B1 (Official Form 1) (01/08)

United States Bankruptcy Court **Southern District of Texas**	**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): **S-SI San Juan Venture No. One, L.P., First Middle**	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): San Juan Corners; Morningside RGV; S-SI San Juan Alamo Venture No. Two, L.P.	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): 20-4568308	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): U.S. 83 & Cesar Chavez Road San Juan, TX 78589	Street Address of Joint Debtor (No. and Street, City, and State):
County of Residence or of the Principal Place of Business: Hidalgo County	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): 16910 Dallas Pkwy., Suite 100 Dallas, TX 75248	Mailing Address of Joint Debtor (if different from street address):
Location of Principal Assets of Business Debtor (if different from street address above): Hidalgo County, Texas	

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 "incured 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 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 in 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 noncontingent liquidated debts (excluding debts owned to insiders or affiliates) are less than $2,190,000.

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

Voluntary Petition (This page must be completed and filed in every case)	Name of Debtor(s): S-SI San Juan Venture No. One, L.P.	
All Prior Bankruptcy Case Filed Within Last 8 Years (If more than two, attach additional sheet.)		
Location Where Filed:	Case Number:	Date Filed:
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:
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 delivered to the debtor the notice required by 11 U.S.C. § 342(b).

X _____

Signature of Attorney 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 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 judgement 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(1)).

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

Name of Debtor(s): S-SI San Juan Venture No. One, L.P.

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 § 342(b) of the Bankruptcy Code.

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 § 1515 of title 11 are attached.

☐ Pursuant to § 1511 of title 11, United States Code, 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 _____
Signature of Attorney
Matthew B. Probus
Printed Name of Attorney for Debtor(s)
Wauson & Probus
Firm Name
One Sugar Creek Center Blvd., Suite 880
Address
Sugar Land, TX 77478

(281) 242-0303
Telephone Number
10/3/11
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 notice 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 19B 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.

_____
Signature of Authorized Individual

Troy Bothman
Printed Name of Authorized Individual

Pres of St. Ives Realty, Inc., Manager of general partner.
Title of Authorized Individual

10/3/11
Date

Exhibit "C"

[If, to the best of the debtor's knowledge, the debtor owns or has possession of property that poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety, attach this Exhibit "C" to the petition.]

EXHIBIT "C" TO VOLUNTARY PETITION

1. Identify and briefly describe all real or personal property owned by or in possession of the debtor that, to the best of the debtor's knowledge, poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety (attach additional sheets if necessary):

2. With respect to each parcel of real property or item of personal property identified in question 1, describe the nature and location of the dangerous condition, whether environmental or otherwise, that poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety (attach additional sheets if necessary):

AGREEMENT AND AUTHORIZATION TO FILE CHAPTER 11 BANKRUPTCY

The undersigned partners of S-SI San Juan Venture One, LP, constituting all of the limited partners and general partners of the limited partnership, hereby agree to the filing of a voluntary Chapter 11 petition on behalf of S-SI San Juan Venture One, LP. In addition, St. Ives Holdings, LLC, the general partner of S-SI San Juan Venture One, LP, is hereby authorized to sign the Chapter 11 petition on behalf of S-SI San Juan Venture One, LP and any other schedules, statement of financial affairs, and other pleadings necessary to that bankruptcy filing.

Signed this 3rd day of October, 2011.

HIGHLAND MANOR, LLC

Signature
By: _____
Its: _____

Bobby Frisbee

Clarence Kelley

THE LITWIN FAMILY TRUST

Signature
By: _____
Its: _____

Bennett Litwin

PWR PROPERTIES, LTD

Signature
By: _____
Its: _____

Jim Gissler

Troy Bathman

ST. IVES HOLDINGS, LLC

Jim Gissler, Manager

CORNERSTONE MANAGEMENT AND LEASING, INC., A FLORIDA CORPORATION

By: _____
Richard Romano, President

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
MCALLEN DIVISION

IN RE:	§	
	§	
S-SI SAN JUAN VENTURE NO. ONE,	§	CASE NO.
L.P.,	§	(Chapter 11)
	§	
Debtor.	§	

LIST OF CREDITORS

5 Star Construction 2609 East Mile 2 Mission, TX 78574	$11,190.50
Adams Total Lawn Maintenance 1770 Briarwyck Dr. Brownsville, TX 78520	$1,190.75
Halff & Associates, Inc. PO Box 910259 Dallas, TX 75391	$27,119.39
Hidalgo County PO Box 178 Edinburg, TX 78540	$126,790.81
Langley Weinstein, LLP 901 Main St., Ste. 600, LB 135 Dallas, TX 75202	$614.64
Millennium Engineers Group, Inc. 705 Dawson St. Edinburg, TX 78539	$2,160.36
Mission Paving Company, Inc. PO Box 949 Mission, TX 78573	$43,577.92
RETC 3325 Silverstone Dr. Plano, TX 75023	$6,956.03

Raudel A. Marinez 1512 Midcities Dr., Ste. C Pharr, TX 78577	$1,500.00
St. Ives Holdings, LLC 16910 Dallas Pkwy., Ste. 100 Dallas, TX 75248	$445,022.13
St. Ives Realty I, LLC 16910 Dallas Pkwy., Ste. 100 Dallas, TX 75248	$555.54
Spoor Engineering Consultants 202 South 4th St. McAllen, TX 78501	$225.00
Stillwater National Bank 5300 Town & Country Blvd., Ste. 100 Frisco, TX 75034	$5,300,000.00

Respectfully submitted

WAUSON ♦ PROBUS

By: /s/ Matthew B. Probus
Matthew B. Probus
TBA#16341200
Fed. I.D. No. 10915

One Sugar Creek Center Blvd., Suite 880
Sugar Land, Texas 77478
(281) 242-0303 (Telephone)
(281) 242-0306 (Facsimile)

ATTORNEYS FOR DEBTOR,
S-SI SAN JUAN VENTURE NO. ONE, L.P.

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
MCALLEN DIVISION

IN RE:	§	
	§	
S-SI SAN JUAN VENTURE NO. ONE,	§	CASE NO.
L.P.,	§	(Chapter 11)
	§	
Debtor.	§	

LIST OF 20 LARGEST UNSECURED CREDITORS

5 Star Construction 2609 East Mile 2 Mission, TX 78574	$11,190.50
Adams Total Lawn Maintenance 1770 Briarwyck Dr. Brownsville, TX 78520	$1,190.75
Halff & Associates, Inc. PO Box 910259 Dallas, TX 75391	$27,119.39
Hidalgo County PO Box 178 Edinburg, TX 78540	$126,790.81
Langley Weinstein, LLP 901 Main St., Ste. 600, LB 135 Dallas, TX 75202	$614.64
Millennium Engineers Group, Inc. 705 Dawson St. Edinburg, TX 78539	$2,160.36
Mission Paving Company, Inc. PO Box 949 Mission, TX 78573	$43,577.92
RETC 3325 Silverstone Dr. Plano, TX 75023	$6,956.03

Raudel A. Marinez 1512 Midcities Dr., Ste. C Pharr, TX 78577	$1,500.00
Spoor Engineering Consultants 202 South 4th St. McAllen, TX 78501	$225.00

Respectfully submitted

WAUSON ♦ PROBUS

By: /s/ Matthew B. Probus
Matthew B. Probus
TBA#16341200
Fed. I.D. No. 10915

One Sugar Creek Center Blvd., Suite 880
Sugar Land, Texas 77478
(281) 242-0303 (Telephone)
(281) 242-0306 (Facsimile)

ATTORNEYS FOR DEBTOR,
S-SI SAN JUAN VENTURE NO. ONE, L.P.