

**STATEMENT OF FINANCIAL AFFAIRS**  
**UNITED STATES BANKRUPTCY COURT**  
**SOUTHERN DISTRICT OF NEW YORK**

**Chapter 11**

**In re: VCK Business Trust**  
Debtor.

**Case Number: 09-12301**

This statement is to be completed by every debtor. Spouses filing a joint petition may file a statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

**DEFINITIONS**

*"In business."* A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within the six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

*"Insider."* The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101.

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**1. Income from employment or operation of business**

None  State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed).

**See attachment 1 of the Statement of Financial Affairs**

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**2. Income other than from employment or operation of business**

None  State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the **two year** immediately preceding the commencement of this case. Give particular If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed).

**See attachment 2 of the Statement of Financial Affairs**



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### 3. Payments to Creditors

*Complete a. or b., as appropriate, and c.*

None  
 *a. Individual or joint debtor(s) with primarily consumer debts:* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case if the aggregate value of all property that constitutes or is affected by such transfer is not less than \$600. Indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and creditor counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None  
 *b. Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,475. If the debtor is an individual, indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**See attachment 3b of the Statement of Financial Affairs**

None  
 *c. All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**See Attachment 3c of the Statement of Financial Affairs for GGP Limited Partnership**

None  
 **4. Suits, executions, garnishments, and attachments**  
*a.* List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None  
 *b.* Describe all property that has been attached, garnished, or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**In the ordinary course of business, the Debtors may be obligated to withhold amounts from the paychecks of various regular employees in connection with garnishment orders or other state law withholding orders. The Debtors believe that these amounts do not constitute property of the estate and, accordingly, are not responsive to this question. Moreover, out of concerns for the confidentiality of the Debtors' employees, the Debtors have not listed any such garnishment in response to this question.**

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**5. Repossessions, foreclosures, and returns**

None  
 List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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**6. Assignments and receiverships**

None  
 a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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None  
 b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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**7. Gifts**

None  
 List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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**8. Losses**

None  
 List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**See attachment 8 of the Statement of Financial Affairs**

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**9. Payments related to debt counseling or bankruptcy**

None  
 List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, or consultation concerning debt consolidation, relief under the bankruptcy laws, preparation of a petition in bankruptcy within **one year** immediately preceding the commencement of this case.

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**10. Other transfers**

None  
 List all other property, other than property transferred in the ordinary course of the business or financial affairs of the Debtor transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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None  
 b. List all property transferred by the debtor within **two years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

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**11. Closed financial accounts**

None  
 List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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**12. Safe deposit boxes**

None  
 List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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**13. Setoffs**

None  
 List all setoffs made by any creditor, including a bank, against debts or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**In the ordinary course of its business prior to the Petition Date (and subsequent to the Petition Date pursuant to Bankruptcy Court approval), Debtors routinely agreed to (and continue to agree to) provide rent credits or other setoffs to tenants under real property leases as a result of tenant overpayments of non-rent items, tenant improvement allowances and other matters. Given the high number and normal course nature of these setoffs, the Debtors have not reflected these setoffs under Question 13.**

**On April 2, 2009, U.S. Bank National Association (“U.S. Bank”) notified GGP Limited Partnership (“GGPLP”) of an event of default under the parties’ standard form master agreement promulgated by the International Swap and Derivatives Association, Inc. (“ISDA”) dated as of July 31, 2008 (the “ISDA Master Agreement”). U.S. Bank then froze a portion of the funds in a general deposit account (“Deposit Account”) that GGPLP maintained at U.S. Bank. The following day U.S. Bank declared \$3,627,764.24 due and owing under the ISDA Master Agreement and withdrew and set off that amount from the Deposit Account. GGPLP and the Debtors reserve all rights in connection with the setoff and the withdrawal of funds from the Deposit Account at U.S. Bank.**

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**14. Property held for another person**

None  
 List all property owned by another person that the debtor holds or controls.

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**15. Prior address of debtor**

None  
 If the debtor has moved within the **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

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**16. Spouses and Former Spouses**

None  
 If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington or Wisconsin) within **eight-years** immediately preceding the commencement of this case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

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**17. Environmental Information**

For the purposes of this questions, the following definitions apply:

"Environmental Law" means any federal, state, of local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

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None  
 a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law.

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None  
 b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

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None  
 c. List all judicial or administrative proceedings, including settlements or order, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

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**18. Nature, location, and names of business**

None  
 a. *If the debtor is an individual,* list the names, addresses and taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partnership, sole proprietorship, or was a self-employed professional within the **six-years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting of equity securities within the **six-years** immediately preceding the commencement of this case

*If the debtor is a partnership,* list the names, addresses and taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting securities, within the **six-years** immediately preceding the commencement of this case.

*If the debtor is a corporation,* list the names, addresses and taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting securities, within the **six-years** immediately preceding the commencement of this case.

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None  
 b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

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The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within the **six-years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sold proprietor or otherwise self-employed in a trade, profession, or other activity, either full- or part-time.

*(An individual or joint debtor should complete this portion of the statement **only** if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)*

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**19. Books, records and financial statements**

None

a. List all bookkeepers and accountants who within the **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

**Edmund Hoyt, Chief Financial Officer from 10/03/08 to present.**  
**Bernard Freibaum, Chief Financial Officer from 10/18/93 to 10/03/08.**

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None

b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

**NAME AND ADDRESS**  
**Deloitte & Touche LLP – Chicago, IL**

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None

c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

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None

d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom a financial statement was issued within the **two years** immediately preceding the commencement of this case by the debtor.

**General Growth files reports with the SEC (collectively, the 'SEC Filings') which contain consolidated financial information relating to General Growth and its affiliates. Because the SEC Filings are of public record, the Debtors do not maintain records of the parties who requested or obtained copies of any of the SEC Filings from the SEC, the Debtors or other sources. In addition, Debtors provide reporting information to lenders as required by their individual loan agreements, which information may include financial statements of the Debtors.**

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**20. Inventories**

None

a. List the dates of the last two inventories taken of the debtor's property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

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None

b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

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**21. Current Partners, Officers, Directors and Shareholders**

None

a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

**See attachment 21a of the Statement of Financial Affairs**

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None

b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent of more of the voting or equity securities of the corporation.

**See attachment 21b of the Statement of Financial Affairs**

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**22. Former partners, officers, directors, and shareholders.**

None

a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

None

b. If the debtor is a corporation, list all officers, or directors whose relationships with the corporation terminated within **one year** immediately preceding the commencement of this case.

**See attachment 22b of the Statement of Financial Affairs**

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**23. Withdrawals from a partnership or distributions by a corporation**

None

If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

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**24. Tax Consolidation Group**

None

If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within the **six-years** immediately preceding the commencement of this case.

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**25. Pension Funds**

None

If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six-years** immediately preceding the commencement of this case.

**1. Income from employment or operation of business.**

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<u>Year</u>	<u>Amount</u>
12/31/2007 Annual Gross Revenue	\$7,717,912
12/31/2008 Annual Gross Revenue	\$7,728,447
3/31/2009 YTD Gross Revenue	\$1,852,076



**2. Income other than from employment or operation of business.**

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<u>Type of Income</u>	<u>2007</u>	<u>2008</u>	<u>3/31/2009 YTD</u>
OTHER INCOME	\$12,649	(\$1,121)	\$671

Specific Notes

Types of "other" income include, without limitation, gain/loss on disposition of assets, finance interests income, royalty revenue, vending income, sponsorship income, and advertising venues and sales

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## 3b Net payments made to creditors within the past 90 days.

<u>Payee</u>	<u>Address</u>	<u>City, State &amp; Zip</u>	<u>Clear Date</u>	<u>Payment Number</u>	<u>Payment Amount</u>	<u>Total Amount Paid</u>
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	3/2/2009	10311157	\$395	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$3,647	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	3/2/2009	10311157	\$3,647	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$3,647	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$6,582	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$6,977	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	3/2/2009	10311157	\$6,977	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$12,626	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	2/3/2009	10305176	\$12,626	
ABACUS CORP	CORPORATE HEADQUARTERS PO BOX 64743	BALTIMORE, MD 21264-4743	3/2/2009	10311157	\$12,626	
<b>TOTAL</b>						<b>\$69,750</b>
ALTER COMMUNICATIONS	1040 PARK AVENUE	BALTIMORE, MD 21201	1/21/2009	10302045	\$2,319	
<b>TOTAL</b>						<b>\$2,319</b>
ASHLAND SPECIALTY CHEMICAL DRE	PO BOX 116735	ATLANTA, GA 30368-6735	3/2/2009	10311158	\$664	
ASHLAND SPECIALTY CHEMICAL DRE	PO BOX 116735	ATLANTA, GA 30368-6735	1/30/2009	10305178	\$664	
<b>TOTAL</b>						<b>\$1,328</b>
AUTOMOTIVE RENTALS, INC. (P-CA)	P.O. BOX 8500-4375 ATTN: MARQUES WILLIAMS	PHILADELPHIA, PA 19178- 4375	4/8/2009	7182166	\$595	
AUTOMOTIVE RENTALS, INC. (P-CA)	P.O. BOX 8500-4375 ATTN: MARQUES WILLIAMS	PHILADELPHIA, PA 19178- 4375	3/23/2009	7181496	\$983	
AUTOMOTIVE RENTALS, INC. (P-CA)	P.O. BOX 8500-4375 ATTN: MARQUES WILLIAMS	PHILADELPHIA, PA 19178- 4375	2/2/2009	7179062	\$1,738	
AUTOMOTIVE RENTALS, INC. (P-CA)	P.O. BOX 8500-4375 ATTN: MARQUES WILLIAMS	PHILADELPHIA, PA 19178- 4375	2/27/2009	7180286	\$1,919	
<b>TOTAL</b>						<b>\$5,236</b>
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	2/3/2009	10305950	\$2,492	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	2/3/2009	10305950	\$2,492	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	3/2/2009	10311672	\$2,492	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	4/3/2009	10316417	\$2,492	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	2/3/2009	10305950	\$3,409	

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## 3b Net payments made to creditors within the past 90 days.

<u>Payee</u>	<u>Address</u>	<u>City, State &amp; Zip</u>	<u>Clear Date</u>	<u>Payment Number</u>	<u>Payment Amount</u>	<u>Total Amount Paid</u>
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	2/2/2009	10305951	\$3,753	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	3/2/2009	10311672	\$3,753	
BRICKMAN GROUP LTD, THE	P O BOX 71358	CHICAGO, IL 60694	4/3/2009	10316417	\$3,753	
<b>TOTAL</b>						<b>\$24,634</b>
CHARLES R, INC	P O BOX 20186	BALTIMORE, MD 21284	4/7/2009	10315628	\$15,835	
<b>TOTAL</b>						<b>\$15,835</b>
COMFORT TEMP CONTROL	6200 B GLEN VALLEY TR	FREDERICK, MD 21701	4/14/2009	10317727	\$825	
COMFORT TEMP CONTROL	6200 B GLEN VALLEY TR	FREDERICK, MD 21701	1/29/2009	10303462	\$840	
COMFORT TEMP CONTROL	6200 B GLEN VALLEY TR	FREDERICK, MD 21701	4/14/2009	10317727	\$900	
<b>TOTAL</b>						<b>\$2,565</b>
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	1/23/2009	10302046	\$120	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	2/5/2009	10305173	\$1,000	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/6/2009	10316653	\$1,000	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/10/2009	10317116	\$1,000	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/10/2009	10316887	\$1,000	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	2/5/2009	10305173	\$13,404	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/6/2009	10316653	\$13,404	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/10/2009	10317116	\$13,404	
CROSS KEYS MAINTENANCE CORP	P.O. BOX 20921	BALTIMORE, MD 21209	4/10/2009	10316887	\$13,404	
<b>TOTAL</b>						<b>\$57,738</b>
DONLEIGH MANAGEMENT SERVICES I	10225 DONLEIGH DR	COLUMBIA, MD 21046	3/10/2009	10312449	\$365	
DONLEIGH MANAGEMENT SERVICES I	10225 DONLEIGH DR	COLUMBIA, MD 21046	3/10/2009	10312449	\$388	
DONLEIGH MANAGEMENT SERVICES I	10225 DONLEIGH DR	COLUMBIA, MD 21046	3/10/2009	10312449	\$809	
<b>TOTAL</b>						<b>\$1,563</b>
IMPACT LEASING LLC	PO BOX 3090	MILWAUKEE, WI 53201-3090	3/10/2009	10312448	\$395	
IMPACT LEASING LLC	PO BOX 3090	MILWAUKEE, WI 53201-3090	2/2/2009	10305179	\$395	
<b>TOTAL</b>						<b>\$789</b>
IMPLEMENTATION INC	1421 CLARKVIEW RD STE 204	BALTIMORE, MD 21209	3/30/2009	10314459	\$253	
IMPLEMENTATION INC	1421 CLARKVIEW RD STE 204	BALTIMORE, MD 21209	4/10/2009	10316918	\$1,110	

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## 3b Net payments made to creditors within the past 90 days.

<u>Payee</u>	<u>Address</u>	<u>City, State &amp; Zip</u>	<u>Clear Date</u>	<u>Payment Number</u>	<u>Payment Amount</u>	<u>Total Amount Paid</u>
IMPLEMENTATION INC	1421 CLARKVIEW RD STE 204	BALTIMORE, MD 21209	4/10/2009	10315629	\$2,237	
<b>TOTAL</b>						<b>\$3,600</b>
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	4/3/2009	10316793	\$3,348	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	3/17/2009	10313532	\$3,505	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	3/27/2009	10314784	\$3,553	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/10/2009	10307379	\$3,679	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,715	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/24/2009	10309736	\$3,793	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,868	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,872	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,893	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,913	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,918	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	2/9/2009	10306771	\$3,921	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	1/27/2009	10303691	\$3,926	
IPC INTERNATIONAL CORPORATION	2111 WAUKEGAN ROAD	BANNOCKBURN, IL 60015	3/4/2009	10311900	\$4,108	
<b>TOTAL</b>						<b>\$53,011</b>
JULIE FADER GILBERT MARKETING	222 WENDOVER RD	BALTIMORE, MD 21218	2/23/2009	10306772	\$471	
JULIE FADER GILBERT MARKETING	222 WENDOVER RD	BALTIMORE, MD 21218	3/19/2009	10309432	\$1,050	
JULIE FADER GILBERT MARKETING	222 WENDOVER RD	BALTIMORE, MD 21218	2/23/2009	10306772	\$1,050	
<b>TOTAL</b>						<b>\$2,571</b>
K & A CONTRACTING, INC.	85 GINA COURT	SYKESVILLE, MD 21784	2/24/2009	10309986	\$7,268	
K & A CONTRACTING, INC.	85 GINA COURT	SYKESVILLE, MD 21784	3/10/2009	10312950	\$26,358	
<b>TOTAL</b>						<b>\$33,625</b>
MCQUAY INTERNATIONAL	P O BOX 828451	PHILADELPHIA, PA 19182-8451	2/9/2009	10306773	\$449	
MCQUAY INTERNATIONAL	P O BOX 828451	PHILADELPHIA, PA 19182-8451	2/2/2009	10305174	\$449	
MCQUAY INTERNATIONAL	P O BOX 828451	PHILADELPHIA, PA 19182-8451	1/20/2009	10302047	\$2,303	
<b>TOTAL</b>						<b>\$3,201</b>

Case Number: 09-12301

## 3b Net payments made to creditors within the past 90 days.

<u>Payee</u>	<u>Address</u>	<u>City, State &amp; Zip</u>	<u>Clear Date</u>	<u>Payment Number</u>	<u>Payment Amount</u>	<u>Total Amount Paid</u>
MORGAN MACKENZIE LLC	140 SIXTEENTH STREET	ATLANTIC BEACH, FL 32233	4/15/2009	10317726	\$60	
MORGAN MACKENZIE LLC	140 SIXTEENTH STREET	ATLANTIC BEACH, FL 32233	4/15/2009	10315630	\$75	
MORGAN MACKENZIE LLC	140 SIXTEENTH STREET	ATLANTIC BEACH, FL 32233	4/15/2009	10316920	\$120	
MORGAN MACKENZIE LLC	140 SIXTEENTH STREET	ATLANTIC BEACH, FL 32233	3/24/2009	10314460	\$192	
MORGAN MACKENZIE LLC	140 SIXTEENTH STREET	ATLANTIC BEACH, FL 32233	3/11/2009	10312450	\$450	
<b>TOTAL</b>						<b>\$897</b>
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	2/25/2009	10308093	\$161	
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	4/10/2009	10316921	\$182	
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	4/10/2009	10316921	\$182	
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	1/16/2009	10299416	\$271	
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	4/9/2009	10315631	\$522	
NORTHEASTER SIGNS, INC	1790 UNION AVENUE	BALTIMORE, MD 21211-1485	1/16/2009	10299416	\$926	
<b>TOTAL</b>						<b>\$2,245</b>
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	4/1/2009	7181883	\$8	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	1/30/2009	7178949	\$18	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	2/27/2009	7180289	\$36	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	2/19/2009	7179949	\$40	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	1/16/2009	7178395	\$56	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	2/6/2009	7179310	\$147	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	1/23/2009	7178710	\$234	
OFFICEMAX (P-CARD ONLY)	P.O. BOX 6718	THE LAKES, NV 88901-6718	4/8/2009	7182166	\$324	
<b>TOTAL</b>						<b>\$863</b>
OTIS ELEVATOR COMPANY	P.O. BOX 905454	CHARLOTTE, NC 28290-5454	1/20/2009	10302049	\$349	
OTIS ELEVATOR COMPANY	P.O. BOX 905454	CHARLOTTE, NC 28290-5454	3/30/2009	10314785	\$349	
<b>TOTAL</b>						<b>\$698</b>
PROFESSIONAL RESTORATIONS	4401 EASTERN AVE, BUILDING 56A	BALTIMORE, MD 21224	4/6/2009	10316643	\$3,660	
<b>TOTAL</b>						<b>\$3,660</b>
RADISSON HOTEL AT CROSS KEYS	100 VILLAGE SQUARE	BALTIMORE, MD 21210	2/17/2009	10306774	\$446	
RADISSON HOTEL AT CROSS KEYS	100 VILLAGE SQUARE	BALTIMORE, MD 21210	2/17/2009	10306774	\$588	

Case Number: 09-12301

**3b Net payments made to creditors within the past 90 days.**

<u>Payee</u>	<u>Address</u>	<u>City, State &amp; Zip</u>	<u>Clear Date</u>	<u>Payment Number</u>	<u>Payment Amount</u>	<u>Total Amount Paid</u>
RADISSON HOTEL AT CROSS KEYS	100 VILLAGE SQUARE	BALTIMORE, MD 21210	1/28/2009	10303463	\$631	
RADISSON HOTEL AT CROSS KEYS	100 VILLAGE SQUARE	BALTIMORE, MD 21210	3/4/2009	10311159	\$1,115	
RADISSON HOTEL AT CROSS KEYS	100 VILLAGE SQUARE	BALTIMORE, MD 21210	2/18/2009	10308094	\$1,608	
<b>TOTAL</b>						<b>\$4,389</b>
REGENCY LIGHTING (P-CARD ONLY)	23661 NETWORK PLACE	CHICAGO, IL 60673	1/16/2009	7178395	\$890	
REGENCY LIGHTING (P-CARD ONLY)	23661 NETWORK PLACE	CHICAGO, IL 60673	4/1/2009	7181883	\$3,069	
<b>TOTAL</b>						<b>\$3,959</b>
ROTO ROOTER	5672 COLLECTIONS CENTER DRIVE	CHICAGO, IL 60693	2/2/2009	10305175	\$949	
<b>TOTAL</b>						<b>\$949</b>
STERLING CHEMICAL COMPANY, INC	P O BOX 247	TIMONIUM, MD 21093	2/19/2009	10302050	\$1,010	
<b>TOTAL</b>						<b>\$1,010</b>
THYSSENKRUPP ELEVATOR	P.O. BOX 933007	ATLANTA, GA 31193-3010	3/2/2009	10311156	\$2,410	
THYSSENKRUPP ELEVATOR	P.O. BOX 933007	ATLANTA, GA 31193-3010	3/9/2009	10312452	\$2,410	
<b>TOTAL</b>						<b>\$4,820</b>
VERIZON	P.O. BOX 660720	DALLAS, TX 75266-0720	3/5/2009	10311673	\$50	
VERIZON	P.O. BOX 660720	DALLAS, TX 75266-0720	4/6/2009	10316419	\$51	
VERIZON	P.O. BOX 660720	DALLAS, TX 75266-0720	1/22/2009	10302554	\$56	
VERIZON	P.O. BOX 660720	DALLAS, TX 75266-0720	4/6/2009	10316419	\$645	
VERIZON	P.O. BOX 660720	DALLAS, TX 75266-0720	1/22/2009	10302554	\$1,312	
<b>TOTAL</b>						<b>\$2,114</b>
YOUR PUBLIC RADIO CORPORATION	2216 N CHARLES STREET	BALTIMORE, MD 21218	3/3/2009	10311160	\$2,460	
<b>TOTAL</b>						<b>\$2,460</b>
<b>TOTAL</b>						<b>\$305,826</b>

**Specific Notes**

The dates set forth in the "Date of Payment" column relate to one of the following: (i) the date of a wire transfer; (ii) the date of an "ACH" payment; or (iii) the clearance date for a check or money order. In addition to the payments disclosed in response to this Question, the Debtors engaged in numerous transactions, including payments and other transfers, with their Debtor and non-Debtor affiliates on a daily basis. Given the significant volume and ordinary course nature of such transactions, the Debtors may not have listed all such transactions in response to this Question 3(b).

8. Losses

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<u>Date</u>	<u>Description</u>	<u>Total Loss Amount</u>	<u>Company Exposure</u>
1/20/2009	TENANT SPACE DAMAGED BY WATER LEAK	\$5,000	LOSS UNDER DEDUCTIBLE
		<u>\$5,000</u>	
		<b>TOTAL</b>	

Specific Notes

**21b. Current Officers, Directors and Stockholders holding 5% or more of the voting or equity securities**

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>City, State, Zip</u>
ADAM S. METZ	CHIEF EXECUTIVE OFFICER	110 N. WACKER	CHICAGO, IL 60606
CAROL A. WILLIAMS	ASSISTANT SECRETARY	110 N. WACKER	CHICAGO, IL 60606
EDMUND J. HOYT	TREASURER	110 N. WACKER	CHICAGO, IL 60606
HOWARD A. SIGAL	ASSISTANT SECRETARY	110 N. WACKER	CHICAGO, IL 60606
KATHLEEN M. COURTIS	VICE PRESIDENT	110 N. WACKER	CHICAGO, IL 60606
LINDA J. WIGHT	VICE PRESIDENT & ASSISTANT SECRETARY	110 N. WACKER	CHICAGO, IL 60606
MICHAEL CHIMITRIS	ASSISTANT SECRETARY	110 N. WACKER	CHICAGO, IL 60606
ROBERT A. MICHAELS	CHIEF OPERATING OFFICER	110 N. WACKER	CHICAGO, IL 60606
RONALD L. GERN	SENIOR VICE-PRESIDENT & SECRETARY	110 N. WACKER	CHICAGO, IL 60606
SHARON M. POLONIA	EXECUTIVE VICE-PRESIDENT	110 N. WACKER	CHICAGO, IL 60606
THOMAS H. NOLAN, JR.	PRESIDENT	110 N. WACKER	CHICAGO, IL 60606

**Specific Notes**

Stockholders that own, control, or hold 5 percent or more of the voting or equity securities of Debtor named above can be found on the organizational chart on Exhibit B-13.



22b. Former Partners, Officers, Directors and Shareholders (Hold 5% or more)

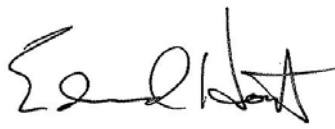
<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>City, State, Zip</u>
BERNARD FREIBAUM	EXECUTIVE VICE-PRESIDENT AND TREASURER	110 N. WACKER DRIVE	CHICAGO, IL 60606
JAMES D. LANO	ASSISTANT SECRETARY	110 N. WACKER DRIVE	CHICAGO, IL 60606
JEAN SCHLEMMER	SENIOR VICE PRESIDENT	110 N. WACKER DRIVE	CHICAGO, IL 60606
JOHN W. STEELE, III	ASSISTANT SECRETARY	110 N. WACKER DRIVE	CHICAGO, IL 60606
THOMAS J. D'ALESSANDRO	SENIOR VICE PRESIDENT	110 N. WACKER DRIVE	CHICAGO, IL 60606
WARREN W. WILSON	SENIOR VICE PRESIDENT	110 N. WACKER DRIVE	CHICAGO, IL 60606

**DECLARATION CONCERNING DEBTOR'S STATEMENT OF FINANCIAL AFFAIRS**

I, authorized signatory of this debtor entity, declare under penalty of perjury that I have read the answers contained in the foregoing Statement of Financial Affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

VCK BUSINESS TRUST

Date: August 26, 2009

By:   
EDMUND HOYT, Authorized Signatory

*Penalty for making a false statement: Fine of up to \$500,000, or imprisonment for up to 5 years, or both. 18 U.S.C. § 152 and 3571.*