B1 (Official Form 1) (4/10)

UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS DALLAS DIVISION	Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**	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)/Complete EIN (if more than one, state all): **75-2303701**	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State): **9505 Brockbank Drive** **Dallas, TX** ZIP CODE **75220**	Street Address of Joint Debtor (No. and Street, City, and State): ZIP CODE
County of Residence or of the Principal Place of Business: **Dallas**	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): **1301 West 25th Street** **Suite 510** **Austin, TX** ZIP CODE **78705**	Mailing Address of Joint Debtor (if different from street address): ZIP CODE
Location of Principal Assets of Business Debtor (if different from street address above): ZIP CODE	

Type of Debtor
(Form of Organization)
(Check one box.)

- ☐ Individual (includes Joint Debtors) *See Exhibit D on page 2 of this form.*
- ☐ Corporation (includes LLC and LLP)
- ☑ Partnership
- ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.)

Nature of Business
(Check one box.)

- ☐ Health Care Business
- ☑ Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)
- ☐ Railroad
- ☐ Stockbroker
- ☐ Commodity Broker
- ☐ Clearing Bank
- ☐ Other

Tax-Exempt Entity
(Check box, if applicable.)

- ☐ Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.)

- ☐ Chapter 7
- ☐ Chapter 9
- ☑ Chapter 11
- ☐ Chapter 12
- ☐ Chapter 13
- ☐ Chapter 15 Petition for Recognition of a Foreign Main Proceeding
- ☐ Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

Nature of Debts
(Check one box.)

- ☐ 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."
- ☑ Debts are primarily business debts.

Filing Fee (Check one box.)

- ☑ Full Filing Fee attached.
- ☐ 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.
- ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

Chapter 11 Debtors

Check one box:

- ☐ Debtor is a small business debtor as defined by 11 U.S.C. § 101(51D).
- ☑ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- ☐ Debtor's aggregate noncontigent liquidated debts (excluding debts owed to insiders or affiliates) are less than $2,343,300 *(amount subject to adjustment on 4/01/13 and every three years thereafter).*

Check all applicable boxes:

- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

Statistical/Administrative Information

- ☑ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☐ 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

Estimated Number of Creditors

☑ 1-49	☐ 50-99	☐ 100-199	☐ 200-999	☐ 1,000-5,000	☐ 5,001-10,000	☐ 10,001-25,000	☐ 25,001-50,000	☐ 50,001-100,000	☐ Over 100,000

Estimated Assets

☐ $0 to $50,000	☐ $50,001 to $100,000	☐ $100,001 to $500,000	☐ $500,001 to $1 million	☑ $1,000,001 to $10 million	☐ $10,000,001 to $50 million	☐ $50,000,001 to $100 million	☐ $100,000,001 to $500 million	☐ $500,000,001 to $1 billion	☐ More than $1 billion

Estimated Liabilities

☐ $0 to $50,000	☐ $50,001 to $100,000	☐ $100,001 to $500,000	☐ $500,001 to $1 million	☑ $1,000,001 to $10 million	☐ $10,000,001 to $50 million	☐ $50,000,001 to $100 million	☐ $100,000,001 to $500 million	☐ $500,000,001 to $1 billion	☐ More than $1 billion

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Voluntary Petition *(This page must be completed and filed in every case.)*	Name of Debtor(s): **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)

Location Where Filed:	Case Number:	Date Filed:
None		
Location Where Filed:	Case Number:	Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet.)

Name of Debtor:	Case Number:	Date Filed:
None		
District:	Relationship:	Judge:

Exhibit A

(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.)

☐ Exhibit A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

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 have delivered to the debtor the notice required by 11 U.S.C. § 342(b).

X_____

Date

Exhibit C

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?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☑ No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

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 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.

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 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 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.

☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

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

Name of Debtor(s): **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

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 _____

X _____

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 _____
Joseph F. Postnikoff Bar No. **16168320**

Goodrich Postnikoff & Albertson, LLP
777 Main Street, Suite 1360
Fort Worth, Texas 76102

Phone No. **(817) 335-9400** Fax No. **(817) 335-9411**

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 petiton 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.

Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture

X _____
Signature of Authorized Individual

Steffen E. Waltz
Printed Name of Authorized Individual

President, Dalpro Equites, Inc., G.P.
Title of Authorized Individual

2/22/2011
Date

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RESOLUTION OF GENERAL PARTNER

The undersigned President of Dalpro Equities, Inc., the General Partner of Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture (the "Limited Partnership"), does hereby certify that at a meeting of the Limited Partnership duly called and held on the 20th day of January, 2011, the following resolution was adopted after full consideration of the matters to which the resolution applies, and it has not been modified or rescinded, and is still in full force and effect. The action which is the subject of the resolution is within the powers of the Limited Partnership under the terms and provisions of the Restated and Amended Joint Venture Agreement of Copper Canyon Village Joint Venture and Agreement of Limited Partnership of Santa Fe Apartments, L.P., a Texas Limited Partnership dated September 30, 1998. Notice of the meeting was sufficient in all respects.

> "RESOLVED, that in the sole judgment of the Limited Partnership, it is desireable and in the best interests of the Limited Partnership, its creditors, and other interested parties, that a petition be filed by the Limited Partnership seeking relief under the provisions of Chapter 11, title 11 of the United States Code.
>
> "FURTHER RESOLVED, that the General Partner shall retain and employ all assistance by legal counsel or otherwise as deemed necessary and proper to secure for the benefit of the Limited Partnership any and all relief to which it may be entitled under Chapter 11, title 11 of the United States Code; and the General Partner shall engage and continue the engagement of Goodrich Postnikoff & Albertson, LLP as legal counsel in connection with the Chapter 11 proceeding of the Limited Partnership and to pay a retainer to be agreed upon by such General Partner."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Limited Partnership on this the 20th day of January, 2011.

GENERAL PARTNER

DALPRO EQUITIES, INC., a Texas corporation

By: _____
Steffen E. Waltz, President

B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

IN RE: **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

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) Name of creditor and complete mailing address, including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, goverment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	(5) Amount of claim [if secured also state value of security]
Fannie Mae 14221 Dallas Parkway Suite 1000 Dallas, Texas 75254	Ross A. Heath ross_a_@fanniemae.com	Loan		**$8,225,392.00** **Value: $5,102,430.00**
Marquis Remodeling 15 Vicksburg Lane Richardson, Texas 75080	info@marquisremodelingtx.com 469.233.9776	Open Account		**$451,223.52**
Marquis Remodeling 15 Vicksburg Lane Richardson, Texas 75080	info@marquisremodelingtx.com 469.233.9776	Open Account		**$292,726.00**
Magic Touch Services Post Office Box 154186 Irving, Texas 75015	Fax 214.623.0317 214.914.4112	Open Account		**$115,448.63**
Wilmar Post Office Box 404284 Atlanta, Georgia 30384-4284	Fax 800.220.3291 800.345.3000	Open Account		**$29,977.48**
City of Dallas Utilities City Hall, 1AN Dallas, Texas 75277	Fax 214.670.3154 214.651.1441	Open Account		**$11,211.46**

B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

IN RE: **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

Case No.

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 1

(1) Name of creditor and complete mailing address, including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, goverment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	(5) Amount of claim [if secured also state value of security]
Classic Scapes Post Office Box 703977 Dallas, Texas 75370-3977	Fax 972.416.1243 972.964.9606	Open Account		**$7,275.98**
Redi Carpet Post Office Box 971442 Dallas, Texas 75397-1442	Fax 972.512.8301 972.512.8300	Open Account		**$4,601.84**
Namco of Dallas 707 Robbie Lane, Suite 100 Irving, Texas 75061	Fax 972.313.0348 972.313.0006	Open Account		**$3,982.28**
Sherwin Williams Co. #7086 10909 Webb Chapel Road Dallas, Texas 75229-3734	Fax 214.904.0409 214.352.9761	Open Account		**$3,374.66**
Elite Painting & Construction 17618 Davenport Road Suite 6 Dallas, Texas 75252	Fax 732.0071 972.732.0077	Open Account		**$3,350.00**
HD Supply Facilities Maintenance Post Office Box 509058 San Diego, California 92150-9058	Fax 800.930.4930 800.798.8888	Open Account		**$3,036.96**
Tower Construction Services 115 West Kiest Boulevard Dallas, Texas 75224	Fax 214.792.9075 469.463.9633	Open Account		**$2,892.27**

B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

IN RE: **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

Case No.

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 2

(1) Name of creditor and complete mailing address, including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, goverment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	(5) Amount of claim [if secured also state value of security]
Apartment Maintenance, Inc. 4305 W. Lovers Lane Dallas, Texas 75209	Fax 214.350.4668	Open Account		**$2,445.00**
Lone Star Roofing, Welding & Construction of Texas 13817 Highway 5 Van Alstyne, Texas 75495	Fax 903.482.5569 214.869.4479	Open Account		**$2,350.00**
TXU Electric Post Office Box 650638 Dallas, Texas 75265-0638	aptservices@txu.com 972.791.2830	Open Account		**$2,292.72**
Community Waste Disposal 2010 California Crossing Dallas, Texas 75220-2310	Fax 972.392.9301 972.392.9300	Open Account		**$2,170.24**
Birdsong Electric, Inc. 2914 Industrial Garland, Texas 75041	Fax 972.271.0859 972.295.3000	Open Account		**$1,874.99**
Texas Professional Security Services Post Office Box 543344 Dallas, Texas 75354-3344	Fax 214.366.9069 214.366.9316	Open Account		**$1,699.52**
Sunbelt Pools 10555 Plano Road, #300 Dallas, Texas 75238-1360	dallas@sunbeltpools.com Fax 214.343.1201 214.343.1133	Open Account		**$1,574.82**

B4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

IN RE: **Santa Fe Apartments, L.P. f/k/a Copper Canyon Village Joint Venture**

Case No.

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Continuation Sheet No. 3

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

I, the **President, Dalpro Equites, Inc., G.P.** of the **Partnership** 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: 2/22/2011

Signature: _____

Steffen E. Waltz
President, Dalpro Equites, Inc., G.P.