

SUMMARY ANNUAL REPORT

FOR ELEVATOR CONSTRUCTORS UNION LOCAL NO. 1 ANNUITY & 401(k) FUND

This is a summary of the annual report for the Elevator Constructors Local No. 1 Annuity & 401(k) Fund, EIN 51-6124191, Plan No. 001, for the period January 1, 2010 through December 31, 2010. The annual report has been filed with the Employee Benefits Security Administration, as required under the Employee Retirement Income Security Act of 1974 (ERISA).

Basic Financial Statement

Benefits under the Plan are provided through a trust and insurance. Plan expenses were \$29,854,333. These expenses included \$1,749,081 in administrative expenses; \$28,105,252 in benefits paid to participants and beneficiaries and deemed distributions of participant loans. A total of 3,509 persons were participants in or beneficiaries of the Plan at the end of the Plan year.

The value of Plan assets, after subtracting liabilities of the Plan, was \$545,167,370 as of December 31, 2010 compared to \$480,589,042 as of January 1, 2010. During the Plan year the Plan experienced an increase in its net assets of \$64,578,328. This increase includes unrealized appreciation or depreciation in the value of Plan assets; that is, the difference between the value of the Plan's assets at the end of the year and the value of the assets at the beginning of the year, or the cost of assets acquired during the year. The Plan had total income of \$94,432,661, including employer contributions of \$34,986,230, employee contributions of \$7,813,434, other contributions of \$74,786, gains of \$4,626,125 from the sale of assets and earnings from investments of \$46,901,174, and other income of \$30,912.

Your Rights to Additional Information

You have the right to receive a copy of the full annual report, or any part thereof, on request. The items listed below are included in that report:

1. an accountant's report;
2. financial information and information on payments to service providers;
3. assets held for investment;
4. transactions in excess of 5% of the Plan assets;
5. insurance information, including sales commissions paid by insurance carriers; and
6. information regarding any common or collective trust, pooled separate accounts, master trusts or 103-12 investment entities in which the plan participates.

To obtain a copy of the full annual report, or any part thereof, write or call the office of the Board of Trustees of Elevator Constructors Union Local No. 1 Annuity & 401(k) Fund, who is the Plan Administrator, 140 Sylvan Avenue, Suite 303, Englewood Cliffs, NJ 07632, (201) 592-6800. The charge to cover copying costs will be \$4.00 for the full annual report or 10 cents per page for any part thereof.

You also have the right to receive from the Plan Administrator, on request and at no charge, a statement of the assets and liabilities of the Plan and accompanying notes, or a statement of income and expenses of the Plan and accompanying notes, or both. If you request a copy of the full annual report from the Plan Administrator, these two statements and accompanying notes will be included as part of that report. The charge to cover copying costs given above does not include a charge for the copying of these portions of the report because these portions are furnished without charge.

You also have the legally protected right to examine the annual report at the main office of the Plan at 140 Sylvan Avenue, Suite 303, Englewood Cliffs, NJ 07632 and at the U.S. Department of Labor in Washington, D.C., or to obtain a copy from the U.S. Department of Labor upon payment of copying costs. Requests to the Department should be addressed to: U.S. Department of Labor, Employee Benefits Security Administration, Public Disclosure Room, 200 Constitution Avenue, NW, Suite N-1513, Washington, D.C. 20210.