Form 5500

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Annual Return/Report of Employee Benefit Plan

This form is required to be filed for employee benefit plans under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and sections 6047(e), and 6058(a) of the Internal Revenue Code (the Code).

▶ **Complete all entries in accordance with the instructions to the Form 5500.**

OMB Nos. 1210-0110
1210-0089

2009

This Form is Open to Public Inspection

Part I Annual Report Identification Information

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A This return/report is for:
- [ ] a multiemployer plan;
- [ ] a multiple-employer plan; or
- [X] a single-employer plan;
- [ ] a DFE (specify) ____

B This return/report is:
- [ ] the first return/report;
- [ ] the final return/report;
- [ ] an amended return/report;
- [ ] a short plan year return/report (less than 12 months).

C If the plan is a collectively-bargained plan, check here. . . . . ▶ [ ]

D Check box if filing under:
- [X] Form 5558;
- [ ] automatic extension;
- [ ] the DFVC program;
- [ ] special extension (enter description)

Part II Basic Plan Information—enter all requested information

1a Name of plan
DERREL S MINI STORAGE, INC. 401(K) SAVINGS PLAN

1b Three-digit plan number (PN) ▶ 001

1c Effective date of plan 01/01/1989

2a Plan sponsor's name and address (employer, if for a single-employer plan) (Address should include room or suite no.)
DERREL S MINI STORAGE, INC.

3265 W. ASHLAN AVENUE
FRESNO, CA 93722

2b Employer Identification Number (EIN) 94-2701638

2c Sponsor's telephone number 559-224-9900

2d Business code (see instructions) 531130

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

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

SIGN HERE	Filed with authorized/valid electronic signature.	07/29/2010	GEORGE AQUINO
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE	Filed with authorized/valid electronic signature.	07/29/2010	GEORGE AQUINO
	Signature of employer/plan sponsor	Date	Enter name of individual signing as employer or plan sponsor
SIGN HERE			
	Signature of DFE	Date	Enter name of individual signing as DFE

3a Plan administrator's name and address (if same as plan sponsor, enter "Same")
DERREL S MINI STORAGE, INC.

3265 W. ASHLAN AVENUE
FRESNO, CA 93722

3b Administrator's EIN
94-2701638

3c Administrator's telephone number
559-224-9900

4 If the name and/or EIN of the plan sponsor has changed since the last return/report filed for this plan, enter the name, EIN and the plan number from the last return/report:

a Sponsor's name

4b EIN

4c PN

5	Total number of participants at the beginning of the plan year	**5**	174
6	Number of participants as of the end of the plan year (welfare plans complete only lines **6a, 6b, 6c,** and **6d**).		
a	Active participants	**6a**	172
b	Retired or separated participants receiving benefits	**6b**	0
c	Other retired or separated participants entitled to future benefits	**6c**	2
d	Subtotal. Add lines **6a**, **6b**, and **6c**	**6d**	174
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits	**6e**	0
f	Total. Add lines **6d** and **6e**	**6f**	174
g	Number of participants with account balances as of the end of the plan year (only defined contribution plans complete this item)	**6g**	40
h	Number of participants that terminated employment during the plan year with accrued benefits that were less than 100% vested	**6h**	0
7	Enter the total number of employers obligated to contribute to the plan (only multiemployer plans complete this item)	**7**	

8a If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions:
2D 2F 2G 2J 2R 3D

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

9a Plan funding arrangement (check all that apply)

(1)		Insurance
(2)		Code section 412(e)(3) insurance contracts
(3)	X	Trust
(4)		General assets of the sponsor

9b Plan benefit arrangement (check all that apply)

(1)		Insurance
(2)		Code section 412(e)(3) insurance contracts
(3)	X	Trust
(4)		General assets of the sponsor

10 Check all applicable boxes in 10a and 10b to indicate which schedules are attached, and, where indicated, enter the number attached. (See instructions)

a Pension Schedules

(1)		**R** (Retirement Plan Information)
(2)		**MB** (Multiemployer Defined Benefit Plan and Certain Money Purchase Plan Actuarial Information) - signed by the plan actuary
(3)		**SB** (Single-Employer Defined Benefit Plan Actuarial Information) - signed by the plan actuary

b General Schedules

(1)	X	**H** (Financial Information)
(2)		**I** (Financial Information – Small Plan)
(3)		**A** (Insurance Information)
(4)		**C** (Service Provider Information)
(5)		**D** (DFE/Participating Plan Information)
(6)		**G** (Financial Transaction Schedules)

SCHEDULE H (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Financial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA), and section 6058(a) of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2009

This Form is Open to Public Inspection

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A Name of plan
DERREL S MINI STORAGE, INC. 401(K) SAVINGS PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
DERREL S MINI STORAGE, INC.

D Employer Identification Number (EIN)
94-2701638

Part I Asset and Liability Statement

1 Current value of plan assets and liabilities at the beginning and end of the plan year. Combine the value of plan assets held in more than one trust. Report the value of the plan's interest in a commingled fund containing the assets of more than one plan on a line-by-line basis unless the value is reportable on lines 1c(9) through 1c(14). Do not enter the value of that portion of an insurance contract which guarantees, during this plan year, to pay a specific dollar benefit at a future date. **Round off amounts to the nearest dollar.** MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 1b(1), 1b(2), 1c(8), 1g, 1h, and 1i. CCTs, PSAs, and 103-12 IEs also do not complete lines 1d and 1e. See instructions.

Assets		(a) Beginning of Year	(b) End of Year
a Total noninterest-bearing cash	1a		
b Receivables (less allowance for doubtful accounts):			
(1) Employer contributions	1b(1)		
(2) Participant contributions	1b(2)		
(3) Other	1b(3)		
c General investments:			
(1) Interest-bearing cash (include money market accounts & certificates of deposit)	1c(1)	856570	562358
(2) U.S. Government securities	1c(2)		
(3) Corporate debt instruments (other than employer securities):			
(A) Preferred	1c(3)(A)		
(B) All other	1c(3)(B)		
(4) Corporate stocks (other than employer securities):			
(A) Preferred	1c(4)(A)		
(B) Common	1c(4)(B)		
(5) Partnership/joint venture interests	1c(5)		
(6) Real estate (other than employer real property)	1c(6)		
(7) Loans (other than to participants)	1c(7)		
(8) Participant loans	1c(8)	41606	62131
(9) Value of interest in common/collective trusts	1c(9)		
(10) Value of interest in pooled separate accounts	1c(10)		
(11) Value of interest in master trust investment accounts	1c(11)		
(12) Value of interest in 103-12 investment entities	1c(12)		
(13) Value of interest in registered investment companies (e.g., mutual funds)	1c(13)	804617	1594016
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)		
(15) Other	1c(15)		

			(a) Beginning of Year	(b) End of Year
1d	Employer-related investments:			
	(1) Employer securities	1d(1)		
	(2) Employer real property	1d(2)		
e	Buildings and other property used in plan operation	1e		
f	Total assets (add all amounts in lines 1a through 1e)	1f	1702793	2218505
	Liabilities			
g	Benefit claims payable	1g		
h	Operating payables	1h		
i	Acquisition indebtedness	1i		
j	Other liabilities	1j	1645	3479
k	Total liabilities (add all amounts in lines 1g through1j)	1k	1645	3479
	Net Assets			
l	Net assets (subtract line 1k from line 1f)	1l	1701148	2215026

Part II Income and Expense Statement

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

	Income		(a) Amount	(b) Total
a	**Contributions:**			
	(1) Received or receivable in cash from: **(A)** Employers	2a(1)(A)	0	
	(B) Participants	2a(1)(B)	190494	
	(C) Others (including rollovers)	2a(1)(C)	0	
	(2) Noncash contributions	2a(2)	0	
	(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		190494
b	**Earnings on investments:**			
	(1) Interest:			
	(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	0	
	(B) U.S. Government securities	2b(1)(B)	0	
	(C) Corporate debt instruments	2b(1)(C)	0	
	(D) Loans (other than to participants)	2b(1)(D)	0	
	(E) Participant loans	2b(1)(E)	4856	
	(F) Other	2b(1)(F)	0	
	(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		4856
	(2) Dividends: **(A)** Preferred stock	2b(2)(A)	0	
	(B) Common stock	2b(2)(B)	0	
	(C) Registered investment company shares (e.g. mutual funds)	2b(2)(C)		
	(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		0
	(3) Rents	2b(3)		0
	(4) Net gain (loss) on sale of assets: **(A)** Aggregate proceeds	2b(4)(A)	0	
	(B) Aggregate carrying amount (see instructions)	2b(4)(B)	0	
	(C) Subtract line **2b(4)(B)** from line **2b(4)(A)** and enter result	2b(4)(C)		0

		(a) Amount	(b) Total
2b (5) Unrealized appreciation (depreciation) of assets: (A) Real estate	2b(5)(A)	0	
(B) Other	2b(5)(B)	0	
(C) Total unrealized appreciation of assets. Add lines 2b(5)(A) and (B)	2b(5)(C)		0
(6) Net investment gain (loss) from common/collective trusts	2b(6)		0
(7) Net investment gain (loss) from pooled separate accounts	2b(7)		0
(8) Net investment gain (loss) from master trust investment accounts	2b(8)		0
(9) Net investment gain (loss) from 103-12 investment entities	2b(9)		0
(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)		337968
c Other income	2c		0
d Total income. Add all **income** amounts in column (b) and enter total	2d		533318
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	15871	
(2) To insurance carriers for the provision of benefits	2e(2)	0	
(3) Other	2e(3)	0	
(4) Total benefit payments. Add lines 2e(1) through (3)	2e(4)		15871
f Corrective distributions (see instructions)	2f		3479
g Certain deemed distributions of participant loans (see instructions)	2g		0
h Interest expense	2h		0
i Administrative expenses: (1) Professional fees	2i(1)	0	
(2) Contract administrator fees	2i(2)	87	
(3) Investment advisory and management fees	2i(3)	0	
(4) Other	2i(4)	0	
(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)		87
j Total expenses. Add all **expense** amounts in column (b) and enter total	2j		19437
Net Income and Reconciliation			
k Net income (loss). Subtract line 2j from line 2d	2k		513881
l Transfers of assets:			
(1) To this plan	2l(1)		0
(2) From this plan	2l(2)		0

Part III Accountant's Opinion

3 Complete lines 3a through 3c if the opinion of an independent qualified public accountant is attached to this Form 5500. Complete line 3d if an opinion is not attached.

a The attached opinion of an independent qualified public accountant for this plan is (see instructions):

(1) [ ] Unqualified (2) [ ] Qualified (3) [X] Disclaimer (4) [ ] Adverse

b Did the accountant perform a limited scope audit pursuant to 29 CFR 2520.103-8 and/or 103-12(d)? [X] Yes [ ] No

c Enter the name and EIN of the accountant (or accounting firm) below:

(1) Name: WATTS, CAMPBELL, CHI AND BAKER (2) EIN: 94-2259577

d The opinion of an independent qualified public accountant is **not attached** because:

(1) [ ] This form is filed for a CCT, PSA, or MTIA. (2) [ ] It will be attached to the next Form 5500 pursuant to 29 CFR 2520.104-50.

Part IV Compliance Questions

4 CCTs and PSAs do not complete Part IV. MTIAs, 103-12 IEs, and GIAs do not complete 4a, 4e, 4f, 4g, 4h, 4k, 4m, 4n, or 5. 103-12 IEs also do not complete 4j and 4l. MTIAs also do not complete 4l.

During the plan year:

		Yes	No	Amount
a	Was there a failure to transmit to the plan any participant contributions within the time period described in 29 CFR 2510.3-102? Continue to answer "Yes" for any prior year failures until fully corrected. (See instructions and DOL's Voluntary Fiduciary Correction Program.)	4a		X	
b	Were any loans by the plan or fixed income obligations due the plan in default as of the close of the plan year or classified during the year as uncollectible? Disregard participant loans secured by participant's account balance. (Attach Schedule G (Form 5500) Part I if "Yes" is checked.)	4b		X	
c	Were any leases to which the plan was a party in default or classified during the year as uncollectible? (Attach Schedule G (Form 5500) Part II if "Yes" is checked.)	4c		X	
d	Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 4a. Attach Schedule G (Form 5500) Part III if "Yes" is checked.)	4d		X	
e	Was this plan covered by a fidelity bond?	4e	X		200000
f	Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	4f		X	
g	Did the plan hold any assets whose current value was neither readily determinable on an established market nor set by an independent third party appraiser?	4g		X	
h	Did the plan receive any noncash contributions whose value was neither readily determinable on an established market nor set by an independent third party appraiser?	4h		X	
i	Did the plan have assets held for investment? (Attach schedule(s) of assets if "Yes" is checked, and see instructions for format requirements.)	4i	X		
j	Were any plan transactions or series of transactions in excess of 5% of the current value of plan assets? (Attach schedule of transactions if "Yes" is checked, and see instructions for format requirements.)	4j		X	
k	Were all the plan assets either distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?	4k		X	
l	Has the plan failed to provide any benefit when due under the plan?	4l		X	
m	If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	4m		X	
n	If 4m was answered "Yes," check the "Yes" box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3.	4n			

5a Has a resolution to terminate the plan been adopted during the plan year or any prior plan year? If yes, enter the amount of any plan assets that reverted to the employer this year ☐ **Yes** ☒ **No** **Amount:**

5b If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s) to which assets or liabilities were transferred. (See instructions.)

5b(1) Name of plan(s)	**5b(2)** EIN(s)	**5b(3)** PN(s)

DERREL'S MINI STORAGE, INC.
401(K) SAVINGS PLAN

FINANCIAL STATEMENTS

DECEMBER 31, 2009 and 2008

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Report on Examination of Financial Statements

December 31, 2009

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Watts, Campbell, Chi & Baker

Waymon E. Watts, CPA
Carl M. Campbell, Jr., CPA
Angela Chi, CPA
Timothy Baker, CPA

D. Duane Anderson, Ret.

INDEPENDENT AUDITORS REPORT

To the Trustees
Derrel's Mini Storage, Inc.
401(k) Savings Plan
Fresno, California

We were engaged to audit the statements of net assets available for benefits of Derrel's Mini Storage, Inc. 401k Savings Plan as of December 31, 2008 and 2009, and the related statement of change in net assets available for benefits for the years then ended. These financial statements and supplemental schedules are the responsibility of the Plan's Management. Our responsibility is to express an opinion on these financial statements based on our audit.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note F, which was certified by Reliance Trust Company, except for comparing the information with the related information included in the financial statements and supplemental schedules. We have been informed by the plan administrator that the trustee/custodian holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of and for the year ended December 31, 2009 and 2008, that the information provided to the plan administrator by the trustee/custodian is complete and accurate.

Because of the significance of the information that we did not audit, we are unable to, and do not, express an opinion on the accompanying financial statements and schedules taken as a whole. The form and content of the information included in the financial statements and the supplemental schedules, other than that derived from the information certified by the trustee or custodian, have been prepared on the modified cash basis, which is comprehensive basis of accounting other than accounting principles generally accepted in the United States of America, the financial statement also has been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rule and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

Watts, Campbell, Chi & Baker
Accountancy Corporation
June 1, 2010

7419 N. Cedar, Suite 103 | Fresno, California 93720
(559) 448-WCCB (9222) | Fax (559) 448-9292

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Statement of Net Assets Available for Benefits

December 31, 2009 and 2008

ASSETS

	2009	2008
Participant Direct Investments at fair value		
Registered insurance company mutual funds	2,156,376	1,661,187
Participant loans, net	62,131	41,606
Total Participant Direct Investments at fair value	2,218,507	1,702,793
Total Assets	2,218,507	1,702,793

LIABILITIES & NET ASSETS

Other Liabilities	3,478	1,645
Total Liabilities	3,478	1,645
Net assets available for benefits	2,215,029	1,701,148

See accompanying notes and auditors' report.

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Statement of Changes in Net Assets Available for Benefits

Year Ended December 31, 2009

Additions to Net Assets		
Investment Income		
Dividend income	17,059	
Interest income	4,856	
Net Change in Fair Value of the Investment	320,908	
Total Investment Income (Loss)		342,823
Less investment expense		-0-
Net Investment income (loss)		342,823
Contribution		
Employee contribution	190,494	
Total Contribution		190,494
Total Additions/decrease		533,317
Deductions from Net Assets		
Benefits paid to participant	19,349	
Loan Fees	87	(19,436)
Increase (decrease) in Net Assets		513,881
Net Assets Available for Plan Benefits - Beginning of Year		1,701,148
Net Assets Available for Plan Benefits - End of Year		2,215,029

See accompanying notes and auditors' report.

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Schedule I

Form 5500, Schedule H, line 4i – Schedule of Assets (Held at End of Year) for Investment

December 31, 2009

Investments at Fair Value
As determined by quoted market price

Marked if is party in interest

(a) *if interest	(b) Identity of Issuer	(c) Description of Investment	(d) Cost	(e) Fair Value
	Columbia Mid Cap Value Fund R	Mutual Fund		7,833
	Franklin Small Cap Value Fund	Mutual Fund		589
	Franklin Strategic Income Fund	Mutual Fund		132,311
	Oppenheimer Equity Fund	Mutual Fund		97,141
	Thornburg Internat'l Value Fdr	Mutual Fund		17,885
	Thornburg Value Fund R3	Mutual Fund		527,647
	Victory Special Value Fund R	Equity Fund		3,279
	MFS Cash Reserve Fund	Money Market		562,361
	MFS Bond Fund R2	Mutual Fund		311,575
	MFS Utilities Fund R2	Mutual Fund		134,345
	MFS Value Fund R2	Mutual Fund		100,682
	MFS Technology Fund R2	Mutual Fund		2,019
	MFS Conservative Allocation R2	Mutual Fund		892
	MFS Moderate Allocation Fund	Mutual Fund		82,537
	MFS Growth Allocation Fund R2	Mutual Fund		14,761
	MFS Aggressive Growth Alloc R2	Mutual Fund		11,133
	Janus Enterprise R	Mutual Fund		141,719
	Black Rock Small Cap Grth Fd	Mutual Fund		1,359
	Black Rock Healthcare Fund R	Mutual Fund		6,308
	Loans	Participant Loans		62,131
		Total Investment		2,218,507

See accompanying notes and auditors' report.

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Schedule II

Form 5500, Schedule H, line 4i – Schedule of Assets Acquired and Disposed of Within Year

December 31, 2009

This Schedule is exempted according to IRS exceptions.

DERREL'S MINI STORAGE, INC. 401(k) SAVINGS PLAN

Schedule III

Form 5500, Schedule H, line 4j – Schedule of Reportable Transactions

December 31, 2009

No plan transactions or series of transactions in excess of 5% of the current value of plan assets.

NOTE A - DESCRIPTION OF PLAN

The following description of the Derrel's Mini Storage, Inc. (the Company) 401(k) Savings Plan (the Plan) provides only general information. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

General

The Plan is a defined contribution plan covering all full-time non-excluded employees who are at least twenty-one or older, have completed one year of service, and have completed 1,000 hours of service with Derrel's Mini Storage, Inc. Excluded employees are those who terminate employment during the Plan year with not more than 500 hours of service and who are not employees as of the last day of the Plan year.

Effective Date

The Plan became effective July 1, 1989. All non-excluded employees employed on that date were eligible to participate immediately.

Plan Year

The plan year is the twelve consecutive month period beginning January 1 and ending December 31. Plan records are maintained on this basis.

Contributions

Participants may contribute from 1% to 25% of their annual compensation to the Plan on a tax deferred basis up to the legal maximum. The Company also may contribute a discretionary amount to be allocated proportionately to each participant's account.

Participant Accounts

Each participant's account is credited with the participant's contribution. Allocation of the Company's contributions, Plan earnings, forfeitures, and administrative expenses, are based on participant earnings or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's account.

NOTE A - DESCRIPTION OF PLAN (con't)

Vesting

Participants are immediately vested in their elective contributions, plus actual earnings thereon. Vesting in their discretionary non-elective accounts is based on years of continuous service. A participant is vested in discretionary contributions as follows:

Employer Discretionary

Years of Service	Vested Percentage
Less than 1	0%
1	0%
2	0%
3	0%
4	0%
5 or more	100%

Investment Options

Upon enrollment into the Plan, a participant may direct contributions to any of the investment options which include investments in a registered insurance company's mutual funds.

Investment of Contribution

As a participant in the plan, an individual directs the investment of his or her accounts. He or she can also discontinue referrals at anytime, upon written notice to the plan administrator.

Plan Termination

Although it has not expressed any intent to do so, the Company has the right under the Plan to discontinue its contributions at any time and to terminate the Plan subject to the provisions of ERISA.

NOTE B - SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Plan maintains its books and records on the cash basis of accounting, modified to reflect the Sponsor's contribution receivable and to reflect the increase or decrease in the fair value of investments. This is a basis of accounting other than Generally Accepted Accounting Principles of the United States of America. Investment income is recorded when occurred while benefit is recorded when paid.

Estimates

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

Payment of Benefit

Benefits are recorded when paid.

NOTE C – DISCLOSURES ABOUT FAIR VALUE MEASUREMENTS

Effective January 1, 2008, the Company adopted Statement of Financial Accounting Standards No. 157, Fair Value Measurements (SFAS 157). SFAS 157 defines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurements. SFAS 157 has been applied prospectively as of the beginning of the year.

SFAS 157 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. SFAS 157 also establishes a fair value hierarchy which requires the use of observable inputs and minimizes the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

NOTE C – DISCLOSURES ABOUT FAIR VALUE MEASUREMENTS (cont'd)

Level 1 Quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date.

Level 2 Inputs other than quoted prices included within Level 1 that are observable for assets or liabilities, either directly or indirectly through corroboration with observable market data. Level 2 inputs include (a)quoted prices for similar assets or liabilities in active markets, (b) quoted prices for identical or similar assets or liabilities in markets that are not active, (c) inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates), and (d) inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 Unobservable inputs used to measure fair value to the extent that observable market based inputs are not available and that are supported by little or no market activity for the asset or liability. These unobservable inputs reflect the Company's own estimates about the assumptions that market participants would use in pricing the asset or liability.

The following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the accompanying balance sheet, as well as, the general classification of such instruments pursuant to the valuation hierarchy.

Trading Securities

Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. Level 1 securities include primarily highly liquid pooled funds and government bonds such as U.S. Treasury securities. If quoted market prices are not available, then fair values are estimated by using pricing models, quoted prices of securities with similar characteristics or discounted cash flows. All trading securities for the reporting period are categorized in Level 1.

NOTE C – DISCLOSURES ABOUT FAIR VALUE MEASUREMENTS (cont'd)

Assets and Liabilities Measured at Fair Value of a Recurring Basis

		Fair Market Value at Reporting Date Using		
Description	December 31, 2009	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets:				
Trading Securities	$ 2,218,507	$ 2,218,507	-----	-----

NOTE D - INVESTMENTS

The following is a summary of information as of December 31, 2009 and December 31, 2008 regarding the Plan, included in the Plan's financial statements, that was prepared by the prototype sponsor of the Plan, and furnished to the Plan administrator. There were no 5% transactions to be reported in 2009 and 2008. The Plan administrator has also obtained a certification from the prototype sponsor that such information is complete and accurate.

Interest in Registered Insurance Company (Mutual Funds)	December 31,2009	December 31, 2008
Money Market	$ 562,361	856,570
Columbia Mid Cap Value Fund R	7,833	1,904
Franklin Small Cap Value Fund R	589	364
Franklin Strategic Income Fund R	132,311	3,239
Oppenheimer Equity Fund N	97,141	90,955
Thornburg International Value FDR	17,885	5,403
Thornburg Value Fund R3	527,647	361,761
Victory Special Value Fund R	3,279	980
MFS Bond Fund R2	311,575	45,458
MFS Utilities Fund R2	134,345	5,958
MFS Value Fund R2	100,682	106,798
MFS Technology Fund R2	2,019	885
MFS Conservative Allocation Fund R2	892	323
MFS Moderate Allocation Fund R2	82,537	64,341

NOTE D – INVESTMENTS (cont'd)

MFS Growth Allocation Fund R2	14,761	5,483
MFS Aggressive Growth Alloc R2	11,133	2,546
Janus Adviser Mid Cap Growth R	141,719	105,769
Blackrock Small Cap Growth II Fund R	1,359	2,002
Blackrock Healthcare Fund R	6,308	448
	2,156,376	1,661,187
Total Participant Loans, net	62,131	41,606
Total Investments	2,218,507	1,702,793

NOTE E – TAX CONSIDERATIONS

The Plan has obtained its latest determination letter dated December 14, 2009 in which the Internal Revenue Service stated that the Plan, as then designed, was in compliance with the applicable requirements of the Internal Revenue Code.

NOTE F – ADMINISTRATIVE EXPENSES

2009 administrative expenses in the amount of $7,350 was paid for by the Plan Sponsor in 2009.

NOTE G – OTHER PAYABLE

The amount under other payable is the excess contribution from the highly compensated employees. It was $3,479 in 2009 and $1,645 in 2008 and payments were made the following year back to the employees. Form 1099-Rs were also issued accordingly.

NOTE H – USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE I – LIMITED SCOPE AUDIT

At December 31, 2009 and 2008, the Plan's investments were held by the Trustee. The following is a summary of the Plan's financial information that is included in the financial statements based on information certified by Trustee as complete and accurate in accordance with Section 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

The fair value of investments at December 31, 2009 and 2008 as reported by the trustee is summarized as follows:

	2009	2008
Money Market	562,350	856,563
Intermediate-Term Bond	311,575	
Multisector Bond	132,311	
Large Blend	527,647	361,761
Mid-Cap Growth	141,719	105,769
Utilities	134,345	
Large Growth	97,141	90,955
Large Value	100,682	106,798
	2,007,770	1,521,846

Each of the above investment represents 5% or more of net assets of the plan at December 31, 2009 and 2008.

	2009	2008
Dividend	17,059	11,025
Net Appreciation (depreciation) in fair value of investment	320,908	(834,121)

NOTE J – RECONCILIATION OF FINANCIAL STATEMENTS TO FORM 5500

There is no difference between financial statements and Form 5500 of the plan.

Schedule H, line 4i
Schedule of Assets (Held At End of Year)

For the plan year beginning **01/01/2009** and ending **12/31/2009**

Name of plan
Derrel's Mini Storage, Inc. 401(k) Savings Plan

Employer Identification Number
94-2701638

Three-digit plan number ► **001**

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value	(d) Cost	(e) Current value
	COLUMBIA MID CAP VALUE FUND R	MUTUAL FUND		7,833
	FRANKLIN SMALL CAP VALUE FUND	MUTUAL FUND		589
	FRANKLIN STRATEGIC INCOME FUND	MUTUAL FUND		132,311
	OPPENHEIMER EQUITY FUND	MUTUAL FUND		97,141
	THORNBURG INTERNAT'L VALUE FDR	MUTUAL FUND		17,885
	THORNBURG VALUE FUND R3	MUTUAL FUND		527,647
	VICTORY SPECIAL VALUE FUND R	MUTUAL FUND		3,279
	MFS CASH RESERVE FUND			562,361
	MFS BOND FUND R2	MUTUAL FUND		311,575
	MFS UTILITIES FUND R2	MUTUAL FUND		134,345
	MFS VALUE FUND R2	MUTUAL FUND		100,682
	MFS TECHNOLOGY FUND R2	MUTUAL FUND		2,019
	MFS CONSERVATIVE ALLOCATION R2	MUTUAL FUND		892
	MFS MODERATE ALLOCATION FUND R	MUTUAL FUND		82,537
	MFS GROWTH ALLOCATION FUND R2	MUTUAL FUND		14,761
	MFS AGGRESSIVE GRWOTH ALLOC R2	MUTUAL FUND		11,133
	JANUS ENTERPRISE R	MUTUAL FUND		141,719
	BLACK ROCK SMALL CAP GRTH FD	MUTUAL FUND		1,359
	BLACK ROCK HEALTHCARE FUND R	MUTUAL FUND		6,308
	LOANS	PART LOAN INTEREST RATE 9.25%		18,515
	LOANS	PART LOAN INTEREST RATE 4.25%		2,557
	LOANS	PART LOAN INTEREST RATE 5%		919
	LOANS	PART LOAN INTEREST RATE 4.25%		1,064
	LOANS	PART LOAN INTEREST RATE 5%		1,296
	LOANS	PART LOAN INTEREST RATE 4.25%		2,298
	LOANS	PART LOAN INTEREST RATE 4.25%		19,693
	LOANS	PART LOAN INTEREST RATE 4.25%		620
	LOANS	PART LOAN INTEREST RATE 6%		408
	LOANS	PART LOAN INTEREST RATE 8.25%		14,761
				0