

B1 (Official Form 1)(1/08)

United States Bankruptcy Court Northern District of Georgia		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): <b>F&amp;S Lofts, LLLP</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) <b>16-1767561</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>5522 New Peachtree Rd, Suite 122 Chamblee, GA</b> <div style="text-align: right; font-size: small;">ZIP Code <b>30341</b></div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; font-size: small;">ZIP Code</div>
County of Residence or of the Principal Place of Business: <b>Dekalb</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>PO Box 81228 Atlanta, GA</b> <div style="text-align: right; font-size: small;">ZIP Code <b>30366</b></div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above):		
<b>Type of Debtor</b> (Form of Organization) (Check one box)  <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box)  <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <hr/> <b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)  <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box)  <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.  Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>F&amp;S Lofts, LLLP</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)			
Location Where Filed: <b>- None -</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>PDK Investment Group, LLC</b>	Case Number: <b>TBD</b>	Date Filed: <b>8/05/08</b>	
District: <b>Northern District of Georgia</b>	Relationship: <b>Affiliate</b>	Judge: <b>TBD</b>	
<p style="text-align:center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align:center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>		
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b> (Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____			
(Name of landlord that obtained judgment)			
_____			
(Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

**Voluntary Petition**  
*(This page must be completed and filed in every case)*

Name of Debtor(s):  
**F&S Lofts, LLLP**

**Signatures**

**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.  
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.  
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).  
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X** \_\_\_\_\_  
Signature of Debtor

**X** \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

**X** \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Attorney\***

**X /s/ M. Denise Dotson** \_\_\_\_\_  
Signature of Attorney for Debtor(s)

**M. Denise Dotson 227230** \_\_\_\_\_  
Printed Name of Attorney for Debtor(s)

**Jones & Walden, LLC** \_\_\_\_\_  
Firm Name

**21 Eighth Street, NE**  
**Atlanta, GA 30303**

\_\_\_\_\_  
Address

**Email: ljones@joneswalden.com**

**404-564-9300 Fax: 404-564-9301** \_\_\_\_\_  
Telephone Number

**August 5, 2008** \_\_\_\_\_  
Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

**X** \_\_\_\_\_

\_\_\_\_\_  
Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.*

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X /s/ Charles K. Schmadt** \_\_\_\_\_  
Signature of Authorized Individual

**Charles K. Schmadt** \_\_\_\_\_  
Printed Name of Authorized Individual

**Partner** \_\_\_\_\_  
Title of Authorized Individual

**August 5, 2008** \_\_\_\_\_  
Date

F&S Lofts, LLLP, a Georgia limited liability limited partnership

By: Archetype Management Company, L.L.L.P., a Georgia limited liability limited partner of Schmandt & Franso Properties, LLLP

By: CKS Management Company, L.P., a Georgia limited liability partnership, its general partner

By: Tecolote, L.L.C., a Georgia limited liability company, its general partner

By: /s/ Charles K. Schmandt \_\_\_\_\_ (Seal)  
Charles K. Schmandt, Manager

By: EJ Investments, LLC a Georgia limited liability company, general partner of Schmandt & Franco Properties, LLLP

By: /s/ Dr. Erike Jordan \_\_\_\_\_ (Seal)  
Dr. Eike Jordan, Managing Member

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court**  
**Northern District of Georgia**

In re **F&S Lofts, LLLP**

Debtor(s)

Case No. \_\_\_\_\_

Chapter **11**

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, 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; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
<b>Charles K. Schmandt Architect 5522 New Peachtree Rd Ste 122 Chamblee, GA 30341</b>	<b>Charles K. Schmandt Architect 5522 New Peachtree Rd Ste 122 Chamblee, GA 30341</b>			<b>860,000.00</b>
<b>Continental Concrete Structure Attn: Mark Haselton 1400 Union Hill Rd, SW Alpharetta, GA 30005</b>	<b>Continental Concrete Structure Attn: Mark Haselton 1400 Union Hill Rd, SW Alpharetta, GA 30005</b>			<b>115,925.00</b>
<b>Corporate Risk Advisors Emerson Court, 358 Roswell St Ste 1250 Marietta, GA 30060</b>	<b>Corporate Risk Advisors Emerson Court, 358 Roswell St Ste 1250 Marietta, GA 30060</b>			<b>2,725.00</b>
<b>DeKalb Co. Tax Commissioner 120 West Trinity Place Decatur, GA 30030</b>	<b>DeKalb Co. Tax Commissioner 120 West Trinity Place Decatur, GA 30030</b>	<b>2008 Real Estate Taxes</b>		<b>58,801.98</b>
<b>Graphics Central, Inc. Attn: Greg Pappas 3616 McCall Place Doraville, GA 30340</b>	<b>Graphics Central, Inc. Attn: Greg Pappas 3616 McCall Place Doraville, GA 30340</b>			<b>17,987.13</b>
<b>JM Wilkerson Construction 1734 Sands Place Marietta, GA 30067</b>	<b>JM Wilkerson Construction 1734 Sands Place Marietta, GA 30067</b>			<b>114,360.80</b>
<b>Kennedy Funding, Inc. Attn: Joe Wolfer Two Univerity Place, Ste 402 Hackensack, NJ 07601</b>	<b>Kennedy Funding, Inc. Attn: Joe Wolfer Two Univerity Place, Ste 402 Hackensack, NJ 07601</b>	<b>5200 Peachtree Rd, Chamblee, GA, 30341</b>		<b>4,052,645.01 (5,000,000.00 secured) (1,200,000.00 senior lien)</b>
<b>Kilpatrick Stockton Attn: T. Hairston Whitner 110 Peachtree St, Ste 2800 Atlanta, GA 30309</b>	<b>Kilpatrick Stockton Attn: T. Hairston Whitner 110 Peachtree St, Ste 2800 Atlanta, GA 30309</b>			<b>26,643.72</b>

B4 (Official Form 4) (12/07) - Cont.

In re **F&S Lofts, LLLP**

Case No. \_\_\_\_\_

Debtor(s) \_\_\_\_\_

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
<b>Mactec 1105 Lakewood Pkwy, Ste 300 Alpharetta, GA 30004</b>	<b>Mactec 1105 Lakewood Pkwy, Ste 300 Alpharetta, GA 30004</b>			<b>192,131.77</b>
<b>Miller &amp; Martin Attn: Bruce McCall 1170 Peachtree St, Ste 800 Atlanta, GA 30309</b>	<b>Miller &amp; Martin Attn: Bruce McCall 1170 Peachtree St, Ste 800 Atlanta, GA 30309</b>			<b>20,261.43</b>
<b>Pond Co Attn: Aimee Eyre 3500 Parkway Lane, Ste 500 Norcross, GA 30092</b>	<b>Pond Co Attn: Aimee Eyre 3500 Parkway Lane, Ste 500 Norcross, GA 30092</b>			<b>36,900.00</b>
<b>Robert and Co, Attn: B. Klutz 229 Peachtree St, NE International Tower, Ste 2000 Atlanta, GA 30303</b>	<b>Robert and Co, Attn: B. Klutz 229 Peachtree St, NE International Tower, Ste 2000 Atlanta, GA 30303</b>			<b>100,451.36</b>
<b>Steven Franco 1567 Rochelle Dr Dunwoody, GA 30328</b>	<b>Steven Franco 1567 Rochelle Dr Dunwoody, GA 30328</b>	<b>5200 Peachtree Rd, Chamblee, GA, 30341</b>		<b>225,000.00 (5,000,000.00 secured) (5,252,645.01 senior lien)</b>
<b>Terrie Shatley 5742 Bonnell Court Rex, GA 30273</b>	<b>Terrie Shatley 5742 Bonnell Court Rex, GA 30273</b>	<b>5200 Peachtree Rd, Chamblee, GA, 30341</b>		<b>400,000.00 (5,000,000.00 secured) (5,477,645.01 senior lien)</b>

B4 (Official Form 4) (12/07) - Cont.

In re **F&S Lofts, LLLP**

Case No. \_\_\_\_\_

Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(Continuation Sheet)

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Partner of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date **August 5, 2008**

Signature **/s/ Charles K. Schmadt**

**Charles K. Schmadt**

**Partner**

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

CBT Investments  
5522 New Peachtree Rd, Ste 122  
Chamblee, GA 30341

Charles K. Schmandt Architect  
5522 New Peachtree Rd  
Ste 122  
Chamblee, GA 30341

Continental Concrete Structure  
Attn: Mark Haselton  
1400 Union Hill Rd, SW  
Alpharetta, GA 30005

Corporate Risk Advisors  
Emerson Court, 358 Roswell St  
Ste 1250  
Marietta, GA 30060

DeKalb Co. Tax Commissioner  
120 West Trinity Place  
Decatur, GA 30030

Graphics Central, Inc.  
Attn: Greg Pappas  
3616 McCall Place  
Doraville, GA 30340

JM Wilkerson Construction  
1734 Sands Place  
Marietta, GA 30067

Kennedy Funding, Inc.  
Attn: Joe Wolfer  
Two Univerity Place, Ste 402  
Hackensack, NJ 07601



Kilpatrick Stockton  
Attn: T. Hairston Whitner  
110 Peachtree St, Ste 2800  
Atlanta, GA 30309

Mactec  
1105 Lakewood Pkwy, Ste 300  
Alpharetta, GA 30004

Miller & Martin  
Attn: Bruce McCall  
1170 Peachtree St, Ste 800  
Atlanta, GA 30309

Pond Co  
Attn: Aimee Eyre  
3500 Parkway Lane, Ste 500  
Norcross, GA 30092

Robert and Co, Attn: B. Klutz  
229 Peachtree St, NE  
International Tower, Ste 2000  
Atlanta, GA 30303

Steven Franco  
1567 Rochelle Dr  
Dunwoody, GA 30328

Terrie Shatley  
5742 Bonnell Court  
Rex, GA 30273