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
SONNENALP PROPERTIES PROFIT SHARING 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.)
SONNENALP PROPERTIES INC.

20 VAIL ROAD
VAIL, CO 81657

2b Employer Identification Number (EIN) 84-0892418

2c Sponsor's telephone number 970-479-5413

2d Business code (see instructions) 721110

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.	10/05/2010	KATHY ROSEBERRY-DUFFY
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE	Filed with authorized/valid electronic signature.	10/06/2010	JOHANNES FAESSLER
	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")
SONNENALP PROPERTIES INC.

20 VAIL ROAD
VAIL, CO 81657

3b Administrator's EIN
84-0892418

3c Administrator's telephone number
970-479-5413

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**	311
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**	232
b	Retired or separated participants receiving benefits	**6b**	0
c	Other retired or separated participants entitled to future benefits	**6c**	48
d	Subtotal. Add lines **6a**, **6b**, and **6c**	**6d**	280
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits	**6e**	0
f	Total. Add lines **6d** and **6e**	**6f**	280
g	Number of participants with account balances as of the end of the plan year (only defined contribution plans complete this item)	**6g**	107
h	Number of participants that terminated employment during the plan year with accrued benefits that were less than 100% vested	**6h**	8
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:
2E 2F 2G 2J 2K 2T 3D 3H

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)	X	Insurance
(2)		Code section 412(e)(3) insurance contracts
(3)		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)	X	**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)	X	1	**A** (Insurance Information)
(4)	X		**C** (Service Provider Information)
(5)	X		**D** (DFE/Participating Plan Information)
(6)			**G** (Financial Transaction Schedules)

SCHEDULE A (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Insurance Information

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

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

▶ Insurance companies are required to provide the information pursuant to ERISA section 103(a)(2).

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
SONNENALP PROPERTIES PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500.
SONNENALP PROPERTIES INC.

D Employer Identification Number (EIN)
84-0892418

Part I Information Concerning Insurance Contract Coverage, Fees, and Commissions

Provide information for each contract on a separate Schedule A. Individual contracts grouped as a unit in Parts II and III can be reported on a single Schedule A.

1 Coverage Information:

(a) Name of insurance carrier
AMERICAN UNITED LIFE INSURANCE COMPANY

(b) EIN	(c) NAIC code	(d) Contract or identification number	(e) Approximate number of persons covered at end of policy or contract year	Policy or contract year	
				(f) From	(g) To
35-0145825	60895	G34709	107	01/01/2009	12/31/2009

2 Insurance fee and commission information. Enter the total fees and total commissions paid. List in item 3 the agents, brokers, and other persons in descending order of the amount paid.

(a) Total amount of commissions paid	(b) Total amount of fees paid
12556	0

3 Persons receiving commissions and fees. (Complete as many entries as needed to report all persons).

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

STEPHEN R SHANLEY
PO BOX 660
EDWARDS, CO 81632

(b) Amount of sales and base commissions paid	Fees and other commissions paid		(e) Organization code
	(c) Amount	(d) Purpose	
12556	0	N/A	3

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		(e) Organization code
	(c) Amount	(d) Purpose	

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		**(e)** Organization code
	(c) Amount	**(d)** Purpose	

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		**(e)** Organization code
	(c) Amount	**(d)** Purpose	

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		**(e)** Organization code
	(c) Amount	**(d)** Purpose	

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		**(e)** Organization code
	(c) Amount	**(d)** Purpose	

(a) Name and address of the agent, broker, or other person to whom commissions or fees were paid

(b) Amount of sales and base commissions paid	Fees and other commissions paid		**(e)** Organization code
	(c) Amount	**(d)** Purpose	

Part II Investment and Annuity Contract Information

Where individual contracts are provided, the entire group of such individual contracts with each carrier may be treated as a unit for purposes of this report.

4	Current value of plan's interest under this contract in the general account at year end	4	340772
5	Current value of plan's interest under this contract in separate accounts at year end	5	2436794

6 Contracts With Allocated Funds:

a State the basis of premium rates ▶

b	Premiums paid to carrier	6b	
c	Premiums due but unpaid at the end of the year	6c	
d	If the carrier, service, or other organization incurred any specific costs in connection with the acquisition or retention of the contract or policy, enter amount.	6d	

Specify nature of costs ▶

e Type of contract: (1) ☐ individual policies (2) ☐ group deferred annuity

(3) ☐ other (specify) ▶

f If contract purchased, in whole or in part, to distribute benefits from a terminating plan check here ▶ ☐

7 Contracts With Unallocated Funds (Do not include portions of these contracts maintained in separate accounts)

a Type of contract: (1) ☐ deposit administration (2) ☐ immediate participation guarantee

(3) ☐ guaranteed investment (4) ☒ other ▶ GROUP ANNUITY CONTRACT

b	Balance at the end of the previous year			7b	373812
c	Additions: (1) Contributions deposited during the year	7c(1)	4197		
	(2) Dividends and credits	7c(2)			
	(3) Interest credited during the year	7c(3)	13662		
	(4) Transferred from separate account	7c(4)	82715		
	(5) Other (specify below)	7c(5)			
	▶				
	(6) Total additions			7c(6)	100574
d	Total of balance and additions (add **b** and **c(6)**)			7d	474386
e	Deductions:				
	(1) Disbursed from fund to pay benefits or purchase annuities during year	7e(1)	94206		
	(2) Administration charge made by carrier	7e(2)	8046		
	(3) Transferred to separate account	7e(3)	31362		
	(4) Other (specify below)	7e(4)			
	▶				
	(5) Total deductions			7e(5)	133614
f	Balance at the end of the current year (subtract **e(5)** from **d**)			7f	340772

Part III Welfare Benefit Contract Information

If more than one contract covers the same group of employees of the same employer(s) or members of the same employee organization(s), the information may be combined for reporting purposes if such contracts are experience-rated as a unit. Where contracts cover individual employees, the entire group of such individual contracts with each carrier may be treated as a unit for purposes of this report.

8 Benefit and contract type (check all applicable boxes)

a ☐ Health (other than dental or vision) **b** ☐ Dental **c** ☐ Vision **d** ☐ Life insurance
e ☐ Temporary disability (accident and sickness) **f** ☐ Long-term disability **g** ☐ Supplemental unemployment **h** ☐ Prescription drug
i ☐ Stop loss (large deductible) **j** ☐ HMO contract **k** ☐ PPO contract **l** ☐ Indemnity contract
m ☐ Other (specify) ▶

9 Experience-rated contracts:				
a Premiums: (1) Amount received	**9a(1)**			
(2) Increase (decrease) in amount due but unpaid	**9a(2)**			
(3) Increase (decrease) in unearned premium reserve	**9a(3)**			
(4) Earned (**(1)** + **(2)** - **(3)**)			**9a(4)**	
b Benefit charges (1) Claims paid	**9b(1)**			
(2) Increase (decrease) in claim reserves	**9b(2)**			
(3) Incurred claims (add **(1)** and **(2)**)			**9b(3)**	
(4) Claims charged			**9b(4)**	
c Remainder of premium: (1) Retention charges (on an accrual basis) --				
(A) Commissions	**9c(1)(A)**			
(B) Administrative service or other fees	**9c(1)(B)**			
(C) Other specific acquisition costs	**9c(1)(C)**			
(D) Other expenses	**9c(1)(D)**			
(E) Taxes	**9c(1)(E)**			
(F) Charges for risks or other contingencies	**9c(1)(F)**			
(G) Other retention charges	**9c(1)(G)**			
(H) Total retention			**9c(1)(H)**	
(2) Dividends or retroactive rate refunds. (These amounts were ☐ paid in cash, or ☐ credited.)			**9c(2)**	
d Status of policyholder reserves at end of year: (1) Amount held to provide benefits after retirement			**9d(1)**	
(2) Claim reserves			**9d(2)**	
(3) Other reserves			**9d(3)**	
e Dividends or retroactive rate refunds due. (Do not include amount entered in **c(2)**.)			**9e**	
10 Nonexperience-rated contracts:				
a Total premiums or subscription charges paid to carrier			**10a**	
b If the carrier, service, or other organization incurred any specific costs in connection with the acquisition or retention of the contract or policy, other than reported in Part I, item 2 above, report amount.			**10b**	

Specify nature of costs ▶

Part IV Provision of Information

11 Did the insurance company fail to provide any information necessary to complete Schedule A? ☐ Yes ☒ No

12 If the answer to line 11 is "Yes," specify the information not provided. ▶

SCHEDULE C (Form 5500)	Service Provider Information	OMB No. 1210-0110
Department of the Treasury Internal Revenue Service Department of Labor Employee Benefits Security Administration Pension Benefit Guaranty Corporation	This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA). ▶ **File as an attachment to Form 5500.**	**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
SONNENALP PROPERTIES PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
SONNENALP PROPERTIES INC.

D Employer Identification Number (EIN)
84-0892418

Part I Service Provider Information (see instructions)

You must complete this Part, in accordance with the instructions, to report the information required for **each person** who received, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of monetary value) in connection with services rendered to the plan or the person's position with the plan during the plan year. If a person received **only** eligible indirect compensation for which the plan received the required disclosures, you are required to answer line 1 but are not required to include that person when completing the remainder of this Part.

1 Information on Persons Receiving Only Eligible Indirect Compensation

a Check "Yes" or "No" to indicate whether you are excluding a person from the remainder of this Part because they received only eligible indirect compensation for which the plan received the required disclosures (see instructions for definitions and conditions).. . . . . [X] Yes [ ] No

b If you answered line 1a "Yes," enter the name and EIN or address of each person providing the required disclosures for the service providers who received only eligible indirect compensation. Complete as many entries as needed (see instructions).

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

AM CENT INVESTMENT SERVICES INC

20-2036524

(b) Enter name and EIN or address of person who provided you disclosure on eligible indirect compensation

CAPITAL RESEARCH & MGMT COMPANY

95-1411037

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

FIDELITY VARIABLE INS PRODUCTS FUND

04-2270522

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

NEUBERGER BERMAN ADVISERS MGT TRUST

13-5521910

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

ONEAMERICA FUNDS INC.

35-0145825

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

OPPENHEIMER FUNDS INC.

13-2527171

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

PIMCO FUNDS & ALLIANZ FUNDS

06-1349805

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

FRANK RUSSELL INVESTMENT COMPANY

91-1175092

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

T ROWE PRICE FUNDS

52-1184650

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

THORNBURG INVESTMENT TRUST

85-0301299

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

2. Information on Other Service Providers Receiving Direct or Indirect Compensation. Except for those persons for whom you answered "yes" to line 1a above, complete as many entries as needed to list each person receiving, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of value) in connection with services rendered to the plan or their position with the plan during the plan year. (See instructions).

(a) Enter name and EIN or address (see instructions)

AMERICAN UNITED LIFE INSURANCE CO

35-0145825

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
15 27 50 51 52 59 60 63 64 66 67	SERVICE PROVIDER	8686	Yes [X] No [ ]	Yes [ ] No [X]	12903	Yes [X] No [ ]

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
			Yes [ ] No [ ]	Yes [ ] No [ ]		Yes [ ] No [ ]

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
			Yes [ ] No [ ]	Yes [ ] No [ ]		Yes [ ] No [ ]

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	66 67	12903

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
AMERICAN UNITED LIFE INSURANCE CO 35-0145825	ASSET CHARGE

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
AM CENT INVESTMENT SERVICES INC 20-2036524	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
CAPITAL RESEARCH & MGMT COMPANY 95-1411037	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FIDELITY VARIABLE INS PRODUCTS FUND 04-2270522	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
NEUBERGER BERMAN ADVISERS MGT TRUST 13-5521910	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
ONEAMERICA FUNDS INC. 35-0145825	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
OPPENHEIMER FUNDS INC. 13-2527171	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
PIMCO FUNDS & ALLIANZ FUNDS 06-1349805	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FRANK RUSSELL INVESTMENT COMPANY 91-1175092	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
T ROWE PRICE FUNDS 52-1184650	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	52 59 60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
THORNBURG INVESTMENT TRUST 85-0301299	REVENUE SHARING FORMULA SEE ATTACHED

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.

Part II Service Providers Who Fail or Refuse to Provide Information

4 Provide, to the extent possible, the following information for each service provider who failed or refused to provide the information necessary to complete this Schedule.

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

Part III Termination Information on Accountants and Enrolled Actuaries (see instructions)

(complete as many entries as needed)

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN;
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN;
c Position:	
d Address:	**e** Telephone:

Explanation:

SCHEDULE D (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

DFE/Participating Plan Information

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

▶ **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
SONNENALP PROPERTIES PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan or DFE sponsor's name as shown on line 2a of Form 5500
SONNENALP PROPERTIES INC.

D Employer Identification Number (EIN)
84-0892418

Part I **Information on interests in MTIAs, CCTs, PSAs, and 103-12 IEs (to be completed by plans and DFEs)**
(Complete as many entries as needed to report all interests in DFEs)

a Name of MTIA, CCT, PSA, or 103-12 IE: SEPARATE ACCOUNT II

b Name of sponsor of entity listed in (a): AMERICAN UNITED LIFE INSURANCE CO.

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)
35-0145825-000	P	2436794

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

a Name of MTIA, CCT, PSA, or 103-12 IE:

b Name of sponsor of entity listed in (a):

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)

Part II Information on Participating Plans (to be completed by DFEs)

(Complete as many entries as needed to report all participating plans)

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

a Plan name

b Name of plan sponsor	**c** EIN-PN

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
SONNENALP PROPERTIES PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
SONNENALP PROPERTIES INC.

D Employer Identification Number (EIN)
84-0892418

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)		
(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)		
(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)	1883203	2436794
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)	373812	340772
(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	2257015	2777566
	Liabilities			
g	Benefit claims payable	1g		
h	Operating payables	1h		
i	Acquisition indebtedness	1i		
j	Other liabilities	1j		
k	Total liabilities (add all amounts in lines 1g through1j)	1k	0	0
	Net Assets			
l	Net assets (subtract line 1k from line 1f)	1l	2257015	2777566

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)	42027	
	(B) Participants	2a(1)(B)	180722	
	(C) Others (including rollovers)	2a(1)(C)		
	(2) Noncash contributions	2a(2)		
	(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		222749
b	**Earnings on investments:**			
	(1) Interest:			
	(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	13662	
	(B) U.S. Government securities	2b(1)(B)		
	(C) Corporate debt instruments	2b(1)(C)		
	(D) Loans (other than to participants)	2b(1)(D)		
	(E) Participant loans	2b(1)(E)		
	(F) Other	2b(1)(F)		
	(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		13662
	(2) Dividends: **(A)** Preferred stock	2b(2)(A)		
	(B) Common stock	2b(2)(B)		
	(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)		
	(4) Net gain (loss) on sale of assets: **(A)** Aggregate proceeds	2b(4)(A)		
	(B) Aggregate carrying amount (see instructions)	2b(4)(B)		
	(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)		
	(B) Other	2b(5)(B)		
	(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)		
	(7) Net investment gain (loss) from pooled separate accounts	2b(7)		
	(8) Net investment gain (loss) from master trust investment accounts	2b(8)		
	(9) Net investment gain (loss) from 103-12 investment entities	2b(9)		
	(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)		535171
c	Other income	2c		
d	Total income. Add all **income** amounts in column (b) and enter total	2d		771582
	Expenses			
e	Benefit payment and payments to provide benefits:			
	(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	237917	
	(2) To insurance carriers for the provision of benefits	2e(2)		
	(3) Other	2e(3)		
	(4) Total benefit payments. Add lines 2e(1) through (3)	2e(4)		237917
f	Corrective distributions (see instructions)	2f		4428
g	Certain deemed distributions of participant loans (see instructions)	2g		
h	Interest expense	2h		
i	Administrative expenses: (1) Professional fees	2i(1)		
	(2) Contract administrator fees	2i(2)		
	(3) Investment advisory and management fees	2i(3)		
	(4) Other	2i(4)	8686	
	(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)		8686
j	Total expenses. Add all **expense** amounts in column (b) and enter total	2j		251031
	Net Income and Reconciliation			
k	Net income (loss). Subtract line 2j from line 2d	2k		520551
l	Transfers of assets:			
	(1) To this plan	2l(1)		
	(2) From this plan	2l(2)		

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: MCMAHAN AND ASSOCIATES, L.L.C. **(2)** EIN: 84-1509269

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		1000000
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)

SCHEDULE R (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Retirement Plan Information

This schedule is required to be filed under section 104 and 4065 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
SONNENALP PROPERTIES PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
SONNENALP PROPERTIES INC.

D Employer Identification Number (EIN)
84-0892418

Part I Distributions

All references to distributions relate only to payments of benefits during the plan year.

1 Total value of distributions paid in property other than in cash or the forms of property specified in the instructions **1** 0

2 Enter the EIN(s) of payor(s) who paid benefits on behalf of the plan to participants or beneficiaries during the year (if more than two, enter EINs of the two payors who paid the greatest dollar amounts of benefits):

EIN(s): 35-0145825

Profit-sharing plans, ESOPs, and stock bonus plans, skip line 3.

3 Number of participants (living or deceased) whose benefits were distributed in a single sum, during the plan year. **3**

Part II Funding Information (If the plan is not subject to the minimum funding requirements of section of 412 of the Internal Revenue Code or ERISA section 302, skip this Part)

4 Is the plan administrator making an election under Code section 412(d)(2) or ERISA section 302(d)(2)? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

If the plan is a defined benefit plan, go to line 8.

5 If a waiver of the minimum funding standard for a prior year is being amortized in this plan year, see instructions and enter the date of the ruling letter granting the waiver. **Date:** Month _____ Day _____ Year _____

If you completed line 5, complete lines 3, 9, and 10 of Schedule MB and do not complete the remainder of this schedule.

6 **a** Enter the minimum required contribution for this plan year **6a**

b Enter the amount contributed by the employer to the plan for this plan year **6b**

c Subtract the amount in line 6b from the amount in line 6a. Enter the result (enter a minus sign to the left of a negative amount) **6c**

If you completed line 6c, skip lines 8 and 9.

7 Will the minimum funding amount reported on line 6c be met by the funding deadline? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

8 If a change in actuarial cost method was made for this plan year pursuant to a revenue procedure providing automatic approval for the change or a class ruling letter, does the plan sponsor or plan administrator agree with the change? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

Part III Amendments

9 If this is a defined benefit pension plan, were any amendments adopted during this plan year that increased or decreased the value of benefits? If yes, check the appropriate box(es). If no, check the "No" box. ..... ☐ **Increase** ☐ **Decrease** ☐ **Both** ☐ **No**

Part IV ESOPs (see instructions). If this is not a plan described under Section 409(a) or 4975(e)(7) of the Internal Revenue Code, skip this Part.

10 Were unallocated employer securities or proceeds from the sale of unallocated securities used to repay any exempt loan? ..... ☐ **Yes** ☐ **No**

11 **a** Does the ESOP hold any preferred stock? ..... ☐ **Yes** ☐ **No**

b If the ESOP has an outstanding exempt loan with the employer as lender, is such loan part of a "back-to-back" loan? (See instructions for definition of "back-to-back" loan.) ..... ☐ **Yes** ☐ **No**

12 Does the ESOP hold any stock that is not readily tradable on an established securities market? ..... ☐ **Yes** ☐ **No**

Part V Additional Information for Multiemployer Defined Benefit Pension Plans

13 Enter the following information for each employer that contributed more than 5% of total contributions to the plan during the plan year (measured in dollars). See instructions. *Complete as many entries as needed to report all applicable employers.*

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

14 Enter the number of participants on whose behalf no contributions were made by an employer as an employer of the participant for:

a The current year	**14a**	
b The plan year immediately preceding the current plan year	**14b**	
c The second preceding plan year	**14c**	

15 Enter the ratio of the number of participants under the plan on whose behalf no employer had an obligation to make an employer contribution during the current plan year to:

a The corresponding number for the plan year immediately preceding the current plan year	**15a**	
b The corresponding number for the second preceding plan year	**15b**	

16 Information with respect to any employers who withdrew from the plan during the preceding plan year:

a Enter the number of employers who withdrew during the preceding plan year	**16a**	
b If item 16a is greater than 0, enter the aggregate amount of withdrawal liability assessed or estimated to be assessed against such withdrawn employers	**16b**	

17 If assets and liabilities from another plan have been transferred to or merged with this plan during the plan year, check box and see instructions regarding supplemental information to be included as an attachment. ☐

Part VI Additional Information for Single-Employer and Multiemployer Defined Benefit Pension Plans

18 If any liabilities to participants or their beneficiaries under the plan as of the end of the plan year consist (in whole or in part) of liabilities to such participants and beneficiaries under two or more pension plans as of immediately before such plan year, check box and see instructions regarding supplemental information to be included as an attachment ☐

19 If the total number of participants is 1,000 or more, complete items (a) through (c)

a Enter the percentage of plan assets held as:
Stock: _____% Investment-Grade Debt: _____% High-Yield Debt: _____% Real Estate: _____% Other: _____%

b Provide the average duration of the combined investment-grade and high-yield debt:
☐ 0-3 years ☐ 3-6 years ☐ 6-9 years ☐ 9-12 years ☐ 12-15 years ☐ 15-18 years ☐ 18-21 years ☐ 21 years or more

c What duration measure was used to calculate item 19(b)?
☐ Effective duration ☐ Macaulay duration ☐ Modified duration ☐ Other (specify):

Sonnenalp Properties Profit Sharing Plan

Financial Report

December 31, 2009



Sonnenalp Properties Profit Sharing Plan

December 31, 2009 and 2008

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Sonnenalp Properties Profit Sharing Plan
Vail, Colorado

We were engaged to audit the financial statements of Sonnenalp Properties Profit Sharing Plan (the "Plan") as of December 31, 2009 and 2008 and for the years then ended, and the supplemental schedules as of December 31, 2009, as listed in the accompanying table of contents. These financial statements and supplemental schedule are the responsibility of the Plan's management.

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 3, which was certified by American United Life Insurance Company, the trustee of the Plan, except for comparing such information with the related information included in the financial statements and the supplemental schedule. We have been informed by the Plan administrator that the trustee held the Plan's investment assets and executed investment transactions. The Plan administrator has obtained a certification from the trustee as of and for the years ended December 31, 2009 and 2008 that the information provided to the Plan administrator by the trustee 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 supplemental schedule taken as a whole. The form and content of the information included in the financial statements and supplemental schedules other than that derived from the information certified by the trustee, have been audited by us in accordance with U.S. generally accepted auditing standards and, in our opinion, are presented in compliance with the Department of Labor's *Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974*.

McMahan and Associates, L.L.C.
August 24, 2010

Sonnenalp Properties Profit Sharing Plan
Statement of Net Assets Available for Benefits
December 31, 2009 and 2008

	2009	2008
Assets:		
Investments:		
Interest in pooled separate accounts	2,436,794	1,883,203
Funds held in general accounts	340,772	373,812
Total investments	2,777,566	2,257,015
Receivables:		
Employer contributions	-	6,800
Participant contributions	8,724	10,423
Total receivables	8,724	17,223
Total Assets	2,786,290	2,274,238
Net Assets Available for Benefits	2,786,290	2,274,238

The accompanying notes are an integral part of these financial statements.

Sonnenalp Properties Profit Sharing Plan
Statement of Changes in Net Assets Available for Benefits
For the Years Ended December 31, 2009 and 2008

	2009	2008
Additions to Net Assets Attributed to:		
Investment income:		
Interest	13,662	8,809
Net appreciation (depreciation) in fair value of investments	535,171	(1,083,154)
Total investment income	548,833	(1,074,345)
Contributions:		
By employer	35,227	136,649
By participants	179,023	246,822
Total contributions	214,250	383,471
Total Additions (Deductions)	763,083	(690,874)
Deductions from Net Assets Attributed to:		
Benefits paid to participants	237,917	277,709
Corrective distributions	4,428	14,341
Administrative expenses	8,686	7,012
Total Deductions	251,031	299,062
Net Change in Net Assets Available for Benefits	512,052	(989,936)
Net Assets Available for Benefits - Beginning of Year	2,274,238	3,264,174
Net Assets Available for Benefits - End of Year	2,786,290	2,274,238

The accompanying notes are an integral part of these financial statements.

1. Description of the Plan

The following description of Sonnenalp Properties Profit Sharing Plan (the "Plan") provides only general information. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

A. General

The Plan is a defined contribution plan covering employees of Sonnenalp Properties, Inc. and related companies (collectively, the "Company") with one year of service, including at least 1,000 hours of service within each year, and having attained age twenty-one or older.

The Plan, which was established January 1, 1989, is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA"). During 2002, the Plan was amended to comply with the Economic Growth and Tax Relief Reconciliation Act of 2001 ("EGTRRA") and for the six major tax bills commonly referred to as GUST.

B. Contributions

Each pay period, participants may contribute between 1% and 100% of their eligible compensation, with total elective employee contributions in any calendar year not to exceed stated dollar limits established by the Internal Revenue Code, as amended. Participants may also contribute amounts representing distributions from other qualified plans. The Company will make matching contributions of salary reductions up to 4% of a participant's compensation.

C. Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of the Company's contribution, investment earnings, and administrative expenses incurred by the Plan. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

D. Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Company's contributions plus actual earnings thereon is based on years of continuous service, according to the following schedule:

Years of Continuous Service	Percentage Vested in Company Contributions
Following 2 years	20.00%
Following 3 years	40.00%
Following 4 years	60.00%
Following 5 years	80.00%
Following 6 years	100.00%

E. Investments

In July 2006, the Plan entered into a contract with America United Life Insurance Company ("AUL"). Contributions are held in AUL's OneAmerica Money Market Portfolio.

1. Description of the Plan (continued)

Upon enrollment in the Plan, participants may direct contributions to any of following mutual funds, bond funds, or savings accounts underlying AUL's Money Market Portfolio.

Fixed interest:
AUL Fixed Accounts

Bond funds:
OneAmerica Investment Grade Bond
PIMCO Total Return – Class R
American Funds American High Income Trust

Mutual funds:
Russell Lifepoints Aggressive Fund
Russell Lifepoints Balanced Fund
Russell Lifepoints Equity Aggressive Fund
Russell Lifepoints Moderate Fund
OneAmerica Asset Director
T. Rowe Price Equity Income Fund
Neuberger / Berman Partners Fund
American Funds Growth Fund of America Fund
Lord Abbett Small Cap Blend Fund
Fidelity Advisor Small Cap Fund
American Century Real Estate Fund
American Funds Capital World Growth and Income Fund
Oppenheimer Global Fund
American Funds Europacific Growth Fund
Thornburg International Value Fund
ALLIANZ NFJ Dividend Value Fund
Fidelity Advisor Leveraged Company Stock Fund

Information about the mutual funds and their objectives are available in their respective prospectuses, annual statements, and brochures. Participants may change their investment allocations directly with AUL via telephone or internet at any time. AUL also reserves the right, upon notification and approval of participating plan sponsors, to add, delete, or substitute mutual funds available under AUL's Money Market Portfolio.

F. Payment of Benefits

Upon termination of service with the Company, a participant may elect to receive either a lump-sum amount equal to the value of their vested interest, or an annuity. The amount received is subject to applicable tax and withholding laws.

G. Plan Termination

Although it has not expressed any intent to do so, the Company has the right to discontinue its contributions at any time and to terminate the Plan subject to the provisions of ERISA. In the event of Plan termination, participants will become 100% vested in their accounts.

H. Tax Status

The Internal Revenue Service has determined and informed the Company by letter that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code.

1. Description of the Plan (continued)

I. Forfeited Accounts

Forfeited non-vested accounts may be utilized by the Company, as plan sponsor, to reduce future matching contributions and to pay certain operating expenses of the Plan.

The following is a summary of activity in the forfeiture account during 2009 and 2008:

	2009	2008
Forfeited non-vested accounts - Beginning of year	$ 3,020	16,623
Non-vested employer contributions forfeited	17,152	25,969
Investment earnings	183	469
Forfeited funds used to reduce employer contribution	-	(36,269)
Third-party fees paid	(7,552)	(3,772)
Forfeited non-vested accounts - End of year	$ 12,803	3,020

2. Summary of Significant Accounting Policies

A. Basis of Accounting

The financial statements of the Plan have been prepared on the accrual basis of accounting which recognizes revenues when earned and expenses when incurred.

B. 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.

C. Investments

As explained in Note 1E, the Plan has a contract with AUL whereby contributions to the Plan are held in a pooled separate account which in turn invests in mutual funds. Funds held in general accounts are not invested in mutual funds; rather, the general accounts are interest bearing savings accounts. The pooled separate account is credited with its share of earnings and appreciation on the underlying investments of the mutual funds. The contract is included in the financial statements at contract value, which approximates fair value, as reported to the Plan by AUL. AUL asserts that the contract's value consists of Level 2 inputs. The contract value for the fixed interest account represent contributions or transfers made under the contract, less withdrawals or transfers out. Contract value for all other accounts represent contributions made under the contract, plus earnings and appreciation, less Plan withdrawals and administrative expenses.

D. Benefits

Benefits are recorded when paid.

E. Subsequent Events

Management has evaluated subsequent events through August 24, 2010; the date these financial statements were available to be issued.

3. Information Prepared and Certified by the Trustee

The following information included in the financial statements and supplemental schedule was obtained from data that has been prepared and certified to as complete and accurate by AUL:

	2009	2008
Interest in pooled separate accounts	$ 2,436,794	1,883,203
Funds held in general accounts	340,772	373,812
Total appreciation (depreciation) in fair value of investments	535,171	(1,083,154)
Interest	13,662	8,809

Total appreciation in fair value of investments for 2009 includes investment gain of $469 on forfeited contributions ($357 gain in 2008).

4. Net Assets by Investment Option

The following information by investment option was obtained from data that has been prepared and certified to as complete and accurate by AUL.

	Value at Jan. 1/09	Net Change in Value	Value at Dec. 31/09
Fixed interest:			
AUL Fixed Account	$ 373,812	(33,040)	340,772
Bond funds:			
OneAmerica Investment Grade Bond	60,117	8,243	68,360
PIMCO Total Return - Class R	29,580	16,596	46,176
American Funds American High Income Trust	23,769	17,791	41,560
Mutual funds:			
Russell Lifepoints Aggressive Fund	714,150	156,547	870,697
Russell Lifepoints Balanced Fund	216,036	87,842	303,878
Russell Lifepoints Equity Aggressive Fund	264,791	33,609	298,400
Russell Lifepoints Moderate Fund	125,276	45,031	170,307
OneAmerica Asset Director	35,068	19,606	54,674
T. Rowe Price Equity Income Fund	52,059	10,498	62,557
Neuberger / Berman Partners Fund	66,045	36,028	102,073
American Funds Growth Fund of American Fund	50,191	23,727	73,918
Lord Abbett Small Cap Blend Fund	43,043	9,912	52,955
Fidelity Advisor Small Cap Fund	31,248	24,574	55,822
American Century Real Estate Fund	17,426	4,931	22,357
Amercian Funds Capital World Growth and Income Fund	52,716	16,238	68,954
Oppenheimer Global Fund	15,931	(9,855)	6,076
American Funds Europacific Growth Fund	42,219	9,583	51,802
Thornburg International Value Fund	26,196	8,081	34,277
ALLIANZ NFJ Dividend Value Fund	11,702	3,129	14,831
Fidelity Advisor Leveraged Company Stock Fund	5,640	31,480	37,120
	$ 2,257,015	520,551	2,777,566

4. Net Assets by Investment Option (continued)

The following presents investments that represent 5% or more of the Plan's net assets:

	December 31,	
	2009	2008
Fixed interest:		
AUL Fixed Account	$ 340,772	373,812
Mutual funds:		
Russell Lifepoints Aggressive Fund	870,697	714,150
Russell Lifepoints Balanced Fund	303,878	216,036
Russell Lifepoints Equity Aggressive Fund	298,400	264,791
Russell Lifepoints Moderate Fund	170,307	125,276

5. AUL Fixed Account

The AUL Fixed Account (the "Account") is a fixed interest investment option offered by the Plan. Funds invested in the Account will earn interest at the higher of either the contract guaranteed rate or AUL's current rates, which are established and declared in advance. For new contributions, interest rates are determined before the beginning of a calendar quarter, and the contributions received in that quarter will earn the determined rate. These contributions will earn the rate until the end of the subsequent calendar year. Contributions, along with the corresponding interest rate, for each quarter are tracked together in a quarterly interest rate pocket (the "Quarterly Pocket"). At the end of the subsequent calendar year, the Quarterly Pockets, created in the prior year, are adjusted to an annual interest rate pocket (the "Annual Pocket"). The established and declared annual interest rate will remain in effect for at least one calendar year for each Annual Pocket. The Account is backed by AUL's general account, and it is not a stable value fund invested in guaranteed investment contracts.

The guaranteed contract rates and AUL's rates for the four calendar quarters of 2009 were as follows:

Quarter:	AUL's Rate	Guaranteed Contract Rate
January 1 - March 31	0.0435%	0.0150%
April 1 - June 30	0.0390%	0.0150%
July 1 - September 30	0.0435%	0.0150%
October 1 - December 31	0.0350%	0.0150%

6. Contract Value at Plan or Contract Termination

A termination, and the resulting distribution, of the contract may incur a surrender charge and, or, a one-time adjustment to the aggregate value of the fixed option. Such an event, if one were to occur, is contingent on the Plan trustee or the Company to initiate a termination. The initiation cannot be made by the participants of the Plan. There is a provision, in the contract termination value, for a market value adjustment and a surrender charge. Upon request to AUL, this value may be provided, but AUL's belief is that the termination value is not an appropriate measure of fair value. As explained in Note 1G, the Company has not expressed any intent to terminate the Plan.

7. Reconciliation of Financial Statements to Form 5500 – 2009

The following is a reconciliation of net assets available for benefits per the financial statements to the Plan's 2009 Form 5500, *Annual Return/Report of Employee Benefit Plan*.

Net assets available for benefits per financial statements	$ 2,786,290
Accrual difference relating to contributions receivable	(8,724)
Net assets available for benefits per Form 5500 return	$ 2,777,566

8. Suspension of Employer Contributions

Due to economic conditions, the Company suspended all matching contributions to the Plan beginning April 1, 2009. The Company plans on resuming matching contributions once economic conditions improve; however, the Company cannot predict when such improvements will occur.

Sonnenalp Properties Profit Sharing Plan
EIN 84-0892418 Plan Number - 001
Schedule H, Line 4i
Schedule of Assets Held for Investment Purposes
December 31, 2009

(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
	American United Life Insurance Company	Value of interest in registered investment companies	N/A	2,436,794
		Value of funds held in insurance company general account	N/A	340,772
				2,777,566

The accompanying notes are an integral part of these financial statements.

Schedule C Attachment for Line Item 3(e)

SONNENALP PROPERTIES PROFIT SHARING PLAN
001
84-0892418
December 31, 2009

The investment options of the Plan include various portfolios within an AUL separate account. The separate account in turn invests in investment portfolios of certain open-end management investment companies. AUL receives indirect compensation from these investment companies for the services provided by AUL.

The compensation received by AUL is computed by each investment company by multiplying the daily account balance of the AUL separate account's interest in a particular portfolio by a predetermined percentage rate negotiated with the investment company. This indirect compensation is not charged to the plan or participants accounts but is paid directly by the investment company.

The investment company, the underlying investment portfolio, and the annual compensation percentages are shown below.

Investment Company	Investment Portfolio	Annual Percentage
AMERICAN CENTURY	AMCENT REAL ESTATE	0.60
AMERICAN FUNDS	AMER FDS AMERI HIGH INC TRST	0.60
AMERICAN FUNDS	AMER FDS CAPITAL WORLD GRO&INC	0.60
AMERICAN FUNDS	AMER FDS EUROPACIFIC GROWTH	0.60
AMERICAN FUNDS	AMER FDS GRWTH FUND OF AMERICA	0.60
FIDELITY	FIDELITY ADV LEVCO STK	0.60
FIDELITY	FIDELITY ADV SMALL CAP	0.60
NEUBERGER BERMAN	NEUBERGER/BERMAN PARTNERS	0.60
ONEAMERICA FUNDS	ONEAMERICA ASSET DIRECTOR	0.30
ONEAMERICA FUNDS	ONEAMERICA INVESTMENT GRD BOND	0.30
OPPENHEIMER	OPPENHEIMER GLOBAL FUND	0.60
PIMCO	ALLIANZ NFJ DIV VAL	0.65
PIMCO	PIMCO TOTAL RETURN	0.60
RUSSELL	RUSSELL LIFEPOINTS BAL STRAT	0.70
RUSSELL	RUSSELL LIFEPOINTS GROW STRAT	0.70
RUSSELL	RUSSELL LIFEPOINTS MOD STRAT	0.70
RUSSELL	RUSSELL LIFEPOINTS®EQGRO STRAT	0.70
T. ROWE PRICE	T ROWE PRICE EQUITY-INCOME	0.65
THORNBURG	THORNBURG CORE GROWTH	0.70
THORNBURG	THORNBURG INTERNATIONAL VALUE	0.70

Sonnenalp Properties Profit Sharing Plan

Financial Report

December 31, 2009



Sonnenalp Properties Profit Sharing Plan

December 31, 2009 and 2008

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Sonnenalp Properties Profit Sharing Plan
Vail, Colorado

We were engaged to audit the financial statements of Sonnenalp Properties Profit Sharing Plan (the "Plan") as of December 31, 2009 and 2008 and for the years then ended, and the supplemental schedules as of December 31, 2009, as listed in the accompanying table of contents. These financial statements and supplemental schedule are the responsibility of the Plan's management.

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 3, which was certified by American United Life Insurance Company, the trustee of the Plan, except for comparing such information with the related information included in the financial statements and the supplemental schedule. We have been informed by the Plan administrator that the trustee held the Plan's investment assets and executed investment transactions. The Plan administrator has obtained a certification from the trustee as of and for the years ended December 31, 2009 and 2008 that the information provided to the Plan administrator by the trustee is complete and accurate.

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McMahan and Associates, L.L.C.
August 24, 2010

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December 31, 2009 and 2008

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Sonnenalp Properties Profit Sharing Plan
Statement of Changes in Net Assets Available for Benefits
For the Years Ended December 31, 2009 and 2008

	2009	2008
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Total investment income	548,833	(1,074,345)
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Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Company's contributions plus actual earnings thereon is based on years of continuous service, according to the following schedule:

Years of Continuous Service	Percentage Vested in Company Contributions
Following 2 years	20.00%
Following 3 years	40.00%
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Following 5 years	80.00%
Following 6 years	100.00%

E. Investments

In July 2006, the Plan entered into a contract with America United Life Insurance Company ("AUL"). Contributions are held in AUL's OneAmerica Money Market Portfolio.

1. Description of the Plan (continued)

Upon enrollment in the Plan, participants may direct contributions to any of following mutual funds, bond funds, or savings accounts underlying AUL's Money Market Portfolio.

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Russell Lifepoints Moderate Fund
OneAmerica Asset Director
T. Rowe Price Equity Income Fund
Neuberger / Berman Partners Fund
American Funds Growth Fund of America Fund
Lord Abbett Small Cap Blend Fund
Fidelity Advisor Small Cap Fund
American Century Real Estate Fund
American Funds Capital World Growth and Income Fund
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Upon termination of service with the Company, a participant may elect to receive either a lump-sum amount equal to the value of their vested interest, or an annuity. The amount received is subject to applicable tax and withholding laws.

G. Plan Termination

Although it has not expressed any intent to do so, the Company has the right to discontinue its contributions at any time and to terminate the Plan subject to the provisions of ERISA. In the event of Plan termination, participants will become 100% vested in their accounts.

H. Tax Status

The Internal Revenue Service has determined and informed the Company by letter that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code.

1. Description of the Plan (continued)

I. Forfeited Accounts

Forfeited non-vested accounts may be utilized by the Company, as plan sponsor, to reduce future matching contributions and to pay certain operating expenses of the Plan.

The following is a summary of activity in the forfeiture account during 2009 and 2008:

	2009	2008
Forfeited non-vested accounts - Beginning of year	$ 3,020	16,623
Non-vested employer contributions forfeited	17,152	25,969
Investment earnings	183	469
Forfeited funds used to reduce employer contribution	-	(36,269)
Third-party fees paid	(7,552)	(3,772)
Forfeited non-vested accounts - End of year	$ 12,803	3,020

2. Summary of Significant Accounting Policies

A. Basis of Accounting

The financial statements of the Plan have been prepared on the accrual basis of accounting which recognizes revenues when earned and expenses when incurred.

B. 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.

C. Investments

As explained in Note 1E, the Plan has a contract with AUL whereby contributions to the Plan are held in a pooled separate account which in turn invests in mutual funds. Funds held in general accounts are not invested in mutual funds; rather, the general accounts are interest bearing savings accounts. The pooled separate account is credited with its share of earnings and appreciation on the underlying investments of the mutual funds. The contract is included in the financial statements at contract value, which approximates fair value, as reported to the Plan by AUL. AUL asserts that the contract's value consists of Level 2 inputs. The contract value for the fixed interest account represent contributions or transfers made under the contract, less withdrawals or transfers out. Contract value for all other accounts represent contributions made under the contract, plus earnings and appreciation, less Plan withdrawals and administrative expenses.

D. Benefits

Benefits are recorded when paid.

E. Subsequent Events

Management has evaluated subsequent events through August 24, 2010; the date these financial statements were available to be issued.

3. Information Prepared and Certified by the Trustee

The following information included in the financial statements and supplemental schedule was obtained from data that has been prepared and certified to as complete and accurate by AUL:

	2009	2008
Interest in pooled separate accounts	$ 2,436,794	1,883,203
Funds held in general accounts	340,772	373,812
Total appreciation (depreciation) in fair value of investments	535,171	(1,083,154)
Interest	13,662	8,809

Total appreciation in fair value of investments for 2009 includes investment gain of $469 on forfeited contributions ($357 gain in 2008).

4. Net Assets by Investment Option

The following information by investment option was obtained from data that has been prepared and certified to as complete and accurate by AUL.

	Value at Jan. 1/09	Net Change in Value	Value at Dec. 31/09
Fixed interest:			
AUL Fixed Account	$ 373,812	(33,040)	340,772
Bond funds:			
OneAmerica Investment Grade Bond	60,117	8,243	68,360
PIMCO Total Return - Class R	29,580	16,596	46,176
American Funds American High Income Trust	23,769	17,791	41,560
Mutual funds:			
Russell Lifepoints Aggressive Fund	714,150	156,547	870,697
Russell Lifepoints Balanced Fund	216,036	87,842	303,878
Russell Lifepoints Equity Aggressive Fund	264,791	33,609	298,400
Russell Lifepoints Moderate Fund	125,276	45,031	170,307
OneAmerica Asset Director	35,068	19,606	54,674
T. Rowe Price Equity Income Fund	52,059	10,498	62,557
Neuberger / Berman Partners Fund	66,045	36,028	102,073
American Funds Growth Fund of American Fund	50,191	23,727	73,918
Lord Abbett Small Cap Blend Fund	43,043	9,912	52,955
Fidelity Advisor Small Cap Fund	31,248	24,574	55,822
American Century Real Estate Fund	17,426	4,931	22,357
Amercian Funds Capital World Growth and Income Fund	52,716	16,238	68,954
Oppenheimer Global Fund	15,931	(9,855)	6,076
American Funds Europacific Growth Fund	42,219	9,583	51,802
Thornburg International Value Fund	26,196	8,081	34,277
ALLIANZ NFJ Dividend Value Fund	11,702	3,129	14,831
Fidelity Advisor Leveraged Company Stock Fund	5,640	31,480	37,120
	$ 2,257,015	520,551	2,777,566

4. Net Assets by Investment Option (continued)

The following presents investments that represent 5% or more of the Plan's net assets:

	December 31,	
	2009	2008
Fixed interest:		
AUL Fixed Account	$ 340,772	373,812
Mutual funds:		
Russell Lifepoints Aggressive Fund	870,697	714,150
Russell Lifepoints Balanced Fund	303,878	216,036
Russell Lifepoints Equity Aggressive Fund	298,400	264,791
Russell Lifepoints Moderate Fund	170,307	125,276

5. AUL Fixed Account

The AUL Fixed Account (the "Account") is a fixed interest investment option offered by the Plan. Funds invested in the Account will earn interest at the higher of either the contract guaranteed rate or AUL's current rates, which are established and declared in advance. For new contributions, interest rates are determined before the beginning of a calendar quarter, and the contributions received in that quarter will earn the determined rate. These contributions will earn the rate until the end of the subsequent calendar year. Contributions, along with the corresponding interest rate, for each quarter are tracked together in a quarterly interest rate pocket (the "Quarterly Pocket"). At the end of the subsequent calendar year, the Quarterly Pockets, created in the prior year, are adjusted to an annual interest rate pocket (the "Annual Pocket"). The established and declared annual interest rate will remain in effect for at least one calendar year for each Annual Pocket. The Account is backed by AUL's general account, and it is not a stable value fund invested in guaranteed investment contracts.

The guaranteed contract rates and AUL's rates for the four calendar quarters of 2009 were as follows:

Quarter:	AUL's Rate	Guaranteed Contract Rate
January 1 - March 31	0.0435%	0.0150%
April 1 - June 30	0.0390%	0.0150%
July 1 - September 30	0.0435%	0.0150%
October 1 - December 31	0.0350%	0.0150%

6. Contract Value at Plan or Contract Termination

A termination, and the resulting distribution, of the contract may incur a surrender charge and, or, a one-time adjustment to the aggregate value of the fixed option. Such an event, if one were to occur, is contingent on the Plan trustee or the Company to initiate a termination. The initiation cannot be made by the participants of the Plan. There is a provision, in the contract termination value, for a market value adjustment and a surrender charge. Upon request to AUL, this value may be provided, but AUL's belief is that the termination value is not an appropriate measure of fair value. As explained in Note 1G, the Company has not expressed any intent to terminate the Plan.

7. Reconciliation of Financial Statements to Form 5500 – 2009

The following is a reconciliation of net assets available for benefits per the financial statements to the Plan's 2009 Form 5500, *Annual Return/Report of Employee Benefit Plan*.

Net assets available for benefits per financial statements	$ 2,786,290
Accrual difference relating to contributions receivable	(8,724)
Net assets available for benefits per Form 5500 return	$ 2,777,566

8. Suspension of Employer Contributions

Due to economic conditions, the Company suspended all matching contributions to the Plan beginning April 1, 2009. The Company plans on resuming matching contributions once economic conditions improve; however, the Company cannot predict when such improvements will occur.

Sonnenalp Properties Profit Sharing Plan
EIN 84-0892418 Plan Number - 001
Schedule H, Line 4i
Schedule of Assets Held for Investment Purposes
December 31, 2009

(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
	American United Life Insurance Company	Value of interest in registered investment companies	N/A	2,436,794
		Value of funds held in insurance company general account	N/A	340,772
				2,777,566

The accompanying notes are an integral part of these financial statements.

Attachment to 2009 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name SONNENALP PROPERTIES PROFIT SHARING PLAN **EIN:** 84-0892418
Plan Sponsor's Name SONNENALP PROPERTIES INC. **PN:** 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
	AMERICAN UNITED LIFE INS CO	AUL FIXED ACCOUNT		340,772
	AMERICAN UNITED LIFE INS CO	LORD ABBETT SMALL-CAP BLEND		52,955
	AMERICAN UNITED LIFE INS CO	THORNBURG INTERNATIONAL VALUE		34,277
	AMERICAN UNITED LIFE INS CO	OPPENHEIMER GLOBAL FUND		6,076
	AMERICAN UNITED LIFE INS CO	AMER FDS GRWTH FUND OF AMERICA		73,918
	AMERICAN UNITED LIFE INS CO	AMER FDS EUROPACIFIC GROWTH		51,802
	AMERICAN UNITED LIFE INS CO	AMER FDS CAPITAL WORLD GRO&INC		68,954

Attachment to 2009 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name SONNENALP PROPERTIES PROFIT SHARING PLAN **EIN:** 84-0892418
Plan Sponsor's Name SONNENALP PROPERTIES INC. **PN:** 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
	AMERICAN UNITED LIFE INS CO	AMER FDS AMERI HIGH INC TRST		41,560
	AMERICAN UNITED LIFE INS CO	ONEAMERICA ASSET DIRECTOR		54,674
	AMERICAN UNITED LIFE INS CO	ONEAMERICA INVESTMENT GRD BOND		68,360
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV SMALL CAP		55,822
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV LEVCO STK		37,120
	AMERICAN UNITED LIFE INS CO	AMCENT REAL ESTATE		22,357
	AMERICAN UNITED LIFE INS CO	NEUBERGER/BERMAN PARTNERS		102,073

Attachment to 2009 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name SONNENALP PROPERTIES PROFIT SHARING PLAN **EIN:** 84-0892418
Plan Sponsor's Name SONNENALP PROPERTIES INC. **PN:** 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
	AMERICAN UNITED LIFE INS CO	PIMCO TOTAL RETURN		46,176
	AMERICAN UNITED LIFE INS CO	ALLIANZ NFJ DIV VAL		14,830
	AMERICAN UNITED LIFE INS CO	T ROWE PRICE EQUITY-INCOME		62,557
	AMERICAN UNITED LIFE INS CO	RUSSELL LIFEPOINTS MOD STRAT		170,307
	AMERICAN UNITED LIFE INS CO	RUSSELL LIFEPOINTS BAL STRAT		303,878
	AMERICAN UNITED LIFE INS CO	RUSSELL LIFEPOINTS GROW STRAT		870,697
	AMERICAN UNITED LIFE INS CO	RUSSELL LIFEPOINTS EQGRO STRAT		298,401