,700.	0.	42,700.
ASPHALT PAVING	29,600.	164.	29,436.
ASPHALT PAVING	22,240.	0.	22,240.
ASPHALT PAVING	42,000.	0.	42,000.
ASPHALT PAVING	28,995.	161.	28,834.
ASPHALT PAVING	14,000.	0.	14,000.
FULL BORDER FENCE	27,425.	152.	27,273.
BALCONY - D14	5,320.	48.	5,272.
STAIRWAY & CATWALK	11,062.	0.	11,062.
DECKS & PATIOS - UNITS 26, 27, 30 & 31	15,800.	96.	15,704.
DECKS & PATIOS - UNITS 14, 17, 18, 35, 38, 43, 44	6,860.	21.	6,839.
BALCONIES - UNITS 87/88	13,450.	41.	13,409.
DECKS & PATIOS - UNITS 202, 205 & 206	12,900.	39.	12,861.
BALCONIES - UNITS E1 & E2	20,469.	0.	20,469.
ROOFING - MIDDLE SECTION PHASE 2	34,500.	0.	34,500.
ROOFING BUILDING 9358	35,000.	0.	35,000.
ROOFING	87,700.	0.	87,700.
ROOFING - BUILDINGS 1 & 2	50,000.	455.	49,545.
ROOF - MANSARDS BUILDINGS A & B	61,380.	0.	61,380.

ROOFING - RAIN GUTTERS			
BUILDINGS 6694, 6720, 6760, 6750 & 6730	15,811.	96.	15,715.
ROOFING - BUILDING 2	62,000.	376.	61,624.
ROOF - BUILDING 1080	71,000.	430.	70,570.
ROOFING - BUILDINGS 62/81	64,980.	394.	64,586.
ROOFING - BUILDINGS 17/32	24,400.	0.	24,400.
ROOF - BUILDINGS C & D	27,250.	0.	27,250.
ROOF - BUILDING H	23,546.	0.	23,546.
ROOFING - BUILDINGS 1, 4 & 5	34,800.	105.	34,695.
ROOFING - BUILDINGS 1-12	18,500.	0.	18,500.
ROOFING - BUILDING 1	40,850.	0.	40,850.
ROOF - BUILDING 146	63,880.	194.	63,686.
ROOFING - BUILDINGS 76/91	24,500.	0.	24,500.
ROOFING - BUILDINGS 202 & 208	48,800.	0.	48,800.
ROOFING - LAUNDRY ROOM	2,000.	0.	2,000.
ROOF - BUILDING 640	20,500.	186.	20,314.
ROOFING - CENTER ST. BLDG	24,000.	145.	23,855.
ROOFING - BUILDING B & ANCILLARY BUILDING	59,610.	0.	59,610.
ROOFING - BUILDINGS 17/40	35,000.	0.	35,000.
ROOFING - BUILDINGS 31/46	24,500.	0.	24,500.
ROOFING - BUILDINGS 840 UNITS			
5/8 & 850 UNITS 11/14	17,500.	0.	17,500.
ROOFING - BUILDING K	22,112.	134.	21,978.
ROOFING - OFFICE BUILDING	7,714.	47.	7,667.
ROOFING - BUILDINGS L & N	18,600.	0.	18,600.
ROOFING	65,000.	0.	65,000.
STAIRWAY & CATWALK	132,741.	0.	132,741.
STAIRWAY - UNITS 22, 24, 26, 28, 40, 42	49,500.	0.	49,500.
BALCONY SUPPORTS - BUILDING A	10,920.	66.	10,854.
STAIRWAY AND LANDING	21,530.	0.	21,530.
DECK & LANDINGS - UNITS L7 & L8	7,708.	47.	7,661.
PARKING GUARD RAILINGS	5,056.	28.	5,028.
STAIRWAY & LANDINGS - UNITS 28-31	7,300.	22.	7,278.
STAIRWAY - UNITS 229/242	25,000.	0.	25,000.
STAIRWAY - UNITS I7 & I8, F3 & F4	6,770.	41.	6,729.
STAIRWAY - UNITS 784-F/H, 762-F/H	11,980.	36.	11,944.
WINDOW REPLACEMENT - UNITS 2-5, 8, 11-16, 18-20	13,826.	42.	13,784.
WINDOW REPLACEMENT - UNITS 13-25	22,360.	0.	22,360.
WINDOW REPLACEMENT - BUILDING A FRONT	31,900.	97.	31,803.
SWIMMING POOL	12,301.	0.	12,301.
SWIMMING POOL	44,845.	0.	44,845.
SWIMMING POOLS	23,360.	130.	23,230.
SWIMMING POOL	19,619.	327.	19,292.
SWIMMING POOL	10,578.	118.	10,460.

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FENCING - CHAIN LINK	34,231.	0.	34,231.
STAIRWAY & LANDINGS - UNITS 202, 205 & 206	12,770.	39.	12,731.
BALCONIES & WALKWAY - UNITS F, G, M & N	18,778.	0.	18,778.
TOTAL TO FM 990-PF, PART II, LN 11	1,000,854,619.	96,109,694.	904,744,925.

FORM 990-PF OTHER ASSETS STATEMENT 15

DESCRIPTION	BEGINNING OF YR BOOK VALUE	END OF YEAR BOOK VALUE	FAIR MARKET VALUE
SECURITY DEPOSIT	4,024.	4,024.	4,024.
PROGRESS CONSTRUCTION CO., INC.	4,740,000.	4,740,000.	1,547,000.
INVESTMENT IN LA PAZ SUNSET, INC.	0.	1,816,817.	882,000.
TO FORM 990-PF, PART II, LINE 15	4,744,024.	6,560,841.	2,433,024.

FORM 990-PF OTHER LIABILITIES STATEMENT 16

DESCRIPTION	BOY AMOUNT	EOY AMOUNT
TENANT DEPOSITS	5,276,777.	5,537,578.
OTHER PROPERTY RELATED PAYABLES	685.	20,864.
TOTAL TO FORM 990-PF, PART II, LINE 22	5,277,462.	5,558,442.

FORM 990-PF

TRANSFERS FROM CONTROLLED ENTITIES  
PART VII-A, LINE 11

STATEMENT 17

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

422 SOLITA LLC

61-1896124

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

118,545.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

519 GROVE CONDOS LLC

61-1894818

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

241,261.

NAME OF CONTROLLED ENTITY

535 CREEKSIDE LLC

EMPLOYER ID NO

38-4081872

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

236,512.

NAME OF CONTROLLED ENTITY

570 MESA RIDGE LLC

EMPLOYER ID NO

35-2631757

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

305,339.

NAME OF CONTROLLED ENTITY

595 GOLDEN TREE LLC

EMPLOYER ID NO

35-2628179

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

436,364.

NAME OF CONTROLLED ENTITY

596 SUNSET TERRACE LLC

EMPLOYER ID NO

61-1890675

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

294,644.



NAME OF CONTROLLED ENTITY

597 LAUREL LANE LLC

EMPLOYER ID NO

35-2630595

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

381,694.

NAME OF CONTROLLED ENTITY

598 FASHION HILLS LLC

EMPLOYER ID NO

36-4899175

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

821,172.

NAME OF CONTROLLED ENTITY

601 PB TOWNHOMES LLC

EMPLOYER ID NO

37-1903432

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

1,077,565.

NAME OF CONTROLLED ENTITY

604 RIVIERA DE VILLE LLC

EMPLOYER ID NO

38-4082293

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

1,067,008.

NAME OF CONTROLLED ENTITY

605 DORIANA LLC

EMPLOYER ID NO

38-4083346

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

1,288,941.

NAME OF CONTROLLED ENTITY

607 NIMITZ LLC

EMPLOYER ID NO

36-4902706

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

355,489.

NAME OF CONTROLLED ENTITY

608 HACIENDA LLC

EMPLOYER ID NO

30-1101445

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

659,029.

NAME OF CONTROLLED ENTITY

610 EAV LLC

EMPLOYER ID NO

36-4899392

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

641,900.

NAME OF CONTROLLED ENTITY

611 CASAS NUEVAS LLC

EMPLOYER ID NO

38-4084343

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

590,746.

NAME OF CONTROLLED ENTITY

612 CEDAR GLEN LLC

EMPLOYER ID NO

38-4085187

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

456,117.

NAME OF CONTROLLED ENTITY

614 SHADY LANE LLC

EMPLOYER ID NO

32-0568804

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

506,135.

NAME OF CONTROLLED ENTITY

615 CONRAD VILLAS LLC

EMPLOYER ID NO

38-4085902

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

580,566.

NAME OF CONTROLLED ENTITY

616 HIDDEN MEADOWS LLC

EMPLOYER ID NO

37-1904769

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

872,139.

NAME OF CONTROLLED ENTITY

617 SILVERADO LLC

EMPLOYER ID NO

38-4085024

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

354,124.

NAME OF CONTROLLED ENTITY

618 BALLANTYNE LLC

EMPLOYER ID NO

37-1899310

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

388,390.

NAME OF CONTROLLED ENTITY

620 CANYON CREST LLC

EMPLOYER ID NO

35-2631941

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

646,959.



NAME OF CONTROLLED ENTITY

621 STARLIGHT GROVE LLC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

EMPLOYER ID NO

38-4084905

AMOUNT  
OF TRANSFER

352,211.

NAME OF CONTROLLED ENTITY

623 CALAVO WOODS LLC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

EMPLOYER ID NO

36-4902329

AMOUNT  
OF TRANSFER

589,537.

NAME OF CONTROLLED ENTITY

624 REDWOOD GARDENS LLC

EMPLOYER ID NO

30-1089252

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

480,763.

NAME OF CONTROLLED ENTITY

626 PRESIDENT LINCOLN LLC

EMPLOYER ID NO

35-2628843

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

192,936.

NAME OF CONTROLLED ENTITY

627 SUNRISE VILLAGE LLC

EMPLOYER ID NO

30-1085116

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

888,502.

NAME OF CONTROLLED ENTITY

628 LAS HACIENDAS LLC

EMPLOYER ID NO

32-0568591

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

104,584.

NAME OF CONTROLLED ENTITY

630 CORINTHIAN LLC

EMPLOYER ID NO

37-1900255

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

444,042.

NAME OF CONTROLLED ENTITY

631 RANCHO LAS PALMAS LLC

EMPLOYER ID NO

32-0569503

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

329,150.

NAME OF CONTROLLED ENTITY

634 PARK FIRST LLC

EMPLOYER ID NO

35-2632870

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

299,080.

NAME OF CONTROLLED ENTITY

635 LAUREL LANE LLC

EMPLOYER ID NO

30-1101291

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

210,850.

NAME OF CONTROLLED ENTITY

637 VILLA PATRICIA LLC

EMPLOYER ID NO

32-0572611

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

600,242.

NAME OF CONTROLLED ENTITY

638 SOUTH ANZA LLC

EMPLOYER ID NO

37-1903494

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

265,726.

NAME OF CONTROLLED ENTITY

639 SUN VALLEY LLC

EMPLOYER ID NO

30-1104277

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

343,747.

NAME OF CONTROLLED ENTITY

641 HIGHLAND VIEW LLC

EMPLOYER ID NO

38-4087542

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

371,780.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

642 DEL RIO LLC

32-0572496

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

332,054.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

643 VALLE DEL SOL LLC

32-0574475

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

339,245.



NAME OF CONTROLLED ENTITY

644 KENWOOD LLC

EMPLOYER ID NO

61-1894944

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

1,309,432.

NAME OF CONTROLLED ENTITY

645 CHEVY CHASE LLC

EMPLOYER ID NO

61-1896035

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

638,510.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

646 RAMONA VILLAGE LLC

61-1897611

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

486,629.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

648 PARK TERRACE LLC

36-4904687

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

1,274,471.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

649 GROVE APTS LLC

35-2627391

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

701,736.

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

651 TOWN PLAZA LLC

30-1071578

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

149,659.

NAME OF CONTROLLED ENTITY

654 MISSION TERRACE LLC

EMPLOYER ID NO

36-4898601

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

652,847.

NAME OF CONTROLLED ENTITY

655 GREYSTONE VILLAGE LLC

EMPLOYER ID NO

36-4904800

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

448,916.

NAME OF CONTROLLED ENTITY

656 TIERRA DEL SOL LLC

EMPLOYER ID NO

35-2627866

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

758,453.

NAME OF CONTROLLED ENTITY

658 WOODGLEN LLC

EMPLOYER ID NO

30-1089288

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

841,315.

NAME OF CONTROLLED ENTITY

659 COUNTRYSIDE LLC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

EMPLOYER ID NO

32-0567262

AMOUNT  
OF TRANSFER

499,691.

NAME OF CONTROLLED ENTITY

660 QUAIL RUN LLC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

EMPLOYER ID NO

36-4904940

AMOUNT  
OF TRANSFER

1,187,459.

NAME OF CONTROLLED ENTITY

661 VISTA LANE LLC

EMPLOYER ID NO

61-1892172

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

585,589.

NAME OF CONTROLLED ENTITY

662 PALMILLA LLC

EMPLOYER ID NO

36-4902569

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

905,848.

NAME OF CONTROLLED ENTITY

663 PEACH PROP LLC

EMPLOYER ID NO

61-1890858

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

334,995.

NAME OF CONTROLLED ENTITY

700 BAY POINTE LLC

EMPLOYER ID NO

35-2629547

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

2,014,774.



NAME OF CONTROLLED ENTITY

708 REGENCY LLC

EMPLOYER ID NO

30-1103982

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

101,123.

NAME OF CONTROLLED ENTITY

901 SSS OLD TOWN LLC

EMPLOYER ID NO

35-2635576

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

71,794.

NAME OF CONTROLLED ENTITY

902 SSS OLD TOWN/ANNEX LLC

EMPLOYER ID NO

37-1905813

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

93,233.

NAME OF CONTROLLED ENTITY

903 SSS LAKESIDE LLC

EMPLOYER ID NO

35-2634604

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFER

RENTAL INCOME

AMOUNT  
OF TRANSFER

229,776.

NAME OF CONTROLLED ENTITY

911 CRESTLAKE LLC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFEREMPLOYER ID NO

36-4906336

AMOUNT  
OF TRANSFER

0.

NAME OF CONTROLLED ENTITY

PROGRESS CONSTRUCTION COMPANY INC

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFEREMPLOYER ID NO

95-2477871

AMOUNT  
OF TRANSFER

0.

NAME OF CONTROLLED ENTITY

LA PAZ SUNSET INC

EMPLOYER ID NO

33-0508336

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108DESCRIPTION OF TRANSFERAMOUNT  
OF TRANSFER

0.

TOTAL AMOUNT OF TRANSFERS FROM CONTROLLED ENTITIES31,751,338.

FORM 990-PF

SCHEDULE OF CONTROLLED ENTITIES  
PART VII-A, LINE 11

STATEMENT 18

## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

422 SOLITA LLC

61-1896124

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

519 GROVE CONDOS LLC

61-1894818

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

535 CREEKSIDE LLC

38-4081872

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

570 MESA RIDGE LLC

35-2631757

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

595 GOLDEN TREE LLC

35-2628179

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

597 LAUREL LANE LLC

35-2630595

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

598 FASHION HILLS LLC

36-4899175

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

601 PB TOWNHOMES LLC

37-1903432

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

604 RIVIERA DE VILLE LLC

38-4082293

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

605 DORIANA LLC

38-4083346

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

607 NIMITZ LLC

36-4902706

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

608 HACIENDA LLC

30-1101445

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

610 EAV LLC

36-4899392

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

611 CASAS NUEVAS LLC

38-4084343

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

612 CEDAR GLEN LLC

38-4085187

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

614 SHADY LANE LLC

32-0568804

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

615 CONRAD VILLAS LLC

38-4085902

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

616 HIDDEN MEADOWS LLC

37-1904769

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

617 SILVERADO LLC

38-4085024

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108



NAME OF CONTROLLED ENTITYEMPLOYER ID NO

618 BALLANTYNE LLC

37-1899310

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

620 CANYON CREST LLC

35-2631941

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

621 STARLIGHT GROVE LLC

38-4084905

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

623 CALAVO WOODS LLC

36-4902329

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

624 REDWOOD GARDENS LLC

30-1089252

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITY

626 PRESIDENT LINCOLN LLC

EMPLOYER ID NO

35-2628843

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

EXCESS BUSINESS HOLDING [ ] YES [X] NO

NAME OF CONTROLLED ENTITY

627 SUNRISE VILLAGE LLC

EMPLOYER ID NO

30-1085116

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

EXCESS BUSINESS HOLDING [ ] YES [X] NO

NAME OF CONTROLLED ENTITY

628 LAS HACIENDAS LLC

EMPLOYER ID NO

32-0568591

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

EXCESS BUSINESS HOLDING [ ] YES [X] NO

NAME OF CONTROLLED ENTITY

630 CORINTHIAN LLC

EMPLOYER ID NO

37-1900255

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

EXCESS BUSINESS HOLDING [ ] YES [X] NO

NAME OF CONTROLLED ENTITY

631 RANCHO LAS PALMAS LLC

EMPLOYER ID NO

32-0569503

ADDRESS1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

EXCESS BUSINESS HOLDING [ ] YES [X] NO

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

634 PARK FIRST LLC

35-2632870

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

635 LAUREL LANE LLC

30-1101291

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

637 VILLA PATRICIA LLC

32-0572611

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

638 SOUTH ANZA LLC

37-1903494

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

639 SUN VALLEY LLC

30-1104277

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

641 HIGHLAND VIEW LLC

38-4087542

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

642 DEL RIO LLC

32-0572496

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

643 VALLE DEL SOL LLC

32-0574475

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

644 KENWOOD LLC

61-1894944

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

645 CHEVY CHASE LLC

61-1896035

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

646 RAMONA VILLAGE LLC

61-1897611

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

648 PARK TERRACE LLC

36-4904687

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

649 GROVE APTS LLC

35-2627391

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

651 TOWN PLAZA LLC

30-1071578

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

654 MISSION TERRACE LLC

36-4898601

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

655 GREYSTONE VILLAGE LLC

36-4904800

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

656 TIERRA DEL SOL LLC

35-2627866

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

658 WOODGLEN LLC

30-1089288

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

659 COUNTRYSIDE LLC

32-0567262

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

660 QUAIL RUN LLC

36-4904940

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

661 VISTA LANE LLC

61-1892172

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

662 PALMILLA LLC

36-4902569

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

663 PEACH PROP LLC

61-1890858

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

700 BAY POINTE LLC

35-2629547

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

708 REGENCY LLC

30-1103982

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

NAME OF CONTROLLED ENTITYEMPLOYER ID NO

PROGRESS CONSTRUCTION COMPANY INC

95-2477871

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

911 CRESTLAKE LLC

36-4906336

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

901 SSS OLD TOWN LLC

35-2635576

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

902 SSS OLD TOWN/ANNEX LLC

37-1905813

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108NAME OF CONTROLLED ENTITYEMPLOYER ID NO

903 SSS LAKESIDE LLC

35-2634604

ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108



## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

596 SUNSET TERRACE LLC

61-1890675

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

## NAME OF CONTROLLED ENTITY

## EMPLOYER ID NO

LA PAZ SUNSET INC

33-0508336

## ADDRESS

EXCESS BUSINESS HOLDING [ ] YES [X] NO

1660 HOTEL CIRCLE NORTH, SUITE 710  
SAN DIEGO, CA 92108

FORM 990-PF

PART VIII - LIST OF OFFICERS, DIRECTORS  
TRUSTEES AND FOUNDATION MANAGERS

STATEMENT 19

NAME AND ADDRESS	TITLE AND AVRG HRS/WK	COMPEN- SATION	EMPLOYEE BEN PLAN CONTRIB	EXPENSE ACCOUNT
GREGORY ROGERS (TO 11/2020) 1660 HOTEL CIRCLE NORTH, SUITE 710 SAN DIEGO, CA 92108	PRESIDENT 2.00	0.	0.	0.
ANTHONY CORTES 1660 HOTEL CIRCLE NORTH, SUITE 710 SAN DIEGO, CA 92108	CHAIR 2.00	0.	0.	0.
JOSEPH GRONOTTE 1660 HOTEL CIRCLE NORTH, SUITE 710 SAN DIEGO, CA 92108	TREASURER AND SECRETARY 2.00	0.	0.	0.
LAURIE ANNE VICTORIA (TO 12/2020) 1660 HOTEL CIRCLE NORTH, SUITE 710 SAN DIEGO, CA 92108	VICE CHAIR AND SECRETARY 2.00	0.	0.	0.
DAN YATES (FROM 09/2020) 1660 HOTEL CIRCLE NORTH, SUITE 710 SAN DIEGO, CA 92108	PRESIDENT 2.00	0.	0.	0.

THE CONRAD PREBYS FOUNDATION

20-3216993

ALAN SORKIN (FROM 12/2020) DIRECTOR  
 1660 HOTEL CIRCLE NORTH, SUITE 710 2.00  
 SAN DIEGO, CA 92108

0. 0. 0.

DARYL PRIEST (09/2020 TO 11/2020) DIRECTOR  
 1660 HOTEL CIRCLE NORTH, SUITE 710 2.00  
 SAN DIEGO, CA 92108

0. 0. 0.

TOTALS INCLUDED ON 990-PF, PAGE 6, PART VIII

0. 0. 0.

FORM 990-PF

GRANT APPLICATION SUBMISSION INFORMATION  
PART XV, LINES 2A THROUGH 2D

STATEMENT 20

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NAME AND ADDRESS OF PERSON TO WHOM APPLICATIONS SHOULD BE SUBMITTED

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SEE ATTACHED FOR DETAILS OF GRANT APPLICATION PROCESS

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FORM AND CONTENT OF APPLICATIONS

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[HTTPS://WWW.CONRADPREBYSFOUNDATION.ORG/APPLICATION-PROCESS](https://www.conradprebysfoundation.org/application-process) CONTAINS DETAILS  
ON HOW TO APPLY AND TIMING FOR GRANT CYCLES.

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ANY SUBMISSION DEADLINES

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RESTRICTIONS AND LIMITATIONS ON AWARDS

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THE FOUNDATION CONSIDERS SUBMISSIONS FROM ORGANIZATIONS IN THE FOLLOWING  
CATEGORIES: MEDICAL RESEARCH, HEALTHCARE, HIGHER EDUCATION (INCLUDING  
VOCATIONAL/TRADE SCHOOL EDUCATION), VISUAL AND PERFORMING ARTS, YOUTH  
DEVELOPMENT, ANIMAL CONSERVATION, AND OTHER CHARITABLE PURPOSES CONSISTENT  
WITH CONRAD PREBYS'S HISTORY OF PHILANTHROPY DURING HIS LIFETIME. THE  
CONRAD PREBYS FOUNDATION PRIMARILY MAKES GRANTS TO ORGANIZATIONS LOCATED  
WITHIN SAN DIEGO, CALIFORNIA AND RARELY APPROVES UNSOLICITED APPLICATIONS  
FROM BEYOND SAN DIEGO COUNTY.