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 10/01/2009 and ending 09/30/2010

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
WOODMONT REAL ESTATE SERVICES, L.P. 401(K) PROFIT SHARING PLAN

1b Three-digit plan number (PN) ▶ 001

1c Effective date of plan 10/01/1990

2a Plan sponsor's name and address (employer, if for a single-employer plan) (Address should include room or suite no.)
WOODMONT REAL ESTATE SERVICES, LP

1050 RALSTON AVENUE
BELMONT, CA 94002

1050 RALSTON AVENUE
BELMONT, CA 94002

2b Employer Identification Number (EIN)
94-3209029

2c Sponsor's telephone number
650-592-3960

2d Business code (see instructions)
531310

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

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

SIGN HERE	Filed with authorized/valid electronic signature.	07/14/2011	CLAUDIA BLAKESLEE
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE			
	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")
WOODMONT REAL ESTATE SERVICES, LP

1050 RALSTON AVENUE
BELMONT, CA 94002

3b Administrator's EIN
94-3209029

3c Administrator's telephone number
650-592-3960

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**	476
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**	383
b	Retired or separated participants receiving benefits	**6b**	4
c	Other retired or separated participants entitled to future benefits	**6c**	56
d	Subtotal. Add lines **6a**, **6b**, and **6c**	**6d**	443
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits	**6e**	4
f	Total. Add lines **6d** and **6e**	**6f**	447
g	Number of participants with account balances as of the end of the plan year (only defined contribution plans complete this item)	**6g**	243
h	Number of participants that terminated employment during the plan year with accrued benefits that were less than 100% vested	**6h**	27
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

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

9a Plan funding arrangement (check all that apply)

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

9b Plan benefit arrangement (check all that apply)

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

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

a Pension Schedules

(1)	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)		**A** (Insurance Information)
(4)	X	**C** (Service Provider Information)
(5)		**D** (DFE/Participating Plan Information)
(6)		**G** (Financial Transaction Schedules)

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 10/01/2009 and ending 09/30/2010

A Name of plan
WOODMONT REAL ESTATE SERVICES, L.P. 401(K) PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WOODMONT REAL ESTATE SERVICES, LP

D Employer Identification Number (EIN)
94-3209029

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

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04-2647786

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

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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)

FIDELITY INVESTMENTS INSTITUTIONAL

04-2647786

(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?
64 37 65 60	RECORDKEEPER	6828	Yes [X] No [ ]	Yes [X] No [ ]	0	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
FIDELITY INVESTMENTS INSTITUTIONAL	60	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.
EATON LG CAP VALUE A - PNC GLOBAL I 04-2871943	0.50%

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
FIDELITY INVESTMENTS INSTITUTIONAL	60	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.
WFA SM CAP VAL INV - BOSTON FINANCI 04-2526037	0.35%

(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

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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 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 10/01/2009 and ending 09/30/2010

A Name of plan
WOODMONT REAL ESTATE SERVICES, L.P. 401(K) PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WOODMONT REAL ESTATE SERVICES, LP

D Employer Identification Number (EIN)
94-3209029

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)	813085	1059173
(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)	62238	86531
(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)	4480438	5388610
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)		
(15) Other	1c(15)		

			(a) Beginning of Year	(b) End of Year
1d	Employer-related investments:			
	(1) Employer securities	1d(1)		
	(2) Employer real property	1d(2)		
e	Buildings and other property used in plan operation	1e		
f	Total assets (add all amounts in lines 1a through 1e)	1f	5355761	6534314
	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		
	Net Assets			
l	Net assets (subtract line 1k from line 1f)	1l	5355761	6534314

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)	74336	
	(B) Participants	2a(1)(B)	788356	
	(C) Others (including rollovers)	2a(1)(C)	32724	
	(2) Noncash contributions	2a(2)		
	(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		895416
b	**Earnings on investments:**			
	(1) Interest:			
	(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	216	
	(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)	4293	
	(F) Other	2b(1)(F)		
	(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		4509
	(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)	89190	
	(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		89190
	(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)		

		(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)		
(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)		345862
c Other income	2c		
d Total income. Add all **income** amounts in column (b) and enter total	2d		1334977
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	149575	
(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)		149575
f Corrective distributions (see instructions)	2f		
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)	6849	
(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)		6849
j Total expenses. Add all **expense** amounts in column (b) and enter total	2j		156424
Net Income and Reconciliation			
k Net income (loss). Subtract line 2j from line 2d	2k		1178553
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: SHEA LABAGH DOBERSTEIN (2) EIN: 94-2290202

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		5000000
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		X	

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 10/01/2009 and ending 09/30/2010

A Name of plan
WOODMONT REAL ESTATE SERVICES, L.P. 401(K) PROFIT SHARING PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WOODMONT REAL ESTATE SERVICES, LP

D Employer Identification Number (EIN)
94-3209029

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): 04-6568107

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):

WOODMONT REAL ESTATE SERVICES, L.P.
401(k) PROFIT SHARING PLAN

FINANCIAL STATEMENTS

Year Ended September 30, 2010

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

Year Ended September 30, 2010

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SHEA LABAGH DOBBERSTEIN

Certified Public Accountants, Inc.

INDEPENDENT AUDITORS' REPORT

TO THE PLAN ADMINISTRATOR AND PARTICIPANTS
OF WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

We were engaged to audit the financial statements and supplemental schedule of WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN (the "Plan") as of September 30, 2010 and 2009, and for the year ended September 30, 2010, 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 4, which was certified by Fidelity Management Trust Company, trustee of the Plan, except for comparing such information with the related information included in the financial statements and supplemental schedule. We have been informed by the plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of September 30, 2010 and 2009 and for the year ended September 30, 2010, 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 schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

SHEA LABAGH DOBBERSTEIN
Certified Public Accountants, Inc.

Shea Labagh Dobberstein

July 11, 2011

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WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS

	September 30, 2010	September 30, 2009
ASSETS		
INVESTMENTS		
Mutual Funds	$ 6,447,783	$ 5,293,523
Participant Loans	86,530	62,238
TOTAL INVESTMENTS	6,534,313	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS	$ 6,534,313	$ 5,355,761

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

Year Ended September 30, 2010

ADDITIONS	
ADDITIONS TO NET ASSETS ATTRIBUTED TO:	
INVESTMENT INCOME	
Net Appreciation in Fair Value of Investments	$ 345,864
Dividend and Interest Income	93,697
NET INVESTMENT INCOME	439,561
CONTRIBUTIONS	
Participants	788,356
Employer	74,336
Rollover	32,724
TOTAL CONTRIBUTIONS	895,416
TOTAL ADDITIONS	1,334,977
DEDUCTIONS	
DEDUCTIONS FROM NET ASSETS ATTRIBUTED TO:	
BENEFITS PAID TO PARTICIPANTS	149,575
ADMINISTRATIVE EXPENSES	6,850
TOTAL DEDUCTIONS	156,425
NET INCREASE IN NET ASSETS	1,178,552
NET ASSETS AVAILABLE FOR BENEFITS AT BEGINNING OF YEAR	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS AT END OF YEAR	$ 6,534,313

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

NOTES TO FINANCIAL STATEMENTS

September 30, 2010

NOTE 1 – DESCRIPTION OF THE PLAN

The following description of the Woodmont Real Estate Services, L.P. 401(k) 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.

General – The Plan was established on October 1, 1990, to provide retirement benefits for employees of Woodmont Real Estate Services, L.P. (the "Company"). The Plan is a defined contribution plan covering all eligible employees who have attained twenty-one years of age and are not covered by a collective bargaining agreement. To receive profit sharing contributions, participants must be employed by the Company at the end of the Plan year and have performed at least 1,000 hours of service for the Company during the Plan year. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

The Plan provides for a Plan administrator who is responsible for keeping accurate and complete records with regards to the Plan's operations, informing participants of changes or amendments to the Plan, ensuring that the Plan conforms to the law and to government regulations, and providing participants with any reports and documents required by law.

Employer Contributions – The Company makes discretionary matching contributions based on a percentage of employee deferrals, which is determined annually by the Company's Board of Directors. As of September 31, 2010 and 2009, the contribution rate was equal to 10% of each employee's elective deferral. The Company may also make annual discretionary profit sharing contributions at the option of the Company's Board of Directors, subject to limitations imposed by applicable provisions of the Internal Revenue Code (the "IRC"). There were no profit sharing contributions for the year ended September 30, 2010.

Participant Contributions – The Plan provides for an automatic enrollment feature. Unless an eligible new hire employee elects otherwise, a contribution equal to 3% of the employee's compensation is deducted from the employee's paycheck and contributed to the Plan on the participant's behalf. Unless elected otherwise, the automatic deduction will begin 30 days following the Participant's date of hire. Participants may voluntarily contribute up to 60% of their annual pretax compensation, as defined in the Plan, with maximum contributions in a calendar year of $16,500 for 2010. Additionally, participants age 50 and over at the end of the Plan year may make catch up contributions limited to $5,500 for 2010.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Participant Accounts – The Plan maintains an account for each participant which is credited with the participant's contributions and allocations of (a) the Company's contributions and (b) Plan investment earnings or losses. Allocations are based on participant earnings or account balances, as defined by the Plan. The benefit to which a participant is entitled is the benefit that may be provided from the participant's vested account.

Vesting – Participants are immediately vested in their voluntary contributions and rollover contributions plus actual earnings thereon. Vesting in the Company's discretionary matching and profit sharing contributions is based on years of continuous service. Vesting is based on a six-year graded scale as follows:

Years of Credited Service	Vested Percentage
1	0%
2	20%
3	40%
4	60%
5	80%
6	100%

Investment Options – Upon enrollment in the Plan, a participant may direct the investment of his or her account balance into the various mutual funds offered through Fidelity Management Trust Company ("Fidelity").

Participant Loans – Participants may borrow from their vested account balances provided they meet the Plan's eligibility requirements. The minimum loan amount is $1,000 and the maximum amount is the lesser of one-half of the participant's vested account balance or $50,000. The loans are secured by the balance in the participant's account. The duration of the loan is not to exceed five years, except for loans used to finance the purchase of a primary residence. Interest rates are based on the prevailing rates charged by persons in the business of lending money for loans which would be made under similar duration of the loan. Principal and interest are repaid through payroll deductions, and loans are due immediately upon termination of employment. Circumstances. The interest rate remains fixed throughout the duration of the loan. At September 30, 2010, the interest rate on loans outstanding ranged from 4.25% to 11.00%.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Payment of Benefits – Upon termination of employment or termination of service due to death, disability or retirement, a participant may receive a lump-sum distribution equal to the value of the participant's vested interest in his or her account. Terminated participants with account balances in excess of $5,000 may delay the receipts of distributions. The Company will roll over terminated participant's account balances of between $1,000 and $5,000 to Individual Retirement Accounts unless directed otherwise by the terminated participant. Terminated participant's account balances of less than $1,000 will be automatically distributed unless otherwise instructed by the participant within the required time-frame specified by the Plan document.

Forfeited Accounts – The non-vested portion of a terminated participant's account balance is forfeited. Forfeited accounts are applied to reduce required employer contributions and fund administrative expenses. As of September 30, 2010 and 2009, forfeited non-vested accounts amounted to $2,001 and $1,575, respectively. During the year ended September 30, 2010, $3,613 of forfeitures were used to fund administrative expenses.

Administrative Expenses – The Company has elected to fund certain administrative costs of the Plan other than those associated with certain participant transactions, such as participant loan and withdrawal fees. The Company will fund expenses either directly or will use forfeitures. Accounts of a terminated participant will be charged a participation fee on a per capita basis.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting – The Plan's financial statements are prepared under the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of changes in net assets available for benefits during the reporting period. Actual results may differ from those estimates.

Investment Valuation and Income Recognition – The Plan's investments are reported at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (See Note 3).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment Valuation and Income Recognition (Continued) – Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net unrealized appreciation or depreciation in the value of investments for each year is reflected in the Statement of Changes in Net Assets Available for Benefits.

Payments of Benefits – Benefits are recorded when paid.

Subsequent Events – The Plan has evaluated subsequent events through July 11, 2011, the date the financial statements were available to be issued.

NOTE 3 – FAIR VALUE MEASUREMENTS

Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC"), *Fair Value Measurements and Disclosures* establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level l measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

Level 2: Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quote prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value.

Mutual Funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end.

Participant Loans: Valued at amortized cost, which approximates fair value.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Plan believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Plan's assets at fair value as of September 30, 2010 and 2009:

2010	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 4,035,689	$ -	$ -	$ 4,035,689
Money Market Funds	1,059,173	-	-	1,059,173
Fixed Income Funds	779,225	-	-	779,225
International Funds	545,819	-	-	545,819
Small Cap Stock Funds	27,877	-	-	27,877
Participant Loans	-	-	86,530	86,530
Total Assets at Fair Value	$ 6,447,783	$ -	$ 86,530	$ 6,534,313

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

2009	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 3,561,881	$ -	$ -	$ 3,561,881
Money Market Funds	813,084	-	-	813,084
Fixed Income Funds	426,448	-	-	426,448
International Funds	479,298	-	-	479,298
Small Cap Stock Funds	12,812	-	-	12,812
Participant Loans	-	-	62,238	62,238
Total Assets at Fair Value	$ 5,293,523	$ -	$ 62,238	$ 5,355,761

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year ended September 30, 2010:

	Participant Loans
Balance, Beginning of Year	$ 62,238
Purchases, Sales, Issuances and Settlements, Net	24,292
Balance, End of Year	$ 86,530

Gains and losses (realized and unrealized) included in changes in net assets available for benefits for the year ended September 30, 2010 are reported in net appreciation in fair value of investments.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN

The investment information as of September 30, 2010 and 2009, and for the year ended September 30, 2010, including investment assets, investment income or loss, and the schedule of assets held at year end included in the accompanying financial statements and supplemental schedule was obtained from data that has been certified by Fidelity, trustee and custodian of the Plan, to be complete and accurate. All investments are in participant directed funds. Fidelity maintains the contributions in separate accounts, which are invested in different fund options as directed by each participant (see Note 1). The accounts are credited with actual earnings and unrealized appreciation or depreciation on the investments and charged for Plan withdrawals and miscellaneous expenses.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of the certified information prepared by Fidelity, furnished to the Plan administrator, included in the Plan's financial statements and supplemental schedule at September 30:

	2010	2009
Mutual Funds:		
Fidelity Retirement Government Money Market	$ 1,059,173*	$ 813,084*
Wells Fargo Advantage Small Cap Value A Fund	27,877	12,812
Eaton Vance Large Cap Value A Fund	141,834	160,537
Fidelity Fund	282,537	249,231
Fidelity GNMA Fund	251,486	35,938
Fidelity Magellan Fund	439,540*	436,208*
Fidelity Contra Fund	3,693	14,702
Fidelity Intermediate Bond Fund	473,924*	351,950*
Fidelity Independence Fund	728,401*	706,887*
Fidelity Balanced Fund	814,118*	726,104*
Fidelity Low-Priced Stock Fund	302,244	240,621
Fidelity Diversified International Fund	545,819*	479,298*
Fidelity Freedom Income Fund	24,395	21,579
Fidelity Freedom 2000 Fund	20,423	14,387
Fidelity Freedom 2005 Fund	8,997	2,594
Fidelity Freedom 2010 Fund	104,344	89,994
Fidelity Freedom 2015 Fund	252,498	267,624
Fidelity Freedom 2020 Fund	179,415	139,105
Fidelity Freedom 2025 Fund	198,204	114,531
Fidelity Freedom 2030 Fund	96,092	72,065
Fidelity Freedom 2035 Fund	54,931	19,809
Fidelity Freedom 2040 Fund	30,489	21,556
Fidelity Freedom 2045 Fund	20,585	8,316
Fidelity Freedom 2050 Fund	22,443	6,852
Spartan U.S. Equity Index Fund	364,321*	287,739*
	6,447,783	5,293,523
Participant Loans	86,530	62,238
	$ 6,534,313	$ 5,355,761

* Represents investments that are 5% or greater of the Plan's net assets.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of information certified by Fidelity for the year ended September 30, 2010:

Net Appreciation in Mutual Funds Including Both Realized and Unrealized Amounts	$	345,864
Dividend and Interest Income:		
Dividend Income from Mutual Funds		89,404
Interest Income from Participant Loans		4,293
Total Dividend and Interest Income	$	93,697

NOTE 5 – RISKS AND UNCERTAINTIES

The Plan provides for various investment options in any combination from among the funds sponsored by Fidelity. Investment securities are exposed to various risks, such as interest rate, market fluctuations and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in investment value in the near term would materially affect participants' account balances and the amounts reported in the Statements of Net Assets Available for Benefits and the Statement of Changes in Net Assets Available for Benefits.

The underlying securities of the Plan's investments could include securities with contractual cash flows, such as, but not limited to, asset backed securities, collateralized mortgage obligations, commercial mortgages and real estate. The value, liquidity and related income of these securities may be particularly sensitive to changes in interest rates and economic conditions, including real estate value, delinquencies or defaults, or both, and may be adversely affected by real or perceived difficulties of the issuers, changes in interest rates and conditions in financial markets.

NOTE 6 – TAX STATUS

The Internal Revenue Service has determined and informed the Company by a letter dated December 5, 2001, that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code (IRC). Although the Plan has been amended since receiving the determination letter, the Plan administrator and the Plan's tax counsel believe that the Plan is designed and is currently being operated in compliance with the applicable requirements of the IRC. Accordingly, no provision for federal or state income taxes has been made.

Accounting principles generally accepted in the United States of America require Plan management to evaluate tax positions taken by the Plan and recognize a tax liability (or asset) if the Plan has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. The Plan administrator has analyzed the tax positions taken by the Plan, and has concluded that as of September 30, 2010, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements. The Plan is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Plan administrator believes it is no longer subject to income tax examinations for years prior to 2007.

NOTE 7 – RELATED-PARTY TRANSACTIONS

Certain Plan investments are shares of mutual funds managed by Fidelity. Fidelity is the trustee, custodian, and record keeper, as defined by the Plan and, therefore, these transactions qualify as party-in-interest transactions.

NOTE 8 – PLAN TERMINATION

The Company has established the Plan with the expressed intention and expectation that it will continue the Plan. However, if circumstances make it impossible or inadvisable to continue the Plan, the Company reserves the right to terminate it at any time subject to the provisions of ERISA. In the event of Plan termination, participants will become 100% vested in their accounts. Benefits will be held in the trust fund which will remain in existence until the Company requests the discontinuance of the trust agreement.

SUPPLEMENTAL SCHEDULE

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

SCHEDULE H – LINE 4i: SCHEDULE OF ASSETS (HELD AT END OF YEAR)

FEIN: 94-3209029

Plan Number: 001

September 30, 2010

(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
*	Fidelity Retirement Government Money Market	Mutual Fund, 1,059,173 Shares Owned	^	$ 1,059,173
	Wells Fargo Advantage Small Cap Value A Fund	Mutual Fund, 939 Shares Owned	^	27,877
	Eaton Vance Large Cap Value A Fund	Mutual Fund, 8,549 Shares Owned	^	141,834
*	Fidelity Fund	Mutual Fund, 9,862 shares Owned	^	282,537
*	Fidelity GNMA Fund	Mutual Fund, 21,624 Shares Owned	^	251,486
*	Fidelity Magellan Fund	Mutual Fund, 6,819 Shares Owned	^	439,540
*	Fidelity Contra Fund	Mutual Fund, 59 Shares Owned	^	3,693
*	Fidelity Intermediate Bond Fund	Mutual Fund, 44,004 Shares Owned	^	473,924
*	Fidelity Independence Fund	Mutual Fund, 34,310 Shares Owned	^	728,401
*	Fidelity Balance Fund	Mutual Fund, 47,250 Shares Owned	^	814,118
*	Fidelity Low-Priced Stock Fund	Mutual Fund, 8,715 Shares Owned	^	302,244
*	Fidelity Diversified International Fund	Mutual Fund, 19,246 Shares Owned	^	545,819
*	Fidelity Freedom Income Fund	Mutual Fund, 2,186 Shares Owned	^	24,395
*	Fidelity Freedom 2000 Fund	Mutual Fund, 1,723 Shares Owned	^	20,423
*	Fidelity Freedom 2005 Fund	Mutual Fund, 858 Shares Owned	^	8,997
*	Fidelity Freedom 2010 Fund	Mutual Fund, 7,965 Shares Owned	^	104,344
*	Fidelity Freedom 2015 Fund	Mutual Fund, 23,144 Shares Owned	^	252,498
*	Fidelity Freedom 2020 Fund	Mutual Fund, 13,675 Shares Owned	^	179,415
*	Fidelity Freedom 2025 Fund	Mutual Fund, 18,251 Shares Owned	^	198,204
*	Fidelity Freedom 2030 Fund	Mutual Fund, 7,443 Shares Owned	^	96,092
*	Fidelity Freedom 2035 Fund	Mutual Fund, 5,153 Shares Owned	^	54,931
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*	Fidelity Freedom 2050 Fund	Mutual Fund, 2,598 Shares Owned	^	22,443
*	Spartan U.S. Equity Index Fund	Mutual Fund, 8,976 Shares Owned	^	364,321
				6,447,783
*	Participant Loans	22 loans receivable bearing interest from 4.25% to 11.00% with maturity dates from October 2010 to October 2016.	-	86,530
				$ 6,534,313

* Denotes Party-In-Interest as defined by ERISA.

^ Column (d) Cost is omitted for participant directed investments.

WOODMONT REAL ESTATE SERVICES, L.P.
401(k) PROFIT SHARING PLAN

FINANCIAL STATEMENTS

Year Ended September 30, 2010

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

Year Ended September 30, 2010

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SHEA LABAGH DOBBERSTEIN

Certified Public Accountants, Inc.

INDEPENDENT AUDITORS' REPORT

TO THE PLAN ADMINISTRATOR AND PARTICIPANTS
OF WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

We were engaged to audit the financial statements and supplemental schedule of WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN (the "Plan") as of September 30, 2010 and 2009, and for the year ended September 30, 2010, 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 4, which was certified by Fidelity Management Trust Company, trustee of the Plan, except for comparing such information with the related information included in the financial statements and supplemental schedule. We have been informed by the plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of September 30, 2010 and 2009 and for the year ended September 30, 2010, 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 schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

SHEA LABAGH DOBBERSTEIN
Certified Public Accountants, Inc.

Shea Labagh Dobberstein

July 11, 2011

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WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS

	September 30, 2010	September 30, 2009
ASSETS		
INVESTMENTS		
Mutual Funds	$ 6,447,783	$ 5,293,523
Participant Loans	86,530	62,238
TOTAL INVESTMENTS	6,534,313	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS	$ 6,534,313	$ 5,355,761

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

Year Ended September 30, 2010

ADDITIONS	
ADDITIONS TO NET ASSETS ATTRIBUTED TO:	
INVESTMENT INCOME	
Net Appreciation in Fair Value of Investments	$ 345,864
Dividend and Interest Income	93,697
NET INVESTMENT INCOME	439,561
CONTRIBUTIONS	
Participants	788,356
Employer	74,336
Rollover	32,724
TOTAL CONTRIBUTIONS	895,416
TOTAL ADDITIONS	1,334,977
DEDUCTIONS	
DEDUCTIONS FROM NET ASSETS ATTRIBUTED TO:	
BENEFITS PAID TO PARTICIPANTS	149,575
ADMINISTRATIVE EXPENSES	6,850
TOTAL DEDUCTIONS	156,425
NET INCREASE IN NET ASSETS	1,178,552
NET ASSETS AVAILABLE FOR BENEFITS AT BEGINNING OF YEAR	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS AT END OF YEAR	$ 6,534,313

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

NOTES TO FINANCIAL STATEMENTS

September 30, 2010

NOTE 1 – DESCRIPTION OF THE PLAN

The following description of the Woodmont Real Estate Services, L.P. 401(k) 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.

General – The Plan was established on October 1, 1990, to provide retirement benefits for employees of Woodmont Real Estate Services, L.P. (the "Company"). The Plan is a defined contribution plan covering all eligible employees who have attained twenty-one years of age and are not covered by a collective bargaining agreement. To receive profit sharing contributions, participants must be employed by the Company at the end of the Plan year and have performed at least 1,000 hours of service for the Company during the Plan year. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

The Plan provides for a Plan administrator who is responsible for keeping accurate and complete records with regards to the Plan's operations, informing participants of changes or amendments to the Plan, ensuring that the Plan conforms to the law and to government regulations, and providing participants with any reports and documents required by law.

Employer Contributions – The Company makes discretionary matching contributions based on a percentage of employee deferrals, which is determined annually by the Company's Board of Directors. As of September 31, 2010 and 2009, the contribution rate was equal to 10% of each employee's elective deferral. The Company may also make annual discretionary profit sharing contributions at the option of the Company's Board of Directors, subject to limitations imposed by applicable provisions of the Internal Revenue Code (the "IRC"). There were no profit sharing contributions for the year ended September 30, 2010.

Participant Contributions – The Plan provides for an automatic enrollment feature. Unless an eligible new hire employee elects otherwise, a contribution equal to 3% of the employee's compensation is deducted from the employee's paycheck and contributed to the Plan on the participant's behalf. Unless elected otherwise, the automatic deduction will begin 30 days following the Participant's date of hire. Participants may voluntarily contribute up to 60% of their annual pretax compensation, as defined in the Plan, with maximum contributions in a calendar year of $16,500 for 2010. Additionally, participants age 50 and over at the end of the Plan year may make catch up contributions limited to $5,500 for 2010.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Participant Accounts – The Plan maintains an account for each participant which is credited with the participant's contributions and allocations of (a) the Company's contributions and (b) Plan investment earnings or losses. Allocations are based on participant earnings or account balances, as defined by the Plan. The benefit to which a participant is entitled is the benefit that may be provided from the participant's vested account.

Vesting – Participants are immediately vested in their voluntary contributions and rollover contributions plus actual earnings thereon. Vesting in the Company's discretionary matching and profit sharing contributions is based on years of continuous service. Vesting is based on a six-year graded scale as follows:

Years of Credited Service	Vested Percentage
1	0%
2	20%
3	40%
4	60%
5	80%
6	100%

Investment Options – Upon enrollment in the Plan, a participant may direct the investment of his or her account balance into the various mutual funds offered through Fidelity Management Trust Company ("Fidelity").

Participant Loans – Participants may borrow from their vested account balances provided they meet the Plan's eligibility requirements. The minimum loan amount is $1,000 and the maximum amount is the lesser of one-half of the participant's vested account balance or $50,000. The loans are secured by the balance in the participant's account. The duration of the loan is not to exceed five years, except for loans used to finance the purchase of a primary residence. Interest rates are based on the prevailing rates charged by persons in the business of lending money for loans which would be made under similar duration of the loan. Principal and interest are repaid through payroll deductions, and loans are due immediately upon termination of employment. Circumstances. The interest rate remains fixed throughout the duration of the loan. At September 30, 2010, the interest rate on loans outstanding ranged from 4.25% to 11.00%.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Payment of Benefits – Upon termination of employment or termination of service due to death, disability or retirement, a participant may receive a lump-sum distribution equal to the value of the participant's vested interest in his or her account. Terminated participants with account balances in excess of $5,000 may delay the receipts of distributions. The Company will roll over terminated participant's account balances of between $1,000 and $5,000 to Individual Retirement Accounts unless directed otherwise by the terminated participant. Terminated participant's account balances of less than $1,000 will be automatically distributed unless otherwise instructed by the participant within the required time-frame specified by the Plan document.

Forfeited Accounts – The non-vested portion of a terminated participant's account balance is forfeited. Forfeited accounts are applied to reduce required employer contributions and fund administrative expenses. As of September 30, 2010 and 2009, forfeited non-vested accounts amounted to $2,001 and $1,575, respectively. During the year ended September 30, 2010, $3,613 of forfeitures were used to fund administrative expenses.

Administrative Expenses – The Company has elected to fund certain administrative costs of the Plan other than those associated with certain participant transactions, such as participant loan and withdrawal fees. The Company will fund expenses either directly or will use forfeitures. Accounts of a terminated participant will be charged a participation fee on a per capita basis.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting – The Plan's financial statements are prepared under the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of changes in net assets available for benefits during the reporting period. Actual results may differ from those estimates.

Investment Valuation and Income Recognition – The Plan's investments are reported at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (See Note 3).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment Valuation and Income Recognition (Continued) – Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net unrealized appreciation or depreciation in the value of investments for each year is reflected in the Statement of Changes in Net Assets Available for Benefits.

Payments of Benefits – Benefits are recorded when paid.

Subsequent Events – The Plan has evaluated subsequent events through July 11, 2011, the date the financial statements were available to be issued.

NOTE 3 – FAIR VALUE MEASUREMENTS

Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC"), *Fair Value Measurements and Disclosures* establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level l measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

Level 2: Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quote prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value.

Mutual Funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end.

Participant Loans: Valued at amortized cost, which approximates fair value.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Plan believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Plan's assets at fair value as of September 30, 2010 and 2009:

2010	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 4,035,689	$ -	$ -	$ 4,035,689
Money Market Funds	1,059,173	-	-	1,059,173
Fixed Income Funds	779,225	-	-	779,225
International Funds	545,819	-	-	545,819
Small Cap Stock Funds	27,877	-	-	27,877
Participant Loans	-	-	86,530	86,530
Total Assets at Fair Value	$ 6,447,783	$ -	$ 86,530	$ 6,534,313

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

2009	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 3,561,881	$ -	$ -	$ 3,561,881
Money Market Funds	813,084	-	-	813,084
Fixed Income Funds	426,448	-	-	426,448
International Funds	479,298	-	-	479,298
Small Cap Stock Funds	12,812	-	-	12,812
Participant Loans	-	-	62,238	62,238
Total Assets at Fair Value	$ 5,293,523	$ -	$ 62,238	$ 5,355,761

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year ended September 30, 2010:

	Participant Loans
Balance, Beginning of Year	$ 62,238
Purchases, Sales, Issuances and Settlements, Net	24,292
Balance, End of Year	$ 86,530

Gains and losses (realized and unrealized) included in changes in net assets available for benefits for the year ended September 30, 2010 are reported in net appreciation in fair value of investments.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN

The investment information as of September 30, 2010 and 2009, and for the year ended September 30, 2010, including investment assets, investment income or loss, and the schedule of assets held at year end included in the accompanying financial statements and supplemental schedule was obtained from data that has been certified by Fidelity, trustee and custodian of the Plan, to be complete and accurate. All investments are in participant directed funds. Fidelity maintains the contributions in separate accounts, which are invested in different fund options as directed by each participant (see Note 1). The accounts are credited with actual earnings and unrealized appreciation or depreciation on the investments and charged for Plan withdrawals and miscellaneous expenses.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of the certified information prepared by Fidelity, furnished to the Plan administrator, included in the Plan's financial statements and supplemental schedule at September 30:

	2010	2009
Mutual Funds:		
Fidelity Retirement Government Money Market	$ 1,059,173*	$ 813,084*
Wells Fargo Advantage Small Cap Value A Fund	27,877	12,812
Eaton Vance Large Cap Value A Fund	141,834	160,537
Fidelity Fund	282,537	249,231
Fidelity GNMA Fund	251,486	35,938
Fidelity Magellan Fund	439,540*	436,208*
Fidelity Contra Fund	3,693	14,702
Fidelity Intermediate Bond Fund	473,924*	351,950*
Fidelity Independence Fund	728,401*	706,887*
Fidelity Balanced Fund	814,118*	726,104*
Fidelity Low-Priced Stock Fund	302,244	240,621
Fidelity Diversified International Fund	545,819*	479,298*
Fidelity Freedom Income Fund	24,395	21,579
Fidelity Freedom 2000 Fund	20,423	14,387
Fidelity Freedom 2005 Fund	8,997	2,594
Fidelity Freedom 2010 Fund	104,344	89,994
Fidelity Freedom 2015 Fund	252,498	267,624
Fidelity Freedom 2020 Fund	179,415	139,105
Fidelity Freedom 2025 Fund	198,204	114,531
Fidelity Freedom 2030 Fund	96,092	72,065
Fidelity Freedom 2035 Fund	54,931	19,809
Fidelity Freedom 2040 Fund	30,489	21,556
Fidelity Freedom 2045 Fund	20,585	8,316
Fidelity Freedom 2050 Fund	22,443	6,852
Spartan U.S. Equity Index Fund	364,321*	287,739*
	6,447,783	5,293,523
Participant Loans	86,530	62,238
	$ 6,534,313	$ 5,355,761

* Represents investments that are 5% or greater of the Plan's net assets.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of information certified by Fidelity for the year ended September 30, 2010:

Net Appreciation in Mutual Funds Including Both Realized and Unrealized Amounts	$	345,864
Dividend and Interest Income:		
Dividend Income from Mutual Funds		89,404
Interest Income from Participant Loans		4,293
Total Dividend and Interest Income	$	93,697

NOTE 5 – RISKS AND UNCERTAINTIES

The Plan provides for various investment options in any combination from among the funds sponsored by Fidelity. Investment securities are exposed to various risks, such as interest rate, market fluctuations and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in investment value in the near term would materially affect participants' account balances and the amounts reported in the Statements of Net Assets Available for Benefits and the Statement of Changes in Net Assets Available for Benefits.

The underlying securities of the Plan's investments could include securities with contractual cash flows, such as, but not limited to, asset backed securities, collateralized mortgage obligations, commercial mortgages and real estate. The value, liquidity and related income of these securities may be particularly sensitive to changes in interest rates and economic conditions, including real estate value, delinquencies or defaults, or both, and may be adversely affected by real or perceived difficulties of the issuers, changes in interest rates and conditions in financial markets.

NOTE 6 – TAX STATUS

The Internal Revenue Service has determined and informed the Company by a letter dated December 5, 2001, that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code (IRC). Although the Plan has been amended since receiving the determination letter, the Plan administrator and the Plan's tax counsel believe that the Plan is designed and is currently being operated in compliance with the applicable requirements of the IRC. Accordingly, no provision for federal or state income taxes has been made.

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SUPPLEMENTAL SCHEDULE

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

SCHEDULE H – LINE 4i: SCHEDULE OF ASSETS (HELD AT END OF YEAR)

FEIN: 94-3209029

Plan Number: 001

September 30, 2010

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				$ 6,534,313

* Denotes Party-In-Interest as defined by ERISA.

^ Column (d) Cost is omitted for participant directed investments.

WOODMONT REAL ESTATE SERVICES, L.P.
401(k) PROFIT SHARING PLAN

FINANCIAL STATEMENTS

Year Ended September 30, 2010

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

Year Ended September 30, 2010

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SHEA LABAGH DOBBERSTEIN

Certified Public Accountants, Inc.

INDEPENDENT AUDITORS' REPORT

TO THE PLAN ADMINISTRATOR AND PARTICIPANTS
OF WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

We were engaged to audit the financial statements and supplemental schedule of WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN (the "Plan") as of September 30, 2010 and 2009, and for the year ended September 30, 2010, 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 4, which was certified by Fidelity Management Trust Company, trustee of the Plan, except for comparing such information with the related information included in the financial statements and supplemental schedule. We have been informed by the plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the trustee as of September 30, 2010 and 2009 and for the year ended September 30, 2010, 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 schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

SHEA LABAGH DOBBERSTEIN
Certified Public Accountants, Inc.

Shea Labagh Dobberstein

July 11, 2011

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WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS

	September 30, 2010	September 30, 2009
ASSETS		
INVESTMENTS		
Mutual Funds	$ 6,447,783	$ 5,293,523
Participant Loans	86,530	62,238
TOTAL INVESTMENTS	6,534,313	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS	$ 6,534,313	$ 5,355,761

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

Year Ended September 30, 2010

ADDITIONS	
ADDITIONS TO NET ASSETS ATTRIBUTED TO:	
INVESTMENT INCOME	
Net Appreciation in Fair Value of Investments	$ 345,864
Dividend and Interest Income	93,697
NET INVESTMENT INCOME	439,561
CONTRIBUTIONS	
Participants	788,356
Employer	74,336
Rollover	32,724
TOTAL CONTRIBUTIONS	895,416
TOTAL ADDITIONS	1,334,977
DEDUCTIONS	
DEDUCTIONS FROM NET ASSETS ATTRIBUTED TO:	
BENEFITS PAID TO PARTICIPANTS	149,575
ADMINISTRATIVE EXPENSES	6,850
TOTAL DEDUCTIONS	156,425
NET INCREASE IN NET ASSETS	1,178,552
NET ASSETS AVAILABLE FOR BENEFITS AT BEGINNING OF YEAR	5,355,761
NET ASSETS AVAILABLE FOR BENEFITS AT END OF YEAR	$ 6,534,313

See accompanying notes to financial statements.

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

NOTES TO FINANCIAL STATEMENTS

September 30, 2010

NOTE 1 – DESCRIPTION OF THE PLAN

The following description of the Woodmont Real Estate Services, L.P. 401(k) 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.

General – The Plan was established on October 1, 1990, to provide retirement benefits for employees of Woodmont Real Estate Services, L.P. (the "Company"). The Plan is a defined contribution plan covering all eligible employees who have attained twenty-one years of age and are not covered by a collective bargaining agreement. To receive profit sharing contributions, participants must be employed by the Company at the end of the Plan year and have performed at least 1,000 hours of service for the Company during the Plan year. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

The Plan provides for a Plan administrator who is responsible for keeping accurate and complete records with regards to the Plan's operations, informing participants of changes or amendments to the Plan, ensuring that the Plan conforms to the law and to government regulations, and providing participants with any reports and documents required by law.

Employer Contributions – The Company makes discretionary matching contributions based on a percentage of employee deferrals, which is determined annually by the Company's Board of Directors. As of September 31, 2010 and 2009, the contribution rate was equal to 10% of each employee's elective deferral. The Company may also make annual discretionary profit sharing contributions at the option of the Company's Board of Directors, subject to limitations imposed by applicable provisions of the Internal Revenue Code (the "IRC"). There were no profit sharing contributions for the year ended September 30, 2010.

Participant Contributions – The Plan provides for an automatic enrollment feature. Unless an eligible new hire employee elects otherwise, a contribution equal to 3% of the employee's compensation is deducted from the employee's paycheck and contributed to the Plan on the participant's behalf. Unless elected otherwise, the automatic deduction will begin 30 days following the Participant's date of hire. Participants may voluntarily contribute up to 60% of their annual pretax compensation, as defined in the Plan, with maximum contributions in a calendar year of $16,500 for 2010. Additionally, participants age 50 and over at the end of the Plan year may make catch up contributions limited to $5,500 for 2010.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Participant Accounts – The Plan maintains an account for each participant which is credited with the participant's contributions and allocations of (a) the Company's contributions and (b) Plan investment earnings or losses. Allocations are based on participant earnings or account balances, as defined by the Plan. The benefit to which a participant is entitled is the benefit that may be provided from the participant's vested account.

Vesting – Participants are immediately vested in their voluntary contributions and rollover contributions plus actual earnings thereon. Vesting in the Company's discretionary matching and profit sharing contributions is based on years of continuous service. Vesting is based on a six-year graded scale as follows:

Years of Credited Service	Vested Percentage
1	0%
2	20%
3	40%
4	60%
5	80%
6	100%

Investment Options – Upon enrollment in the Plan, a participant may direct the investment of his or her account balance into the various mutual funds offered through Fidelity Management Trust Company ("Fidelity").

Participant Loans – Participants may borrow from their vested account balances provided they meet the Plan's eligibility requirements. The minimum loan amount is $1,000 and the maximum amount is the lesser of one-half of the participant's vested account balance or $50,000. The loans are secured by the balance in the participant's account. The duration of the loan is not to exceed five years, except for loans used to finance the purchase of a primary residence. Interest rates are based on the prevailing rates charged by persons in the business of lending money for loans which would be made under similar duration of the loan. Principal and interest are repaid through payroll deductions, and loans are due immediately upon termination of employment. Circumstances. The interest rate remains fixed throughout the duration of the loan. At September 30, 2010, the interest rate on loans outstanding ranged from 4.25% to 11.00%.

NOTE 1 – DESCRIPTION OF THE PLAN (Continued)

Payment of Benefits – Upon termination of employment or termination of service due to death, disability or retirement, a participant may receive a lump-sum distribution equal to the value of the participant's vested interest in his or her account. Terminated participants with account balances in excess of $5,000 may delay the receipts of distributions. The Company will roll over terminated participant's account balances of between $1,000 and $5,000 to Individual Retirement Accounts unless directed otherwise by the terminated participant. Terminated participant's account balances of less than $1,000 will be automatically distributed unless otherwise instructed by the participant within the required time-frame specified by the Plan document.

Forfeited Accounts – The non-vested portion of a terminated participant's account balance is forfeited. Forfeited accounts are applied to reduce required employer contributions and fund administrative expenses. As of September 30, 2010 and 2009, forfeited non-vested accounts amounted to $2,001 and $1,575, respectively. During the year ended September 30, 2010, $3,613 of forfeitures were used to fund administrative expenses.

Administrative Expenses – The Company has elected to fund certain administrative costs of the Plan other than those associated with certain participant transactions, such as participant loan and withdrawal fees. The Company will fund expenses either directly or will use forfeitures. Accounts of a terminated participant will be charged a participation fee on a per capita basis.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting – The Plan's financial statements are prepared under the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of changes in net assets available for benefits during the reporting period. Actual results may differ from those estimates.

Investment Valuation and Income Recognition – The Plan's investments are reported at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (See Note 3).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment Valuation and Income Recognition (Continued) – Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Net unrealized appreciation or depreciation in the value of investments for each year is reflected in the Statement of Changes in Net Assets Available for Benefits.

Payments of Benefits – Benefits are recorded when paid.

Subsequent Events – The Plan has evaluated subsequent events through July 11, 2011, the date the financial statements were available to be issued.

NOTE 3 – FAIR VALUE MEASUREMENTS

Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC"), *Fair Value Measurements and Disclosures* establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level l measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

Level 2: Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quote prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value.

Mutual Funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end.

Participant Loans: Valued at amortized cost, which approximates fair value.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Plan believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Plan's assets at fair value as of September 30, 2010 and 2009:

2010	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 4,035,689	$ -	$ -	$ 4,035,689
Money Market Funds	1,059,173	-	-	1,059,173
Fixed Income Funds	779,225	-	-	779,225
International Funds	545,819	-	-	545,819
Small Cap Stock Funds	27,877	-	-	27,877
Participant Loans	-	-	86,530	86,530
Total Assets at Fair Value	$ 6,447,783	$ -	$ 86,530	$ 6,534,313

NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

2009	Level 1	Level 2	Level 3	Total
Mutual Funds:				
Mid/Large Cap Stock Funds	$ 3,561,881	$ -	$ -	$ 3,561,881
Money Market Funds	813,084	-	-	813,084
Fixed Income Funds	426,448	-	-	426,448
International Funds	479,298	-	-	479,298
Small Cap Stock Funds	12,812	-	-	12,812
Participant Loans	-	-	62,238	62,238
Total Assets at Fair Value	$ 5,293,523	$ -	$ 62,238	$ 5,355,761

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year ended September 30, 2010:

	Participant Loans
Balance, Beginning of Year	$ 62,238
Purchases, Sales, Issuances and Settlements, Net	24,292
Balance, End of Year	$ 86,530

Gains and losses (realized and unrealized) included in changes in net assets available for benefits for the year ended September 30, 2010 are reported in net appreciation in fair value of investments.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN

The investment information as of September 30, 2010 and 2009, and for the year ended September 30, 2010, including investment assets, investment income or loss, and the schedule of assets held at year end included in the accompanying financial statements and supplemental schedule was obtained from data that has been certified by Fidelity, trustee and custodian of the Plan, to be complete and accurate. All investments are in participant directed funds. Fidelity maintains the contributions in separate accounts, which are invested in different fund options as directed by each participant (see Note 1). The accounts are credited with actual earnings and unrealized appreciation or depreciation on the investments and charged for Plan withdrawals and miscellaneous expenses.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of the certified information prepared by Fidelity, furnished to the Plan administrator, included in the Plan's financial statements and supplemental schedule at September 30:

	2010	2009
Mutual Funds:		
Fidelity Retirement Government Money Market	$ 1,059,173*	$ 813,084*
Wells Fargo Advantage Small Cap Value A Fund	27,877	12,812
Eaton Vance Large Cap Value A Fund	141,834	160,537
Fidelity Fund	282,537	249,231
Fidelity GNMA Fund	251,486	35,938
Fidelity Magellan Fund	439,540*	436,208*
Fidelity Contra Fund	3,693	14,702
Fidelity Intermediate Bond Fund	473,924*	351,950*
Fidelity Independence Fund	728,401*	706,887*
Fidelity Balanced Fund	814,118*	726,104*
Fidelity Low-Priced Stock Fund	302,244	240,621
Fidelity Diversified International Fund	545,819*	479,298*
Fidelity Freedom Income Fund	24,395	21,579
Fidelity Freedom 2000 Fund	20,423	14,387
Fidelity Freedom 2005 Fund	8,997	2,594
Fidelity Freedom 2010 Fund	104,344	89,994
Fidelity Freedom 2015 Fund	252,498	267,624
Fidelity Freedom 2020 Fund	179,415	139,105
Fidelity Freedom 2025 Fund	198,204	114,531
Fidelity Freedom 2030 Fund	96,092	72,065
Fidelity Freedom 2035 Fund	54,931	19,809
Fidelity Freedom 2040 Fund	30,489	21,556
Fidelity Freedom 2045 Fund	20,585	8,316
Fidelity Freedom 2050 Fund	22,443	6,852
Spartan U.S. Equity Index Fund	364,321*	287,739*
	6,447,783	5,293,523
Participant Loans	86,530	62,238
	$ 6,534,313	$ 5,355,761

* Represents investments that are 5% or greater of the Plan's net assets.

NOTE 4 – INFORMATION CERTIFIED BY THE TRUSTEE OF THE PLAN (Continued)

The following is a summary of information certified by Fidelity for the year ended September 30, 2010:

Net Appreciation in Mutual Funds Including Both Realized and Unrealized Amounts	$	345,864
Dividend and Interest Income:		
Dividend Income from Mutual Funds		89,404
Interest Income from Participant Loans		4,293
Total Dividend and Interest Income	$	93,697

NOTE 5 – RISKS AND UNCERTAINTIES

The Plan provides for various investment options in any combination from among the funds sponsored by Fidelity. Investment securities are exposed to various risks, such as interest rate, market fluctuations and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in investment value in the near term would materially affect participants' account balances and the amounts reported in the Statements of Net Assets Available for Benefits and the Statement of Changes in Net Assets Available for Benefits.

The underlying securities of the Plan's investments could include securities with contractual cash flows, such as, but not limited to, asset backed securities, collateralized mortgage obligations, commercial mortgages and real estate. The value, liquidity and related income of these securities may be particularly sensitive to changes in interest rates and economic conditions, including real estate value, delinquencies or defaults, or both, and may be adversely affected by real or perceived difficulties of the issuers, changes in interest rates and conditions in financial markets.

NOTE 6 – TAX STATUS

The Internal Revenue Service has determined and informed the Company by a letter dated December 5, 2001, that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code (IRC). Although the Plan has been amended since receiving the determination letter, the Plan administrator and the Plan's tax counsel believe that the Plan is designed and is currently being operated in compliance with the applicable requirements of the IRC. Accordingly, no provision for federal or state income taxes has been made.

Accounting principles generally accepted in the United States of America require Plan management to evaluate tax positions taken by the Plan and recognize a tax liability (or asset) if the Plan has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. The Plan administrator has analyzed the tax positions taken by the Plan, and has concluded that as of September 30, 2010, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements. The Plan is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Plan administrator believes it is no longer subject to income tax examinations for years prior to 2007.

NOTE 7 – RELATED-PARTY TRANSACTIONS

Certain Plan investments are shares of mutual funds managed by Fidelity. Fidelity is the trustee, custodian, and record keeper, as defined by the Plan and, therefore, these transactions qualify as party-in-interest transactions.

NOTE 8 – PLAN TERMINATION

The Company has established the Plan with the expressed intention and expectation that it will continue the Plan. However, if circumstances make it impossible or inadvisable to continue the Plan, the Company reserves the right to terminate it at any time subject to the provisions of ERISA. In the event of Plan termination, participants will become 100% vested in their accounts. Benefits will be held in the trust fund which will remain in existence until the Company requests the discontinuance of the trust agreement.

SUPPLEMENTAL SCHEDULE

WOODMONT REAL ESTATE SERVICES, L.P. 401(k) PROFIT SHARING PLAN

SCHEDULE H – LINE 4i: SCHEDULE OF ASSETS (HELD AT END OF YEAR)

FEIN: 94-3209029

Plan Number: 001

September 30, 2010

(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
*	Fidelity Retirement Government Money Market	Mutual Fund, 1,059,173 Shares Owned	^	$ 1,059,173
	Wells Fargo Advantage Small Cap Value A Fund	Mutual Fund, 939 Shares Owned	^	27,877
	Eaton Vance Large Cap Value A Fund	Mutual Fund, 8,549 Shares Owned	^	141,834
*	Fidelity Fund	Mutual Fund, 9,862 shares Owned	^	282,537
*	Fidelity GNMA Fund	Mutual Fund, 21,624 Shares Owned	^	251,486
*	Fidelity Magellan Fund	Mutual Fund, 6,819 Shares Owned	^	439,540
*	Fidelity Contra Fund	Mutual Fund, 59 Shares Owned	^	3,693
*	Fidelity Intermediate Bond Fund	Mutual Fund, 44,004 Shares Owned	^	473,924
*	Fidelity Independence Fund	Mutual Fund, 34,310 Shares Owned	^	728,401
*	Fidelity Balance Fund	Mutual Fund, 47,250 Shares Owned	^	814,118
*	Fidelity Low-Priced Stock Fund	Mutual Fund, 8,715 Shares Owned	^	302,244
*	Fidelity Diversified International Fund	Mutual Fund, 19,246 Shares Owned	^	545,819
*	Fidelity Freedom Income Fund	Mutual Fund, 2,186 Shares Owned	^	24,395
*	Fidelity Freedom 2000 Fund	Mutual Fund, 1,723 Shares Owned	^	20,423
*	Fidelity Freedom 2005 Fund	Mutual Fund, 858 Shares Owned	^	8,997
*	Fidelity Freedom 2010 Fund	Mutual Fund, 7,965 Shares Owned	^	104,344
*	Fidelity Freedom 2015 Fund	Mutual Fund, 23,144 Shares Owned	^	252,498
*	Fidelity Freedom 2020 Fund	Mutual Fund, 13,675 Shares Owned	^	179,415
*	Fidelity Freedom 2025 Fund	Mutual Fund, 18,251 Shares Owned	^	198,204
*	Fidelity Freedom 2030 Fund	Mutual Fund, 7,443 Shares Owned	^	96,092
*	Fidelity Freedom 2035 Fund	Mutual Fund, 5,153 Shares Owned	^	54,931
*	Fidelity Freedom 2040 Fund	Mutual Fund, 4,098 Shares Owned	^	30,489
*	Fidelity Freedom 2045 Fund	Mutual Fund, 2,342 Shares Owned	^	20,585
*	Fidelity Freedom 2050 Fund	Mutual Fund, 2,598 Shares Owned	^	22,443
*	Spartan U.S. Equity Index Fund	Mutual Fund, 8,976 Shares Owned	^	364,321
				6,447,783
*	Participant Loans	22 loans receivable bearing interest from 4.25% to 11.00% with maturity dates from October 2010 to October 2016.	-	86,530
				$ 6,534,313

* Denotes Party-In-Interest as defined by ERISA.

^ Column (d) Cost is omitted for participant directed investments.