	Form 5500-SF			Report of Small Employ	OMB Nos. 1210-0110 1210-0089					
	Department of the Treasury Internal Revenue Service		Benefit Plan orm is required to be filed under sections 104 and 4065 of the Employee ement Income Security Act of 1974 (ERISA), and section 6058(a) of the Internal Revenue Code (the Code).			2010				
Er	Department of Labor nployee Benefits Security Administration	Retirement Income Security A				This Form is Open to Public				
Р	ension Benefit Guaranty Corporation	0-SF.	Inspection							
Perison benefit durating corporation Complete all entries in accordance with the instructions to the Form 5500-SF. Part I Annual Report Identification Information										
For	calendar plan year 2010 or fisca	7)	and ending 0	6/30/2	2011				
Α	This return/report is for:	single-employer plan	•	mployer plan (not multiemployer)		one-participant plan				
B	This return/report is for:	first return/report	final retur	•						
		an amended return/report Short plan year return/report (less than 12 months)								
С	Check box if filing under:									
		special extension (enter descriptio	,							
Part II Basic Plan Information—enter all requested information										
	Name of plan	AN FOR UNION SQUARE PARTNEF		2	1D	Three-digit plan number				
OLU				0.		(PN) • 001				
					1c	Effective date of plan 05/01/2008				
	Plan sponsor's name and addre	ess (employer, if for single-employer	plan)		2b	Employer Identification Number (EIN) 13-3004730				
	/ING PLACE ROOM 1320-S				2c	Plan sponsor's telephone number 212-460-1200				
	YORK, NY 10003				2d	Business code (see instructions) 813000				
3a ⊤⊢⊨	Plan administrator's name and	address (if same as Plan sponsor, er IIP, INC. 4 IRVING PL	nter "Same	e") M 1320-S	3b	Administrator's EIN 13-3004730				
		3c	Administrator's telephone number 212-460-1200							
4	f the name and/or EIN of the pla	n sponsor has changed since the las	st return/re	port filed for this plan, enter the	4b	4b EIN				
		r from the last return/report. Sponso								
- F o	Total succession of a path in a start of	des texts in a fide state and				PN				
	Total number of participants at	5a	2							
b	Total number of participants at	5b	· · · · · · · · · · · · · · · · · · ·							
С	complete this item)	ear (defined benefit plans do not	5c	1						
6a	Were all of the plan's assets during the plan year invested in eligible assets? (See instructions.)									
b		e annual examination and report of a				X Yes 🗌 No				
		See instructions on waiver eligibility a er 6a or 6b, the plan cannot use Fo		,						
Pa	rt III Financial Informa									
7	Plan Assets and Liabilities			(a) Beginning of Year		(b) End of Year				
а	Total plan assets		7a	13821		16763				
b	Total plan liabilities		7b	(0				
С		b from line 7a)	7c	13821		16763				
8	Income, Expenses, and Transf			(a) Amount	_	(b) Total				
а	Contributions received or recei (1) Employers	vable from:	8a(1)	()					
			8a(2)	()					
	(3) Others (including rollovers)		8a(3)	()					
b	., ,		8b	2982	2					
C	Total income (add lines 8a(1),	8a(2), 8a(3), and 8b)	8c			2982				
d		ollovers and insurance premiums	ہ ہ	(
е	, ,	ive distributions (see instructions)	8d 8e	()					
f		s (salaries, fees, commissions)	oe 8f	40	5					
g	•	s (salaries, rees, commissions)	8g	()					
9 h		3e, 8f, and 8g)	8h			40				
i		8h from line 8c)	8i			2942				
i		e instructions)								

For Paperwork Reduction Act Notice and OMB Control Numbers, see the instructions for Form 5500-SF.

Part IV Plan Characteristics

- **9a** If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions: 2G 2L
- **b** If the plan provides welfare benefits, enter the applicable welfare feature codes from the List of Plan Characteristic Codes in the instructions:

Part	V Compliance Questions						
10	During the plan year:		Yes	No	Amount		
а	Was there a failure to transmit to the plan any participant contributions within the time period described in 29 CFR 2510.3-102? (See instructions and DOL's Voluntary Fiduciary Correction Program)	10a		X			
b	Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 10a.)	10b		x			
С	Was the plan covered by a fidelity bond?	10c	Х		25000		
d	Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	10d		X			
e	Were any fees or commissions paid to any brokers, agents, or other persons by an insurance carrier, insurance service or other organization that provides some or all of the benefits under the plan? (See instructions.)	10e		x			
f	Has the plan failed to provide any benefit when due under the plan?	10f		Х			
g	Did the plan have any participant loans? (If "Yes," enter amount as of year end.)	10g		Х			
h	If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	10h		X			
i	If 10h was answered "Yes," check the box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3	10i		X			
Part	VI Pension Funding Compliance						
11							
12	Is this a defined contribution plan subject to the minimum funding requirements of section 412 of the Code						
	(If "Yes," complete 12a or 12b, 12c, 12d, and 12e below, as applicable.)						
а							
lf y	ou completed line 12a, complete lines 3, 9, and 10 of Schedule MB (Form 5500), and skip to line 13.						
b	Enter the minimum required contribution for this plan year			12b			
С	c Enter the amount contributed by the employer to the plan for this plan year						
d	d Subtract the amount in line 12c from the amount in line 12b. Enter the result (enter a minus sign to the le negative amount)						
е	Will the minimum funding amount reported on line 12d be met by the funding deadline?				Yes No N/A		
Part	VII Plan Terminations and Transfers of Assets						
13a	Has a resolution to terminate the plan been adopted during the plan year or any prior year?				Yes X No		
	If "Yes," enter the amount of any plan assets that reverted to the employer this year			13a			
b	 b Were all the plan assets distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?						
С	If during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify th which assets or liabilities were transferred. (See instructions.)						
1	3c(1) Name of plan(s):		130	:(2) Ell	N(s) 13c(3) PN(s)		
Caut	on: A penalty for the late or incomplete filing of this return/report will be assessed unless reasonabl	e cau	ise is	establi	shed.		

Under penalties of perjury and other penalties set forth in the instructions, I declare that I have examined this return/report, including, if applicable, a Schedule SB or Schedule MB completed and signed by an enrolled actuary, 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	Filed with authorized/valid electronic signature.	12/21/2011	CARIN CARDONE				
HERE	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				

Page **2-**1