

### ALAN BILLER AND ASSOCIATES

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#### Northern California Electrical Workers Pension Trust

Investment Performance Report Through December 31, 2012

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Northern California Electrical Workers Pension Trust As of: 12/31/2012

COMPOSITE ACCOUNT	3 MOS	6 MOS	9 MOS	1 YR	3 YRS	5 YRS	10 YRS	FISCAL YTD	SINCE START DATE	START DATE
Total Trust	0.80	6.18	4.37	12.93	9.95	2.59	6.40	12.93	10.91	January 1978
· Policy Index	0.25	4.82	3.74	11.06	9.32	2.75	5.84	11.06	9.97	
· Excess Return	0.55	1.35	0.63	1.87	0.63	-0.16	0.57	1.87	0.94	
Total Domestic Equity	0.86	7.39	3.61	18.06	11.17	1.32		18.06	3.54	September 2006
· Russell 3000 Index	0.25	6.49	3.14	16.42	11.20	2.04		16.42	3.90	
· Excess Return	0.61	0.90	0.47	1.64	-0.04	-0.72		1.64	-0.36	
Dodge & Cox Equity	2.67	11.29	8.21	22.80	10.90	0.75		22.80	2.30	September 2006
· Russell 1000 Value Index	1.52	8.13	5.75	17.51	10.86	0.59		17.51	1.99	
· Excess Return	1.15	3.16	2.46	5.29	0.03	0.15		5.29	0.31	
INTECH U.S. Broad Large Cap Growth	-1.82	3.60	1.64	16.79	12.57	1.89		16.79	4.70	July 2005
· Russell 1000 Growth Index	-1.32	4.71	0.50	15.26	11.35	3.12		15.26	5.77	
· Excess Return	-0.50	-1.11	1.14	1.54	1.21	-1.23		1.54	-1.08	
WHV Small Cap Equity	3.22	8.14	-0.85	12.80	10.40	3.25		12.80	5.42	March 2006
· Russell 2000 Index	1.85	7.20	3.48	16.35	12.25	3.56		16.35	3.64	
· Excess Return	1.36	0.93	-4.33	-3.55	-1.85	-0.30		-3.55	1.78	
ASB Capital Management IBEW NECA Equity Index Fund	-0.38	5.93	3.01	15.94	10.83	1.67	7.10	15.94	4.19	April 2002
· S&P 500 - Total Return Index	-0.38	5.95	3.04	16.00	10.87	1.66	7.10	16.00	4.12	
· Excess Return	0.00	-0.02	-0.03	-0.06	-0.04	0.00	-0.01	-0.06	0.07	
Total Fixed Income										
Dodge & Cox Core Fixed Income	1.14	3.69	5.15	8.11	7.11	7.33		8.11	6.97	September 2006
· Barclays U.S. Aggregate Bond Index	0.21	1.80	3.90	4.21	6.19	5.95		4.21	6.14	
· Excess Return	0.93	1.89	1.25	3.90	0.92	1.38		3.90	0.83	

Fiscal YTD returns are measured from January 2012 through December 2012

<sup>\*</sup> Additional Benchmark(s)



COMPOSITE ACCOUNT	3 MOS	6 MOS	9 MOS	1 YR	3 YRS	5 YRS	10 YRS	FISCAL YTD	SINCE START DATE	START DATE
Total GTAA										
Mellon EB Daily Valued Global Alpha I Fund	0.64	7.40	4.52	10.51	8.49	1.17		10.51	1.02	March 2007
· Blended Benchmark	1.43	6.06	3.74	10.73	6.13	1.73		10.73	2.66	
· Excess Return	-0.79	1.34	0.78	-0.23	2.36	-0.56		-0.23	-1.64	
Total Real Estate										
JPMorgan Strategic Property Fund	2.53	5.97	8.31	10.97	12.92	-0.98		10.97	0.22	August 2007
· NFI-ODCE - Monthly	2.35	5.19	7.90	10.94	14.40	-1.10		10.94	-0.16	
· Excess Return	0.18	0.78	0.41	0.03	-1.48	0.12		0.03	0.38	
Total Infrastructure										
IFM Global Infrastructure (US), L.P.	1.68	6.98	6.82	11.51				11.51	13.17	June 2010
· CPI + 5%	0.46	2.54	3.94	6.94				6.94	7.28	
· Excess Return	1.22	4.44	2.88	4.57				4.57	5.89	
Total Commodities										
Schroder Commodity Portfolio L.P.	-6.02	3.58	-3.25	-0.27				-0.27	2.93	May 2010
· Dow Jones UBS Commodity Index TR	-6.33	2.75	-1.93	-1.06				-1.06	1.30	
· Excess Return	0.31	0.83	-1.33	0.79				0.79	1.64	
· Schroder Composite*	-4.38	5.52	-3.63	-0.50				-0.50	2.66	

Fiscal YTD returns are measured from January 2012 through December 2012

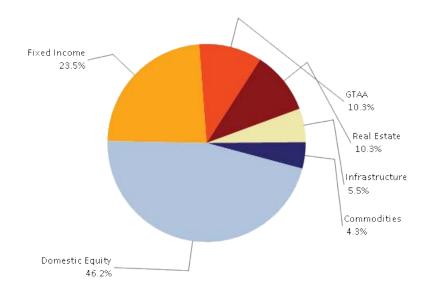
<sup>\*</sup> Additional Benchmark(s)



#### Northern California Electrical Workers Pension Trust As of: 12/31/2012

COMPOSITE/ACCOUNT	MARKET VALUE	PERCENT	TARGET WEIGHT (%)	LOWER BOUND (%)	UPPER BOUND (%)	OUTSIDE RANGE (%)
Total Trust	\$425,349,298	100.0				
Domestic Equity	\$196,505,449	46.2	46.0	41.0	51.0	
Fixed Income	\$99,986,742	23.5	24.0	19.0	29.0	
GTAA	\$43,721,880	10.3	10.0	8.0	12.0	
Real Estate	\$43,700,898	10.3	10.0	0.0	15.0	
Infrastructure	\$23,302,569	5.5	5.0	0.0	10.0	
Commodities	\$18,131,761	4.3	5.0	3.0	7.0	

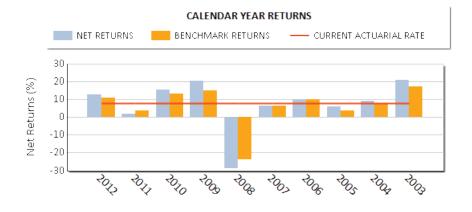
Due to rounding, percentages may not equal 100%.





	Northern California Electri	cal Workers Pension Trust As of: 12/31/2012
ACCOUNT	MARKET VALUE	PERCENTAGE
Total Trust	\$425,349,298	100.0
Domestic Equity	\$196,505,449	46.2
· Dodge & Cox Equity	\$69,607,077	16.4
· INTECH U.S. Broad Large Cap Growth	\$66,789,996	15.7
· WHV Small Cap Equity	\$38,355,069	9.0
· ASB Capital Management IBEW NECA Equity Index Fund	\$21,753,306	5.1
Fixed Income	\$99,986,742	23.5
· Dodge & Cox Core Fixed Income	\$99,986,742	23.5
GTAA	\$43,721,880	10.3
· Mellon EB Daily Valued Global Alpha I Fund	\$43,721,880	10.3
Real Estate	\$43,700,898	10.3
· JPMorgan Strategic Property Fund	\$43,700,898	10.3
Infrastructure	\$23,302,569	5.5
· IFM Global Infrastructure (US), L.P.	\$23,302,569	5.5
Commodities	\$18,131,761	4.3
· Schroder Commodity Portfolio L.P.	\$18,131,761	4.3







\*As of 12/31/2012 Fiscal YTD Return: 12.93% Fiscal YTD B

Fiscal YTD Benchmark Return: 11.06%

The current actuarial assumed rate of return is 8.00

The current plan benchmark is:

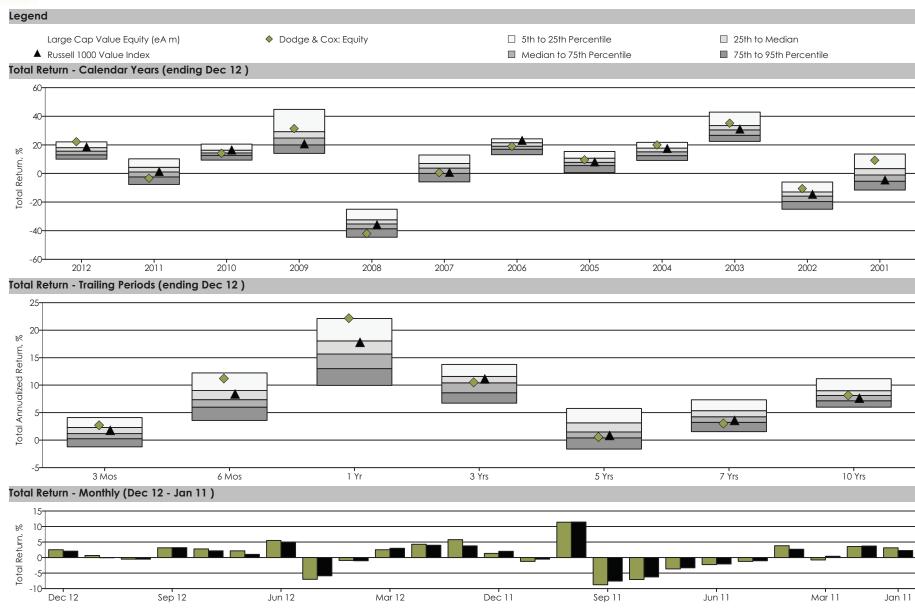
46.0% Russell 3000 Index; 24.0% Barclays U.S. Aggregate Bond Index; 10.0% NFI-ODCE - Quarterly; 6.0% MSCI World Index Half Hedged Net; 5.0% Dow Jones UBS Commodity Index TR; 5.0% CPI + 5%; 4.0% Citigroup WGBI 1 + World Half Hedged

#### **Northern California Electrical Workers Pension Trust**

YEAR	CALENDAR YEAR	FISCAL YEAR	TRAILING CALENDAR 5 YEAR	TRAILING FISCAL 5 YEAR	TRAILING CALENDAR 10 YEAR	TRAILING FISCAL 10 YEAR
2012	12.93	12.93	2.59	2.59	6.40	6.40
2011	1.80	1.80	1.39	1.39	4.25	4.25
2010	15.61	15.61	3.00	3.00	4.99	4.99
2009	20.29	20.29	1.24	1.24	5.06	5.06
2008	-28.92	-28.92	-0.74	-0.74	3.95	3.95
2007	6.48	6.48	10.36	10.36	8.33	8.33
2006	10.14	10.14	7.18	7.18	9.78	9.78
2005	6.09	6.09	7.01	7.01	10.39	10.39
2004	8.98	8.98	9.03	9.03	12.59	12.59
2003	20.74	20.74	8.85	8.85	11.87	11.87
2002	-7.99	-7.99	6.33	6.33	11.41	11.41
2001	9.26	9.26	12.43	12.43	13.51	13.51
2000	16.45	16.45	13.87	13.87	14.56	14.56
1999	8.11	8.11	16.27	16.27	12.86	12.86
1998	7.40	7.40	14.96	14.96	14.30	14.30
1997	21.62	21.62	16.73	16.73	14.79	14.79
1996	16.41	16.41	14.60	14.60	13.35	13.35
1995	29.27	29.27	15.26	15.26	13.34	13.34
1994	2.17	2.17	9.54	9.54	13.67	13.67
1993	15.91	15.91	13.64	13.64	14.23	14.23



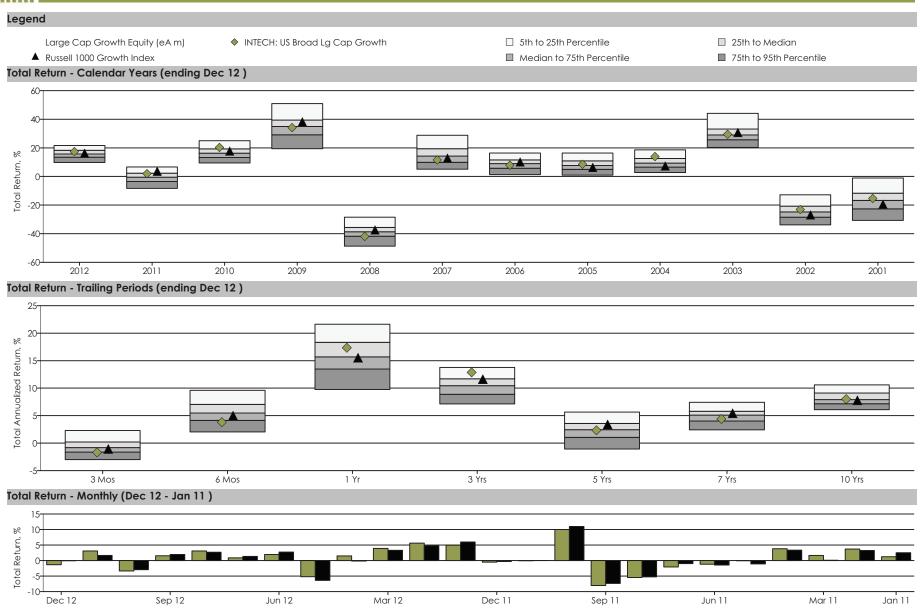
## DODGE & COX: EQUITY



Composite strategy returns have been used for manager returns. Universe and manager returns are reported gross of fees.

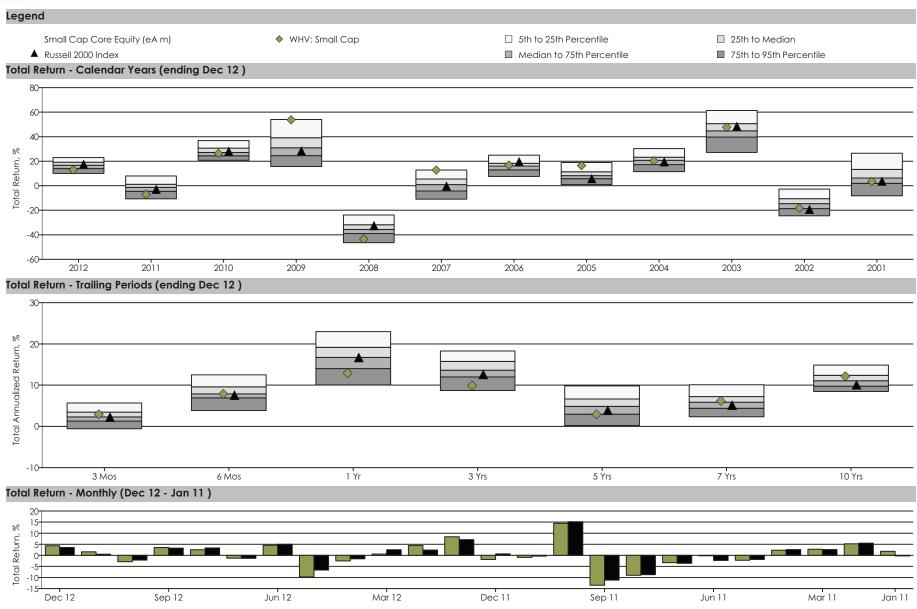


#### INTECH: US BROAD LG CAP GROWTH



Composite strategy returns have been used for manager returns. Universe and manager returns are reported gross of fees.

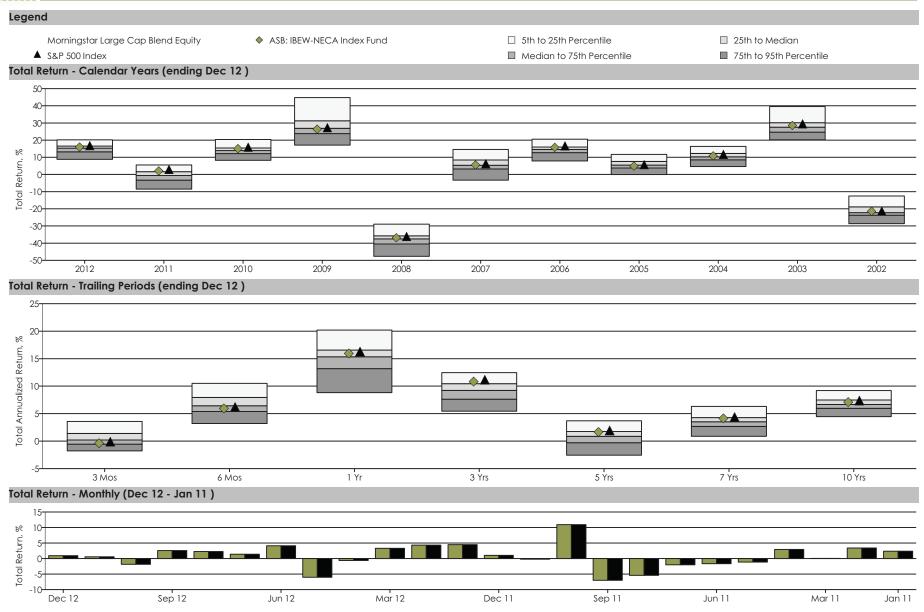
### WHV: SMALL CAP



Composite strategy returns have been used for manager returns. Universe and manager returns are reported gross of fees.



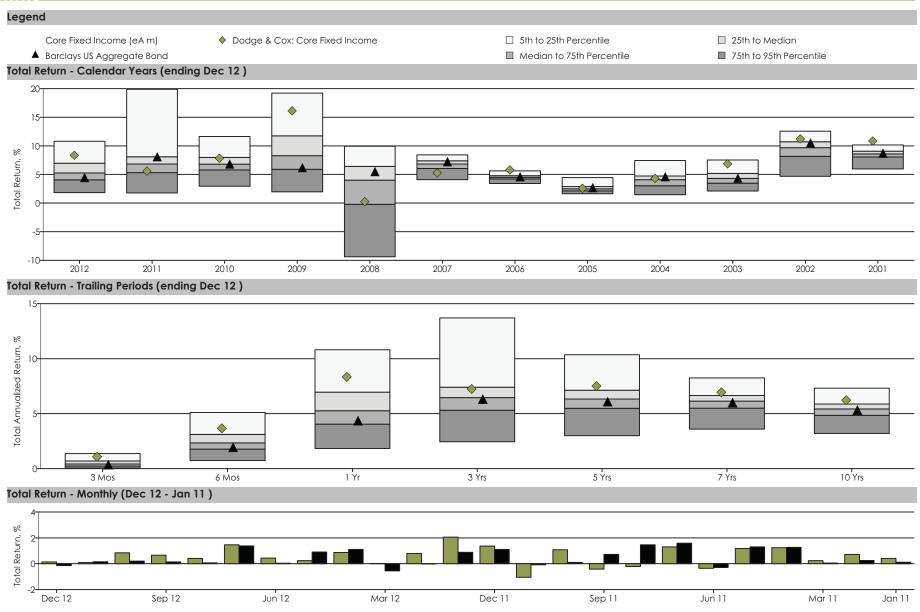
#### ASB: IBEW-NECA INDEX FUND



Commingled fund returns have been used for the manager returns. Universe and manager returns are reported net of fees.



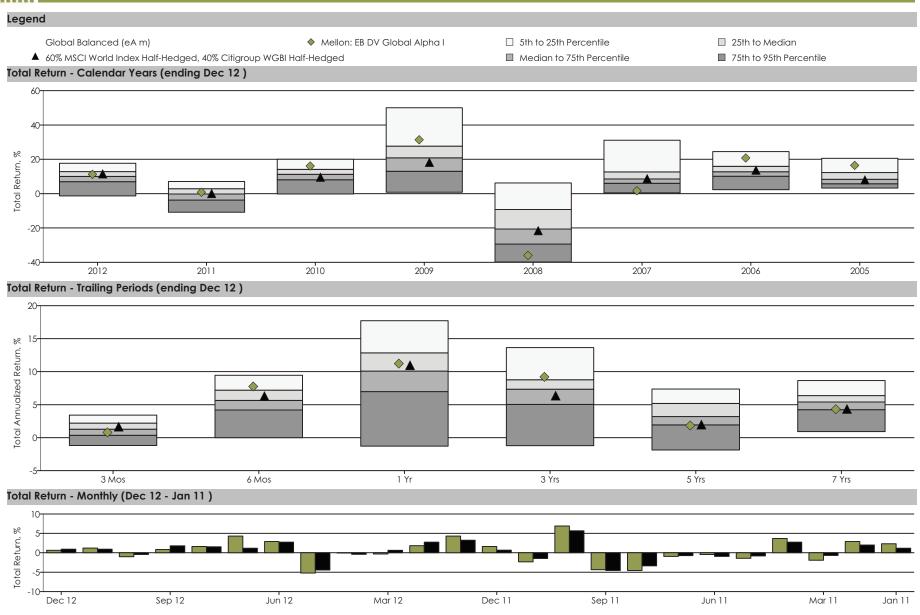
### DODGE & COX: CORE FIXED INCOME



Composite strategy returns have been used for manager returns. Unvierse and manager returns are reported gross of fees.



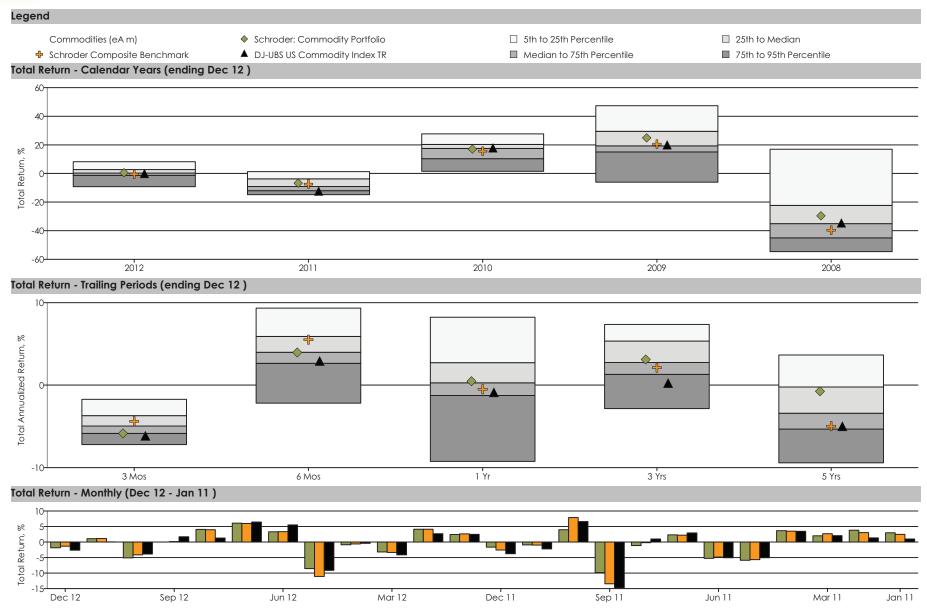
### MELLON: EB DV GLOBAL ALPHA I



Commingled strategy returns have been used for manager returns. Universe and manager returns are reported gross of fees.



#### SCHRODER: COMMODITY PORTFOLIO



Actual client returns have been used for manager returns as of 05/01/10. Commingled strategy returns have been used for manager returns prior to 05/01/10. Universe and manager returns are reported gross of fees.



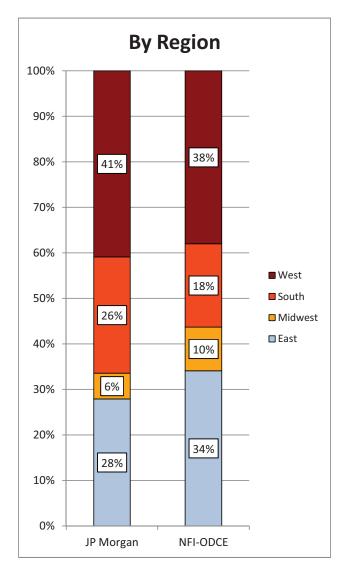
#### Section 3

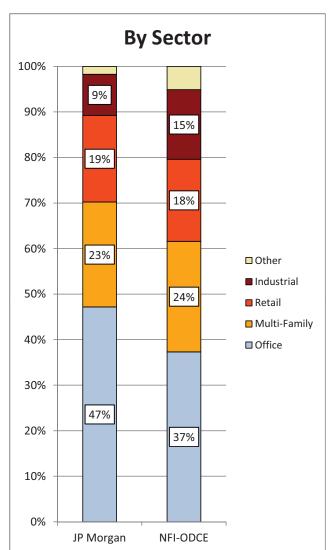
Alternative Investment Reviews

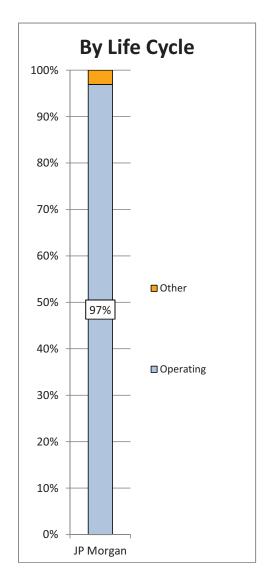


#### REAL ESTATE DIVERSIFICATION

As of: 12-31-2012









#### REAL ESTATE STATISTICS

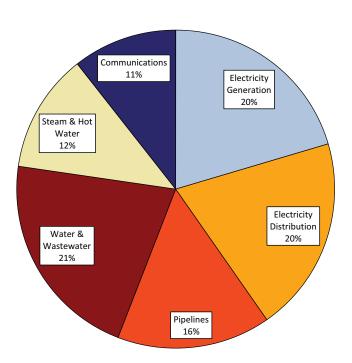
Key Statistics as of 12/31/2012	JPMorgan Strat Prop	NFI-ODCE
Inception Date	1/1/1998	12/31/1977
Number of Investors	307	N/A
Number of Investments	153	1,969
Net Asset Value (NAV)	\$18,515.0 M	\$90,385.4 M
Gross Asset Value (GAV)	\$24,499.6 M	\$116,102.4 M
Cash (%)	8.8%	3.1%
Redemption Queue Size		N/A
Redemption Queue NAV (%)		N/A
Entrance Queue Size	\$1,656.5 M	N/A
Entrance Queue NAV (%)	9.0%	N/A
Occupancy (%)	89.1%	89.8%
Total Leverage (%)	23.8%	22.1%
Debt Service Coverage Ratio (DSCR)	3.9x	N/A
Debt Maturity		
2012	15%	N/A
2013	5%	N/A
2014	13%	N/A
2015	18%	N/A
2016	6%	N/A
Lease Rollover		
2012	9%	N/A
2013	9%	N/A
2014	10%	N/A
2015	9%	N/A
2016	9%	N/A
Quarterly Sector Performance (NAV-basis)		
Office	3.02%	N/A
Multi-Family	3.61%	N/A
Retail	2.95%	N/A
Industrial	2.58%	N/A
Land	-0.73%	N/A
Hotel		N/A
Storage		N/A
Other	3.09%	N/A



#### INFRASTRUCTURE DIVERSIFICATION

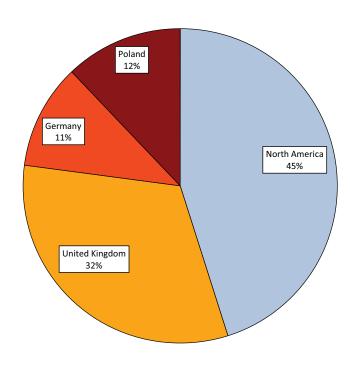
**By Strategy** 

based on capital invested as of 12/31/2012



By Region

based on capital invested as of 12/31/2012





Section 4
Index Performance Report



## INDEX PERFORMANCE REPORT

As of December 31, 2012	Last Month	Last 3 Months	YTD	Last Year	Last 3 Years	Last 5 Years	Last 7 Years	Last 10 Years
Equity Indices	William	Wienens		i cui	rears	rears	rears	10013
S&P 500	0.91	-0.38	16.00	16.00	10.87	1.66	4.12	7.10
Russell 1000	1.04	0.12	16.42	16.42	11.12	1.92	4.30	7.52
Russell 1000 Value	2.07	1.52	17.51	17.51	10.86	0.59	3.32	7.38
Russell 1000 Growth	-0.03	-1.32	15.26	15.26	11.35	3.12	5.16	7.52
Russell Midcap (800)	2.25	2.88	17.28	17.28	13.15	3.57	5.45	10.65
Russell 2000	3.56	1.85	16.35	16.35	12.25	3.56	4.79	9.72
Russell 3000	1.23	0.25	16.42	16.42	11.20	2.04	4.34	7.68
MSCI EAFE (net)	3.20	6.57	17.32	17.32	3.56	-3.69	2.19	8.21
MSCI Emerging Markets (net)	4.89	5.58	18.22	18.22	4.66	-0.92	8.41	16.52
MSCI World Half-Hedged	1.88	2.68	15.80	15.80	6.75	-1.19	2.62	6.97
MSCI AC World Index ex USA (net)	3.47	5.85	16.83	16.83	3.87	-2.89	3.54	9.74
S&P/TSX Composite TR	1.71	0.52	9.62	9.62	6.61	0.63	6.69	14.38
Fixed Income Indices								
Barclays Aggregate Bond	-0.14	0.21	4.22	4.22	6.19	5.95	5.86	5.18
Barclays Int Gov't/Credit	-0.10	0.35	3.89	3.89	5.19	5.18	5.33	4.62
Barclays Intermediate Corporate	0.08	1.07	8.84	8.84	7.53	7.01	6.38	5.76
Barclays HY Corp. Bond	1.58	3.29	15.81	15.81	11.86	10.34	9.30	10.62
Barclays Treasury Bond	-0.44	-0.09	1.99	1.99	5.84	5.40	5.57	4.75
Barclays TIPS	-0.65	0.69	6.98	6.98	8.90	7.04	6.70	6.65
Citigroup WGBI Half-Hedged	-0.46	-0.43	3.08	3.08	4.44	5.03	5.44	5.26
Citigroup T-Bill: 3 Month	0.01	0.02	0.07	0.07	0.09	0.45	1.66	1.69
DEX Universe	-0.37	-0.89	5.95	5.95	8.49	6.16	8.07	10.98
Real Estate Indices								
NCREIF Property*	NA	2.34	10.33	10.33	12.55	2.09	5.94	8.42
NFI-ODCE*	NA	2.77	11.40	11.40	14.56	-0.99	3.63	6.77
MSCI US REIT	3.74	2.50	17.77	17.77	18.04	5.58	5.79	11.58
Alternative Indices								
DJ-UBS US Commodity Index TR	-2.61	-6.33	-1.06	-1.06	0.07	-5.17	-1.34	4.09
HFR HFoF: Diversified	1.46	1.90	5.35	5.35	1.82	-1.41	1.71	3.75
NCREIF Timberland*	NA	0.75	2.49	2.49	1.32	1.64	5.56	7.64
NCREIF Farmland*	NA	1.91	10.30	10.30	11.39	11.23	13.26	15.51

<sup>\*</sup>Return data available only quarterly. Returns are estimated by decompounding the previous quarter's return and rolling it forward one month at a time.



#### Section 5

Investment Policy Statement

# NORTHERN CALIFORNIA ELECTRICAL WORKERS PENSION PLAN INVESTMENT POLICY STATEMENT

## Statement of Purpose

Effective 5/20/2010

- 'n Workers Pension Plan ("Plan"). This Statement supersedes all prior versions. ("Statement") for the investment of the assets of the Northern California Electrical The Board of Trustees of the Northern California Electrical Workers Pension Plan ("Board") does hereby establish the following Investment Policy Statement
- 'n manage the assets of the Plan in a manner consistent with the Employee Retirement respect to the Plan's risk/return posture, including allocation of assets, and objectives regarding the investment of Plan assets; (2) the position of the Board with The purpose of this Statement is to set forth in writing: (1) an appropriate set of Income Security Act of 1974 ("ERISA") and other applicable state or federal statutes and practices designed to satisfy the financial obligations of the Plan; and (4) the intent to establishment of investment guidelines; (3) an overall system of investment policies and

# Investment Policy Objectives

'n exceed the Plan's assumed actuarial rate. specifically, over rolling five year periods, the total return on Plan assets should meet or maintain sufficient liquidity for payment of Plan benefits and expenses. More maintain adequate asset coverage of accrued benefits under the Plan; and (4) to maximize a real long-term return consistent with minimizing risk; (3) to achieve and of the Plan investment policy are: (1) to preserve the real value of its principal; (2) to future retirement benefits of participants and beneficiaries, the investment objectives Considering that the Plan assets have been accumulated for the purpose of paying for

# Statement of Responsibilities

- this Statement or any Schedule has been updated to reflect the changes. necessary when it believes that the changes are in the best interests of the Plan's the Plan's assets. The Board shall periodically review and make any changes as it deems participants and beneficiaries. Such changes shall be effective regardless of whether The Board has established this Statement for the long-term and prudent investment of
- Ş that seeks to control risk through portfolio diversification based upon the following The Board shall determine the appropriate target asset allocation for the Plan's assets

Northern California Electrical Workers Pension Plan Investment Policy Statement

Page 1 of 22 Effective 5/20/10

of the Plan; (3) cash flow requirements; and (4) economic and industry trends. factors: (1) the investment objectives stated in this Statement; (2) current funding levels -

- Ö are set forth in Schedule I. The assets subject to management by each Manager, commingled fund or mutual fund shall constitute an "Account" asset of the Plan ("Managers"). investment managers, who will have the power to manage, acquire, or dispose of any The Board shall allocate all its investment fiduciary responsibilities to professiona The general duties and responsibilities of the Managers
- 7 or as expressed in any written amendment of instructions. Managers are expected to respect and observe the guidelines stated in the Statement, and that it agrees to comply therewith, as the same may be amended from time to time Board shall verify that each Manager acknowledges receipt of a copy of the Statement class exposures, risk constraints and investment return objectives. In addition, the When applicable, the Board shall establish reasonable written guidelines for each Account, specifying acceptable and/or prohibited investments, limits on asset and asset
- 90 In the case of collective investments such as insurance company separate accounts, respect to the collective investment shall prevail. registered mutual funds, and/or limited partnerships, the governing documents with
- 9 applicable Department of Labor regulations. qualified investment manager, the investment vehicle shall be structured so that the that it is a fiduciary with respect to the Plan. If a selected Manager is not an ERISAin a case of an ERISA-qualified investment manager, the Manager shall acknowledge assets managed by the Manager are not considered "plan assets" under ERISA and
- 10. adherence to investment style and philosophy, and any other qualities that the Board Manager has operated within the scope of this Statement. deems appropriate. This review shall also include an assessment as to whether each universe when available. In addition, the Board shall review the qualitative performance objectives set forth in this Statement and representative performance developments of each Manager, including changes in ownership, personnel turnover, investments and the Managers. Performance comparisons will be made against the At least quarterly, the Board shall review the investment performance of the Plan's
- 11. activities and will follow the responsibilities stipulated in its agreement with the Plan. investment policy, asset allocation, selection of managers and manager performance The Board may engage an investment consultant to advise it, amongst other things, on The investment consultant shall assume fiduciary responsibility for its
- 12. The Board may engage a custodian bank to be charged with the responsibility of safekeeping the securities, collecting and distributing Plan assets, temporarily investing

other related functions as agreed upon with the Plan. cash in its short-term investments funds, providing periodic accounting statements and .

- 13 The Board may approve a security lending program and authorize the custodian bank to manage the security lending collateral pool.
- 14. proxies as agreed upon with the Plan. The Board may assign the responsibility to vote proxies to a third-party, which will vote

### SSET Allocation

- consistent with sustaining normal Plan operations. and cash equivalents shall be treated as residual and are to be kept to a minimum types of investments and target asset allocation ranges are set forth in Schedule II. Cash complying with the Statement and the costs of rebalancing the portfolio. The current Board. The target asset allocation ranges are established to provide a balance between The Plan assets shall be allocated among the types of investments determined by the
- 16 outside the target allocation ranges, rebalancing shall ordinarily be made first from normal cash flows and second by transferring funds between asset classes in a timely At least quarterly, the Board shall assess the need to bring actual Plan asset allocations and cost effective manner. towards compliance with the targeted asset allocation. When actual allocations fall

### Performance Standards

- 17. the representative broad market benchmark set forth in Schedule IV. Schedule III. The aggregate performance of each asset class shall be evaluated against of interest and dividend income plus or minus realized and unrealized gains or losses. For purposes of performance measurement, "rate of return" shall mean a combination The total performance of the Plan shall be compared against the benchmark set forth in
- 90 trailing periods and is expected to: (1) produce a net return that equals or exceeds the basis, the median performance of other managers of the same or substantially similar appropriate index for that investment strategy; and (2) outperform, on a net return The performance of individual Accounts shall be evaluated over various appropriate

### **Investment Guidelines**

19 Each Manager shall have full investment discretion within the scope of the law, the mutually agreed upon investment guidelines in its contract and this Statement.

Northern California Electrical Workers Pension Plan Investment Policy Statement

Generally, investments that are not specifically permitted are prohibited. Specific guidelines for each of the Accounts are set forth in Schedule V.

## Adoption and Acceptance

20. The Board hereby adopts this Statement and Schedules thereto.

Chan & O'Remed

01.36.6

Date

Northern California Electrical Workers Pension Plan Investment Policy Statement

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# Schedules to the Investment Policy Statement Effective 5/20/2010

Schedule I	General Duties and Responsibilities of the Managers	Effective 5/20/2010
Schedule II	Target Asset Allocation	Effective 5/20/2010
Schedule III	Total Plan Performance Benchmark	Effective 5/20/2010
Schedule IV	Specific Asset Class Benchmark	Effective 5/20/2010
Schedule V(1)	Investment Guidelines - Dodge & Cox - Equity Account Effective 5/20/2010	Effective 5/20/2010
Schedule V(2)	Investment Guidelines - Dodge & Cox - Fixed Income	Amended 8/23/2012
Schedule V(3)	Investment Guidelines – INTECH Investment Management, LLC – Large Cap Growth	Effective 5/20/2010
Schedule V(4)	Investment Guidelines – Wentworth, Hauser and Violich Amended 6/30/2011 – Small Cap Equity	Amended 6/30/2011
Schedule V(6)	Investment Guidelines – Commingled Accounts/ Mutual Funds	Effective 5/20/2010

# Schedule ( General Duties and Responsibilities of the Managers

- P Subject to the terms and conditions of this Statement, Managers shall have full the assets of the managed Accounts. discretionary power to direct the investment, exchange, liquidation and reinvestment of
- 'n The Board expects that the Managers will recommend changes to this Statement at any and economic conditions. time when they view any part of this Statement to be at variance with overall market
- Ü custodian bank, shall cause the custodian to deliver and receive securities on behalf of The Managers shall place orders to buy and sell securities and, by notice to the
- P obtain the best execution for the Plan. The Managers are authorized to place purchase and sale orders for the Plan Account to
- im individual capacities unless the Manager is paid the usual compensation it charges for In no event shall any Manager render investment advice to the Trustees in their such services.
- תי voting policies and a summary of proxies voted noting any deviation from their policies securities held in their Account. At least annually, the Managers shall submit their proxy Unless instructed otherwise by the Board, each Manager shall vote proxies for the as submitted.
- ຸດ authorized by the Board, no individual Trustee is authorized to give such directions. account, shall be pursuant to action by the full Board only. Unless specifically regarding any other discretionary investment management decision for the Plan All direction by the Board, if any, regarding the placement of purchase or sale orders or
- Ŧ Quarterly, each Manager shall provide a written report to the Board and attest to its compliance to this Statement and applicable schedule.
- ownership, organizational structure, financial condition, senior staffing of the firm, as Each Manager shall promptly advise the Board of any significant changes in the well as of any regulatory or judicial proceedings against it.

Schedule II
Target Asset Allocation

The target asset allocation for the Plan is as follows:

Commodities	Infrastructure	GTAA	Real Estate	Fixed Income	Small Cap	Large Cap	Domestic Equities	Asset Class
5%	5%	10%	10%	24%	9%	37%	46%	Tanket
<b>%</b> ε	2%	8%	9%	19%	7%	32%	41%	11
•	•		•		•	•	•	

Northern California Electrical Workers Pension Plan Investment Policy Statement

### Schedule III an Total Performance Benchmark

Plan Total Performance Benchmark

The total performance of the Plan shall be compared against the following benchmark:

Total	DJ - UBS Commodity TR	CPI + 5%	60% MSCI World Stock (half hedged), 40% Citigroup World Gov't Bond index (half hedged)	NCREIF Open End Diversified Core Equity ("ODCE")	Barclays Capital Aggregate Bond Index	Benchmark Russell 3000
100%	5%	5%	10%	10%	24%	Percentage 46%

### Specific Asset Class Benchmark Schedule IV

representative benchmark: The aggregate performance of each asset class shall be evaluated against the following

Asset Class Appropriate Benchmark

**Domestic Equities** 

Russell 3000

Fixed Income

**Bardays Capital Aggregate Bond Index** 

Real Estate

GTAA

NCREIF Open End Diversified Core Equity ("ODCE")

60% MSCI World Stock (half hedged), 40% Citigroup World Government Bond index (half hedged)

Infrastructure

**CPI + 5%** 

Commodities

DJ - UBS Commodity TR

Northern California Electrical Workers Pension Plan Investment Policy Statement

### Dodge & Cox - Equity Account **Investment Guidelines** Schedule V (1)

Objective:

To maintain a portfolio of stocks that will be evaluated against the risk and return characteristics of the Russell 1000 Value index.

Permitted

Equity securities listed or traded on registered U.S. stock exchanges,

Investments:

common stock, or which in the opinion of the Manager have predominately include American Depository Receipts (ADRs) and the equity securities of common stock investment characteristics. Authorized investments also (REITs), preferred stocks and debt securities which are convertible into foreign companies listed or traded on registered U.S. stock exchanges, NASDAQ or the over-the-counter market. Investments will be comprised of NASDAQ or the over-the-counter market. common stocks primarily, but can also include Real Estate investment Trusts

Investments: **Prohibited** 

regulations issued under ERISA section 407(a)(1). Employer securities and employer real estate that are not qualifying under

futures, forwards and swaps. Derivatives and OTC contracts, including, but not limited to, options,

**Commodities** Exchange traded futures, options on futures, and forward contracts

investment letter stock

Diversification:

The Account shall not hold more than 5% of the market value of the equity securities of an issuer.

No single investment shall exceed 5% of the value of the account at market

Equity holdings in any one industry must not exceed 25% of the market value of the Account.

The Account shall remain substantially fully invested at all times, but may hold residual cash balances of 5% or less.

International stocks traded as registered shares in the U.S. and/or traded as American Depository Receipts (ADRs) may not exceed 20% of the market value of the Account.

**Investment Policy Statement** Northern California Electrical Workers Pension Plan

Effective 5/20/10 Page 9 of 22

schedule, no action to reduce the holding shall be required except as outstanding of any asset should exceed the percentage limit in this notify the Board of its plan of action. warranted by investment considerations. In this case the Manager shall if, through market appreciation or issuer action, the market value of shares

Currency: All securities purchased shall be U.S. Dollar-denominated

Leverage: The Account shall not incur any leverage.

Equivalents: provided by the Plan's custodian. Cash or equivalents will only be held in the short-term investment accounts

Cash or

The undersigned Manager acknowledges receipt of this Statement and:

- Agrees to its terms and conditions.
- 'n Warrants that it is currently, and will maintain registration as, an investment advisor under the investment Advisors Act of 1940, a bank (as defined in that Act), or an insurance company qualified to perform investment management services under California State law.
- 'n By signing this Acceptance acknowledges that it is a fiduciary to the Plan under ERISA.
- 4 attached Schedules) and applicable federal and state law investment decisions are in accord with the provisions of this Statement (including the Agrees to include within its periodic report to the Board of Trustees certification that its

ACCEPTED

Dodge & Cox

1113/16 Date

Signature

Keweth Ü Olivier President

**Printed Name and Title** 

**Investment Policy Statement** Northern California Electrical Workers Pension Plan

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### Dodge & Cox - Fixed Income **Investment Guidelines** Schedule V (2)

Amended August 23, 2012

Objective: risk and return characteristics of the Barclays US Aggregate Bond Index. To maintain a portfolio of bonds and cash that will be evaluated against the

Portfolio Duration: Barclays US Aggregate Bond Index. The target duration of the Account will be +/- 25% of the duration of the

Permitted real estate investment trust debt obligations, equipment trust certificates, U.S., Agency, and Corporate Bonds (including cumulative capital securities,

Investments:

U.S. dollar-denominated debt of non-U.S. issuers (Yankees), including: better by a nationally recognized securities rating organization, NRSRO.

and enhanced equipment trust certificates) rated BB- or equivalent or

supra-nationals. corporate, sovereign, foreign agencies, foreign local government entities,

be a significant firm, and the issue appear on the Bloomberg system In the case of "private label" mortgage securities the issuer/servicer must Mortgage- or asset-backed securities rated no lower than AA- or equivalent

occurrences and its plan of action. the prohibitions herein, but the Manager shall notify the Board of any such Securities received in exchange offers or other situations are not subject to

Investments: return are linked to the performance of an underlying asset or index by Structured notes (including floating rate and inverse floating rate mortgage some multiple other than one derivatives) defined as securities whose coupon, principal payments or

Prohibited

Employer securities and employer real estate that are not qualifying under regulations issued under ERISA section 407(a)(1).

and similar instruments extension risk, including but not limited to inverse floaters, residual classes Mortgage derivative support classes subject to significant interest rate or

Subordinated, support, residual, or equity tranches of any multi-class fixed income securities

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Alan Biller and Associates |

Individual real estate mortgages or direct real estate equity

throughs and TBAs meeting Public Securities Association standards. futures, forwards and swaps. Excluded from prohibition are mortgage pass-Commodities Derivatives and OTC contracts, including, but not limited to, options,

Investment letter stock

principal payments are contingent on the incidence and severity of certain defined insurance losses. "Catastrophe" bonds, i.e., fixed income instruments whose interest or

Loans or Notes to private individuals

Average Rating: The average rating of the Account will be A+ or equivalent or better.

Downgrade Security business days of the downgrade and its plan of action for the security. considerations; however, the Manager shall notify the Board within 5 compliance, no action shall be required except as warranted by investment If a security downgrade causes the Account to be out of guideline

Split Ratings: rating shall be used (more conservative) rating shall be used. If one rating is provided, that provided by all three ratings agencies. If two ratings are provided, the lower to determine compliance with quality guidelines, provided that ratings are Where ratings differ among ratings agencies, the middle rating shall be used NRSRO ratings will be used to determine compliance with quality guidelines

Securities: Unrated suitable quality for the portfolio. In this case, the Manager shall assign an internal rating for purposes of determining compliance with quality Securities that are unrated may also be purchased, if deemed to be of

Private Placements: may not exceed 10% of the Account. Private placements and securities issued under Rule 144A (in aggregate)

Diversification: the market value of the assets of the Account. Agencies and Government Sponsored Enterprises (GSEs), shall exceed 5% of No single issuer, with the exception of U.S. government including Federal

The Account shall not hold more than 5% of the fixed income securities of

Alan Biller and Associates |

and Government Sponsored Enterprises (GSEs). an issuer, with the exception of U.S. government including Federal Agencies

Below investment grade bonds may not exceed 15% of the market value of

Unrated securities may not exceed 10% of the market value of the Account.

any event, cash or cash equivalents will not exceed 5% of the total Account The Account will maintain as close to a fully invested position as possible. In

considerations. In this case the Manager shall notify the Board of its plan of reduce the holding shall be required except as warranted by investment asset should exceed the percentage limit in this schedule, no action to If, through market appreciation or issuer action, the market value of any

Currency: All securities purchased shall be U.S. Dollar-denominated

Leverage: The account shall not incur any leverage

Equivalents: Cash or maintained in accordance with Federal Reserve guidelines. repurchase agreements with Federal Reserve reporting dealers and term investment accounts maintained by the Plan's custodian; or, which satisfy tier 1 and tier 2 capital requirements); bank deposits or shortacceptances (of domestic banks with net worth in excess of \$1 billion and Commercial paper rated A1 or equivalent; certificates of deposit or banker's

The undersigned Manager acknowledges receipt of this Statement and:

- Agrees to its terms and conditions
- Ņ insurance company qualified to perform investment management services under California State law. under the Investment Advisors Act of 1940, a bank (as defined in that Act), or an Warrants that it is currently, and will maintain registration as, an investment advisor
- ယ By signing this Acceptance acknowledges that it is a fiduciary to the Plan under ERISA.
- 4 attached Schedules) and applicable federal and state laws investment decisions are in accord with the provisions of this Statement (including the Agrees to include within its periodic report to the Board of Trustees certification that its

ACCEPTED

Dodge & Cox

Date

Signature

Kenneth E. OL. Printed Name and Title

Northern California Electrical Workers Pension Plan Investment Policy Statement

## Schedule V (3) Investment Guidelines

INTECH investment Management, LLC - Large Cap Growth

Objective:

evaluated over rolling three year periods and to control risk relative to that benchmark, by approximately 200 basis points per annum after fees when To consistently outperform the Russell 1000 Growth Index, the designated

Permitted Investments:

process of entering or exiting the Index. techniques may result in temporary holding of non-benchmark stocks in the included in the permitted universe in regularly scheduled updates. These from the portfolio in an orderly fashion. Stocks added to the index are 1000 Growth Index. Stocks deleted by Russell may be subsequently deleted Common stocks of companies selected from the universe of the Russell

Exchange Traded Funds (ETFs), whose underlying securities of which are comprised of the foregoing authorized securities.

**Prohibited** 

Investments:

regulations issued under ERISA section 407(a)(1). Employer securities and employer real estate that are not qualifying under

Securities that are sold short

The Manager will not engage in the use of exchange traded options or futures in the management of this Account.

Exchange traded futures, options on futures, and forward contracts Commodities.

Investment letter stock or other private equity placements.

Diversification:

securities of an issuer. The Account shall not hold more than 5% of the market value of the equity

balances not to exceed 5%. Remain substantially fully invested at all times, but may hold residual cash

weight by 2.5% at the time of purchase. investment in any one security is not expected to exceed the benchmark

outstanding of any asset should exceed the percentage limit in this schedule, or any other percentage limit in these guidelines, no action to If, through market appreciation or issuer action, the market value of shares

Northern California Electrical Workers Pension Plan Investment Policy Statement

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considerations. In this case the Manager shall notify the Board of its plan of reduce the holding shall be required except as warranted by investment

Currency: All securities purchased shall be U.S. Dollar-denominated

Leverage: The account shall not incur any leverage

Cash or Cash or equivalents will only be held in the short-term investment accounts

provided by the Plan's Custodian.

Equivalents:

The undersigned Manager acknowledges receipt of this Statement and:

- Agrees to its terms and conditions.
- California State law insurance company qualified to perform investment management services under under the investment Advisors Act of 1940, a bank (as defined in that Act), or an Warrants that it is currently, and will maintain registration as, an investment advisor
- μ By signing this Acceptance acknowledges that it is a fiduciary to the Plan under ERISA.
- 4 attached Schedules) and applicable federal and state laws. investment decisions are in accord with the provisions of this Statement (including the Agrees to include within its periodic report to the Board of Trustees certification that its

ACCEPTED

26,2010

Intech

Date October

Signature

Printed Name and Title YPE Chief Compliance

Office

Investment Policy Statement Northern California Electrical Workers Pension Plan

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### Wentworth, Hauser and Vlolich - Small Cap Equity **Investment Guidelines** Schedule V (4)

As Amended June 30, 2011

Objective:

relative to that benchmark. basis points per year over a 3-5 year market cycle, and to control risk To outperform the Russell 2000 index, the designated benchmark, by 350

Permitted investments:

Equity securities that are constituents of the Russell 2000 index or have a

upper bound of the market cap range as of that index's most recent

reconstitution. Exchange traded funds (ETF) are permitted on a temporary

minimum market capitalization at the time of purchase greater than the

lower bound of the market cap range of the Russell 2000 and less than the

investments: Prohibited

Securities that are sold short.

Exchange traded futures, options on futures, and forward contracts

Commodities

investment letter stock or other private equity placements

equity securities of an issuer, The account shall not hold more than 7.5% of the market value of the

Diversification:

No single investment shall exceed 5% of the value of the account at market

balances of 5% or less. Remain substantially fully invested at all times, but may hold residual cash

Russell 2000 index plus 15% or a maximum of 35%, whichever is less. The maximum percentage of any one sector is that sector's weight in the

considerations. In this case the Manager shall notify the Board of its plan of reduce the holding shall be required except as warranted by investment schedule, or any other percentage limit in these guidelines, no action to outstanding of any asset should exceed the percentage limit in this If, through market appreciation or issuer action, the market value of shares

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Currency: All securities purchased shall be U.S. Dollar-denominated.

Leverage: The account shall not incur any leverage.

Equivalents: Cash or provided by the Plan's custodian. Cash or equivalents will only be held in the short-term investment accounts

The undersigned Manager acknowledges receipt of this Statement and:

- Agrees to its terms and conditions.
- Ņ California State law. insurance company qualified to perform investment management services under under the investment Advisors Act of 1940, a bank (as defined in that Act), or an Warrants that it is currently, and will maintain registration as, an investment advisor
- μ By signing this Acceptance acknowledges that it is a fiduciary to the Plan under ERISA.
- 4 investment decisions are in accord with the provisions of this Statement (including the attached Schedules) and applicable federal and state laws. Agrees to include within its periodic report to the Board of Trustees certification that its

ACCEPTED

Wentworth, Hauser and Violich

Date

Printed Name and Title

To Read

CFA VP+8+61.

Northern California Electrical Workers Pension Plan Page 20 of 22 Investment Policy Statement

Effective 4/12/2011

# Schedule V (6) Investment Guidelines Commingled Accounts/Wutual Funds

# Mellon EB Daily Valued Global Alpha I Fund

of any provisions of the Statement that are inconsistent with the Trust's participation from time-to-time. In approving this investment, the Board has explicitly waived the application over-the-counter options and over-the-counter foreign currency forward contracts may be used foreign and domestic financial futures, options on financial futures, exchange-traded options currency markets in the developed world (i.e., G-IO countries). Long and short positions in Government Bond (Half-hedged) index by actively managing its exposure to stock, bond and a static mix of 60% MSCI World Stock (Half-hedged) index and 40% Citigroup World A commingled global tactical asset allocation (GTAA) account, whose objective is to outperform

# ASB Capital Management IBEW NECA Equity index Fund

approving this investment, the Board has explicitly waived the application of any provisions of Composite index, which contains the shares of 500 of the largest companies traded. In subscription documents. the Statement that are inconsistent with the fund's offering memorandum and related objective of the fund is to provide investment returns similar to those of the S&P 500 Collective investment fund is available to certain tax qualified pension benefit trust funds. The

# JP Morgan Strategic Property Fund

subscription documents. the Statement that are inconsistent with the fund's offering memorandum and related approving this investment, the Board has explicitly waived the application of any provisions of they are considered to have "peaked" in value, or for portfolio management reasons. expected to be held for a medium to long-term holding period and may be disposed of when investment to attain a strong competitive position with the asset's local sphere. Assets are The assets have high quality physical features with strong locational factors allowing the appreciation and low risk. The fund invests in improved properties with stabilized occupancies complete real estate cycle. The specific objectives are high current income, modest NCREIF Fund Index - Open End Diversified Core Equity (NFI-ODCE) by 100 basis points over a A commingled open-ended real estate fund whose investment objective is to outperform the

## IFM Global Infrastructure

Europe, the U.S., the UK and Canada, with an opportunistic approach to other countries. periods. The Fund will invest in a diversified Account of global infrastructure assets primarily target sub-sectors with varied maturities that return 10% net per annum over rolling three-year through the Master Fund a diversified Account of global infrastructure investments in the through direct investments, privatizations and secondary market transactions in mainland An open-ended limited partnership whose investment objective is to acquire and maintain

Northern California Electrical Workers Pension Plar Investment Policy Statement

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that are inconsistent with the fund's offering memorandum and related subscription investment, the Board has explicitly waived the application of any provisions of the Statement maximum 30% to the social sub-sector; maximum 40% in any single project. In approving this social infrastructure. Maximum 50% in any specific sub-sector with a further limitation of a target investment sub-sectors are: transportation, utilities, communications, pipelines and

## **Schroders Commodity Portfolio**

team based in London. The investment opportunity set includes more than 60 commodities traded on a wide variety of exchanges around the world. equities. The Strategy is actively managed on a long-only and unleveraged basis by a dedicated exposure to commodities, through investment in commodity futures and commodity-related An open-ended limited partnership whose investment objective is to give investors a diversified



### **Summary Plan Information**

- 1. These tables summarize the investment accounts for the Northern California Electrical Workers Pension Trust. Reported figures prior to May 2002 are based on information provided by US Bank (formerly Union Bank). Reported figures since May 2002 are based on information provided by Comerica (the Trust's custodian bank), Chevy Chase Trust (NECA-IBEW Index Fund), Industry Funds Management, JPMorgan Chase, and Schroder Investment Management. Any differences between reported end-of-month market values on this report and those reported by the managers are a result of accrued income and security pricing differences between the managers and custodian.
- 2. All returns are shown on a time-weighted basis (i.e., flows are weighted between two monthly market values based upon their timing). Returns for periods less than one year are on a cumulative basis. Returns for periods over one year are annualized.
- 3. Returns for the Northern California Electrical Workers Pension Trust are reported net of investment management fees. Some fees may be estimated. The benchmarks and current manager fee schedules appear below.

Domestic Equity	Benchmarks Fee Arrangements		Liquidity
Total Domestic Equity	Russell 3000	Not applicable	Not applicable
ASB IBEW NECA Equity Index Fund	S&P 500 – Total Return 0.015% annual expense ratio		Daily
		0.40% on first \$25M;	
Dodge & Cox Equity	Russell 1000 Value	0.20% on next \$25M;	Daily
Douge & Cox Equity	Russell 1000 value	0.15% on balance over \$50M;	Daily
		Assets combined with D&C Fixed	
INTECH U.S. Broad Large Cap Growth	Russell 1000 Growth	0.495% on first \$100M;	Daily
INTECH 0.3. Broad Large Cap Growth	Russell 1000 Glowtii	0.450% on balance over \$100M	Daily
		0.95% on first \$10M;	
	Russell 2000	0.76% on next \$15M;	
WHV Small Cap Equity		Russell 2000 0.7125% on next \$25M;	
		0.57% on next \$50M;	
		0.475% on balance over \$100M	
Fixed Income	Benchmarks	Fee Arrangements	Liquidity
		0.40% on first \$25M;	
Dodge & Cox Core Fixed Income	Barclays US Aggregate Bond	0.20% on next \$25M;	Daily
Douge & Cox Core rixed income	Darciays OS Aggregate Donu	0.15% on balance over \$50M;	Daily
		Assets combined with D&C Equity	
GTAA	Benchmarks	Fee Arrangements	Liquidity
Mellon EB DV Global Alpha I Fund	60% MSCI World Half-Hedged Net;	0.65% on account balance;	Daily;
Welloff Eb DV Global Alpha I Fullu	40% Citigroup WGBI Half-Hedged	\$35,000 minimum fee (waived)	2 day notification

Real Estate	Benchmarks	Fee Arrangements	Liquidity
JPMorgan Strategic Property Fund	NFI-ODCE – Monthly	1.00% annually on all assets; Exception is made for cash and cash equivalents in excess of a 7.5% reserve position, which will be charged a management fee of 0.15%	Quarterly; 45 day notification
Commodities	Benchmarks	Fee Arrangements	Liquidity
Schroder Commodity Portfolio	Primary Benchmark Dow Jones UBS Commodity TR Secondary Benchmark Schroder Composite	Advisory Fee 0.75% on account balance. Performance Fee 20% on performance vs. benchmark	Monthly; 30 day notification
Infrastructure	Benchmarks	Fee Arrangements	Liquidity
IFM Global Infrastructure (US), L.P.	CPI + 5%	Advisory Fee 1.25% on account balance Performance Fee 20% on net value increase; 8% hurdle rate for rolling 3 years; Return excesses offset prior deficits prior to exceeding hurdle	Quarterly; 3 month notification; Limited liquidity first 2 years
Total Trust	Benchmarks	Fee Arrangements	Liquidity
Total Trust	07/01/2010 - Present 46% Russell 3000; 24% Barclays US Aggregate Bond; 10% NFI-ODCE - Quarterly; 6% MSCI World Half-Hedged Net; 5% DJ-UBS Commodity TR; 5% CPI + 5%; 4% Citigroup WGBI Half-Hedged 07/01/2007 - 06/30/10 55% Russell 3000; 25% Barclays US Aggregate Bond; 10% NFI-ODCE - Quarterly; 6% MSCI World Half-Hedged Net; 4% Citigroup WGBI Half-Hedged	Not applicable	Not applicable

	<u>03/01/07 – 06/30/07</u> 55% Russell 3000;		
	35% Barclays US Aggregate Bond;		
	6% MSCI World Half-Hedged Net; 4% Citigroup WGBI Half-Hedged		
Total Trust	03/01/06 - 02/28/2007	Not applicable	Not applicable
	55% Russell 3000;		
	45% Barclays US Aggregate Bond		
	<u>01/01/78 – 02/28/06</u>		
	55% S&P 500 – Total Return;		
	45% Barclays US Aggregate Bond		

### The "Total Trust" composite includes the following accounts: 4.

ACCOUNT	BEGIN DATE	END DATE
ASB IBEW NECA Equity Index Fund	03/31/02	-
INTECH U.S. Broad Large Cap Growth	06/30/05	-
WHV Small Cap Equity	02/28/06	-
Dodge & Cox Equity	08/31/06	-
Dodge & Cox Core Fixed Income	08/31/06	-
Mellon EB Daily Valued Global Alpha I Fund	02/28/07	-
JPMorgan Strategic Property Fund	07/31/07	-
Schroder Commodity Portfolio L.P.	04/30/10	-
IFM Global Infrastructure (US), L.P.	05/31/10	-
Hoover Small Cap Equity Portfolio	02/28/06	09/30/10
RCM	12/31/01	05/31/05
Dodge & Cox Balanced	12/31/77	08/31/06



### Glossary (Benchmark Indices)

### **Barclays Capital U.S. Aggregate Bond Index:**

This index is an unmanaged index of US investment grade fixed-rate debt issues, including corporate, government, mortgage-backed, and asset-backed securities with maturities of at least one year.

### Citigroup WGBI Half-Hedged:

This index is an equally-weighted average of the Citigroup World Government Bond Index (WGBI) and the Citigroup WGBI Hedged Index. WGBI represents the broad global fixed income markets and includes debt issues of US and most developed international governments, governmental entities, and supra-nationals. In a hedged index, currency exposures affecting the index principal are hedged against a specified currency.

### CPI:

The Consumer Price Index (CPI) reflects changes in the prices paid by urban consumers for a representative basket of goods and services and is a common measure of inflation.

### **Dow Jones UBS Commodity Index TR:**

This index is composed of exchange-traded futures contracts on 19 physical commodities, weighted to reflect global economic significance and market liquidity.

### MSCI World Half-Hedged:

This index is an equally-weighted average of the MSCI World Index and the MSCI World Hedged Index. The MSCI World Index is a broad-based securities index that represents the US and developed international equity markets in terms of capitalization and performance.

### **NFI-ODCE:**

A commercial real estate index comprised of the market value-weighted returns of 28 open-end funds with diversified core investment portfolios, i.e., funds that invest primarily in the major property types within the US using moderate leverage (40% or less).

### Russell 1000 Growth Index:

The Russell 1000 Growth Index measures the performance of those Russell 1000 companies with higher price-to-book ratios and higher forecasted growth values.

### Russell 1000 Value Index:

The Russell 1000 Value Index measures the performance of those Russell 1000 companies with lower price-to-book ratios and lower forecasted growth values.

### Russell 2000 Index:

The Russell 2000 Index measures the performance of the 2,000 smallest companies in the Russell 3000 index.

### Russell 3000 Index:

The Russell 3000 Index is a broad-based index of the 3,000 largest US companies by market capitalization.

### S&P 500 - Total Return Index:

The S&P 500 Index is an index of the 500 largest capitalized stocks in the United States.