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

2010

This Form is Open to Public Inspection

Part I Annual Report Identification Information

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

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;
- [X] 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
BOXER PROPERTY 401K PLAN

1b Three-digit plan number (PN) ▶ 001

1c Effective date of plan 01/01/1999

2a Plan sponsor's name and address (employer, if for a single-employer plan) (Address should include room or suite no.)
BOXER PROPERTY MANAGEMENT CORPORATION

720 NORTH POST OAK ROAD SUITE 500
HOUSTON, TX 77024

2b Employer Identification Number (EIN)
75-2501156

2c Sponsor's telephone number
713-586-1522

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.	05/31/2012	ANDREW SEGAL
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE	Filed with authorized/valid electronic signature.	05/31/2012	ANDREW SEGAL
	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")
BOXER PROPERTY MANAGEMENT CORPORATION

720 NORTH POST OAK ROAD SUITE 500
HOUSTON, TX 77024

3b Administrator's EIN
75-2501156

3c Administrator's telephone number
713-586-1522

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**	414
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**	436
b	Retired or separated participants receiving benefits	**6b**	0
c	Other retired or separated participants entitled to future benefits	**6c**	11
d	Subtotal. Add lines **6a**, **6b**, and **6c**	**6d**	447
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits	**6e**	0
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**	93
h	Number of participants that terminated employment during the plan year with accrued benefits that were less than 100% vested	**6h**	0
7	Enter the total number of employers obligated to contribute to the plan (only multiemployer plans complete this item)	**7**	

8a If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions:
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)	[X]	Insurance
(2)	[ ]	Code section 412(e)(3) insurance contracts
(3)	[ ]	Trust
(4)	[ ]	General assets of the sponsor

9b Plan benefit arrangement (check all that apply)

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

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

a Pension Schedules

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

b General Schedules

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

SCHEDULE A (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Insurance Information

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

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

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

OMB No. 1210-0110

2010

This Form is Open to Public Inspection

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

A Name of plan
BOXER PROPERTY 401K PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500.
BOXER PROPERTY MANAGEMENT CORPORATION

D Employer Identification Number (EIN)
75-2501156

Part I **Information Concerning Insurance Contract Coverage, Fees, and Commissions** Provide information for each contract on a separate Schedule A. Individual contracts grouped as a unit in Parts II and III can be reported on a single Schedule A.

1 Coverage Information:

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

(b) EIN	(c) NAIC code	(d) Contract or identification number	(e) Approximate number of persons covered at end of policy or contract year	Policy or contract year	
				(f) From	(g) To
35-0145825	60895	G98902	93	01/01/2010	12/31/2010

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

(a) Total amount of commissions paid	(b) Total amount of fees paid
2703	0

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

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

ING FINANCIAL PARTNERS INC
909 LOCUST STREET
DES MOINES, IA 50309

(b) Amount of sales and base commissions paid	Fees and other commissions paid		(e) Organization code
	(c) Amount	(d) Purpose	
2703	0	N/A	3

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

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

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

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

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

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

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

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

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

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

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

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

Part II Investment and Annuity Contract Information

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

4	Current value of plan's interest under this contract in the general account at year end	4	89956
5	Current value of plan's interest under this contract in separate accounts at year end	5	1127285

6 Contracts With Allocated Funds:

a State the basis of premium rates ▶

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

Specify nature of costs ▶

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

(3) ☐ other (specify) ▶

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

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

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

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

b	Balance at the end of the previous year			7b	81087
c	Additions: (1) Contributions deposited during the year	7c(1)	7921		
	(2) Dividends and credits	7c(2)			
	(3) Interest credited during the year	7c(3)	3418		
	(4) Transferred from separate account	7c(4)			
	(5) Other (specify below)	7c(5)			
	▶				
	(6) Total additions			7c(6)	11339
d	Total of balance and additions (add **b** and **c(6)**)			7d	92426
e	Deductions:				
	(1) Disbursed from fund to pay benefits or purchase annuities during year	7e(1)	70		
	(2) Administration charge made by carrier	7e(2)	2		
	(3) Transferred to separate account	7e(3)	2398		
	(4) Other (specify below)	7e(4)			
	▶				
	(5) Total deductions			7e(5)	2470
f	Balance at the end of the current year (subtract **e(5)** from **d**)			7f	89956

Part III Welfare Benefit Contract Information

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

8 Benefit and contract type (check all applicable boxes)

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

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

Specify nature of costs ▶

Part IV Provision of Information

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

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

SCHEDULE C (Form 5500)	Service Provider Information	OMB No. 1210-0110
Department of the Treasury Internal Revenue Service Department of Labor Employee Benefits Security Administration Pension Benefit Guaranty Corporation	This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA). ▶ **File as an attachment to Form 5500.**	**2010** **This Form is Open to Public Inspection.**

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

A Name of plan
BOXER PROPERTY 401K PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
BOXER PROPERTY MANAGEMENT CORPORATION

D Employer Identification Number (EIN)
75-2501156

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

CMD DISTRIBUTED FUNDS

04-3156901

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

ALGER PORTFOLIOS

13-2510833

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

AM CENT INVESTMENT SERVICES INC

20-2036524

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

CAPITAL RESEARCH & MGMT COMPANY

95-1411037

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

INVESCO

74-1881364

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

FIDELITY VARIABLE INS PRODUCTS FUND

04-2270522

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

NUVEEN INVESTMENTS

36-2639476

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

FRANKLIN TEMPLETON FUNDS

94-3382187

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

JANUS ASPEN SERIES

75-3019319

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

MFS SERVICE CENTER & FUND DIST INC.

04-3169826

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

OPPENHEIMER FUNDS INC.

13-2527171

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

PIMCO FUNDS & ALLIANZ FUNDS

06-1349805

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

PIONEER VARIABLE CONTRACTS TRUST

13-1961193

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

STATE STREET GLOBAL ADVISORS

04-1867445

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

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

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

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

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

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

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

AMERICAN UNITED LIFE INSURANCE CO

35-0145825

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
37 50 52 59 60 63 66 67	SERVICE PROVIDER	576	Yes [X] No [ ]	Yes [ ] No [X]	12133	Yes [X] No [ ]

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

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

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

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

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

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

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

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

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

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

Part I Service Provider Information (continued)

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

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
AMERICAN UNITED LIFE INSURANCE CO	66 67	12133

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

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

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

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
ALGER PORTFOLIOS 13-2510833	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

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

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

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

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

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

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
CMD DISTRIBUTED FUNDS 04-3156901	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

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

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
INVESCO 74-1881364	REVENUE SHARING FORMULA SEE ATTACHED

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
JANUS ASPEN SERIES 75-3019319	REVENUE SHARING FORMULA SEE ATTACHED

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FRANKLIN TEMPLETON FUNDS 94-3382187	REVENUE SHARING FORMULA SEE ATTACHED

Part I Service Provider Information (continued)

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

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
NUVEEN INVESTMENTS 36-2639476	REVENUE SHARING FORMULA SEE ATTACHED

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
MFS SERVICE CENTER & FUND DIST INC. 04-3169826	REVENUE SHARING FORMULA SEE ATTACHED

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

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

Part I Service Provider Information (continued)

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

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

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

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
PIONEER VARIABLE CONTRACTS TRUST 13-1961193	REVENUE SHARING FORMULA SEE ATTACHED

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

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
STATE STREET GLOBAL ADVISORS 04-1867445	REVENUE SHARING FORMULA SEE ATTACHED

Part II Service Providers Who Fail or Refuse to Provide Information

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

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

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

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

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

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

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

Part III **Termination Information on Accountants and Enrolled Actuaries (see instructions)**
(complete as many entries as needed)

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

Explanation:

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

Explanation:

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

Explanation:

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

Explanation:

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

Explanation:

SCHEDULE D (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

DFE/Participating Plan Information

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

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

OMB No. 1210-0110

2010

This Form is Open to Public Inspection.

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

A Name of plan
BOXER PROPERTY 401K PLAN

B Three-digit plan number (PN) ▶ 001

C Plan or DFE sponsor's name as shown on line 2a of Form 5500
BOXER PROPERTY MANAGEMENT CORPORATION

D Employer Identification Number (EIN)
75-2501156

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

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

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

c EIN-PN	**d** Entity code	**e** Dollar value of interest in MTIA, CCT, PSA, or 103-12 IE at end of year (see instructions)
35-0145825-000	P	1127285

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a Plan name

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

a Plan name

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

a Plan name

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

a Plan name

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

a Plan name

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

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

a Plan name

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

a Plan name

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

a Plan name

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

a Plan name

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

a Plan name

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

SCHEDULE H (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Financial Information

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

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

OMB No. 1210-0110

2010

This Form is Open to Public Inspection

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

A Name of plan
BOXER PROPERTY 401K PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
BOXER PROPERTY MANAGEMENT CORPORATION

D Employer Identification Number (EIN)
75-2501156

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)	6297	6583
(3) Other	1b(3)		
c General investments:			
(1) Interest-bearing cash (include money market accounts & certificates of deposit)	1c(1)		
(2) U.S. Government securities	1c(2)		
(3) Corporate debt instruments (other than employer securities):			
(A) Preferred	1c(3)(A)		
(B) All other	1c(3)(B)		
(4) Corporate stocks (other than employer securities):			
(A) Preferred	1c(4)(A)		
(B) Common	1c(4)(B)		
(5) Partnership/joint venture interests	1c(5)		
(6) Real estate (other than employer real property)	1c(6)		
(7) Loans (other than to participants)	1c(7)		
(8) Participant loans	1c(8)	13713	32643
(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)	920690	1127285
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)	81087	89956
(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	1021787	1256467
Liabilities			
g Benefit claims payable	1g		
h Operating payables	1h		
i Acquisition indebtedness	1i		
j Other liabilities	1j		
k Total liabilities (add all amounts in lines 1g through1j)	1k	0	0
Net Assets			
l Net assets (subtract line 1k from line 1f)	1l	1021787	1256467

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)		
(B) Participants	2a(1)(B)	194215	
(C) Others (including rollovers)	2a(1)(C)		
(2) Noncash contributions	2a(2)		
(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		194215
b Earnings on investments:			
(1) Interest:			
(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)	3418	
(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)	1221	
(F) Other	2b(1)(F)		
(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		4639
(2) Dividends: **(A)** Preferred stock	2b(2)(A)		
(B) Common stock	2b(2)(B)		
(C) Registered investment company shares (e.g. mutual funds)	2b(2)(C)		
(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		0
(3) Rents	2b(3)		
(4) Net gain (loss) on sale of assets: **(A)** Aggregate proceeds	2b(4)(A)		
(B) Aggregate carrying amount (see instructions)	2b(4)(B)		
(C) Subtract line **2b(4)(B)** from line **2b(4)(A)** and enter result	2b(4)(C)		0

		(a) Amount	(b) Total
2b (5) Unrealized appreciation (depreciation) of assets: (A) Real estate	2b(5)(A)		
(B) Other	2b(5)(B)		
(C) Total unrealized appreciation of assets. Add lines 2b(5)(A) and (B)	2b(5)(C)		0
(6) Net investment gain (loss) from common/collective trusts	2b(6)		
(7) Net investment gain (loss) from pooled separate accounts	2b(7)		
(8) Net investment gain (loss) from master trust investment accounts	2b(8)		
(9) Net investment gain (loss) from 103-12 investment entities	2b(9)		
(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)		125759
c Other income	2c		
d Total income. Add all **income** amounts in column (b) and enter total	2d		324613
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	66447	
(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)		66447
f Corrective distributions (see instructions)	2f		23360
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)	126	
(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)		126
j Total expenses. Add all **expense** amounts in column (b) and enter total	2j		89933
Net Income and Reconciliation			
k Net income (loss). Subtract line 2j from line 2d	2k		234680
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: MALONEBAILEY, LLP (2) EIN: 90-0282586

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) [X] 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		70000
f	Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	4f		X	
g	Did the plan hold any assets whose current value was neither readily determinable on an established market nor set by an independent third party appraiser?	4g		X	
h	Did the plan receive any noncash contributions whose value was neither readily determinable on an established market nor set by an independent third party appraiser?	4h		X	
i	Did the plan have assets held for investment? (Attach schedule(s) of assets if "Yes" is checked, and see instructions for format requirements.)	4i	X		
j	Were any plan transactions or series of transactions in excess of 5% of the current value of plan assets? (Attach schedule of transactions if "Yes" is checked, and see instructions for format requirements.)	4j		X	
k	Were all the plan assets either distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?	4k		X	
l	Has the plan failed to provide any benefit when due under the plan?	4l		X	
m	If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	4m		X	
n	If 4m was answered "Yes," check the "Yes" box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3.	4n			

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

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

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

SCHEDULE R (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Retirement Plan Information

This schedule is required to be filed under section 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6058(a) of the Internal Revenue Code (the Code).

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

OMB No. 1210-0110

2010

This Form is Open to Public Inspection.

For calendar plan year 2010 or fiscal plan year beginning 01/01/2010 and ending 12/31/2010

A Name of plan
BOXER PROPERTY 401K PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
BOXER PROPERTY MANAGEMENT CORPORATION

D Employer Identification Number (EIN)
75-2501156

Part I Distributions

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

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

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

EIN(s): 35-0145825

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

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

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

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

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

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

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

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

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

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

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

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

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

Part III Amendments

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

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

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

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

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

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

Part V Additional Information for Multiemployer Defined Benefit Pension Plans

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

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

---

a Name of contributing employer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BOXER PROPERTY 401(K) PLAN

FINANCIAL STATEMENTS AND SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDED DECEMBER 31, 2010

BOXER PROPERTY 401(K) PLAN

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malonebailey LLP
CERTIFIED PUBLIC ACCOUNTING FIRM

INDEPENDENT AUDITOR'S REPORT

To the Participants and Plan Administrator of
Boxer Property 401(k) Plan
Houston, Texas

We were engaged to audit the statements of net assets available for benefits of Boxer Property 401 (k) plan (the "Plan") as of December 31, 2010 and 2009, and the related statement of changes in net assets available for benefits and supplemental schedule for the year ended December 31, 2010, as listed in the accompanying table of contents. These financial statements and schedule are the responsibility of the Plan's management.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 3, which was certified by American United Life Insurance Company, the custodian of the Plan, except for comparing the information with the related information included in the financial statements and supplemental schedules. We have been informed by the plan administrator that the custodian holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the custodian as of December 31, 2010 and 2009 and for the year ended December 31, 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 schedule taken as a whole. The form and content of the information included in the financial statements and schedule, other than that derived from the information certified by the Custodian, 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.

MaloneBailey, LLP

September 19, 2011

BOXER PROPERTY 401(k) PLAN
STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS
DECEMBER 31, 2010 AND 2009

	2010	2009
ASSETS		
Investments, at fair value:		
Investment contract with insurance company:		
Registered investment companies (mutual funds)	$ 1,127,285	$ 920,690
Guaranteed investment contract (AUL fixed fund)	89,956	81,087
	1,217,241	1,001,777
Notes receivable from participants	32,643	13,713
Participant contributions receivable	6,583	6,297
Total assets	1,256,467	1,021,787
LIABILITIES		
Excess contributions refundable to participants	5,126	23,360
NET ASSETS AVAILABLE FOR BENEFITS	$ 1,251,341	$ 998,427

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(k) PLAN
STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS
YEAR ENDED DECEMBER 31, 2010

ADDITIONS		
Additions to net assets attributed to:		
Investment income:		
Net appreciation in fair value of investments	$	125,759
Interest		3,418
		129,177
Participant loan interest		1,221
Participant contributions:		194,215
Total additions		324,613
DEDUCTIONS		
Deductions from net assets attributed to:		
Benefits paid to participants		66,447
Corrective distributions		5,126
Administrative expenses		126
Total deductions		71,699
INCREASE (DECREASE) IN NET ASSETS AVAILABLE FOR BENEFITS		252,914
NET ASSETS AVAILABLE FOR BENEFITS - BEGINNING OF YEAR		998,427
NET ASSETS AVAILABLE FOR BENEFITS - END OF YEAR	$	1,251,341

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(K) PLAN
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

Note 1 – Description of Plan

The following description of Boxer Property 401(k) 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 formed and adopted by Boxer Property Management Corporation (the "Company"), effective January 1, 1999. The Plan is a defined contribution plan covering all full-time employees of the Company who have one year of service and are age 21 or older. It is also a salary reduction plan or 401(k) plan and is subject to the provisions of the Employee Retirement Income Security Act (ERISA).

Contributions

Each year, participants may contribute up to 20% of pretax annual compensation, as defined in the Plan. Participants who have attained age 50 before the end of the Plan year are eligible to make catch-up contributions. Participants may also contribute amounts representing distributions from other qualified defined benefit or defined contribution plans. Participants direct the investment of their contributions into various investment options offered by the Plan. The Plan currently offers an insurance investment contract with American United Life Insurance Company ("AUL" or "Custodian"), which includes a guaranteed investment contract or general account (AUL Fixed Fund) and a pooled separate investment account (mutual funds) as investment options for participants. The Company, at its discretion, may make contributions to the Plan, and amounts are determined by the Company's board of directors. No Company contributions have been made to the Plan. Contributions are subject to certain limitations.

Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of (a) the Company's contribution and (b) Plan earnings and charged with an allocation of administrative expense. Allocations are based on participant earnings or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Company's contribution portion of their accounts plus actual earnings thereon is based on years of continuous service. A participant is grated 20% for each year, becoming fully invested after five years of credited service.

Note 1 – Description of Plan (Continued)

Notes receivable from participants

Participants may borrow from their account a minimum of $1,000 up to a maximum equal to the lesser of $50,000 or 50% of their account balance. A participant cannot have more than one outstanding loan at any given time. The loans are secured by the balance in the respective participant's account and bear interest at rates that range from 5.50% to 8.25%, which are commensurate with local prevailing rates as determined quarterly by the plan administrator and fixed as of the loan origination date. Principal and interest is paid ratably, through monthly payroll deductions, over a period generally not extending beyond five years from the date of the loan.

Payment of Benefits

On termination of service due to death, disability, or retirement, a participant may elect to receive either a lump-sum amount equal to the value of the participant's vested interest in his or her account, or in the form of a life or joint and survivor annuity. For termination of service for other reasons and for amounts less than $5,000, a participant must receive the value of the vested interest in his or her account as a lump-sum distribution.

Forfeited Accounts

Forfeitures represent the portion of non-vested benefits remaining from employees who have withdrawn from the Plan before becoming fully vested. Forfeitures shall be used to reduce future Company contributions. Currently, there are no Company contributions in the Plan. Since participants are 100% vested in their contributions and earnings thereon, there are no forfeited non-vested account balances at December 31, 2010 and 2009.

Note 2 – Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Plan are presented on the accrual basis of accounting.

Investment contracts held by a defined-contribution plan are required to be reported at fair value. However, contract value is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts because contract value is the amount participants would receive if they were to initiate permitted transactions under the terms of the plan. The Statement of Net Assets Available for Benefits presents the fair value of the investment contracts as well as the adjustment of the fully benefit-responsive investment contracts from fair value to contract value. No adjustment was necessary at December 31, 2010 and 2009 as contract value approximates fair value. The Statement of Changes in Net Assets Available for Benefits is prepared on a contract value basis.

Note 2 – Summary of Significant Accounting Policies (Continued)

Estimates

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

Investment Valuation and Income Recognition

The Plan's investments are stated at fair value. The fair value of mutual funds is based on quoted net asset values of the shares held by the Plan at year-end. The guaranteed investment contract ("GIC") with an insurance company is not actively traded and significant other observable inputs are not available. Therefore the GIC's contract value is an appropriate determination of fair value since it has no liquid market value and there are no defined maturities of the cash flows.

Notes receivable from participants

Notes receivable from participants are reported at their unpaid principal balance plus any accrued but unpaid interest, with no allowance for credit losses, as repayments of principal and interest are received through payroll deductions and the notes are collateralized by the participants' account balances.

Benefit Payments

Benefit payments to participants are recorded upon distribution.

Plan Expenses

A participant with a loan is directly charged a processing fee upon origination of the loan. Other administrative costs of the Plan charged by AUL are generally paid by the Company.

Concentrations of Credit Risk

The Plan's investments potentially subject the Plan to concentrations of credit risk. The Plan has not experienced any credit losses associated with these instruments.

Note 2 – Summary of Significant Accounting Policies (Continued)

Adoption of New Accounting Standards

In September 2010, the FASB amended existing guidance with respect to the reporting of participant loans for defined contribution pension plans. The guidance requires that loans issued to participants be reported as notes receivable, segregated from plan investments, and be measured at their unpaid principal balances plus accrued but unpaid interest. This guidance is effective for reporting periods ending after December 15, 2010, and is to be applied retrospectively to all periods presented comparatively. Early application is permitted. The adoption of this guidance by the Plan resulted in a reclassification from investments to notes receivable from participants of $13,713 on the statement of net assets available for benefits as of December 31, 2009. Adoption had no effect on the Plan's net assets available for benefits.

Note 3 – Investments

Unaudited Information Certified as Complete and Accurate by the Plan Custodian

The December 31, 2010 and 2009 statements of net assets available for benefits, the investment activities included on the statement of changes in net assets available for benefits for the year ended December 31, 2010, and the accompanying notes to the financial statements were prepared in part or entirely from information certified by the Custodian in accordance with 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. The information certified as complete and accurate includes total investments of $1,249,884 and $1,015,490 at December 31, 2010 and 2009, respectively, and related investment income of $129,177 for the year ended December 31, 2010.

Investments that represent 5% or more of Plan assets at December 31, 2010 and 2009 are as follows:

	2010	2009
AUL Fixed Fund	$ 89,956	$ 81,087
OneAmerica Money Market	$ *	$ 57,131
Fidelity VIP Growth	$ 107,576	$ 72,542
Fidelity VIP Asset Manager	$ 69,534	$ *
Amcent Small Cap Value	$ 77,788	$ 54,943
Amcent Strategic Allocation Aggressive	$ 98,196	$ 71,218
Amcent Strategic Allocation Moderate	$ *	$ 51,464
Alger American Growth	$ 70,548	$ 69,250
Janus Aspen Series Flex Bond	$ 74,534	$ 60,949
SSGA S&P 500 Flagship	$ 65,590	$ 59,414

*Investment balance represents less than 5% of Plan assets

Note 3 – Investments (Continued)

During 2010, the Plan's investments (including gains and losses on investments bought, sold, and held during the year) appreciated in fair value by $125,759.

Note 4 – Fair Value Measurements

FASB ASC 820, 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 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820 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;
- Quoted prices for identical assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- 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.

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. There have been no changes in the methodologies used at December 31, 2010 and 2009.

Note 4 – Fair Value Measurements (Continued)

Mutual funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end. *Guaranteed investment contracts:* Valued at contract value, which is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts. Contract value is the amount participants would receive upon termination of the contract. The Custodian considers contract value to be a reasonable measurement of fair value since liquidation of the entire contract is a contingent event, which cannot be initiated by the plan participants and can only be initiated by the plan sponsor upon termination of the Plan or complete termination of the contract.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future 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 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 December 31, 2010 and 2009:

Assets at Fair Value as of December 31, 2010

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 89,956	$ 89,956
Mutual funds	1,127,285	-	-	1,127,285
	$ 1,127,285	$ -	$ 89,956	$ 1,217,241

Assets at Fair Value as of December 31, 2009

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 81,087	$ 81,087
Mutual funds	920,690	-	-	920,690
	$ 920,690	$ -	$ 81,087	$ 1,001,777

Note 4 – Fair Value Measurements (Continued)

Level 3 – Gains and Losses

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year-ended December 31, 2010.

Level 3 Assets
Year Ended December 31, 2010

	Guaranteed Investment contract
Balance, beginning of year	$ 81,087
Realized gains	3,418
Unrealized gains relating to instruments still held at reporting date	-
Purchases, sales, issuances, and settlements (net)	5,451
Balance, end of year	$ 89,956

Note 5 – Investment Contract with Insurance Company

In 1999, the Plan entered into an unallocated group annuity contract with AUL. AUL maintains the contributions in both a general account (AUL Fixed Fund) and a pooled separate account (mutual funds).

The benefit-responsive general account is credited with earnings on the underlying investments and charged for participant withdrawals and administrative expenses. The general account is included in the financial statements at contract value as reported to the Plan by AUL. Contract value represents contributions made to the general account, plus earnings, less participant withdrawals and administrative expenses. Participants may ordinarily direct the withdrawal or transfer of all or a portion of their investment at contract value. There are no reserves against contract value for credit risk of the contract issuer or otherwise. The contract value (which approximates fair value) of the general account at December 31, 2010 and 2009 was $89,956 and $81,087, respectively. The average yield and crediting interest rates were approximately 4% for 2010 and 2009. The crediting interest rate is based on a formula agreed upon with the issuer but may not be less than 3%. Such interest rates are reviewed on an annual basis for resetting.

Note 6 – Related Party and Party-in-Interest Transactions

The Plan Sponsor provides the Plan with certain accounting and administrative services for which no fees are charged. AUL is considered a party-in-interest, as defined by ERISA, since it provides services to the Plan as investment custodian. Administrative fees paid to the Custodian by the Plan during 2010 were $126.

Note 7 – Plan Termination

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

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500

The following is a reconciliation of net assets available for benefits per the financial statements to Schedule H of Form 5500:

	2010	2009
Net assets available for benefits per financial statements	$ 1,251,341	$ 998,427
Add: Excess contributions refundable to participants-end of year	5,126	23,360
Net assets available for benefits per Form 5500	$ 1,256,467	$ 1,021,787

The following is a reconciliation of corrective distributions per the financial statements for the year ended December 31, 2010 to Schedule H of Form 5500:

	2010
Corrective distributions per financial statements	$ 5,126
Add: Prior year corrective distributions	23,360
Less: Current year corrective distributions	(5,126)
Corrective distributions per Form 5500	$ 23,360

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500 (Continued)

The Plan made corrective distributions of $23,360 to certain Participants during 2010. These corrective distributions were required in order to correct the failure of certain 2009 IRS nondiscrimination tests in the Plan.

The Plan failed certain IRS non-discrimination tests for the year ended December 31, 2010. Excess contributions amounting to $5,126 are recorded as a liability in the accompanying statement of net assets available for benefits and as a reduction of participant-directed contributions for the year. The Plan refunded these excess contributions to affected Participants during 2011.

Note 9 – Tax Status

The Plan is currently under a national Internal Revenue Service (IRS) approved prototype plan sponsored by AUL that has received a favorable determination letter dated April 17, 2002, under the applicable provisions of the Internal Revenue Code ("IRC"). Companies who adopted this plan without changes could rely on the sponsor's determination letter. The Company adopted the AUL prototype plan without any changes. However, the Plan has been amended since the latest determination letter. The plan administrator and tax counsel believe that the Plan is currently designed and being operated in compliance with the applicable requirements of the IRC. Therefore, no provision for income taxes has been included in the Plan's financial statements.

Note 10 – Risks and Uncertainties

The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect participant account balances and the amounts reported in the statement of net assets available for benefits.

Note 11 - Subsequent Events

For the year ended December 31, 2010, the Company has evaluated subsequent events for potential recognition and disclosure through September 19, 2011, the date upon which the financial statements were available to be issued. The Company has concluded that no such events or transactions took place which would require disclosure herein.

SUPPLEMENTAL SCHEDULE

BOXER PROPERTY 401(k) PLAN
SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(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
*	Notes receivable from participants	Interest Rate Range 5.50% to 8.50%	$ -	$ 32,643
*	American United Life Insurance Company	Investment Management Pension Accumulation Contract #G98902 Interest Earned was 4.00% for 2010 AUL Fixed Fund	**	89,956
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Investment Grd Bond	**	16,085
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Asset Director	**	30,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Money Market	**	60,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Growth	**	107,576
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP High Income	**	52,030
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Asset Manager	**	69,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Invesco Mid Cap Core Equity	**	30,592
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Janus Aspen Series Flex Bond	**	74,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Capital World Gro & Inc	**	38,105

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Growth Fund of America	$ **	$ 47,070
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Small Cap Value	**	77,788
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Equity Income	**	44,740
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Aggres	**	98,196
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strateg Alloc Moderate	**	51,060
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Conser	**	33,046
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Heritage	**	10,972
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Alger American Growth	**	70,548
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Columbia Small Cap	**	13,061
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Pioneer Mid Cap Value Fund	**	13,392
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 MFS Intl New Discovery	**	52,083

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Vanguard Explorer	$ **	$ 23,663
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 SSGA S&P 500 Flagship	**	65,590
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2015	**	5,600
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2020	**	6,782
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2025	**	10,254
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2030	**	11,561
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2035	**	844
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2040	**	1,261
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2045	**	8,598
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2050	**	1,206
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Nuveen Mid Cap Value	**	967

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Oppenheimer International Bond Fund	**	85

* Party-in-interest as defined by ERISA.
** Cost omitted for participant directed investments.

Schedule C Attachment for Line Item 3(e)

BOXER PROPERTY 401K PLAN
001
75-2501156
December 31, 2010

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

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

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

Investment Company	Investment Portfolio	Annual Percentage
ALGER	ALGER LARGE CAP GROWTH PORT	0.20
AMERICAN CENTURY	AMCENT EQUITY INCOME	0.35
AMERICAN CENTURY	AMCENT HERITAGE	0.60
AMERICAN CENTURY	AMCENT SMALL CAP VALUE	0.35
AMERICAN CENTURY	AMCENT STRATEGIC ALLOC AGGRES	0.35
AMERICAN CENTURY	AMCENT STRATEGIC ALLOC CONSER	0.35
AMERICAN CENTURY	AMCENT STRATEGIC ALLOC MOD	0.35
AMERICAN CENTURY	AMCENT ULTRA	0.35
AMERICAN FUNDS	AMER FDS CAPITAL WORLD GRO&INC	0.35
AMERICAN FUNDS	AMER FDS GRWTH FUND OF AMERICA	0.35
COLUMBIA	COLUMBIA SMALL CAP INDEX	0.25
FIDELITY	FIDELITY ADV FREEDOM 2010	0.35
FIDELITY	FIDELITY ADV FREEDOM 2015	0.35
FIDELITY	FIDELITY ADV FREEDOM 2020	0.35
FIDELITY	FIDELITY ADV FREEDOM 2025	0.35
FIDELITY	FIDELITY ADV FREEDOM 2030	0.35
FIDELITY	FIDELITY ADV FREEDOM 2035	0.35
FIDELITY	FIDELITY ADV FREEDOM 2040	0.35
FIDELITY	FIDELITY ADV FREEDOM 2045	0.35
FIDELITY	FIDELITY ADV FREEDOM 2050	0.35
FIDELITY	FIDELITY VIP ASSET MANAGER	0.15
FIDELITY	FIDELITY VIP GROWTH	0.15
FIDELITY	FIDELITY VIP HIGH INCOME	0.15
FRANKLIN/TEMPLETON	TEMPLETON GROWTH	0.40
FRANKLIN/TEMPLETON	TEMPLETON GROWTH	0.65
INVESCO	INVESCO INTL GROWTH	0.20
INVESCO	INVESCO MID CAP CORE EQUITY	0.45
JANUS ASPEN	JANUS ASPEN SERIES FLEX BOND	0.15
JANUS ASPEN	JANUS ASPEN SERIES WW GROWTH	0.15
MFS	MFS INTL NEW DISCOVERY	0.45
NUVEEN	NUVEEN MID CAP VALUE	0.50

OPPENHEIMER	OPPENHEIMER INTN'L BOND FUND	0.60
PIMCO	ALLIANZ NFJ RENAISSANCE	0.25
PIONEER	PIONEER MID CAP VALUE FUND	0.75
SSGA	SSGA INTERNATIONAL INDEX	0.60
SSGA	SSGA S&P 500 INDEX	0.22

BOXER PROPERTY 401(K) PLAN

FINANCIAL STATEMENTS AND SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDED DECEMBER 31, 2010

BOXER PROPERTY 401(K) PLAN

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malonebailey LLP
CERTIFIED PUBLIC ACCOUNTING FIRM

INDEPENDENT AUDITOR'S REPORT

To the Participants and Plan Administrator of
Boxer Property 401(k) Plan
Houston, Texas

We were engaged to audit the statements of net assets available for benefits of Boxer Property 401 (k) plan (the "Plan") as of December 31, 2010 and 2009, and the related statement of changes in net assets available for benefits and supplemental schedule for the year ended December 31, 2010, as listed in the accompanying table of contents. These financial statements and schedule are the responsibility of the Plan's management.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 3, which was certified by American United Life Insurance Company, the custodian of the Plan, except for comparing the information with the related information included in the financial statements and supplemental schedules. We have been informed by the plan administrator that the custodian holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the custodian as of December 31, 2010 and 2009 and for the year ended December 31, 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 schedule taken as a whole. The form and content of the information included in the financial statements and schedule, other than that derived from the information certified by the Custodian, 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.

September 19, 2011

BOXER PROPERTY 401(k) PLAN
STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS
DECEMBER 31, 2010 AND 2009

	2010	2009
ASSETS		
Investments, at fair value:		
Investment contract with insurance company:		
Registered investment companies (mutual funds)	$ 1,127,285	$ 920,690
Guaranteed investment contract (AUL fixed fund)	89,956	81,087
	1,217,241	1,001,777
Notes receivable from participants	32,643	13,713
Participant contributions receivable	6,583	6,297
Total assets	1,256,467	1,021,787
LIABILITIES		
Excess contributions refundable to participants	5,126	23,360
NET ASSETS AVAILABLE FOR BENEFITS	$ 1,251,341	$ 998,427

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(k) PLAN
STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS
YEAR ENDED DECEMBER 31, 2010

ADDITIONS		
Additions to net assets attributed to:		
Investment income:		
Net appreciation in fair value of investments	$	125,759
Interest		3,418
		129,177
Participant loan interest		1,221
Participant contributions:		194,215
Total additions		324,613
DEDUCTIONS		
Deductions from net assets attributed to:		
Benefits paid to participants		66,447
Corrective distributions		5,126
Administrative expenses		126
Total deductions		71,699
INCREASE (DECREASE) IN NET ASSETS AVAILABLE FOR BENEFITS		252,914
NET ASSETS AVAILABLE FOR BENEFITS - BEGINNING OF YEAR		998,427
NET ASSETS AVAILABLE FOR BENEFITS - END OF YEAR	$	1,251,341

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(K) PLAN
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

Note 1 – Description of Plan

The following description of Boxer Property 401(k) 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 formed and adopted by Boxer Property Management Corporation (the "Company"), effective January 1, 1999. The Plan is a defined contribution plan covering all full-time employees of the Company who have one year of service and are age 21 or older. It is also a salary reduction plan or 401(k) plan and is subject to the provisions of the Employee Retirement Income Security Act (ERISA).

Contributions

Each year, participants may contribute up to 20% of pretax annual compensation, as defined in the Plan. Participants who have attained age 50 before the end of the Plan year are eligible to make catch-up contributions. Participants may also contribute amounts representing distributions from other qualified defined benefit or defined contribution plans. Participants direct the investment of their contributions into various investment options offered by the Plan. The Plan currently offers an insurance investment contract with American United Life Insurance Company ("AUL" or "Custodian"), which includes a guaranteed investment contract or general account (AUL Fixed Fund) and a pooled separate investment account (mutual funds) as investment options for participants. The Company, at its discretion, may make contributions to the Plan, and amounts are determined by the Company's board of directors. No Company contributions have been made to the Plan. Contributions are subject to certain limitations.

Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of (a) the Company's contribution and (b) Plan earnings and charged with an allocation of administrative expense. Allocations are based on participant earnings or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Company's contribution portion of their accounts plus actual earnings thereon is based on years of continuous service. A participant is grated 20% for each year, becoming fully invested after five years of credited service.

Note 1 – Description of Plan (Continued)

Notes receivable from participants

Participants may borrow from their account a minimum of $1,000 up to a maximum equal to the lesser of $50,000 or 50% of their account balance. A participant cannot have more than one outstanding loan at any given time. The loans are secured by the balance in the respective participant's account and bear interest at rates that range from 5.50% to 8.25%, which are commensurate with local prevailing rates as determined quarterly by the plan administrator and fixed as of the loan origination date. Principal and interest is paid ratably, through monthly payroll deductions, over a period generally not extending beyond five years from the date of the loan.

Payment of Benefits

On termination of service due to death, disability, or retirement, a participant may elect to receive either a lump-sum amount equal to the value of the participant's vested interest in his or her account, or in the form of a life or joint and survivor annuity. For termination of service for other reasons and for amounts less than $5,000, a participant must receive the value of the vested interest in his or her account as a lump-sum distribution.

Forfeited Accounts

Forfeitures represent the portion of non-vested benefits remaining from employees who have withdrawn from the Plan before becoming fully vested. Forfeitures shall be used to reduce future Company contributions. Currently, there are no Company contributions in the Plan. Since participants are 100% vested in their contributions and earnings thereon, there are no forfeited non-vested account balances at December 31, 2010 and 2009.

Note 2 – Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Plan are presented on the accrual basis of accounting.

Investment contracts held by a defined-contribution plan are required to be reported at fair value. However, contract value is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts because contract value is the amount participants would receive if they were to initiate permitted transactions under the terms of the plan. The Statement of Net Assets Available for Benefits presents the fair value of the investment contracts as well as the adjustment of the fully benefit-responsive investment contracts from fair value to contract value. No adjustment was necessary at December 31, 2010 and 2009 as contract value approximates fair value. The Statement of Changes in Net Assets Available for Benefits is prepared on a contract value basis.

Note 2 – Summary of Significant Accounting Policies (Continued)

Estimates

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

Investment Valuation and Income Recognition

The Plan's investments are stated at fair value. The fair value of mutual funds is based on quoted net asset values of the shares held by the Plan at year-end. The guaranteed investment contract ("GIC") with an insurance company is not actively traded and significant other observable inputs are not available. Therefore the GIC's contract value is an appropriate determination of fair value since it has no liquid market value and there are no defined maturities of the cash flows.

Notes receivable from participants

Notes receivable from participants are reported at their unpaid principal balance plus any accrued but unpaid interest, with no allowance for credit losses, as repayments of principal and interest are received through payroll deductions and the notes are collateralized by the participants' account balances.

Benefit Payments

Benefit payments to participants are recorded upon distribution.

Plan Expenses

A participant with a loan is directly charged a processing fee upon origination of the loan. Other administrative costs of the Plan charged by AUL are generally paid by the Company.

Concentrations of Credit Risk

The Plan's investments potentially subject the Plan to concentrations of credit risk. The Plan has not experienced any credit losses associated with these instruments.

Note 2 – Summary of Significant Accounting Policies (Continued)

Adoption of New Accounting Standards

In September 2010, the FASB amended existing guidance with respect to the reporting of participant loans for defined contribution pension plans. The guidance requires that loans issued to participants be reported as notes receivable, segregated from plan investments, and be measured at their unpaid principal balances plus accrued but unpaid interest. This guidance is effective for reporting periods ending after December 15, 2010, and is to be applied retrospectively to all periods presented comparatively. Early application is permitted. The adoption of this guidance by the Plan resulted in a reclassification from investments to notes receivable from participants of $13,713 on the statement of net assets available for benefits as of December 31, 2009. Adoption had no effect on the Plan's net assets available for benefits.

Note 3 – Investments

Unaudited Information Certified as Complete and Accurate by the Plan Custodian

The December 31, 2010 and 2009 statements of net assets available for benefits, the investment activities included on the statement of changes in net assets available for benefits for the year ended December 31, 2010, and the accompanying notes to the financial statements were prepared in part or entirely from information certified by the Custodian in accordance with 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. The information certified as complete and accurate includes total investments of $1,249,884 and $1,015,490 at December 31, 2010 and 2009, respectively, and related investment income of $129,177 for the year ended December 31, 2010.

Investments that represent 5% or more of Plan assets at December 31, 2010 and 2009 are as follows:

	2010	2009
AUL Fixed Fund	$ 89,956	$ 81,087
OneAmerica Money Market	$ *	$ 57,131
Fidelity VIP Growth	$ 107,576	$ 72,542
Fidelity VIP Asset Manager	$ 69,534	$ *
Amcent Small Cap Value	$ 77,788	$ 54,943
Amcent Strategic Allocation Aggressive	$ 98,196	$ 71,218
Amcent Strategic Allocation Moderate	$ *	$ 51,464
Alger American Growth	$ 70,548	$ 69,250
Janus Aspen Series Flex Bond	$ 74,534	$ 60,949
SSGA S&P 500 Flagship	$ 65,590	$ 59,414

*Investment balance represents less than 5% of Plan assets

Note 3 – Investments (Continued)

During 2010, the Plan's investments (including gains and losses on investments bought, sold, and held during the year) appreciated in fair value by $125,759.

Note 4 – Fair Value Measurements

FASB ASC 820, 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 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820 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;
- Quoted prices for identical assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- 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.

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. There have been no changes in the methodologies used at December 31, 2010 and 2009.

Note 4 – Fair Value Measurements (Continued)

Mutual funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end. *Guaranteed investment contracts:* Valued at contract value, which is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts. Contract value is the amount participants would receive upon termination of the contract. The Custodian considers contract value to be a reasonable measurement of fair value since liquidation of the entire contract is a contingent event, which cannot be initiated by the plan participants and can only be initiated by the plan sponsor upon termination of the Plan or complete termination of the contract.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future 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 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 December 31, 2010 and 2009:

Assets at Fair Value as of December 31, 2010

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 89,956	$ 89,956
Mutual funds	1,127,285	-	-	1,127,285
	$ 1,127,285	$ -	$ 89,956	$ 1,217,241

Assets at Fair Value as of December 31, 2009

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 81,087	$ 81,087
Mutual funds	920,690	-	-	920,690
	$ 920,690	$ -	$ 81,087	$ 1,001,777

Note 4 – Fair Value Measurements (Continued)

Level 3 – Gains and Losses

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year-ended December 31, 2010.

Level 3 Assets
Year Ended December 31, 2010

	Guaranteed Investment contract
Balance, beginning of year	$ 81,087
Realized gains	3,418
Unrealized gains relating to instruments still held at reporting date	-
Purchases, sales, issuances, and settlements (net)	5,451
Balance, end of year	$ 89,956

Note 5 – Investment Contract with Insurance Company

In 1999, the Plan entered into an unallocated group annuity contract with AUL. AUL maintains the contributions in both a general account (AUL Fixed Fund) and a pooled separate account (mutual funds).

The benefit-responsive general account is credited with earnings on the underlying investments and charged for participant withdrawals and administrative expenses. The general account is included in the financial statements at contract value as reported to the Plan by AUL. Contract value represents contributions made to the general account, plus earnings, less participant withdrawals and administrative expenses. Participants may ordinarily direct the withdrawal or transfer of all or a portion of their investment at contract value. There are no reserves against contract value for credit risk of the contract issuer or otherwise. The contract value (which approximates fair value) of the general account at December 31, 2010 and 2009 was $89,956 and $81,087, respectively. The average yield and crediting interest rates were approximately 4% for 2010 and 2009. The crediting interest rate is based on a formula agreed upon with the issuer but may not be less than 3%. Such interest rates are reviewed on an annual basis for resetting.

Note 6 – Related Party and Party-in-Interest Transactions

The Plan Sponsor provides the Plan with certain accounting and administrative services for which no fees are charged. AUL is considered a party-in-interest, as defined by ERISA, since it provides services to the Plan as investment custodian. Administrative fees paid to the Custodian by the Plan during 2010 were $126.

Note 7 – Plan Termination

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

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500

The following is a reconciliation of net assets available for benefits per the financial statements to Schedule H of Form 5500:

	2010	2009
Net assets available for benefits per financial statements	$ 1,251,341	$ 998,427
Add: Excess contributions refundable to participants-end of year	5,126	23,360
Net assets available for benefits per Form 5500	$ 1,256,467	$ 1,021,787

The following is a reconciliation of corrective distributions per the financial statements for the year ended December 31, 2010 to Schedule H of Form 5500:

	2010
Corrective distributions per financial statements	$ 5,126
Add: Prior year corrective distributions	23,360
Less: Current year corrective distributions	(5,126)
Corrective distributions per Form 5500	$ 23,360

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500 (Continued)

The Plan made corrective distributions of $23,360 to certain Participants during 2010. These corrective distributions were required in order to correct the failure of certain 2009 IRS nondiscrimination tests in the Plan.

The Plan failed certain IRS non-discrimination tests for the year ended December 31, 2010. Excess contributions amounting to $5,126 are recorded as a liability in the accompanying statement of net assets available for benefits and as a reduction of participant-directed contributions for the year. The Plan refunded these excess contributions to affected Participants during 2011.

Note 9 – Tax Status

The Plan is currently under a national Internal Revenue Service (IRS) approved prototype plan sponsored by AUL that has received a favorable determination letter dated April 17, 2002, under the applicable provisions of the Internal Revenue Code ("IRC"). Companies who adopted this plan without changes could rely on the sponsor's determination letter. The Company adopted the AUL prototype plan without any changes. However, the Plan has been amended since the latest determination letter. The plan administrator and tax counsel believe that the Plan is currently designed and being operated in compliance with the applicable requirements of the IRC. Therefore, no provision for income taxes has been included in the Plan's financial statements.

Note 10 – Risks and Uncertainties

The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect participant account balances and the amounts reported in the statement of net assets available for benefits.

Note 11 - Subsequent Events

For the year ended December 31, 2010, the Company has evaluated subsequent events for potential recognition and disclosure through September 19, 2011, the date upon which the financial statements were available to be issued. The Company has concluded that no such events or transactions took place which would require disclosure herein.

SUPPLEMENTAL SCHEDULE

BOXER PROPERTY 401(k) PLAN
SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(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
*	Notes receivable from participants	Interest Rate Range 5.50% to 8.50%	$ -	$ 32,643
*	American United Life Insurance Company	Investment Management Pension Accumulation Contract #G98902 Interest Earned was 4.00% for 2010 AUL Fixed Fund	**	89,956
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Investment Grd Bond	**	16,085
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Asset Director	**	30,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Money Market	**	60,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Growth	**	107,576
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP High Income	**	52,030
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Asset Manager	**	69,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Invesco Mid Cap Core Equity	**	30,592
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Janus Aspen Series Flex Bond	**	74,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Capital World Gro & Inc	**	38,105

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Growth Fund of America	$ **	$ 47,070
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Small Cap Value	**	77,788
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Equity Income	**	44,740
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Aggres	**	98,196
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strateg Alloc Moderate	**	51,060
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Conser	**	33,046
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Heritage	**	10,972
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Alger American Growth	**	70,548
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Columbia Small Cap	**	13,061
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Pioneer Mid Cap Value Fund	**	13,392
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 MFS Intl New Discovery	**	52,083

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Vanguard Explorer	$ **	$ 23,663
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 SSGA S&P 500 Flagship	**	65,590
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2015	**	5,600
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2020	**	6,782
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2025	**	10,254
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2030	**	11,561
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2035	**	844
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2040	**	1,261
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2045	**	8,598
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2050	**	1,206
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Nuveen Mid Cap Value	**	967

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Oppenheimer International Bond Fund	**	85

* Party-in-interest as defined by ERISA.
** Cost omitted for participant directed investments.

BOXER PROPERTY 401(K) PLAN

FINANCIAL STATEMENTS AND SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDED DECEMBER 31, 2010

BOXER PROPERTY 401(K) PLAN

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malonebailey LLP
CERTIFIED PUBLIC ACCOUNTING FIRM

INDEPENDENT AUDITOR'S REPORT

To the Participants and Plan Administrator of
Boxer Property 401(k) Plan
Houston, Texas

We were engaged to audit the statements of net assets available for benefits of Boxer Property 401 (k) plan (the "Plan") as of December 31, 2010 and 2009, and the related statement of changes in net assets available for benefits and supplemental schedule for the year ended December 31, 2010, as listed in the accompanying table of contents. These financial statements and schedule are the responsibility of the Plan's management.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 3, which was certified by American United Life Insurance Company, the custodian of the Plan, except for comparing the information with the related information included in the financial statements and supplemental schedules. We have been informed by the plan administrator that the custodian holds the Plan's investment assets and executes investment transactions. The plan administrator has obtained a certification from the custodian as of December 31, 2010 and 2009 and for the year ended December 31, 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 schedule taken as a whole. The form and content of the information included in the financial statements and schedule, other than that derived from the information certified by the Custodian, 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.

September 19, 2011

BOXER PROPERTY 401(k) PLAN
STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS
DECEMBER 31, 2010 AND 2009

	2010	2009
ASSETS		
Investments, at fair value:		
Investment contract with insurance company:		
Registered investment companies (mutual funds)	$ 1,127,285	$ 920,690
Guaranteed investment contract (AUL fixed fund)	89,956	81,087
	1,217,241	1,001,777
Notes receivable from participants	32,643	13,713
Participant contributions receivable	6,583	6,297
Total assets	1,256,467	1,021,787
LIABILITIES		
Excess contributions refundable to participants	5,126	23,360
NET ASSETS AVAILABLE FOR BENEFITS	$ 1,251,341	$ 998,427

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(k) PLAN
STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS
YEAR ENDED DECEMBER 31, 2010

ADDITIONS		
Additions to net assets attributed to:		
Investment income:		
Net appreciation in fair value of investments	$	125,759
Interest		3,418
		129,177
Participant loan interest		1,221
Participant contributions:		194,215
Total additions		324,613
DEDUCTIONS		
Deductions from net assets attributed to:		
Benefits paid to participants		66,447
Corrective distributions		5,126
Administrative expenses		126
Total deductions		71,699
INCREASE (DECREASE) IN NET ASSETS AVAILABLE FOR BENEFITS		252,914
NET ASSETS AVAILABLE FOR BENEFITS - BEGINNING OF YEAR		998,427
NET ASSETS AVAILABLE FOR BENEFITS - END OF YEAR	$	1,251,341

See Accompanying Notes to Financial Statements

BOXER PROPERTY 401(K) PLAN
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

Note 1 – Description of Plan

The following description of Boxer Property 401(k) 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 formed and adopted by Boxer Property Management Corporation (the "Company"), effective January 1, 1999. The Plan is a defined contribution plan covering all full-time employees of the Company who have one year of service and are age 21 or older. It is also a salary reduction plan or 401(k) plan and is subject to the provisions of the Employee Retirement Income Security Act (ERISA).

Contributions

Each year, participants may contribute up to 20% of pretax annual compensation, as defined in the Plan. Participants who have attained age 50 before the end of the Plan year are eligible to make catch-up contributions. Participants may also contribute amounts representing distributions from other qualified defined benefit or defined contribution plans. Participants direct the investment of their contributions into various investment options offered by the Plan. The Plan currently offers an insurance investment contract with American United Life Insurance Company ("AUL" or "Custodian"), which includes a guaranteed investment contract or general account (AUL Fixed Fund) and a pooled separate investment account (mutual funds) as investment options for participants. The Company, at its discretion, may make contributions to the Plan, and amounts are determined by the Company's board of directors. No Company contributions have been made to the Plan. Contributions are subject to certain limitations.

Participant Accounts

Each participant's account is credited with the participant's contribution and allocations of (a) the Company's contribution and (b) Plan earnings and charged with an allocation of administrative expense. Allocations are based on participant earnings or account balances, as defined. The benefit to which a participant is entitled is the benefit that can be provided from the participant's vested account.

Vesting

Participants are immediately vested in their contributions plus actual earnings thereon. Vesting in the Company's contribution portion of their accounts plus actual earnings thereon is based on years of continuous service. A participant is grated 20% for each year, becoming fully invested after five years of credited service.

Note 1 – Description of Plan (Continued)

Notes receivable from participants

Participants may borrow from their account a minimum of $1,000 up to a maximum equal to the lesser of $50,000 or 50% of their account balance. A participant cannot have more than one outstanding loan at any given time. The loans are secured by the balance in the respective participant's account and bear interest at rates that range from 5.50% to 8.25%, which are commensurate with local prevailing rates as determined quarterly by the plan administrator and fixed as of the loan origination date. Principal and interest is paid ratably, through monthly payroll deductions, over a period generally not extending beyond five years from the date of the loan.

Payment of Benefits

On termination of service due to death, disability, or retirement, a participant may elect to receive either a lump-sum amount equal to the value of the participant's vested interest in his or her account, or in the form of a life or joint and survivor annuity. For termination of service for other reasons and for amounts less than $5,000, a participant must receive the value of the vested interest in his or her account as a lump-sum distribution.

Forfeited Accounts

Forfeitures represent the portion of non-vested benefits remaining from employees who have withdrawn from the Plan before becoming fully vested. Forfeitures shall be used to reduce future Company contributions. Currently, there are no Company contributions in the Plan. Since participants are 100% vested in their contributions and earnings thereon, there are no forfeited non-vested account balances at December 31, 2010 and 2009.

Note 2 – Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Plan are presented on the accrual basis of accounting.

Investment contracts held by a defined-contribution plan are required to be reported at fair value. However, contract value is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts because contract value is the amount participants would receive if they were to initiate permitted transactions under the terms of the plan. The Statement of Net Assets Available for Benefits presents the fair value of the investment contracts as well as the adjustment of the fully benefit-responsive investment contracts from fair value to contract value. No adjustment was necessary at December 31, 2010 and 2009 as contract value approximates fair value. The Statement of Changes in Net Assets Available for Benefits is prepared on a contract value basis.

Note 2 – Summary of Significant Accounting Policies (Continued)

Estimates

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

Investment Valuation and Income Recognition

The Plan's investments are stated at fair value. The fair value of mutual funds is based on quoted net asset values of the shares held by the Plan at year-end. The guaranteed investment contract ("GIC") with an insurance company is not actively traded and significant other observable inputs are not available. Therefore the GIC's contract value is an appropriate determination of fair value since it has no liquid market value and there are no defined maturities of the cash flows.

Notes receivable from participants

Notes receivable from participants are reported at their unpaid principal balance plus any accrued but unpaid interest, with no allowance for credit losses, as repayments of principal and interest are received through payroll deductions and the notes are collateralized by the participants' account balances.

Benefit Payments

Benefit payments to participants are recorded upon distribution.

Plan Expenses

A participant with a loan is directly charged a processing fee upon origination of the loan. Other administrative costs of the Plan charged by AUL are generally paid by the Company.

Concentrations of Credit Risk

The Plan's investments potentially subject the Plan to concentrations of credit risk. The Plan has not experienced any credit losses associated with these instruments.

Note 2 – Summary of Significant Accounting Policies (Continued)

Adoption of New Accounting Standards

In September 2010, the FASB amended existing guidance with respect to the reporting of participant loans for defined contribution pension plans. The guidance requires that loans issued to participants be reported as notes receivable, segregated from plan investments, and be measured at their unpaid principal balances plus accrued but unpaid interest. This guidance is effective for reporting periods ending after December 15, 2010, and is to be applied retrospectively to all periods presented comparatively. Early application is permitted. The adoption of this guidance by the Plan resulted in a reclassification from investments to notes receivable from participants of $13,713 on the statement of net assets available for benefits as of December 31, 2009. Adoption had no effect on the Plan's net assets available for benefits.

Note 3 – Investments

Unaudited Information Certified as Complete and Accurate by the Plan Custodian

The December 31, 2010 and 2009 statements of net assets available for benefits, the investment activities included on the statement of changes in net assets available for benefits for the year ended December 31, 2010, and the accompanying notes to the financial statements were prepared in part or entirely from information certified by the Custodian in accordance with 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under ERISA. The information certified as complete and accurate includes total investments of $1,249,884 and $1,015,490 at December 31, 2010 and 2009, respectively, and related investment income of $129,177 for the year ended December 31, 2010.

Investments that represent 5% or more of Plan assets at December 31, 2010 and 2009 are as follows:

	2010	2009
AUL Fixed Fund	$ 89,956	$ 81,087
OneAmerica Money Market	$ *	$ 57,131
Fidelity VIP Growth	$ 107,576	$ 72,542
Fidelity VIP Asset Manager	$ 69,534	$ *
Amcent Small Cap Value	$ 77,788	$ 54,943
Amcent Strategic Allocation Aggressive	$ 98,196	$ 71,218
Amcent Strategic Allocation Moderate	$ *	$ 51,464
Alger American Growth	$ 70,548	$ 69,250
Janus Aspen Series Flex Bond	$ 74,534	$ 60,949
SSGA S&P 500 Flagship	$ 65,590	$ 59,414

*Investment balance represents less than 5% of Plan assets

Note 3 – Investments (Continued)

During 2010, the Plan's investments (including gains and losses on investments bought, sold, and held during the year) appreciated in fair value by $125,759.

Note 4 – Fair Value Measurements

FASB ASC 820, 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 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820 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;
- Quoted prices for identical assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- 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.

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. There have been no changes in the methodologies used at December 31, 2010 and 2009.

Note 4 – Fair Value Measurements (Continued)

Mutual funds: Valued at the net asset value (NAV) of shares held by the Plan at year-end. *Guaranteed investment contracts:* Valued at contract value, which is the relevant measurement attribute for that portion of the net assets available for benefits of a defined-contribution plan attributable to fully benefit-responsive investment contracts. Contract value is the amount participants would receive upon termination of the contract. The Custodian considers contract value to be a reasonable measurement of fair value since liquidation of the entire contract is a contingent event, which cannot be initiated by the plan participants and can only be initiated by the plan sponsor upon termination of the Plan or complete termination of the contract.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future 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 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 December 31, 2010 and 2009:

Assets at Fair Value as of December 31, 2010

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 89,956	$ 89,956
Mutual funds	1,127,285	-	-	1,127,285
	$ 1,127,285	$ -	$ 89,956	$ 1,217,241

Assets at Fair Value as of December 31, 2009

	Level 1	Level 2	Level 3	Total
Guaranteed investment contract	$ -	$ -	$ 81,087	$ 81,087
Mutual funds	920,690	-	-	920,690
	$ 920,690	$ -	$ 81,087	$ 1,001,777

Note 4 – Fair Value Measurements (Continued)

Level 3 – Gains and Losses

The following table sets forth a summary of changes in the fair value of the Plan's Level 3 assets for the year-ended December 31, 2010.

Level 3 Assets
Year Ended December 31, 2010

	Guaranteed Investment contract
Balance, beginning of year	$ 81,087
Realized gains	3,418
Unrealized gains relating to instruments still held at reporting date	-
Purchases, sales, issuances, and settlements (net)	5,451
Balance, end of year	$ 89,956

Note 5 – Investment Contract with Insurance Company

In 1999, the Plan entered into an unallocated group annuity contract with AUL. AUL maintains the contributions in both a general account (AUL Fixed Fund) and a pooled separate account (mutual funds).

The benefit-responsive general account is credited with earnings on the underlying investments and charged for participant withdrawals and administrative expenses. The general account is included in the financial statements at contract value as reported to the Plan by AUL. Contract value represents contributions made to the general account, plus earnings, less participant withdrawals and administrative expenses. Participants may ordinarily direct the withdrawal or transfer of all or a portion of their investment at contract value. There are no reserves against contract value for credit risk of the contract issuer or otherwise. The contract value (which approximates fair value) of the general account at December 31, 2010 and 2009 was $89,956 and $81,087, respectively. The average yield and crediting interest rates were approximately 4% for 2010 and 2009. The crediting interest rate is based on a formula agreed upon with the issuer but may not be less than 3%. Such interest rates are reviewed on an annual basis for resetting.

Note 6 – Related Party and Party-in-Interest Transactions

The Plan Sponsor provides the Plan with certain accounting and administrative services for which no fees are charged. AUL is considered a party-in-interest, as defined by ERISA, since it provides services to the Plan as investment custodian. Administrative fees paid to the Custodian by the Plan during 2010 were $126.

Note 7 – Plan Termination

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

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500

The following is a reconciliation of net assets available for benefits per the financial statements to Schedule H of Form 5500:

	2010	2009
Net assets available for benefits per financial statements	$ 1,251,341	$ 998,427
Add: Excess contributions refundable to participants-end of year	5,126	23,360
Net assets available for benefits per Form 5500	$ 1,256,467	$ 1,021,787

The following is a reconciliation of corrective distributions per the financial statements for the year ended December 31, 2010 to Schedule H of Form 5500:

	2010
Corrective distributions per financial statements	$ 5,126
Add: Prior year corrective distributions	23,360
Less: Current year corrective distributions	(5,126)
Corrective distributions per Form 5500	$ 23,360

Note 8 – Reconciliation of Financial Statements to Schedule H of Form 5500 (Continued)

The Plan made corrective distributions of $23,360 to certain Participants during 2010. These corrective distributions were required in order to correct the failure of certain 2009 IRS nondiscrimination tests in the Plan.

The Plan failed certain IRS non-discrimination tests for the year ended December 31, 2010. Excess contributions amounting to $5,126 are recorded as a liability in the accompanying statement of net assets available for benefits and as a reduction of participant-directed contributions for the year. The Plan refunded these excess contributions to affected Participants during 2011.

Note 9 – Tax Status

The Plan is currently under a national Internal Revenue Service (IRS) approved prototype plan sponsored by AUL that has received a favorable determination letter dated April 17, 2002, under the applicable provisions of the Internal Revenue Code ("IRC"). Companies who adopted this plan without changes could rely on the sponsor's determination letter. The Company adopted the AUL prototype plan without any changes. However, the Plan has been amended since the latest determination letter. The plan administrator and tax counsel believe that the Plan is currently designed and being operated in compliance with the applicable requirements of the IRC. Therefore, no provision for income taxes has been included in the Plan's financial statements.

Note 10 – Risks and Uncertainties

The Plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect participant account balances and the amounts reported in the statement of net assets available for benefits.

Note 11 - Subsequent Events

For the year ended December 31, 2010, the Company has evaluated subsequent events for potential recognition and disclosure through September 19, 2011, the date upon which the financial statements were available to be issued. The Company has concluded that no such events or transactions took place which would require disclosure herein.

SUPPLEMENTAL SCHEDULE

BOXER PROPERTY 401(k) PLAN
SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(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
*	Notes receivable from participants	Interest Rate Range 5.50% to 8.50%	$ -	$ 32,643
*	American United Life Insurance Company	Investment Management Pension Accumulation Contract #G98902 Interest Earned was 4.00% for 2010 AUL Fixed Fund	**	89,956
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Investment Grd Bond	**	16,085
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Asset Director	**	30,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 OneAmerica Money Market	**	60,231
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Growth	**	107,576
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP High Income	**	52,030
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity VIP Asset Manager	**	69,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Invesco Mid Cap Core Equity	**	30,592
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Janus Aspen Series Flex Bond	**	74,534
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Capital World Gro & Inc	**	38,105

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 AmerFds Growth Fund of America	$ **	$ 47,070
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Small Cap Value	**	77,788
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Equity Income	**	44,740
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Aggres	**	98,196
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strateg Alloc Moderate	**	51,060
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Strategic Alloc Conser	**	33,046
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Amcent Heritage	**	10,972
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Alger American Growth	**	70,548
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Columbia Small Cap	**	13,061
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Pioneer Mid Cap Value Fund	**	13,392
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 MFS Intl New Discovery	**	52,083

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Vanguard Explorer	$ **	$ 23,663
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 SSGA S&P 500 Flagship	**	65,590
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2015	**	5,600
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2020	**	6,782
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2025	**	10,254
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2030	**	11,561
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2035	**	844
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2040	**	1,261
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2045	**	8,598
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Fidelity Adv Freedom 2050	**	1,206
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Nuveen Mid Cap Value	**	967

SCHEDULE OF ASSETS (HELD AT END OF YEAR)
EIN: 76-2501156 PN: 001
DECEMBER 31, 2010

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

(a)	(b) Identity of Issue, Borrower, Lessor, or Similar Party	(c) Description of Investment Including Maturity Date, Rate of Interest, Collateral, Par or Maturity Value	(d) Cost	(e) Current Value
*	American United Life Insurance Company Separate Account II	Investment Management Pension Accumulation Contract #G98902 Oppenheimer International Bond Fund	**	85

* Party-in-interest as defined by ERISA.
** Cost omitted for participant directed investments.

Attachment to 2010 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name BOXER PROPERTY 401K PLAN **EIN:** 75-2501156
Plan Sponsor's Name BOXER PROPERTY MANAGEMENT CORPORATION **PN:** 001

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value.	(d) Cost	(e) Current value
	AMERICAN UNITED LIFE INS CO	AUL FIXED ACCOUNT		89,956
	AMERICAN UNITED LIFE INS CO	PARTICIPANT LOANS		32,643
	AMERICAN UNITED LIFE INS CO	AMER FDS CAPITAL WORLD GRO&INC		38,105
	AMERICAN UNITED LIFE INS CO	AMER FDS GRWTH FUND OF AMERICA		47,070
	AMERICAN UNITED LIFE INS CO	ONEAMERICA INVESTMENT GRD BOND		16,086
	AMERICAN UNITED LIFE INS CO	ONEAMERICA ASSET DIRECTOR		30,231
	AMERICAN UNITED LIFE INS CO	ONEAMERICA MONEY MARKET		60,231

Attachment to 2010 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name BOXER PROPERTY 401K PLAN **EIN:** 75-2501156
Plan Sponsor's Name BOXER PROPERTY MANAGEMENT CORPORATION **PN:** 001

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value.	(d) Cost	(e) Current value
	AMERICAN UNITED LIFE INS CO	COLUMBIA SMALL CAP INDEX		13,061
	AMERICAN UNITED LIFE INS CO	FIDELITY VIP GROWTH		107,576
	AMERICAN UNITED LIFE INS CO	FIDELITY VIP HIGH INCOME		52,030
	AMERICAN UNITED LIFE INS CO	FIDELITY VIP ASSET MANAGER		69,535
	AMERICAN UNITED LIFE INS CO	INVESCO MID CAP CORE EQUITY		30,592
	AMERICAN UNITED LIFE INS CO	JANUS ASPEN SERIES FLEX BOND		74,534
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2015		5,600

Attachment to 2010 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name BOXER PROPERTY 401K PLAN **EIN:** 75-2501156
Plan Sponsor's Name BOXER PROPERTY MANAGEMENT CORPORATION **PN:** 001

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value.	(d) Cost	(e) Current value
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2020		6,782
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2025		10,254
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2030		11,560
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2035		844
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2040		1,261
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2045		8,598
	AMERICAN UNITED LIFE INS CO	FIDELITY ADV FREEDOM 2050		1,206

Attachment to 2010 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name BOXER PROPERTY 401K PLAN **EIN:** 75-2501156
Plan Sponsor's Name BOXER PROPERTY MANAGEMENT CORPORATION **PN:** 001

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value.	(d) Cost	(e) Current value
	AMERICAN UNITED LIFE INS CO	AMCENT SMALL CAP VALUE		77,788
	AMERICAN UNITED LIFE INS CO	AMCENT EQUITY INCOME		44,740
	AMERICAN UNITED LIFE INS CO	AMCENT STRATEGIC ALLOC AGGRES		98,196
	AMERICAN UNITED LIFE INS CO	AMCENT STRATEGIC ALLOC MOD		51,059
	AMERICAN UNITED LIFE INS CO	AMCENT STRATEGIC ALLOC CONSER		33,046
	AMERICAN UNITED LIFE INS CO	AMCENT HERITAGE		10,972
	AMERICAN UNITED LIFE INS CO	ALGER LARGE CAP GROWTH PORTFOL		70,548

Attachment to 2010 Form 5500
Schedule H, line 4i - Schedule of Assets (Held at End of Year)

Plan Name BOXER PROPERTY 401K PLAN **EIN:** 75-2501156
Plan Sponsor's Name BOXER PROPERTY MANAGEMENT CORPORATION **PN:** 001

(a)	(b) Identity of issue, borrower, lessor, or similar party	(c) Description of investment including maturity date, rate of interest, collateral, par, or maturity value.	(d) Cost	(e) Current value
	AMERICAN UNITED LIFE INS CO	PIONEER MID CAP VALUE FUND		13,392
	AMERICAN UNITED LIFE INS CO	MFS INTL NEW DISCOVERY		52,083
	AMERICAN UNITED LIFE INS CO	VANGUARD EXPLORER		23,663
	AMERICAN UNITED LIFE INS CO	SSGA S&P 500 INDEX		65,590
	AMERICAN UNITED LIFE INS CO	NUVEEN MID CAP VALUE		85
	AMERICAN UNITED LIFE INS CO	OPPENHEIMER INTNL BOND FUND		967