For	m <b>11</b> 2	20-PC		U.	S. Property				ce Com	pany	,	OMB No.	1545-1027
	partment of the rnal Revenue		For ca	ilenda	ar year 1998, or tax y Instructions are s	ear beginning		98, and endi	ng	, 19 ct Notic		19	98
		plicable box if	t		ime					_		I identification	number
	-	n has been	2										
	made und	der section(s):	type or		mber and street, and	room or suite no. (I	f a P.O. box, s	see page 4 c	of Instructions)	C Da	te incor	porated	
	(1) 🗌 953	3(c)(3)(C)	4 و										
			Please	Ci	ty or town, state, and	ZIP code						consolidated	return
	(2) 953									(At	tach For	m 851)	
<u>E</u>	Check if:	(1) Final re	turn	(2)	Change of add	dress (3) Ar	mended retu	rn					
					A, line 37)						1		
					e for electing small						2		
					ntrolled group (see				▶	· 🗆			
		-			controlled group, se			and \$0,005 (	00 touchle in				
					enter the corporation \$					J			
					e of: (1) additional 5%			(3)   \$		-			
					o exceed \$100,000		a + 1 1/7 0 0/	\$					
											4		
					reciprocal must inc						5		
											6		
					orm 1118)			7a					
	b Ot	her credits (se	e pag	e 5 c	of instructions) .			7b					
			credi	t. En	ter here and check	which forms are	attached:						
Computation and Payments		3800 L	34		5884	6478							
a E		8586 L	88		8826		8844	-					
ay			88		8820	□ 8847		7c					
Б	d Cr				um tax (attach Forn			7d			7e		
an	e lo				through 7d						8		
ion	8 Su 9 Fo				on income not cor						9		
ıtat	10 Pe	0 1			tax (attach Schedu						10		
ndu	10 Pe	•			from: Form	-					11		
ő	12 Alt	•			tach Form 4626)					• •	12		
Š	13 Ac										13		
Тах	14 Qu				nd credit (attach F						14		
		otal tax. Subtra						· · · ·			15		
	<b>16a</b> 19	97 overpayme	nt cre	ditec	l to 1998	16a		_					
	b Pri	or year(s) special es	stimated	l tax p	ayments to be applied	16b		-					
	<b>c</b> 19	98 estimated tax	a paym	ents	(See instructions)	16c		-		1			
		•			payments (Do not		6f)	16d					
						16e (	)	1/5					
					through 16c less li			16f 16g					
					004			16g 16h					
					paid by attorney-in			16i			16j		
					s page 6 of instruction						17		
		•		-	aller than the total						18		
					j is larger than the						19		
					u want: Credited to				Refunde		20		
					declare that I have ex								
	gn	and belief, it is t	true, co	prrect	, and complete. Decla	ration of preparer (of	ther than taxpa	ayer) is based	a on all inform	ation of v	nich pre	eparer has an	у кnowledge.
He	ere												
		Signature c	of office	er			Date		Title				
Ра	id	Preparer's signature					Date	1	Check if		Prep	oarer's social	security no.
	eparer's	Firm's name (or		<u> </u>					self-employ		 ►		
Us	e Only	if self-employed and address								EIN ZIP cod		1	

Page
N

## Schedule A Taxable Income (See page 7 of instructions.)

		De	ed	u	ct	io	ns	<b>;</b> (	Se	e	in	st	ru	IC	tic	on	S	fo	r li	im	ita	atio	on	s (	on	d	ed	luc	ctio	on	s)													I	nc	on	ne							
37	c	٥	308	540	ω 5	c	t	5		34a	υ υ	3	32	31		30	29	87	2	3 I 1 C	26	25	24	23	2	ა ! ა :	21	20a	19	18	17	16	15	4	1 5	3 7	3 -	1	10	9	œ	7	6	ы	4	٩	c	σ	sa	5		I	~ ~	•
Taxable income (subtract line 36c from line 35) Enter here and on name 1 line 1	Total. Add lines 36a and 36b	Net operating loss deduction			Subtotal. Subtract line 34c from line 33	Iotal. Add lines 34a and 34b		Deduction on account of special income and deduction accounts 34b	line 6)	Special deduction for section 833 organizations (Schedule H,		Subtotal Subtract line 33 from line 11	Total deductions. Add lines 15 through 31	Other deductions (see page 9 of instructions) (attach schedule)		Mutual interinsurers or reciprocal underwriters—increase in subscriber accounts	Dividends to policyholders	Other capital losses (Schedule G, line 12, column (g))	•	Additional daduction (attach Form 0014)	Losses incurred (Schedule F. line 14)	Employee benefit programs	Pension, profit-sharing, etc., plans	Depletion.			contributions (see page &	Interest	Taxes and licenses	Rents	Agency balances and bills receivable that became worthless during the tax year .	Salaries and wages (less employment credits)	Compensation of officers (attach schedule) (See page 7 of instructions)		income	Other income (attack calcula)	attach Form 8816)	Mutual interinsurers or reciprocal underwriters—decrease in subscriber accounts	Income from protection against loss account (See instructions)	Income on account of special income and deduction accounts	Certain mutual fire or flood insurance company premiums (section 832(b)(1)(D))	Net gain or (loss) (Form 4797, line 18, Part II (attach Form 4797))	Capital gain net income (attach Schedule D (Form 1120))	Gross royalties	Gross rents	Taxable interest. Subtract line 3c, column (b) from line 3c, column (a)	Subtract line 3b from line 3a	Interest exempt under section 103			(a) Interest received	· · · · · ·	Premiums earned (Schedule E, line 7)	
							-			_	•		•															c Bal. ▼												•											premium	(h) Amortization of	· · ·	
7	36c	_			35	34C						33	32		<u>, c</u>	30	29	04	20	27	26	25	24	2.3		22	21	20c	19	18	17	16	× 15		1 0	1.2	12	11	10	9	8	7	6	J	4	3d						,		

Form 1120-PC (1998)

S	ched	ule B Part I—Taxable Investment Income	of Electing Sm	nall	Companies (See	bage 1	10 of instructio	ns.)
			(a) Interest receiv		(b) Amortization of premium			
	1a	Gross interest				-		
a)	b	Interest exempt under section 103				-		
Income	c d 2 3 4	Subtract line 1b from line 1a	· · · · · · · · · · · · · · · · · · ·		 	1d 2 3 4 5		
	5 6 7 8	Gioss income from a trade of busiless, other than an inst Income from leases described in sections 834(b)(1)(B) and Gain from line 13, Schedule D (Form 1120) Gross investment income. Add lines 1d through 7	834(b)(1)(C)	•		6 7 8		
	9 10 11 12	Real estate taxesOther real estate expensesDepreciation (attach Form 4562)Depletion				9 10 11 12		
tions	13 14 15	Trade or business deductions as provided in section 834( Interest	c)(8) (attach schedu	ıle)	· · · · · · · · · · · · · · · · · · ·	13 14 15		
Deductions	16 16 17	Total. Add lines 9 through 15.       .         Investment expenses (attach schedule).       .			· · · · · · · · ·	16 17		
	18 19 20	Total deductions. Add lines 16 and 17.       .         Subtract line 18 from line 8       .         Dividends-received deduction (Schedule C, line 25)       .			· · · · · · · · ·	18 19 20		
	21	Taxable investment income. Subtract line 20 from line 10	9. Enter here and c	n pa	ge 1, line 2	21		
		–Invested Assets Book Values ete only if claiming a deduction for general expen-	sos allocatod to	inv	ostmont incomo)			
	Jubi	ete only il claiming a deduction for general expen			Beginning of tax year		(b) End of tax year	
22	Doo	l estate	_	22	, g		(1) (1) (2)	
22		tgage loans		23				
23 24				24				
24		cy loans		25				
26		ds of domestic corporations		26				
27		ck of domestic corporations		27				
28		ernment obligations, etc.		28				
29		k deposits bearing interest		29				
30		er interest-bearing assets (attach schedule)		30				
31		al. Add lines 22 through 30		31				
32		columns (a) and (b), line 31				32		
33		in of invested assets for the tax year. Enter one-half of line				33		
34		tiply line 33 by .0025				34		
35	Inco	me base. Line 1b, column (a) plus line 8 less the sum of li and line 16	ine 1b, column	35				
36	Mul	tiply line 33 by .0375		36				
37		tract line 36 from line 35. Do not enter less than zero		37				
38		tiply line 37 by .25				38		
39	Lim	tation on deduction for investment expenses. Add lines 34	and 38			39		

Form	1 1120-PC (1998)			Page 4
Sc	hedule C Dividends and Special Deductions		Dividends	-Received
	(See page 11 of instructions.)		(a) Subject to section 832(b)(5)(B)	(b) Total dividends- received
Inco	ome		002(0)(0)(0)	
1	Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)	1		
2	Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)	2		
3	Dividends on debt-financed stock of domestic and foreign corporations	3		
4	Dividends on certain preferred stock of less-than-20%-owned public utilities	4		
5	Dividends on certain preferred stock of 20%-or-more- owned public utilities	5		
6	Dividends on stock of certain less-than-20%-owned foreign corporations and certain FSCs	6		
7	Dividends on stock of certain 20%-or-more-owned foreign corporations and certain FSCs	7		
8	Dividends on stock of wholly owned foreign subsidiaries and FSCs $\ldots$ .	8		
9	Dividends from affiliated companies	9		
10	Other dividends from foreign corporations not included on lines 6, 7, and 8. $\ .$ $\ .$	10		
11	Income from controlled foreign corporations under subpart F (attach Forms 5471)	11		
12	Foreign dividend gross-up (section 78)	12		
13	Other dividends (attach schedule)	13		
14	Total dividends. Add lines 1 through 13. Enter here and on Schedule A, line 2, or Schedule B, line 2, whichever applies	14		
			Dividends-Rece	eived Deduction
Ded	uction		(a) Subject to section 832(b)(5)(B)	(b) Total dividends- received deduction
15	Multiply line 1 by 70%	15		
16	Multiply line 2 by 80%	16		
17	Deduction for line 3 (see page 12 of instructions)	17		
18	Multiply line 4 by 42%	18		
19	Multiply line 5 by 48%	19		

19	Multiply line 5 by 48%	19			
20	Multiply line 6 by 70%	20			
21	Multiply line 7 by 80%	21			
22	Enter the amount from line 8	22			
23	Total. Add lines 15 through 22. (See page 12 of instructions for limitation.) .	23			
24	Total. Add line 23, column (a), and line 9, column (a). Enter here and on Schedule				
	F, line 10	24			
25	Total deductions. Add line 23, column (b), and line 9, column (b). Enter here and on S	Sched	ule A, line 36a,		
	or Schedule B, line 20, whichever applies			25	

Page	5
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Sc	nedule E Premiums Earned (See page 12 of instructions.)			
1	Net premiums written		1	
2	Unearned premiums on outstanding business at the end of the preceding tax	vear:		
а	Enter 100% of life insurance reserves included in unearned premiums (section	<b>J</b>		
u	832(b)(7)(A)) and all unearned premiums of section 833 organizations	2a		
b	Enter 90% of unearned premiums attributable to insuring certain securities .	2b		
с	Discounted unearned premiums attributable to title insurance	2c	_	
d	Enter 80% of all other unearned premiums	2d	_	
е	Total. Add lines 2a through 2d		2e	
3	Total. Add lines 1 and 2e		3	
4	Unearned premiums on outstanding business at the end of the current tax year	ar:		
а	Enter 100% of life insurance reserves included in unearned premiums (section	4a		
h	832(b)(7)(A)) and all unearned premiums of section 833 organizations Enter 90% of unearned premiums attributable to insuring certain securities .	4a 4b	-	
b C	Discounted unearned premiums attributable to title insurance	4c		
d	Enter 80% of all other unearned premiums	4d		
e	Total. Add lines 4a through 4d		4e	
5	Subtract line 4e from line 3		5	
6	Transitional adjustments under section 832(b)(7)(D). (See page 12 of instruction		6	
7	Premiums earned. Add lines 5 and 6. Enter here and on Schedule A, line 1.		7	
Sc	<b>Losses Incurred</b> (See page 12 of instructions.)			
1	Losses paid during the tax year (attach schedule).		1	
2	Balance outstanding at the end of the current tax year for:			
а	Unpaid losses on life insurance contracts	2a		
b	Discounted unpaid losses	2b		
с	Total. Add lines 2a and 2b		2c	
3	Add lines 1 and 2c		3	
4	Balance outstanding at the end of the preceding tax year for:			
а	Unpaid losses on life insurance contracts	4a	_	
b	Discounted unpaid losses	4b	10	
c _	Total. Add lines 4a and 4b		4c 5	
5	Subtract line 4c from line 3		6	
6 7	Estimated salvage and reinsurance recoverable at the end of the preceding ta.		7	
י 8	Losses incurred (line 5 plus line 6 less line 7)	eai	8	
9	Tax-exempt interest subject to section 832(b)(5)(B)	9		
, 10	Dividends-received deduction subject to section 832(b)(5)(B) (Schedule C,			
10	line 24)	10	_	
11	The increase in policy cash value of section 264(f) policies as defined in section 805(a)(4)(F)	11		
12	Total. Add lines 9, 10 and 11		12	
13			13	
14	Losses incurred deductible under section 832(c)(4). Subtract line 13 from line 8. A line 26		14	
	A, line 26		14	

Form	1120-PC (1998)							Pa	age <b>6</b>
Sch	nedule G Othe	r Capital Loss	es (See page	13 of instruc	tions.)				
		tal assets sold obutions to policy		to meet abno	rmal insuranc	e losses and to	pay d	ividends and sir	nilar
1 2 3 4 5 6 7 8 9	Dividends and similar Losses paid Expenses paid Total. Add lines 1, 2, <b>Note: Adjust lines 5</b> Interest received . Dividends received (S Gross rents, gross roy or business other tha 4797 (include gains fo Net premiums receive <b>Total.</b> Add lines 5 thr	distributions paid and 3 through 8 to cash Schedule C, line 14) valties, lease income an an insurance bu or invested assets of	to policyholders	ssary. income from a tr income from F	5 . 6 ade		1 2 3 4		
10 (a)	) Description of capital	(b) Date		(d) Cost or	from line 4. If z	ero or less, enter	<b>10</b>	<b>(g)</b> Loss ((d) plus (e) less	
	asset	acquired	sales price	other basis	of sale	(or allowable)		the sum of (c) and	, (f))
11									
12	Totals—column (c) m than line 10. (Enter column (g): in Schedu Schedule B, line applies)	r amount from ule A, line 28, or							
Sch		ial Deduction page 13 of inst		djusted Sur	plus for Sec	tion 833 Organ	izatio	ons	
1	Health care claims ind cost-plus contracts.	curred during the ta	-	ties incurred du	ring the taxable	year under	1		
2	Expenses incurred du	0 5					_		
	health care claims or						2		
3 4	Total. Add lines 1 and Multiply line 3 by .25						4		
4 5	Beginning adjusted si						5		
6	Special deduction. S 34a. (See page 13 of	Subtract line 5 from	line 4. If zero or	less, enter -0 E	Inter here and o	n Schedule A, line	6		
7	Net operating loss de						7		
8	Net exempt income:		, -			-			
а	Adjusted tax-exempt						8a		
b	Adjusted dividends-re						8b		
9	Taxable income (Sche	edule A, line 37)					9		
10	Ending adjusted sur	plus. Add lines 5 tl	hrough 9 . <u>.</u> .	<u></u>	<u>.</u>	<u></u>	10		

Form	1120-PC (1998)				Pa	age 7
Sc	hedule I Other Information (See page	13 of instr	uctio	ns.)		
		Yes No			Yes	No
1 a b	Check method of accounting: Cash Accrual		7	Was the corporation a U.S. shareholder of any controlled foreign corporation? (See sections 951 and 957.)		
с 2	☐ Other (specify) ► Check box for kind of company:			If "Yes," attach Form 5471 for each such corporation.		
a b	Mutual Stock			Enter number of Forms 5471 attached ►		
3	At the end of the tax year, did the corporation own, directly or indirectly, 50% or more of the voting stock of a domestic corporation? (For rules of attribution, see section 267(c).)		8	At any time during the 1998 calendar year, did the corporation have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank, securities, or other financial accounts)? If "Yes," the corporation may have to file Form TD F 90-22.1.)		
	or a parent-subsidiary controlled group? If "Yes," enter employer identification number and name of the parent corporation ►		10	corporation may have to file Form 3520 Has the corporation elected to use its own payout pattern for discounting unpaid losses and unpaid loss adjustment expenses?		
5	At the end of the tax year, did any individual, partnership, corporation, estate or trust own, directly or indirectly, 50% or more of the corporation's voting stock? (For rules of attribution, see section 267(c).)		11a	Enter the total unpaid losses shown on the corporation's annual statement:         (1) for the current tax year: \$         (2) for the previous tax year: \$		
	If "Yes," attach a schedule showing name and identifying number. (Do not include any information already entered in <b>4</b> above.)		b	Enter the total unpaid loss adjustment expenses shown on the corporation's annual statement: (1) for the current tax year: \$		
6	Enter percentage owned ► At anytime during the tax year, did one foreign		12	(2) for the previous tax year: \$ Does the corporation discount any of the loss		
	person own, directly or indirectly, at least 25% of: (a) the total voting power of all classes of stock of the corporation entitled to vote, or (b) the total value of all classes of stock of the corporation? If "Yes,"		13	reserves shown on its annual statement? Enter the amount of tax-exempt interest received or accrued during the tax year ► \$		
	a Enter percentage owned ►		14	If the corporation has an NOL for the tax year and is electing to forgo the carryback period, check here		
	b Enter owner's country ►					
	<b>c</b> The corporation may have to file Form 5472. Enter number of Forms 5472 attached ►		15	Enter the available NOL carryover from prior tax years (Do not reduce it by any deduction on line 36b, Schedule A.) ▶ \$		

	1120-PC (1998)				Page 8
Sc	hedule L Balance Sheets per B		required to comple	ete this schedule.)	
	Assets	(a)	(b)	(c)	(d)
1	Cash				
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts	( )		( )	
3	Inventories.				
4	U.S. government obligations				
5	Tax-exempt securities (see page 14 of instructions)				
6	Other current assets (attach schedule)				
7	Loans to stockholders				
8	Mortgage and real estate loans				
9	Other investments (attach schedule)				
10a	Buildings and other depreciable assets		_		
b	Less accumulated depreciation	()		( )	
11a	Depletable assets		_		
b	Less accumulated depletion	()		( )	
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)		-		
b	Less accumulated amortization	()		( )	
14	Other assets (attach schedule)			-	
15	Total assets				
	Liabilities and Stockholders' Equity				
16	Accounts payable			-	
17	Mortgages, notes, bonds payable in less than 1 year			-	
18	Insurance liabilities (See page 14 of instructions)			-	
19	Other current liabilities (attach schedule)			-	
20	Loans from stockholders			-	
21	Mortgages, notes, bonds payable in 1 year or more			-	
22	Other liabilities (attach schedule)				
23	Capital stock: <b>a</b> Preferred stock		-		-
24	<b>b</b> Common stock				
24 25	Additional paid-in capital			-	
25 26	Retained earnings—Appropriated (attach schedule) Retained earnings—Unappropriated				
20	Adjustments to shareholders' equity (attach schedule)				
28	Less cost of treasury stock		( )		( )
29	Total liabilities and stockholders' equity			1	,
Sch	nedule M-1 Reconciliation of Incon	he (Loss) per Bool	ks with Income per	Return (See page 1	4 of instructions.)
(The	corporation is not required to complete Schedules I	M-1 and M-2 below if th	e total assets on line 15,	column (d), of Schedule L	are less than \$25,000.)
1	Net income (loss) per books		7 Income recorded	l on books this year	
2	Federal income tax			nis return (itemize)	
3	Excess of capital losses over capital gains			est \$	
4	Income subject to tax not recorded on books				
•	this year (itemize)		8 Deductions in this	tax return not charged	
5	Expenses recorded on books this year not			ne this year (itemize)	
-	deducted in this return (itemize)		a Depreciation \$		
а	Depreciation \$		b Contributions car	rryover \$	
b	Contributions carryover \$				
с	Travel and entertainment \$		9 Add lines 7 and	8	
				ule A, line 35)—	
6	Add lines 1 through 5			om line 6	 - I
SC	hedule M-2 Analysis of Unapprop	riated Retained E			e L)
1	Balance at beginning of year		5 Distributions:	a Cash	
2	Net income (loss) per books		4	b Stock	
3	Other increases (itemize)			c Property	
				(itemize)	
				6	
4	Add lines 1, 2, and 3			of year (subtract line	
-		1			

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