B1 (Official Form 1) (12/11)

T47 E	Voluntary Petition								
Name of Debtor (if individual, enter Last, First, Mi	STERN DISTRICT OF N	1 11	Name of Joint Debtor (Spouse)(Last, First,	Middle):					
Rondaxe Properties, LLC	uuc).		Gpouso/Last, rast,	maar).					
All Other Names used by the Debtor in the la (include married, maiden, and trade names):	st 8 years		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 Indvidual-Taxpayer I.	D. (ITIN) No./Complete EIN		Last four digits of Soc. Sec. or Indvidual-Taxpa	yer I.D. (ITIN) No./Complete EIN					
(if more than one, state all): 34-1994924 Street Address of Debtor (No. & Street, City, Cit	and State):		(if more than one, state all): Street Address of Joint Debtor (No. &	& Street, City, and State):					
2 Main Street Penn Yan, NY									
	ZIPCODE 14527			ZIPCODE					
County of Residence or of the Principal Place of Business: Yates			County of Residence or of the Principal Place of Business:						
Mailing Address of Debtor (if different from s	reet address):		Mailing Address of Joint Debtor (if di	fferent from street address):					
PO Box 986 Canandaigua, NY	ZIPCODE 14424			ZIPCODE					
Location of Principal Assets of Business Deb (if different from street address above): SAME				ZIPCODE					
(if different from street address above): SAME			1						
Type of Debtor (Form of organization)	Nature of Business (Check one box.)	S	Chapter of Bankruptcy Code U (Check one box)	nder Which the Petition is Filed					
(Check one box.)	Health Care Business			Chapter 15 Petition for Recognition					
See Exhibit D on page 2 of this form.	Single Asset Real Estate as defi	ined	Chapter 11	of a Foreign Main Proceeding					
Corporation (includes LLC and LLP)	in 11 U.S.C. § 101 (51B) Railroad		Chapter 12	Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding					
Partnership	Stockbroker			(Check one box)					
Other (if debtor is not one of the above entities, check this box and state type of	Commodity Broker		Debts are primarily consumer debts,						
entity below	Clearing Bank		in 11 U.S.C. § 101(8) as "incurred by individual primarily for a personal, the second se						
	Other		or household purpose"						
Chapter 15 Debtors Country of debtor's center of main interests:	Tax-Exempt Entity (Check box, if applicable.)	У	Chapter 11 Del Check one box:	otors:					
Each country in which a foreign proceeding by,	Debtor is a tax-exempt organiza		Debtor is a small business as defined in	11 U.S.C. § 101(51D).					
regarding, or against debtor is pending:	under Title 26 of the United Sta Code (the Internal Revenue Cod		Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).						
	1)		Check if:						
Filing Fee (Check	one box)		Debtor's aggregate noncontingent liqui owed to insiders or affiliates) are less th						
Filing Fee to be paid in installments (applicable t			´						
attach signed application for the court's considera is unable to pay fee except in installments. Rule			Check all applicable boxes:						
Filing Fee waiver requested (applicable to chapte	r 7 individuals only). Must		A plan is being filed with this petition						
attach signed application for the court's considera	tion. See Offi cial Form 3B.		Acceptances of the plan were solicited classes of creditors, in accordance with						
Statistical/Administrative Information				THIS SPACE IS FOR COURT USE ONLY					
Debtor estimates that funds will be available for	distribution to unsecured creditors.								
Debtor estimates that, after any exempt property distribution to unsecured creditors.	is excluded and administrative exper	nses paid	I, there will be no funds available for						
Estimated Number of Creditors									
1-49 50-99 100-199 200-99		10,001 25,000	25,001- 50,001- Over 50,000 100,000 100,000						
Estimated Assets									
\$0 \$50,001 to \$100,001 to \$500,0 \$50,000 \$100,000 \$500,000 to \$1 million million million	to \$10 to \$50	\$50,00 to \$100 million	to \$500 to \$1 billion \$1 billion						
Estimated Liabilities									
S0 to \$50,001 to \$100,001 to \$500,00 \$50,000 \$100,000 \$500,000 to \$1	01 \$1,000,001 \$10,000,001 to \$10 to \$50	\$50,00 to \$100							
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bosts de 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?								
Information Regarding the Debtor - Venue (Check any applicable box) 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. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. 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 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. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Name of landlord) 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 was entered, and period after the filing of the petition.	 No (To be completed by every individual debtor. If a joint petition is filed, each matrix Exhibit D, completed and signed by the debtor, is attached and matrix If this is a joint petition: 	ch spouse must complete and attach a separa de part of this petition.	te Exhibit D.)					
 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. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. 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 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. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Address of landlord) 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 Debtor has included with 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. 								
(Check all applicable boxes.) 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) 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 Debtor has included with 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.	 Debtor has been domiciled or has had a residence, principal place of bupreceding the date of this petition or for a longer part of such 180 days There is a bankruptcy case concerning debtor's affiliate, general partne Debtor is a debtor in a foreign proceeding and has its principal place of principal place of business or assets in the United States but is a defended 	isiness, or principal assets in this District for than in any other District. r, or partnership pending in this District. f business or principal assets in the United S lant in an action proceeding [in a federal or	tates in this District, or has no					
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entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and Debtor has included with 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. 		(Address of landlord)						
period after the filing of the petition.								
Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).	· ·	of any rent that would become due during th	ie 30-day					
	Debtor certifies that he/she has served the Landlord with this cert	ification. (11 U.S.C. § 362(1)).						

B1 (Official Form 1) (12/11)	FORM B1, Page
Voluntary Petition	Name of Debtor(s):
(This page must be completed and filed in every case)	Rondaxe Properties, LLC
	Signatures
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative
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.	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.)
[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 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
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.
Signature of Debtor	- X
X	(Signature of Foreign Representative)
Signature of Joint Debtor	(Printed name of Foreign Representative)
Telephone Number (if not represented by attorney)	(Date)
Date Signature of Attorney*	
X /s/ Peter D. Grubea Signature of Attorney for Debtor(s) Peter D. Grubea Printed Name of Attorney for Debtor(s) Law Office of Peter D. Grubea Firm Name 482 Delaware Ave. Address	 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 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.
Buffalo, NY 14202 (716) 853-1366	Printed Name and title, if any, of Bankruptcy Petition Preparer
Telephone Number Date	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.)
*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.	Address
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.	X Date Signature of bankruptcy petition preparer or officer, principal,
The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. X /s/ Craig Foster	responsible person, or partner whose Social-Security number is provided 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.
Signature of Authorized Individual	-
Craig Foster Printed Name of Authorized Individual	
Managing Member	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
Title of Authorized Individual	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.
Date	

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UNITED STATES BANKRUPTCY COURT WESTERN DISTRICT OF NEW YORK WESTERN DIVISION

In re*Rondaxe Properties, LLC*,

Case No. Chapter 11

/ Debtor

Attorney for Debtor: **Peter D. Grubea**

LIST OF EQUITY SECURITY HOLDERS

Number	Registered Name of Holder of Security	Number of Shares	Class of Shares, Kind of Interest
1	Craig Foster		100% Membership Interest

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A LIMITED LIABILITY COMPANY

l, Craig Foster

, Managing Member of the Limited Liability Company named as

debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that they are true and correct to the best of my knowledge, information and belief.

Date:

Signature: /s/ Craig Foster

Name: Craig Foster Title: Managing Member

In re Rondaxe Properties, LLC

Case No.

Debtor(s)

(if known)

SCHEDULE A-REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G-Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property Husband WifeV Joint Community0	V Deducting any J Secured Claim or	Amount of Secured Claim
289 Mason St., Canandaigua, NY (value based on sale price)		\$95,000.00	\$57,000.00
2-6 Main St., Penn Yan, NY (apartment building)		\$450,000.00	\$296,589.02
3133 Lake Rd., Horseheads, NY (mobile home park)		\$280,000.00	\$133,344.98
No continuation sheets attached	TOTAL \$ (Report also on Summary of Schedules.)	825,000.00	

In reRondaxe Properties, LLC

Case No.

(if known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, 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). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

Debtor(s)

Creditor's Name and Mailing Address Including ZIP Code and Account Number (See Instructions Above.)	Co-Debtor	of Lien, and	vas Incurred, Nature Description and Market perty Subject to Lien	Contingent	Unliquidated	Disputed	Amount of Claim Without Deducting Value of Collateral	Unsecured Portion, If Any
Account No: Creditor # : 1 David & Judith Emerson c/o Moore & Woodhouse, LLP 150 Lake St., Ste. 103 Elmira NY 14901		Mortgag 3133 La					\$ 123,000.00	\$ 0.00
Account No: Creditor # : 2 First Niagara Bank P.O. Box 514 Lockport NY 14095		Mortgag 2-6 Mai					\$ 284,000.00	\$ 0.00
continuation sheets attached Case 2-12-21401-PRV	V		Su (Total (Use only o Filed 08/23/12 Entered 0 cument Page 7 of 11	of thi T n las	ota st pa	ige) \$ ge)	2 ^{hadde} :06:43 De	\$ 0.00 If applicable, report also on Itatistical Symmary of Schain Labihus and Related Data)

In reRondaxe Properties, LLC

Case No.

Debtor(s)

(if known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

_____,

Creditor's Name and Mailing Address Including ZIP Code and Account Number (See Instructions Above.)	Date Claim was Incurred, Nature of Lien, and Description and Market Value of Property Subject to Lien HHusband WWife JJoint CCommunity	Contingent	Unliquidated	Disputed	Amount of Claim Without Deducting Value of Collateral	Unsecured Portion, If Any
Account No: Creditor # : 3 McMichael Electric 3289 Davis Rd. Keuka Park NY 14478	Mechanics Lien				\$ 5,000.00	\$ 5,000.00
Account No: Creditor # : 4 Monroe Capital 3445 Winton Place Suite 228 Rochester NY 14623	Value: \$ 0.00 Mortgage 289 Mason St., Canandaigua, NY Value: \$ 95,000.00				\$ 57,000.00	\$ 0.00
Account No: Creditor # : 5 Town of Horseheads Treasurer 150 Wygant Rd. Horseheads NY 14845	2012 County & Town Taxes 3133 Lake Rd., Horseheads, NY				\$ 10,344.98	\$ 0.00
Account No: Creditor # : 6 Yates County Tax Dept. 137 Main St. Penn Yan NY 14527	Value: \$ 280,000.00 2012 County & Town Taxes 2-6 Main St., Penn Yan, NY				\$ 12,589.02	\$ 0.00
Account No:	Value: \$ 450,000.00	_				
Sheet no. 1 of 1 continuation sheets a Holding Secured Claims Case 2-12-21401-PRW	Ittached to Schedule of Creditors Si (Total (Use only)	To Dn las	is pa ota st pa	ige) \$ ge)	2116:06:43 Des	\$ 5,000.00 \$ 5,000.00 applicable, report also on alistical Symmary of Hain Viabilities and elated Data)

(Continuation Sheet)

In re Rondaxe Properties, LLC

Case No.

(if known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedules. Report this total also on the Summary of Schedules, and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

Debtor(s)

Creditor's Name, Mailing Address including Zip Code, And Account Number (See instructions above.)	Co-Debtor	J,	Date Claim was Incurred, and Consideration for Claim. If Claim is Subject to Setoff, so State. Husband Wife -Joint -Community	Contingent	Unliquidated	Disputed	Amount of Claim
Account No: Creditor # : 1 Craig Foster PO Box 986 Canandaigua NY 14424			Loan				\$ 50,000.00
Account No: Creditor # : 2 Louis Gold c/o Chamberlin D'Amanda 100 East Main St. Penn Yan NY 14527			Collection Account				\$ 4,600.00
Account No:							
No continuation sheets attached				Subt	ota Fota	•	\$ 54,600.00
			(Lise only on last name of the completed Schedule F. Report also o				\$ 54,600,00

Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related

Case 2-12-21401-PRW Doc 1

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UNITED STATES BANKRUPTCY COURT

_____ District Of _____

In re _____ Debtor

Case No.

Chapter _____

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 and Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, state val disputed or subject to setoff	Amount of claim [if secured also ue of security]

Date: _____

Debtor

[Declaration as in Form 2]

David & Judith Emerson c/o Moore & Woodhouse, LLP 150 Lake St., Ste. 103 Elmira, NY 14901 First Niagara Bank P.O. Box 514 Lockport, NY 14095 McMichael Electric 3289 Davis Rd. Keuka Park, NY 14478 Monroe Capital 3445 Winton Place Suite 228 Rochester, NY 14623 Town of Horseheads Treasurer 150 Wygant Rd. Horseheads, NY 14845 Yates County Tax Dept. 137 Main St. Penn Yan, NY 14527 Craig Foster PO Box 986 Canandaigua, NY 14424 Louis Gold c/o Chamberlin D'Amanda 100 East Main St. Penn Yan, NY 14527