

Schedule K-1 (Form 1065)

2012

Final K-1 Amended K-1 OMB No. 1545-0099

Department of the Treasury Internal Revenue Service

For calendar year 2012, or tax year beginning SEPTEMBER 7, 2012 ending DECEMBER 31, 2012

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items

Table with 20 rows and 2 columns. Rows include: 1 Ordinary business income (loss) 0., 2 Net rental real estate income (loss) -4,681., 3 Other net rental income (loss), 4 Guaranteed payments, 5 Interest income, 6a Ordinary dividends, 6b Qualified dividends A 1,174., 7 Royalties, 8 Net short-term capital gain (loss) C* 3., 9a Net long-term capital gain (loss), 9b Collectibles (28%) gain (loss), 9c Unrecaptured sec 1250 gain, 10 Net section 1231 gain (loss), 11 Other income (loss), 12 Section 179 deduction, 13 Other deductions, 14 Self-employment earnings (loss) A 0., 15 Credits, 16 Foreign transactions, 17 Alternative min tax (AMT) items, 18 Tax-exempt income and nondeductible expenses, 19 Distributions, 20 Other information.

*See attached statement for additional information.

For IRS Use Only

Part I Information About the Partnership

Part I Information About the Partnership form fields including identification number, partnership name (MIDWAY VICTORY PARK LLC), and E-FILE status.

Part II Information About the Partner

Part II Information About the Partner form fields including partner name (BLUE CHIP CARRIAGE LLC), partner type (Limited partner), and capital account analysis table.

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MIDWAY VISTA PARK, LLC

46-1117676

SCHEDULE K-1 NONDEDUCTIBLE EXPENSES, BOX 18, CODE C

DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
NONDEDUCTIBLE EXPENSES - PASSTHROUGH	SEE IRS SCH. K-1 INSTRUCTIONS	3.
TOTAL TO SCHEDULE K-1, BOX 18, CODE C		3.

SCHEDULE K-1 CURRENT YEAR INCREASES (DECREASES)

DESCRIPTION	AMOUNT	TOTALS
RENTAL REAL ESTATE INCOME (LOSS)	-4,681.	
SCHEDULE K-1 INCOME SUBTOTAL		-4,681.
NET INCOME (LOSS) PER SCHEDULE K-1		-4,681.
NONDEDUCTIBLE EXPENSES	-3.	
HAWTHORNE-MIDWAY VISTA PARK, LLC	-90.	
OTHER INCREASES OR DECREASES SUBTOTAL		-93.
TOTAL TO SCHEDULE K-1, ITEM L		-4,774.

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

Table with 2 columns: Code and Report on. Rows include Passive loss, Nonpassive loss, Net rental real estate income (loss), Other net rental income (loss), Guaranteed payments, Interest income, Ordinary dividends, Qualified dividends, Royalties, Net short-term capital gain (loss), Net long-term capital gain (loss), Collectibles (28%) gain (loss), Unrecaptured section 1260 gain, Net section 1231 gain (loss), Other income (loss).

Table with 2 columns: Code and Report on. Rows include Other portfolio income (loss), Involuntary conversions, Sec. 1256 contracts & straddles, Mining exploration costs recapture, Cancellation of debt, Other income (loss).

12. Section 179 deduction. See the Partner's Instructions

13. Other deductions

Table with 2 columns: Code and Report on. Rows include Cash contributions (50%), Cash contributions (30%), Noncash contributions (50%), Noncash contributions (30%), Capital gain property to a 50% organization (30%), Capital gain property (20%), Contributions (100%), Investment interest expense, Deductions - royalty income, Section 51(a)(2) expenditures, Deductions - portfolio (2% floor), Deductions - portfolio (other), Amounts paid for medical insurance, Educational assistance benefits, Dependent care benefits, Preproductive period expenses, Commercial revitalization deduction from rental real estate activities, Pensions and IRAs, Reforestation expense deduction, Domestic production activities information, Qualified production activities income, Employer's Form W-2 wages, Other deductions.

14. Self-employment earnings (loss). Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

Table with 2 columns: Code and Report on. Rows include Net earnings (loss) from self-employment, Gross farming or fishing income, Gross non-farm income.

15. Credits

Table with 2 columns: Code and Report on. Rows include Low-income housing credit (section 42(i)(5) from pre-2008 buildings), Low-income housing credit (other) from pre-2008 buildings, Low-income housing credit (section 42(i)(5) from post-2007 buildings), Low-income housing credit (other) from post-2007 buildings, Qualified rehabilitation expenditures (rental real estate), Other rental real estate credits, Other rental credits, Undistributed capital gains credit, Alcohol and cellulosic biofuel fuels credit.

Table with 2 columns: Code and Report on. Rows include Work opportunity credit, Disabled access credit, Empowerment zone and renewal community employment credit, Credit for increasing research activities, Credit for employer social security and Medicare taxes, Backup withholding, Other credits.

Table with 2 columns: Code and Report on. Rows include Foreign transactions: Name of country or U.S. possession, Gross income from all sources, Gross income sourced at partner level, Foreign gross income sourced at partnership level, Passive category, General category, Other.

Table with 2 columns: Code and Report on. Rows include Deductions allocated and apportioned at partner level: Interest expense, Other.

Table with 2 columns: Code and Report on. Rows include Deductions allocated and apportioned at partnership level to foreign source income: Passive category, General category, Other.

Table with 2 columns: Code and Report on. Rows include Other information: Total foreign taxes paid, Total foreign taxes accrued, Reduction in taxes available for credit, Foreign trading gross receipts, Extraterritorial income exclusion, Other foreign transactions.

Table with 2 columns: Code and Report on. Rows include Alternative minimum tax (AMT) items: Post-1986 depreciation adjustment, Adjusted gain or loss, Depletion (other than oil & gas), Oil, gas, & geothermal - gross income, Oil, gas, & geothermal - deductions, Other AMT items.

Table with 2 columns: Code and Report on. Rows include Tax-exempt income and nondeductible expenses: Tax-exempt interest income, Other tax-exempt income, Nondeductible expenses.

Table with 2 columns: Code and Report on. Rows include Distributions: Cash and marketable securities, Distribution subject to section 737, Other property.

Table with 2 columns: Code and Report on. Rows include Other information: Investment income, Investment expenses, Fuel tax credit information, Qualified rehabilitation expenditures (other than rental real estate), Basis of energy property, Recapture of low-income housing credit (section 42(i)(5)), Recapture of low-income housing credit (other), Recapture of investment credit, Recapture of other credits, Look-back interest - completed long-term contracts, Look-back interest - income forecast method, Dispositions of property with section 179 deductions, Recapture of section 179 deduction, Interest expense for corporate partners, Section 453(i)(3) information, Section 453A(i) information, Section 1280(b) information, Interest allocable to production expenditures, OCF nonqualified withdrawals, Depletion information - oil and gas, Amortization of reforestation costs, Unrelated business taxable income, Precontribution gain (loss), Section 108(i) information, Other information.

2012

New York State Department of Taxation and Finance
New York Partner's Schedule K-1
Tax Law - Article 22 (Personal Income Tax)

IT-204-IP

4

Final K-1
 Amended K-1

For calendar year 2012 or tax year beginning **09-07-2012** and ending **12-31-2012**

Partners: Before completing your income tax return, see Form IT-204-IP-I, *Partner's Instructions for Form IT-204-IP* (available at www.tax.ny.gov).

Partnership's information (see *Instructions*)

Partnership's name (as shown on Form IT-204)

MIDWAY VISTA PARK, LLC

Partnership's EIN



A Mark an **X** in the box if either applies to your entity Publicly traded partnership Portfolio investment partnership

B Tax shelter registration number, if any B

C Business allocation percentage C %

Partner's information (see *Instructions*)

Partner's name

BLUE CHIP CAPITAL, LLC

Partner's address



Partner's identifying number



D The partner is a (mark an **X** in the appropriate box) General partner or LLC member-manager Limited partner or other LLC member

E What is the tax filing status of the partner? (mark an **X** in the appropriate box, if known.) Individual Estate/trust Partnership

F If the partner is a disregarded entity or grantor trust, enter the tax ID of the entity or individual reporting the income, if known F

G Did the partner sell its entire interest during the tax year? G Yes No

H Partner's share of profit, loss, and capital		Beginning		Ending	
1) Profit	H1	1.1024	%	1.1024	%
2) Loss	H2	1.4225	%	1.4225	%
3) Capital	H3	1.4225	%	1.4225	%

I Partner's share of liabilities at the end of the year		
1) Nonrecourse	I1	2,139.
2) Qualified nonrecourse financing	I2	
3) Recourse	I3	

J Partner's capital account analysis		
1) Beginning capital account	J1	
2) Capital contributed during the year - cash	J2	50,000.
3) Capital contributed during the year - property	J3	
4) Current year increase (decrease)	J4	-4,774.
5) Withdrawals and distributions - cash	J5	
6) Withdrawals and distributions - property	J6	
7) Ending capital account	J7	45,226.
8) Method of accounting (mark an X in the appropriate box)		
<input checked="" type="checkbox"/> Tax basis	<input type="checkbox"/> GAAP	<input type="checkbox"/> Book <input type="checkbox"/> Other (submit explanation)

K Resident status (mark an **X** in all boxes that apply)
 NYS full-year resident Yonkers full-year resident NYC full-year resident
 NYS part-year resident Yonkers part-year resident NYC part-year resident
 NYS nonresident Yonkers nonresident

L If the partner was included in a group return, enter the special NYS identification number, if known L



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M 1) Was Form IT-2658-E filed with the partnership? M1 Yes No
 2) Was Form MTA-405-E filed with the partnership? M2 Yes No

N NYS estimated tax paid on behalf of partner (from Form IT-2658) Date Amount

1) First installment N1
 2) Second installment N2
 3) Third installment N3
 4) Fourth installment N4

Total NYS estimated tax paid on behalf of partner (add lines N1 through N4) N

O Estimated MCTMT paid on behalf of partner (from Form MTA-405) Date Amount

1) First installment O1
 2) Second installment O2
 3) Third installment O3
 4) Fourth installment O4

Total estimated MCTMT paid on behalf of partner (add lines O1 through O4) O

Partner's share of income, deductions, etc.

A - Partner's distributive share items	B - Federal K-1 amount	C - New York State amount
1 Ordinary business income (loss)	1	1
2 Net rental real estate income (loss)	2	2
3 Other net rental income (loss)	3	3
4 Guaranteed payments	4	4
5 Interest income	5	5
6 Ordinary dividends	6	6
7 Royalties	7	7
8 Net short-term capital gain (loss)	8	8
9 Net long-term capital gain (loss)	9	9
10 Net section 1231 gain (loss)	10	10
11 Other income (loss) <i>Identify:</i>	11	11
12 Section 179 deduction	12	12
13 Other deductions <i>Identify:</i>	13	13
14 Tax preference items for minimum tax	14	14
<i>Identify:</i>		
15 Net earnings (loss) from self-employment	15	15
16 Tax-exempt income and nondeductible expenses	16	16
17 Distributions - cash and marketable securities	17	17
18 Distributions - other property	18	18
19 Other items not included above that are required to be reported separately to partners	19	19
<i>Identify:</i>		

Partner's share of New York modifications (see instructions)

20 New York State additions		A - Total amount	B - New York State allocated amount
Number			
20a EA- 16		14.	
20b EA-			
20c EA-			
20d EA-			
20e EA-			
20f EA-			
21 Total addition modifications (total of column A, lines 20a through 20f)	21		14.



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Partner's share of New York modifications *(continued)*

22 New York State subtractions			
Number	A - Total amount	B - New York State allocated amount	
22a	ES-		
22b	ES-		
22c	ES-		
22d	ES-		
22e	ES-		
22f	ES-		
23	Total subtraction modifications <i>(total of column A, lines 22a through 22f)</i>		23
24 Additions to federal itemized deductions			
Letter	Amount		
24a			
24b			
24c			
24d			
24e			
24f			
25	Total additions to federal itemized deductions <i>(add lines 24a through 24f)</i>		25
26 Subtractions from federal itemized deductions			
Letter	Amount		
26a			
26b			
26c			
26d			
26e			
26f			
27	Total subtractions from federal itemized deductions <i>(add lines 26a through 26f)</i>		27
28	New York adjustments to tax preference items		28

Partner's other information

29a	Partner's share of New York source gross income	29a	
29b	MCTD allocation percentage <i>(see instructions)</i>	29b	%

Partner's credit information

Part 1 - Flow-through credit bases and factors

Brownfield redevelopment tax credit *(Form IT-611 or IT-611.1)*

	A - Form IT-611	B - Form IT-611.1
30 Site preparation credit component	30	30
31 Tangible property credit component	31	31
32 On-site groundwater remediation credit component	32	32



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Partner's credit information (continued)

EZ capital tax credit (Form IT-602)

33	Contributions of money to EZ community development projects	33
34	Recapture of credit for investments in certified EZ businesses	34
35	Recapture of credit for contributions of money to EZ community development projects	35

QEZE tax reduction credit (Form IT-604)

36	QEZE employment increase factor	36
37	QEZE zone allocation factor	37
38	QEZE benefit period factor	38

Excelsior jobs program tax credit (Form IT-607)

39	Excelsior jobs tax credit component	39
40	Excelsior investment tax credit component	40
41	Excelsior research and development tax credit component	41
42	Excelsior real property tax credit component	42

Farmers' school tax credit (Form IT-217)

43	Acres of qualified agricultural property	43
44	Acres of qualified conservation property	44
45	Eligible school district property taxes paid	45
46	Acres of qualified agricultural property converted to nonqualified use	46

Other flow-through credit bases and factors

Credit bases

Code	Amount	Code	Amount
47a		47d	
47b		47e	
47c		47f	

Credit factors

Code	Factor	Code	Factor	Code	Factor
47g		47i		47k	
47h		47j		47l	

Part 2 - Flow-through credits, addbacks and recaptures

48	Long-term care insurance credit (Form IT-249)	48
49	Investment credit (including employment incentive credit and historic barn rehabilitation credit; Form IT-212)	49
50	Research and development - investment credit (Form IT-212)	50

51 Other flow-through credits

Code	Amount	Code	Amount
51a		51e	
51b		51f	
51c		51g	
51d		51h	

52 Addbacks of credits and recaptures

Code	Amount	Code	Amount
52a		52d	
52b		52e	
52c		52f	



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NC K-1 (39)
(D-403)

10-11-12

2012 Partner's Share of
N.C. Income, Adjustments, and Credits
North Carolina Department of Revenue

For calendar year or fiscal year beginning 09 07 12 and ending 12 31 12

Partner's Identification Number

Partner's Name, Address, and ZIP Code

Partnership's Name, Address, and ZIP Code

BLUE CHIP CAPITAL LLC

MIDWAY VISTA PARK LLC

Partnership's Pro Rata Share Items	Amount	Individuals Filing Form D-400 Enter Amount on:
All Partners		
1. Share of partnership income (loss)	-4681	
2. Additions to income (loss)		
a. Addition for bonus depreciation	0	Page 2, Line 35
b. Other additions to income (loss) STMT	14	Page 2, Line 36
3. Deductions from income (loss)		
a. Deduction for bonus depreciation	0	Page 2, Line 44e
b. Other deductions from income (loss)	0	Page 2, Line 49
4. Share of tax credits	0	Form D-400TC
5. Share of tax withheld from nonwage compensation paid for personal services performed in N.C.	0	Page 2, Line 23
Nonresidents Only		
6. Nonresident's share of N.C. taxable income (loss)	0	Page 2, Line 51
7. Nonresident's share of net tax paid by the manager of the partnership	0	Page 2, Line 24c

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MIDWAY VISTA PARK, LLC

46-1117676

NC SCH K-1

ADDITIONS TO FEDERAL TAXABLE INCOME

DESCRIPTION

AMOUNT

BONUS DEPRECIATION

14

TOTAL TO SCHEDULE K-1, LINE 2B

14

PARTNER NUMBER 4

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