

FILE NUMBER: 10TL655
ICIS Programmatic ID: 2200007651

PESTICIDES AND TOXICS COMPLIANCE SECTION
RESPONSE TO INFORMATION REQUEST LETTER
for
SECTION 1018 OF THE RESIDENTIAL LEAD-BASED PAINT HAZARD
REDUCTION ACT OF 1992
and
SECTION 402(C)(3) OF THE TOXICS SUBSTANCES CONTROL ACT
RENOVATION, REPAIR AND PAINTING RULE

I. PURPOSE OF LETTER

To determine compliance with Section 1018 of Title X: The Lead-Based Paint Disclosure Rule and with Section 402(c)(3) of the Toxics Substances Control Act: Renovation, Repair and Painting Rule, codified at 40 CFR Part 745.

II. DATE OF INFORMATION REQUEST LETTER

Date Letter Sent to Clinton Anderson: August 6, 2010

III. EPA INSPECTORS

James O'Neil (312) 353-0966
Edward Pilny (312) 886-0206

IV. OWNER MANAGER COMPANY/ADDRESS

Clinton T. Anderson
CTA Properties
333 N. Randal Road
St Charles, Illinois 60174
Phone: (630) 244-4141

V. CORRESPONDENT(S)

Julie Morris, EPA Team Leader
Olga, Kane County Health Department
James O'Neil, EPA Inspector
Mike Kanak, Complainant

Complainant Ex. No. 1

Todd Wallace, Wallace Law , PC

VI. TIP/COMPLAINT SUMMARY

On July 27, 2010, Olga with the Kane Count Health Department contacted the EPA-Region 5 offices by phone (Attachment A). Olga said Mike Kanak contacted the Health Department because dust and debris from scraping paint at 312 State Street, St. Charles, Illinois 60174 was and blowing in his neighborhood. James O'Neil contacted Mr. Kanak by phone on the same date. Mr. Kanak, who resides at 302 State Street, St. Charles, Illinois said workers were scraping paint on the two flat located at 312 State Street. According to Mr. Kanak, the same landlord was also going to have workers start scraping and painting at his rental unit. Mr. O'Neil sent Mr. Kanak a questionnaire by IT. Mr. Kanak completed and returned the questionnaire to the EPA by IT the next day. A hard copy of Mr. Kanak's response to the questionnaire was received by the EPA on August 4, 2010 (Attachment B).

On July 29, 2010, Ed Pilny and James O'Neil went to 312 State Street, St. Charles, Illinois to inspect the work for compliance with the RRP rule. No workers were at the site but the inspectors did observe dust and debris on the porch and the ground around the perimeter of the two flat that was built in 1900 (Attachment C). The inspectors attempted to contact the tenants but no one answered their doors. Neighbors on their porch told the inspectors that the occupants were not at home. The neighbors said their daughter is a baby sitter for the 3 year old that lived in the lower apartment. They also told the inspectors the worker scraping the paint was arrested by the police the week before and nobody has been to the exterior of the property since that time. Olga with the Kane County Health Department said she would contact the tenants of the apartment regarding testing their blood for lead.

On August 6, 2010, the EPA sent an Information Request Letter (IRL) to Clinton Anderson at CTA Properties, 333 N. Randal Road, St. Charles, Illinois 60174 by Certified Mail (Attachment D). On September 10, 2010 Todd Wallace, an Attorney for representing Clinton Anderson and CTA Properties contacted James O'Neil by phone and requested an extension of time to respond to the IRL. The extension of time was granted. On September 28, 2010 the EPA received a response to the IRL (Attachment E).

Clinton Anderson owns eight properties consisting of 30 rental units built prior to 1978. Todd Wallace provided the EPA with fifty one signed leases documents for the rental units. No lead-based paint disclosures statements were included with the documents.

According to Mr. Wallace's response, his client was not aware of the requirements of the RRP rule until he received IRL from the EPA dated August 6, 2010.

VII. ATTACHMENTS

- A. Telephone complaint from Olga
- B. Mr. Kanak's response to the 1018-RRP Questionnaire
- C. Pictures of 2 Flat at 312 State Street., St. Charles, Illinois
- D. IRL sent to Clinton Anderson & CTA Properties August 6, 2010
- E. Response to IRL received September 28, 2010

Signature: James O'Neil Date: 11/15/2010

Attachment A

LEAD PAINT
RENOVATION, REPAIR & PAINTING RULE
TIPS/COMPLAINTS

Date: 7/27/10

ref. number 240-07-033

Caller:

Name Oga- King County Health Dept.

Address _____

City _____ State _____ Zip _____

Phone number 630-264-7695

Contractor doing the work:

Company name Clinton Anderson-landlord

Address _____

City St. Charles State _____ Zip _____

Phone number _____

Website and/or e-mail address _____

Name of company contact _____

Location where the work is being done:

Name of property owner Mike kana 630-417-9317

Address 312 State Street has children

City St Charles State IL Zip 60174

When did, or will the work start: when did, or will it end? 302 State St. 1987 ~~indians~~

Was the structure built before 1978? built in 205

Work being done: tenants of houses where work being done

work around house. paint chips flying

Counselor found with a permit
is out



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

Attachment B

REPLY TO THE ATTENTION OF:

LC-8J

Mike Kana
312 State Street
St. Charles, IL 60174

JUL 27 2010

Dear Mr. Kana:

Enclosed is a list of questions and a request for copies of documents which pertain to your landlord's compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. 4652d. Section 1018 requires landlords to disclose to tenants information concerning lead-based paint in certain residential properties built before 1978.

The list also contains questions which pertain to EPA's Lead-Based Renovation, Repair and Painting Program Rule. The rule requires workers to be trained to use lead safe work practices and renovation firms to be EPA certified; these requirements became effective on April 22, 2010. The list also includes questions which pertain to compliance with TSCA 406b Rule, entitled Lead; Requirements for Hazard Education before Renovation of Target Housing (Pre-Renovation Rule). The Pre-Renovation rule became effective as of June 1, 1999. After this date any person performing renovations in pre-1978 housing must distribute an EPA approved lead hazard information pamphlet to owners and occupants.

Your response to the attached questions and any documents which you provide may be used as evidence in an enforcement action which might result from this investigation. Please understand, your response to the attached questions is completely voluntary. I am also asking that you please sign and date your response.

If you have any questions, please call me at: (312) 353-0966

Sincerely,

A handwritten signature in cursive script that reads "James G. O'Neil".

James G. O'Neil
Pesticides Toxics Compliance Section

Enclosure

**QUESTIONS RE: LEAD-BASED PAINT DISCLOSURE
& RESIDENTIAL PROPERTY RENOVATION**

At your request, the U.S. Environmental Protection Agency, Region 5, is providing the following list of questions for your response concerning compliance with regulations developed under sections Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 402 and 406 of the Toxic Substances Control Act (15 U.S.C. 2682 and 2686).

Please understand, your response to these questions is completely voluntary. You may respond to this request by giving your answers in the space provided after each question and mailing these pages to the address provided below. If you need additional space, please use the backs of these pages, and indicate the question number that you are responding to. Your response should be signed and mailed to:

James O'Neil (LC-8J)
Pesticides and Toxics Compliance Section
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604

Please answer the following questions:

1. When did you move into the residential property at 2/2007?
2. How old is the property identified in question #1? Built probably in the early 1900's
3. Is the property identified in question #1 a house or apartment building?

It is identified as an apartment building.

4. Do you still live at the address identified in question #1?
Yes I lived upstairs for 1 ½ years and now living same place downstairs for going on 2 years
5. If you do not presently live at the address identified in question #1, when did you move from that address and what is your present address?
6. In addition to the property identified in question #1, does your landlord own or

manage any other rental property? If known, please provide the addresses for all other rental properties owned or managed by your landlord.

He is the owner and he owns: 312 State Street St.Charles, Il 60174 (working on this one)
114 N. 4th St , 203 N. 5th St.,120 N. 4th St.,219-221 N. 4th ST. 221 S. 3rd St all St.Charles,
Il 60174

7. If the property identified in question #1 is an apartment, how many bedrooms does it contain?

(one)

8. How many separate apartments does the property identified in question #1 contain?

(two)

9. Is the property identified in response to question #1 owned or managed by the United States Department of Housing and Urban Development (HUD) or do you receive any rent assistance from HUD?

It is privately owned and is not a HUD rental

10. Did you sign a written lease or rental agreement for the property identified in question # 1?

Yes I did. It has since expired and has not been re-written.

11. If you had a written lease or rental agreement for the property identified in question # 1, please provide a complete copy with any and all attachments.

12. Please give the dates the written lease or rental agreement started and ended. 2/2007 to 2/2008 the landlord never provided a new lease after that date. He said he would bring one by and never did.

13. Was the lease or rental agreement renewed. If so, please provide the dates the written lease or rental agreement started and ended for each renewal.

It became a verbal agreement.

14. Who signed the lease or rental agreement as the lessor for the property identified in question # 1?

Michael Kanak the original one in 2007.

15. What is the lessor's address and phone number? Michael Kanak 302 State Street
St.Charles, Il 60174 (630) 417-9317

16. If you did not have a written lease or rental agreement, who is your landlord, and
what is the landlord's address and phone number?

Clinton Anderson 630-244-4141 Dean Street , St.Charles, Il 60174

17. If you had a verbal rental agreement but no written agreement, did the verbal
agreement cover a specific time period or did the rental agreement renew month
to month?

It has renewed verbally month to month.

18. If the verbal rental agreement covered a specific time period, what were the dates
the agreement began and ended?

2/2008 to present 7/ 2010

19. If you had a verbal rental agreement but no written agreement, was there any
change in the amount of rent paid to the lessor during the time you lived at the
property identified in question # 1? Please describe such changes.

Upstairs paid \$850.00 and Downstairs (10/2008) \$1000.00

20. How did you pay your rent, cash, credit, or by check?

Cash

21. Did you keep rent receipts or canceled rent checks?

NO

22. Did you receive any information about lead-based paint or lead-based paint
hazards from the landlord or owner of the property identified in question #1?

Never

23. Did the lease or rental agreement contain any statements or information
concerning lead-based paint or lead-based paint hazards either within the lease or
rental agreement or in an attached document?

No

24. Did the landlord or owner of the property identified in question #1 provide you

with the EPA- approved lead hazard information pamphlet titled: Protect Your Family From Lead in Your Home?

No

25. Has the property identified in question #1 been tested for lead? If so, describe what was tested, who did the testing, and provide a copy of any test results or report.

No as far as I know.

26. Did you have children living with you at the property identified in question #1? If so, please provide the ages of the children during that time.

Yes two children : Katie Kanak (14) and Sara Kanak (16)

27. Were any of the children tested for the presence of lead in their blood? If so, what were the results? Was the lead testing a finger prick test or a venous blood draw? Please provide a copy of the test report(s).

Never been tested

28. Has the property identified in question #1 undergone any work recently in which compensation was paid to the contractor where a surface such as a ceiling disturbed 6 sq. feet of paint inside, or 20 sq. feet of paint on the exterior of the building? If so, please describe.

Not since I have moved here but they are in the process of painting this house at: 302 State Street St.Charles, IL 60174 within the next week or so (August 1st 2010)

29. Who conducted the work described above? Please give the name of the contractor/company and the address and phone number of the contractor/company.

He hired some Spanish men to do the work.

30. Please give the approximate dates the work described above took place.
It will take place in August 1, 2010

31. Were you provided an EPA pamphlet titled Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools prior to commencement of work described above?

No

32. Did you receive any information about lead-based paint or lead-based paint hazards from the landlord or contractor that performed the work?

No

33. Were you provided documentation that a certified renovator was assigned to the project from that contractor/company and this certified renovator provided on-the-job-training for workers used on the project? What is the name of the certified renovator?

No

34. Did you observe the contractor post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area?

No

35. Did you observe before beginning the renovation, the contractor isolate the work area so that no dust or debris leaves the work area while the renovation is being performed?

No

36. Did you observe for an interior renovation the contractor removed all objects from the work area, including furniture, rugs, and window coverings, or cover them with plastic sheeting or other impermeable material with all seams and edges taped or otherwise sealed?

No

37. Did you observe for an interior renovation the contractor cover the floor surface, including installed carpet, with taped-down plastic sheeting or other impermeable material in the work area 6 feet beyond the perimeter of surfaces undergoing renovation or a sufficient distance to contain the dust, whichever is greater?

No

38. Did you observe for an exterior renovation the contractor close all doors and windows within 20 feet of the renovation on the same floor as the renovation, and close all doors and windows on all floors below that are the same horizontal

- distance from the renovation? no
- 39.
40. Did you observe for an exterior renovation the contractor cover the ground with plastic sheeting or other disposable impermeable material extending 10 feet beyond the perimeter of surfaces undergoing renovation or a sufficient distance to collect falling paint debris, whichever is greater, unless the property line prevents 10 feet of such ground covering?
no
41. Did you observe at the conclusion of each work day and at the conclusion of the renovation, waste that has been collected from renovation activities must be stored under containment, in an enclosure, or behind a barrier that prevents release of dust and debris out of the work area and prevents access to dust and debris? In other words, please describe how you saw the debris handled.

no
42. Did the contractor/company clean the work area until no dust, debris or residue remained?

no
43. Do you have any reason to believe the lessor or contractor knew of the presence of lead at this property prior to your entering a verbal or written rental agreement? Is so, please state the reason for this belief.
The painters expected the house and were are sure they are aware of the lead paint.
44. Please provide any additional statements or documents which you believe are important to this matter.

The landlord continues to take short cuts and hires non-licensed individuals to do repairs and paint. We also have a major mold issue in the basement that has not been addressed.

To the best of my knowledge, the forgoing statements and the documents which I have provided in response to these questions are true and accurate.

beyond the perimeter of surfaces undergoing renovation or a sufficient distance to collect falling paint debris, whichever is greater, unless the property line prevents 10 feet of such ground covering?

40. Did you observe at the conclusion of each work day and at the conclusion of the renovation, waste that has been collected from renovation activities must be stored under containment, in an enclosure, or behind a barrier that prevents release of dust and debris out of the work area and prevents access to dust and debris? In other words, please describe how you saw the debris handled.

NO

41. Did the contractor/company clean the work area until no dust, debris or residue remained?

NO

42. Do you have any reason to believe the lessor or contractor knew of the presence of lead at this property prior to your entering a verbal or written rental agreement? If so, please state the reason for this belief.

NO

43. Please provide any additional statements or documents which you believe are important to this matter.

*The painter expected the house & were sure
they are aware of the lead paint.*

To the best of my knowledge, the forgoing statements and the documents which I have provided in response to these questions are true and accurate.



Signature

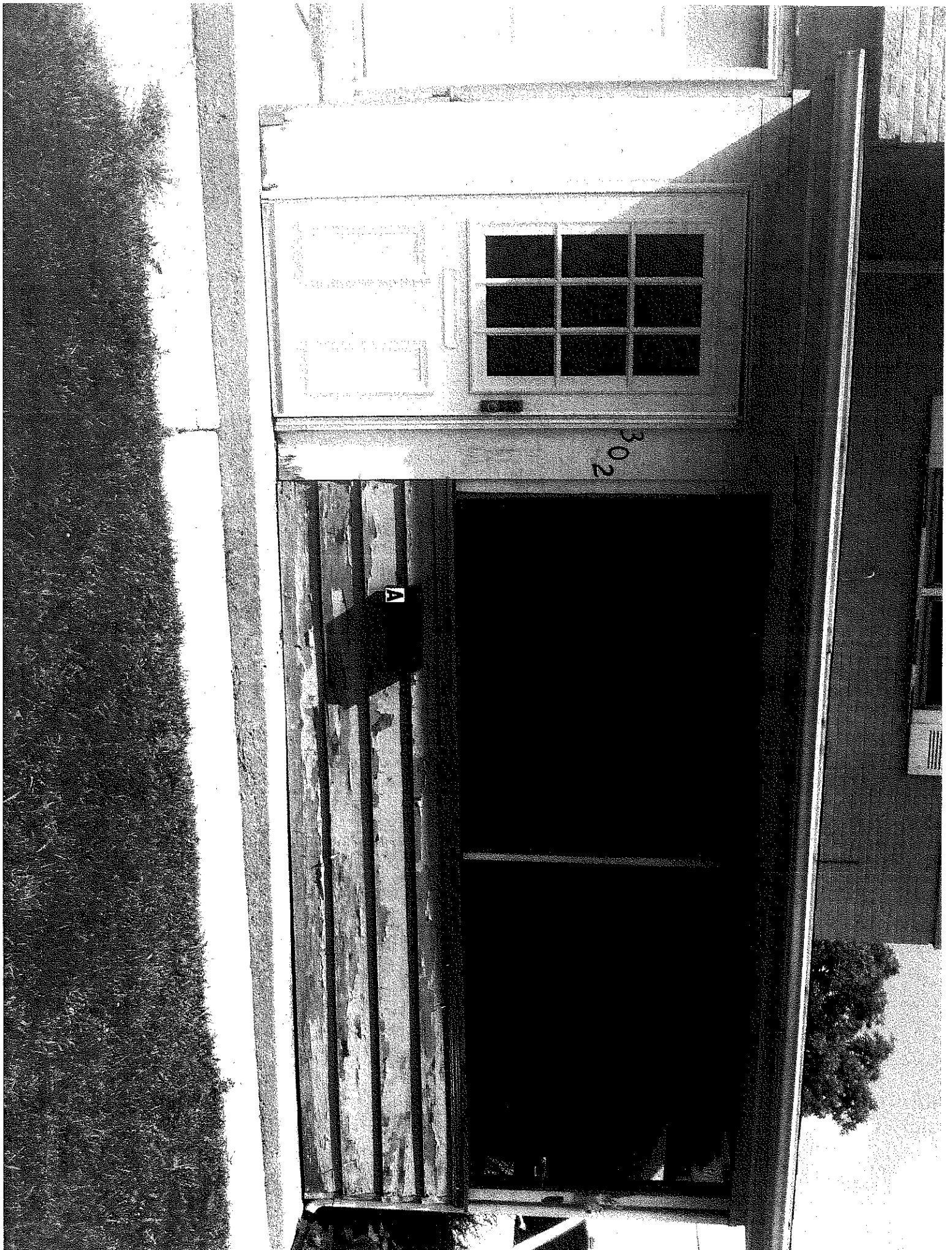
7/28/10

Date



312

ADT



302

A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Clinton Anderson
 CTA Properties
 333 N. Randal Road
 St. Charles, Illinois 60174

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) _____ B. Date of Delivery 8-9-11

C. Signature J. Anderson Agent Address _____

D. delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number 7001 0320 0005 8917 9752
(Transfer from service label) Domestic Return Receipt

PS Form 3811, March 2001 102595-01-M-14

Attachment 2

7-30-2010

312 State St

St. Charles, IL

Begin Inspection

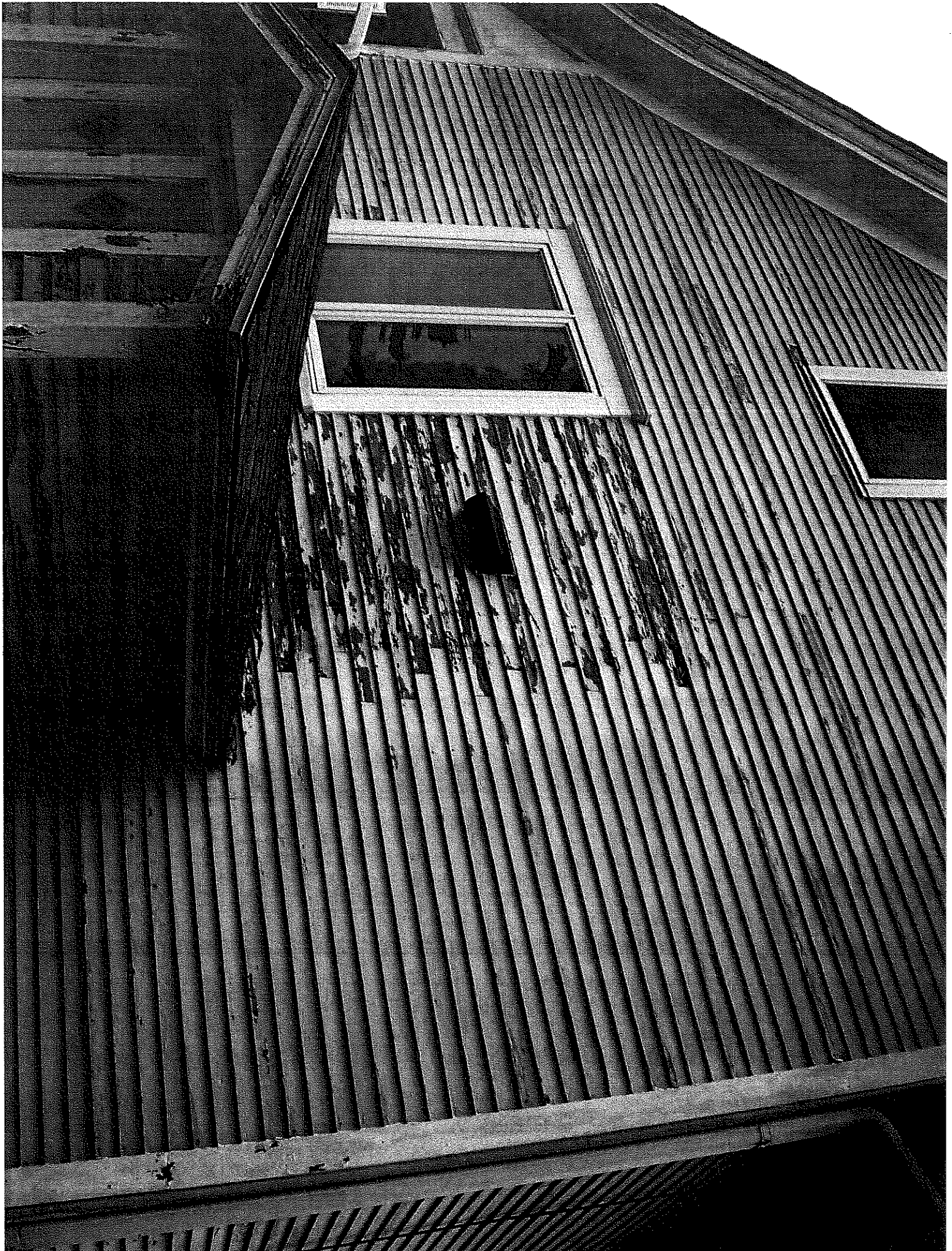




3
1
2









RRP Inspection

7-30-2010

312 State St

St Charles, IL

End Inspection



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

Attachment D

REPLY TO THE ATTENTION OF:

LC-8J

CERTIFIED MAIL

Receipt No. 7001 0320 0005 8917 9752

Mr. Clinton Anderson
CTA Properties
333 N. Randal Road
St. Charles, Illinois 60174

AUG 06 2010

Re: *Request for Information*

Dear Mr. Anderson:

The U.S. Environmental Protection Agency, Region 5, is contacting you in response to a complaint received by our office that alleges non-compliance with certain federal regulations for property owned and/or managed by you. EPA is seeking to determine your compliance with a rule entitled *Lead-Based Paint Poisoning Prevention in Certain Residential Structures*, also known as the Lead Disclosure Rule. EPA and the U.S. Department of Housing and Urban Development jointly wrote this rule under authority of Section 1018 of the *Residential Lead-Based Paint Hazard Reduction Act of 1992*, Title 42 of the U.S. Code, Section (§) 4852d. The Lead Disclosure Rule is codified at Title 40 of the Code of Federal Regulations, Part 745. EPA is also investigating your compliance with the Lead-Based Paint Renovation Repair and Painting (RRP) Rule. The applicable regulations are codified at Title 40 Code of Federal Regulations (CFR) Part 745 - *Lead-Based Paint Poisoning Prevention in Certain Residential Structures*, Subpart E - *Residential Property Renovation*.

EPA needs additional information to determine your compliance with the Lead Disclosure Rule and RRP Rule; therefore, we have prepared and enclosed a *Request for Information* (Enclosure 1). In this document EPA requests that certain documents pertaining to all properties owned and/or managed by you are submitted to EPA. EPA will evaluate that information to determine your compliance with the Lead Disclosure Rule and RRP Rule. We have also enclosed an affidavit (Enclosure 2) for you to complete and return, along with any documents, and your responses to questions.

Note that the Lead Disclosure Rule requires a Lessor or Seller of certain residential housing built before 1978 to provide both general and property-specific information about lead-based paint and/or lead-based paint hazards to a Lessee or Purchaser before he or she is obligated under a contract to purchase or lease that target housing. Failure to comply with the Lead Disclosure Rule is a prohibited act under Section 409 of the *Toxic Substances Control Act*

(TSCA), 15 U.S.C. § 2689, and subjects the violator to civil penalties of up to \$11,000 per violation under Section 16(a) of TSCA, 15 U.S.C. § 2615(a).

The RRP Rule, which is made enforceable by Section 402 of TSCA, requires that an entity who performs, offers or claims to perform renovations must be certified as a renovation firm by EPA. Certified renovation firms must assign a certified renovator to each renovation for compensation that disturbs painted surfaces in housing and/or child-occupied facilities (e.g., day cares, schools) built before 1978. Additionally, the certified renovation firm must maintain documentation and if requested, make it available to EPA, all records necessary to demonstrate compliance with the RRP Rule.

Pursuant to the regulations at 40 C.F.R. Part 2, Subpart B, you are entitled to assert a business confidentiality claim covering any part of the submitted information. Unless you assert a confidentiality claim at the time you submit the information, EPA may make this information available to the public without further notice to you. Information subject to a business confidentiality claim may be made available to the public only to the extent set forth in the above-cited regulations. Any such claim for confidentiality must conform to the requirements set forth in 40 C.F.R. § 2.203(b).

Please submit the information requested to the following addressee:

James O'Neil (LC-8J)
Pesticides and Toxics Compliance Section
U.S. EPA, Region 5
77 West Jackson Boulevard
Chicago, IL 60604

You may also contact Mr. O'Neil at (312) 353-0966.

Note that your response to this *Request for Information* is voluntary. If you choose to respond, please do so within **fifteen (15) days** of receipt of this letter. If we have not received your response to this letter or you otherwise have not contacted us within the 15-day time period, EPA will presume that you choose not to respond to this request. If you choose not to respond, EPA will consider other options for obtaining this information, and may issue a subpoena under authority of Section 11(c) of TSCA, 15 U.S.C. § 2610(c), seeking the same or similar information.

Also enclosed is an information sheet entitled *U. S. EPA Small Business Resources*, which you may find helpful if you are a qualified small business.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink that reads "David Star". The signature is written in a cursive style with a long horizontal flourish extending to the right.

David Star
Chief
Pesticides and Toxics Compliance Section

Enclosures (3)



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

Enclosure 1

Clinton Anderson
CTA Properties
333 N. Randal Road
St. Charles, Illinois 60174

REPLY TO THE ATTENTION OF:

REQUEST FOR INFORMATION

Instructions

The information requested herein covers all lease agreements, listing agreements, sales agreements and/or sales transactions for housing that was constructed prior to 1978 and was rented or sold from **July 31, 2007, to the present**, except where stated otherwise.

This Information Request Letter covers all documents described below that are in the possession of or are subject of the control of you and/or any Agent(s) (Listing, Seller, Buyer, Rental or Property Manager) and/or Broker(s) involved in the lease or sales transaction.

Definitions

1. *Agent* means any party who enters into a contract with a seller or lessor, including any party who enters into a contract with a representative of the seller or lessor, for the purpose of selling or leasing housing constructed prior to 1978. This term does not apply to the purchaser or any purchaser's agent who receives all compensation from the purchaser.
2. *Document* means the original or an identical and readable copy thereof, and all nonidentical copies (whether different from the original by reason of notations made on such copies or otherwise), regardless of origin location, of any writings or records of any type or description, however created, produced or reproduced, including but not limited to any final contracts, contingency contracts, riders, agreements, papers, books, records, letters, photographs, correspondence, communications, telegrams, cables, telex messages, memoranda, notes, notations, work papers, transcripts, minutes, reports and recordings of telephone or other conversations, or of interviews, conferences, or other meetings, affidavits, statements, summaries, opinions, reports, studies, analyses, evaluations, jottings, agendas, bulletins, notices, announcements, advertisements, instructions, charts, manuals, blueprints, brochures, publications, schedules, price lists, client lists, journals, statistical records, desk calendars, appointment books, diaries, lists, tabulations, sound recordings, computer printouts, data processing program libraries, data processing input and output, microfilm, books of accounts, records and invoices reflecting business operations, all records kept by electronic, photographic or mechanical means, any notes or drafts related to the foregoing, and all things similar to any of the foregoing, however denominated.

3. *Firm* means a company, partnership, corporation, sole proprietorship or individual doing business, association, or other business entity; a Federal, State, Tribal, or local government agency; or a nonprofit organization.
4. *Lead-based paint* means paint or other surface coatings which contain lead equal to or in excess of 1.0 milligrams per square centimeter or 0.5 percent by weight.
5. *Lead-based paint hazards* means any condition which causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead contaminated paint which is deteriorating or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal, state or local agency.
6. *Lessee* means any entity that enters into an agreement to lease, rent, or sublease an apartment, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian Tribes, and nonprofit organizations.
7. *Lessor* means any entity that offers apartments for lease, rent, or sublease, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian Tribes, and nonprofit organizations.
8. *Minor Repair and Maintenance Activities* means activities, including minor heating, ventilation or air conditioning work, electrical work, and plumbing, that disrupt 6 square feet or less of painted surface per room for interior activities or 20 square feet or less of painted surface for exterior activities where none of the work practices prohibited or restricted by § 745.85(a)(3) are used and where the work does not involve window replacement or demolition of painted surface areas.
9. *Pamphlet* means the EPA pamphlet titled *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools* developed under section 406(a) of TSCA for use in complying with section 406(b) of TSCA, or any State or Tribal pamphlet approved by EPA pursuant to 40 CFR § 745.326 that is developed for the same purpose. This includes reproductions of the pamphlet when copied in full and without revision or deletion of material from the pamphlet (except for the addition or revision of State or local sources of information).
10. *Property* and *Properties* include all target housing properties and all individual units renovated by Respondent.
11. *Purchaser* means an entity that enters into an agreement to purchase an interest in target housing, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations.
12. *Renovation* means the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces, unless that activity is performed as part of an abatement as defined by 40 C.F.R. § 745.223. The term renovation includes (but is

not limited to): the removal, modification, or repair of painted surfaces or painted components (e.g., modification of painted doors, surface restoration, window repair, surface preparation activity (such as sanding, scraping, or other such activities that may generate paint dust)); the removal of building components (e.g., walls, ceilings, plumbing, windows); weatherization projects (e.g., cutting holes in painted surfaces to install blown-in insulation or to gain access to attics, planing thresholds to install weather stripping); and interim controls that disturb painted surfaces. A renovation performed for the purpose of converting a building, or part of a building, into target housing or a child occupied facility is a renovation under this subpart.

13. *Risk assessment* means an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings, including: information gathering regarding the age and history of the housing and occupancy by children under age 6; visual inspection; limited wipe sampling or other environmental sampling techniques; other activity as may be appropriate; and provision of a report explaining the results of the investigation.
14. *Seller* means any entity that transfers legal title to target housing, in whole or in part, in return for consideration, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations. The term "Seller" also includes an entity that transfers its interest a cooperatively owned project, in return for consideration; and an entity that transfers its interest in a leasehold, in jurisdictions or circumstances where it is legally permissible to separate the fee title from the title to the improvement, in return for consideration.
15. *Target Housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling.

Documents and Information Requested

The information requested herein covers all residential rental agreements, rental transactions, and sales transactions where you had any ownership, financial or managerial interest in any of the preceding three years, unless otherwise stated. The information and documents requested should be submitted by mail to:

James O'Neil
Pesticides and Toxics Compliance Section
U.S. EPA, Region 5
77 West Jackson Boulevard
Chicago, IL 60604

This request includes all documents described below that are in your possession or are subject to your control, or the control of any agent(s) or broker(s) involved in the real estate transaction.

Lead Disclosure Rule

1. Identify, the owner(s), lessor(s), lessee(s), and agent(s) for these properties, for the period July 31, 2007, to date. If no such documents exist, identify the owner(s), lessors, and agent(s) for the property.
2. Provide copies of documents that contain the date of construction for the property identified, above, in request #1. If no such documents exist, provide the date of construction for the property.
3. Provide a copy of documents that state the number of apartment units at the property identified, above, in request #1. If no such documents exist, state the number of apartment units at the property.
4. Identify and produce copies of all documents relating to the leasing of each apartment at the property identified, above, in request #1, including, but not limited to, leases attachments and addendums.
5. If the rental agreement between lessee(s) and the lessor(s) for the property identified, above, in request #1 was a verbal agreement, did the verbal agreement cover a specific time period or did the rental agreement renew month to month?
6. If the verbal rental agreement between lessee(s) and the lessor(s) for the property identified, above, in request #1 covered a specific time period, what were the dates the agreement began and ended?
7. Was there any change in the amount of rent paid by the lessee to the lessor during the time of the verbal rental agreement between lessee(s) and the lessor(s) for the property identified, above, in request #1? Please describe such changes.
8. Did lessee(s) pay rent by cash, credit, or by check for the property identified, above, in request #1?
9. Provide a copy of any and all documents containing analytical results of samples for lead-based paint and/or lead-based paint hazards taken at each apartment at the property identified, above, in request #1.
10. Provide the locations for all samples for lead-based paint and/or lead-based paint hazards taken at each apartment at the property identified, above, in request #1. Include sample identification correlating sample location with the analytical results provided in response to request # 9, above.
11. Provide copies of any and all inspections, reports, memorandum, and any other documents concerning samples for lead-based paint and/or lead-based paint hazards taken at each apartment at the property identified, above, in request #1.

12. Provide a copy of any and all documents showing the earliest date that you or your employees, agents, or representatives were aware of the presence of lead-based paint at each of the apartments at the property identified, above, in request #1. If no such document exists, then please state the earliest date that you or your employees, agents, or representatives were aware of the presence of lead-based paint at each of the apartments at the property identified, above, in request #1. Please identify the employees, agents, or representatives who were aware of the presence of the lead-based paint at each of the apartments at the property identified, above, in request #1.
13. Provide a copy of any and all orders, notices, or agreements to abate lead-based paint and/or lead-based paint hazards for each of the apartments at the property identified, above, in request #1, issued to the lessor or owner by any local, state, or federal government unit, department, or agency.
14. Identify and produce copies of all lead-based paint and/or lead-based paint hazard certification and acknowledgment disclosure documents for the lease of each apartment at the property identified, above, in request #1.
15. Identify and produce copies of all documents explaining the compensation structure for any agent involved in the rental transaction for each of the apartments at the property identified, above, in request #1.
16. Did you or your officers, managers, employees, contractors, partners, trustees, assigns, subsidiaries, and/or agents provide to each lessee of each of the apartments at the property identified, above, in request #1, a EPA-approved lead hazard information pamphlet?
17. Provide the addresses for all rental properties, in addition to the property identified, above, in request #1, which you own or serve as the lessor.

RRP Rule

18. Do you perform maintenance or renovation activities or employ on-site maintenance workers to perform maintenance or renovation activities on the properties that you own? If so, provide a copy of each certification from EPA received by you for performing renovations or other lead-based paint activities in target housing or child-occupied facilities since April 1, 2005.
19. For each renovation, including subcontracting for renovation, of target housing or a child-occupied facility performed by you since April 22, 2010, provide the following information:
 - a. Copies of all contracts and/or agreements for renovation that include any of the following: the removal or modification of a painted surface or component; replacement of a window or removal of any other large structure; and/or any

disturbance of a painted surface (with the exception of Minor Repair and Maintenance Activities);

- b. Copies of all building or work permits required for a renovation that include the removal or modification of a painted surface or component, replacement of a window or removal of any other large structure, and/or any disturbance of a painted surface (with the exception of Minor Repair and Maintenance Activities);
 - c. All signed and dated acknowledgments of receipt of a Pamphlet by an adult occupant of a Property or unit where the owner does not occupy the Property or unit in a Property;
20. For transactions involving renovations, including subcontracting for renovation, of each Property or child-occupied facility conducted by you from April 22, 2010 to the present, for each year, provide the following:
- a. A copy of the EPA-approved Pamphlet provided by you;
 - b. Documentation, including but not limited to purchase orders and receipts of Respondent's purchase or printing of EPA-approved Pamphlets and/or receipts for copying for reproduction of EPA-approved Pamphlets;
 - c. A brief narrative description of how you ensure that your employees and/or contractors, including subcontractors, comply with the Renovation, Repair, and Painting Rule;
 - d. Copies of documentation of training regarding compliance with the Renovation, Repair, and Painting Rule, of your employees and contractors, including subcontractors.
21. For any Property for which you are unable to provide documentation of compliance with the Renovation, Repair, and Painting Rule, as requested above, explain the reason why such documentation does not exist or is unavailable.
22. For each Property renovated by you from April 22, 2010, to the present, were any complaints pertaining to lead problems, or the presence of lead-based paint or lead-based paint hazards made by any occupant of a unit to you of the Property? If so, what were the complaints, which Property did each complaint concern, and when were the complaints made?

**BEFORE THE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5**

In the Matter of:

Clinton Anderson
CTA Properties
333 N. Randal Road
St. Charles, Illinois 60174

AFFIDAVIT RESPONDING TO THE REQUEST FOR INFORMATION

I, the undersigned affiant, first being duly sworn, upon an oath, depose and say:

1. Attached hereto are _____ pages of photocopies of documents or records. The attached pages are true and correct copies of documents which I presently have in my custody and/or control as an owner of the target housing, the address/addresses of which is/are _____.
2. I am one of the custodians of the records of which the attached pages are true, correct, and accurate copies. Those documents have been requested by EPA and are being produced along with this affidavit in response to the Information Request Letter.
3. I have made a diligent search and inquiry for all records which are reasonably described in the Information Request Letter to which this affidavit responds. I have not found or located, and I have not been told about, and I have no knowledge of, any documents or records coming within the descriptions set forth in the said Information Request Letter which have not been copied and submitted along with this affidavit.
4. All responses to the inquiries contained in the aforementioned information request are true, complete and accurate. I acknowledge that this affidavit is submitted to the United States in connection with a matter within the jurisdiction of EPA and that any material false statement of fact herein may be a federal crime under 18 United States Code § 1001.

Date: _____ Sign: _____

Print Name: _____ Office or Title _____

In the Matter of:

Clinton Anderson
CTA Properties
333 N. Randal Road
St. Charles, Illinois 60174

SWORN AND SUBSCRIBED TO before me, the undersigned Notary Public on this
___ day of

_____, 2010.

Notary Public in and for the State or Territory

of _____ residing at



Attachment E

September 24, 2010

James O'Neil (LC-8J)
Pesticides and Toxics Compliance Section
U.S. EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604

Re: Clinton Anderson, CTA Properties

Dear Mr. O'Neil:

As you know, this Firm represents Clinton Anderson and CTA Properties. Pursuant to our telephone conversations, I am writing in response to your Request for Information dated August 6, 2010. In response to the inquiries raised in that request, I am enclosing the following documentation:

1. Please see Addendum 1. On this Addendum, I have identified the Owner/Lessor/Agent for the Properties.
2. Please see Addenda 2a – 2j. These Addenda are printouts from the St. Charles, Illinois Township Assessor providing the requested information for each of the Properties.
3. Please see Addendum 1. Each address is listed with the number of and identification of the units at each such address.
4. Please see Addendum 3. On this Addendum, I have listed each Lessee by apartment, along with details regarding each lease. Additionally, following Addendum 3, a copy of each lease referred to in Addendum 3 is attached.
5. Following the expiration of any of the written leases produced above, leases because month-to-month tenancies, as provided by Illinois law. There were no verbal leases created with any longer terms.
6. Not applicable. All verbal leases were month-to-month.
7. No. Rental amounts were not changed.
8. Rents have been paid via electronic payments as indicated by "ACH" on Addendum 3. All other rents were paid via checks and/or cash.
9. None were ever taken for any of the Properties.
10. None were ever taken for any of the Properties.
11. None were ever taken for any of the Properties.
12. The earliest that my client or any of his agents were aware of the possible presence of lead-based paint at any of the properties was upon receipt of your correspondence dated August 6, 2010. No other documentation exists.
13. None, except for the Request for Information from the United States Environmental Protection Agency dated August 6, 2010.

WALLACE LAW, PC

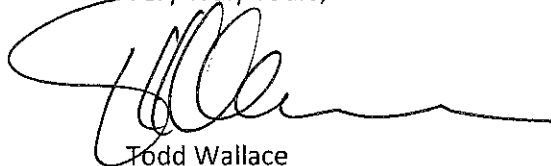
522 West Main Street, Suite B, Saint Charles, Illinois 60174 Phone (630) 405-7333 Fax (630) 405-7373

www.twallacelaw.com • todd@twallacelaw.com

14. No such documents exist.
15. The Property Manager bills the Owner directly for his services on an hourly basis.
16. No.
17. All properties are included in the information disclosed herein.
18. Yes. No such certification was received.
19.
 - a. All renovation contracts are verbal.
 - b. No permits were required or obtained.
 - c. No acknowledgements were obtained.
20. None of the listed documents were provided as my client was not aware of the RRP Rule or any of the related requirements, prior to his receipt of your letter dated August 6, 2010.
21. My client was not aware of the existence of the RRP Rule or any of the related requirements, prior to his receipt of your letter dated August 6, 2010.
22. No.

In addition to the above, the signed and notarized Affidavit is also enclosed. I hope that this response provides all of the information that you require. My client now recognizes the existence of this body of rules relating to lead-based paint and is proactively taking steps to come into full compliance with all applicable rules and requirements. If you have any further explanatory documentation that I can pass along to my client, that assistance would be greatly appreciated. If you require any other information or would like to set up a meeting either in person or via telephone to discuss the matter further, please let me know. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Todd Wallace', with a long horizontal flourish extending to the right.

Todd Wallace

Wallace Law, P.C.

Enclosures

cc: Clinton Anderson (letter only)

Clinton T. Anderson
 LC- 8J
 Addendum 1

Address	Owners (Lessor(s))	Address	Construction Date
114 N. 4th Street Unit A Unit B Unit C Unit D	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1910
120 N. 4th Unit A Unit B	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1910
203 N. 5th Unit A Unit B	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1910
221 S. 3rd Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1904
219 - 223 N. 4th St. Unit A Unit B Unit C Unit D Unit E Unit F	St. Charles IL 60174 ACPC, LLC. Clinton T. Anderson 100%	333 N. Randall Rd., St. Charles, IL 60174	1950
302 W. State Unit A Unit B	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1930
312 W. State Unit A Unit B	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1900
516 E State Ave Unit A Unit B Unit C Unit D Unit E Unit F	St. Charles IL 60174 Clinton T. Anderson	333 N. Randall Rd., St. Charles, IL 60174	1930

Bari Root - collection agent, handyman

Parcel/Pin Number: 09-27-357-002-000
 DeedHolder: ANDERSON, CLINTON T
 Address: 114 N 4TH ST, ST CHARLES

Tax Dist: SC005
 Map Area: 019-NW SIDE-RIV
 Subdiv: VILLAGE OF STC

Legal: VILLAGE OF ST CHARLES S 1/2 LOTS 1 & 2 BLK 47

Values			Sales				Building Permits			
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Amount	Reason
N/F Land	\$69,090	\$70,000	7/1/2005	\$190,000	Sale between related individuals	2005K101948	7/17/1996	19056	\$1,000	
N/F Building	\$103,785	\$113,244	3/1/2005	\$190,000	Property Not advertised for sale	2005K037529				
Farm Land										
Farm Building										
Market Totals	\$172,875	\$183,244								
Assessment (33 1/3%)	\$57,620	\$61,075								

Land										
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Tot	
Lump Sum	8,382	0.192		\$70,000	0.00%	0.00%	0.00%	\$0		
Grand Total	8,382	0.192		\$70,000						

Residential Building Information											
Res. Structure				Finish			Plumbing				
Occupancy Description	Single-Family / Owner Occupied			Total Rooms Above#	6		Bed Rooms Above#	3			Full Bath
Year Built	1910			Total Rooms Below#	0		Bed Rooms Below#	0			
EFA / EFA Year	42 / 1969			Basement Finish #1							
Style	1 1/2 Story Frame			Basement Finish #2							
Above Grade Total Living Area	1074			Basement Finish #3							
Grade	C+10			Foundation	Conec						
Grade/Multiplier	1.10			Exterior Walls	Wd Lap						
Condition	Above Normal			Roof	Asph / Gable						
Physical Depr%	13.00%			Interior Finish	Drwt						
Basement	Full			Flooring	Carp / Tile / Hdwd						
Heat	FHA - Gas			Fireplace(s)							
AC	No										
Attic	None										
Foyer Adjustment	0										
				Obsolescence							
				Functional %				0.00%			
				Economic %				0.00%			
				Other %				0.00%			

Detailed Value Information													
Bldg/Addr	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total	Map	Appraised
1 of 1		101 / Single-Family / Owner Occupied											
		1 1/2 Story Frame	632 SF		\$96,880								
	#1	Porch: 1S Frame Open	24 SF	\$1,050.00	\$1,050								
	#2	Porch: 1S Frame Open	90 SF	\$3,000.00	\$3,000								
		Building Sub Total			\$100,930	1.10	1910	13.00%	0.00%	0.00%	\$96,590		
		Building TOTAL Value									\$96,590	1.08	

Yard Extras												
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	Map	Appraised
1	Sheds (80 SF, Frame, Average Pricing)	\$14.00	\$1,120	Above Normal	1997	31.00%	0.00%	0.00%	0.00%	\$773	1.08	
	Yard Extras TOTAL Value											

Sketch	Photo
<p>Sketch by CAM/Avision</p>	

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Web Site Created and Maintained by Gierke Consulting, Inc.

Parcel/Pin Number: 09-27-357-001.000
 DeedHolder: ANDERSON, CLINTON T
 Address: 120 N 4TH ST, ST CHARLES

Tax Dist: SC005
 Map Area: 019-NW SIDE-RIV
 Subdiv: VILLAGE OF STC

Legal: VILLAGE OF ST CHARLES N 1/2 LOTS 1 & 2 OF W 61 FT

Values				Sales			Building Permits		
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Amount
N/F Land	\$69,090	\$70,000	7/1/2005	\$190,000	Sale between related individuals	2005K101944			
N/F Building	\$154,712	\$168,828	3/1/2005	\$190,000	Property Not advertised for sale	2005K037530			
Farm Land									
Farm Building									
Market Totals	\$223,802	\$238,828							
Assessment (33 1/3%)	\$74,594	\$79,601							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Lump Sum	8,382	0.192		\$70,000	0.00%	0.00%	0.00%		\$0
Grand Total	8,382	0.192		\$70,000					

Residential Building Information									
Res. Structure				Finish				Plumbin	
Occupancy Description	Single-Family / Owner Occupied			Total Rooms Above#	9	Bed Rooms Above#	0	Full Bath	0
Year Built	1910			Total Rooms Below#	0	Bed Rooms Below#	0		
EFA / EFA Year	42 / 1969			Basement Finish #1					
Style	2 Story Frame			Basement Finish #2					
Above Grade Total Living Area	2264			Basement Finish #3					
Grade	C+10			Foundation	Conc				
Grade/Multiplier	1.10			Exterior Walls	Wd Lap				
Condition	Above Normal			Roof	Asph / Gable				
Physical Depr%	13.00%			Interior Finish	Drwl				
Basement	Full			Flooring	Carp / Tile / Hdwd				
Heat	FHA - Gas			Fireplace(s)					
AC	No								
Attic	None								
Foyer Adjustment	0								
Obsolescence									
Functional %								0.00%	
Economic %								0.00%	
Other %								0.00%	

Detailed Value Information												
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total	Map
1 of 1		101 / Single-Family / Owner Occupied										
		2 Story Frame	1,132 SF		\$151,660							
		Building Sub Total			\$151,660	1.10	1910	13.00%	0.00%	0.00%	\$145,139	
		Building TOTAL Value									\$145,139	1.08

Yard Extras												
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	Map	
	Yard Extras TOTAL Value											

Sketch	Photo
<p>Sketch by CAM/veion</p>	

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Web Site Created and Maintained by Gierke Consulting, Inc.

Parcel/Pln Number: 09-27-351-019.000
 DeedHolder: ANDERSON, CLINTON T
 Address: 203 N 5TH ST, ST CHARLES

Tax Dist: SC005
 Map Area: 171-CONVPARTMENTS
 Subdiv: RYAN'S, T.E. ADDN

Legal: T. E. RYAN'S ADDN LOT 11 BLK 1

Values				Sales			Building Per		
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$69,090	\$70,000	4/1/2007	\$275,000	Normal Arms-Length Transaction	2007K045758	6/7/2004	000464HIE	
N/F Building	\$207,504	\$218,073	10/1/2004	\$230,000	Property Not advertised for sale	2004K148998			
Farm Land									
Farm Building									
Market Totals	\$276,594	\$288,073							
Assessment (33 1/3%)	\$92,189	\$96,015							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Lump Sum	7,920	0.182		\$70,000	0.00%	0.00%	0.00%		
Grand Total	7,920	0.182		\$70,000					

Residential Building Information										
Res. Structure					Finish					
Occupancy Description	Two-Family Conversion				Total Rooms Above#	7	Bed Rooms Above#	3	Full Bath	
Year Built	1910				Total Rooms Below#	0	Bed Rooms Below#	0		
EFA / EFA Year	32 / 1979				Basement Finish #1					
Style	2 Story Frame				Basement Finish #2					
Above Grade Total Living Area	1744				Basement Finish #3					
Grade	C+20				Foundation	Conc				
Grade/Multiplier	1.20				Exterior Walls	Wd Lap				
Condition	Above Normal				Roof	Asph / Gable				
Physical Depr%	9.00%				Interior Finish	Dwl				
Basement	Full				Flooring	Carp / Tile / Hdwd				
Heat	FHA - Gas				Fireplace(s)					
AC	No									
Attic	None									
Foyer Adjustment	0									
Obsolescence										
							Functional %	0.00%		
							Economic %	0.00%		
							Other %	0.00%		

Detailed Value Information											
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total
1 of 1		103 / Two-Family Conversion									
		2 Story Frame	646 SF		\$111,510						
		Multi-Family Adjustment			\$4,500						
	#1	Porch:1S Frame Open	50 SF	\$2,220.00	\$2,220						
	#2	Porch:1S Frame Enclosed	70 SF	\$3,600.00	\$3,600						
		Plumbing	2	N/A	\$3,600						
		Garage: Att Frame, 0' X 0'	794 SF		\$17,710		2004	2.00%			
		Building Sub Total			\$143,140	1.20	1910	9.00%	0.00%	0.00%	\$157,797
1 of 1	AdIn	1 1/2 Story Frame	266 SF		\$22,910	1.20	1910	9.00%			\$25,018
		Building TOTAL Value									\$182,815

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
	Yard Extras TOTAL Value										

Sketch	Photo
<p>Sketch by CAM/Revision</p>	

Parcel/Pin Number: 09-34-113-010-000
 DeedHolder: ANDERSON, CLINTON
 Address: 221 S 3RD ST, ST CHARLES

Tax Dist: SC005
 Map Area: 054-SWMAIN-PRAR
 Subdiv: VILLAGE OF STC

Legal: VILLAGE OF STC, S 1/2 LOT 8&E 26FT OF S 1/2LOT 7 &E 23FT W63FT N1/2 L 7, BLK 5

Values				Sales			Building Per		
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$84,882	\$86,000	6/1/2007	\$360,000	Normal Arms-Length Transaction	2007K070596			
N/F Building	\$226,812	\$239,801	5/6/2006	\$0	Ownership Changes Report	2006K048796			
Farm Land									
Farm Building									
Market Totals	\$311,694	\$325,801							
Assessment (33 1/3%)	\$103,887	\$108,590							

Land								
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj
Lump Sum	6,831	0.157		\$86,000	0.00%	0.00%	0.00%	
Grand Total	6,831	0.157		\$86,000				

Residential Building Information										
Res. Structure					Finish					
Occupancy Description	Single-Family / Owner Occupied				Total Rooms Above#	9	Bed Rooms Above#	4	Full Bath	
Year Built	1904				Total Rooms Below#	0	Bed Rooms Below#	0	Toilet Room	
EFA / EFA Year	42 / 1969				Basement Finish #1					
Style	2 Story Frame				Basement Finish #2					
Above Grade Total Living Area	2460				Basement Finish #3					
Grade	C+20				Foundation	Stn				
Grade/Multiplier	1.20				Exterior Walls	Slate				
Condition	Above Normal				Roof	Asph / Gable				
Physical Depr%	13.00%				Interior Finish	Plas / Dowl				
Basement	Full				Flooring	Carp / Vinyl / Hdwd				
Heat	FHA - Gas				Fireplace(s)					
AC	No				Masonry, 2 Story	1				
Attic	None									
Foyer Adjustment	0									
Obsolescence										
								Functional %	0.00%	
								Economic %	0.00%	
								Other %	0.00%	

Detailed Value Information												
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total	
1 of 1		101 / Single-Family / Owner Occupied										
		2 Story Frame	968 SF		\$139,520							
	#1	Porch: 1S Frame Enclosed	136 SF	\$5,550.00	\$5,550							
	#2	Porch: 1S Frame Enclosed	30 SF	\$2,130.00	\$2,130							
		Plumbing	3	N/A	\$6,000							
	#1	Fireplace: Masonry, 2 Story	1	\$5,100.00	\$5,100							
		Building Sub Total			\$158,300	1.20	1904	13.00%	0.00%	0.00%	\$165,265	
1 of 1	Adtn	1 Story Frame	524 SF		\$30,600	1.20	1904	13.00%			\$31,946	
		Garage: Det Frame, 22' X 20'	440 SF		\$11,630		1910	31.50%			\$7,967	
		Building TOTAL Value									\$205,178	

Yard Extras										
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total
	Yard Extras TOTAL Value									

Sketch	Photo
<p>Sketch by CAM/Avision</p>	

Addendum 2E

Parcel/Pin Number: 09-27-352-015.000
 DeedHolder: ACPC, LLC
 Address: 219 N 4TH ST, ST CHARLES

Tax Dist: SC005
 Map Area: 171-CONVAPARTMENTS
 Subdiv: NONE

Legal: SEC 27-40-8 LOT 86

Values			Sales			Building Per			
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$119,861	\$121,440	10/1/2007	\$600,000	Normal Arms-Length Transaction	2007K105223			
N/F Building	\$473,084	\$496,943	5/1/1988	\$35,000	Administrator, Guardian, or Conservator's Deed				
Farm Land			9/1/1981	\$96,750	Normal Arms-Length Transaction				
Farm Building									
Market Totals	\$592,945	\$618,383							
Assessment (33 1/3%)	\$197,629	\$206,107							

Land								
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj
Sq. Ft x Rate	12,144	0.278	\$10.00	\$121,440	0.00%	0.00%	0.00%	
Grand Total	12,144	0.278		\$121,440				

Residential Building Information			
Res. Structure		Finish	
Occupancy Description	Six-Family Conversion	Total Rooms Above#	0 Bed Rooms Above#
Year Built	1950	Total Rooms Below#	0 Bed Rooms Below#
EFA / EFA Year	12 / 1999	Basement Finish #1	
Style	2 Story Brick	Basement Finish #2	
Above Grade Total Living Area	3977	Basement Finish #3	
Grade	B+15	Foundation	None
Grade/Multiplier	1.43	Exterior Walls	None
Condition	Above Normal	Roof	None
Physical Dep%	4.00%	Interior Finish	None
Basement	Full	Flooring	None
Heat	Yes	Fireplace(s)	
AC	No	Masonry, 2 Story	2
Attic	None		
Foyer Adjustment	0		
Obsolescence			
		Functional %	0.00%
		Economic %	0.00%
		Other %	0.00%

Detailed Value Information											
Bldg/Addn #	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total	
1 of 1	109 / Six-Family Conversion										
	2 Story Brick	1,231 SF		\$177,680							
	Multi-Family Adjustment			\$22,500							
#1	Porch: 1S Frame Open	192 SF	\$7,320.00	\$12,570							
	Plumbing	6	N/A	\$18,000							
#1	Fireplace: Masonry, 2 Story	2	\$5,100.00	\$10,200							
	Building Sub Total			\$240,950	1.43	1950	4.00%	0.00%	0.00%	\$330,777	
1 of 2	Adjn 1 1/2 Story Brick	594 SF		\$43,450	1.43	1998	4.00%			\$59,648	
2 of 2	Adjn 1 Story Frame	313 SF		\$19,210	1.43	1950	4.00%			\$26,371	
	Building TOTAL Value									\$416,796	

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
	Yard Extras TOTAL Value										

Sketch		Photo
<p>Sketch by C/M Revision</p>		

Addendum 2F

Parcel/Pln Number: 09-27-353-030.000
 DeedHolder: ANDERSON, CLINTON T
 Address: 302 STATE ST, ST CHARLES

Tax Dist: SC005
 Map Area: 171-CONVAPARTMENTS
 Subdiv: NONE

Legal: PT SW 1/4 SEC 27-40-8 DESC IN DOC 93K87519

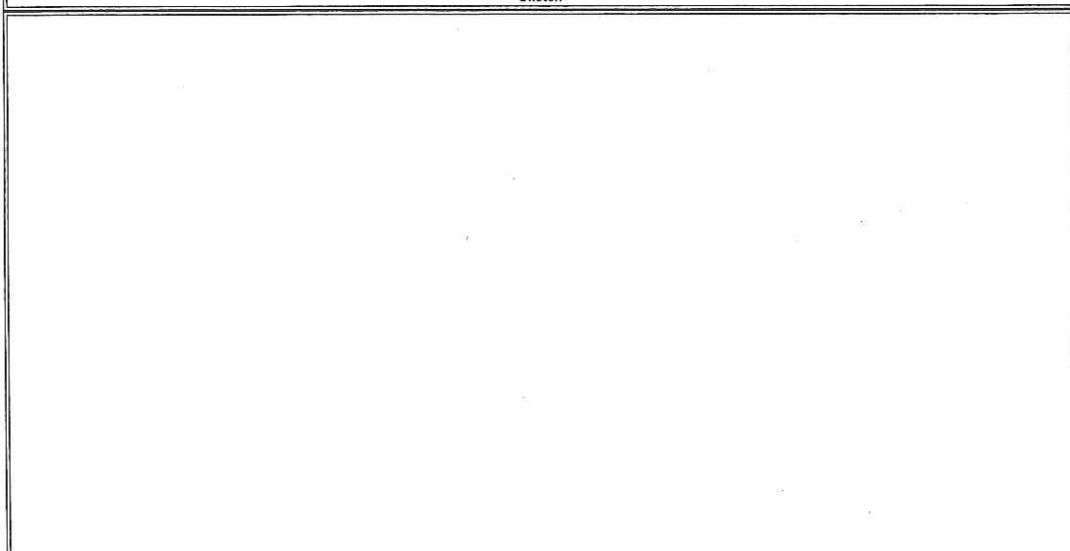
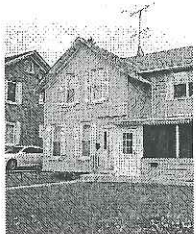
Values			Sales				Building Per		
Type	2010 Values	Prior Yr2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$88,830	\$90,000	11/1/2002	\$185,000	Normal Arms-Length Transaction	2002K166875	5/22/2001	26872	
N/F Building	\$161,356	\$170,127	10/1/1993	\$120,400	Normal Arms-Length Transaction	93K87519			
Farm Land									
Farm Building									
Market Totals	\$250,186	\$260,127							
Assessment (33 1/3%)	\$83,387	\$86,700							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Lump Sum	11,819	0.271		\$90,000	0.00%	0.00%	0.00%		
Grand Total	11,819	0.271		\$90,000					

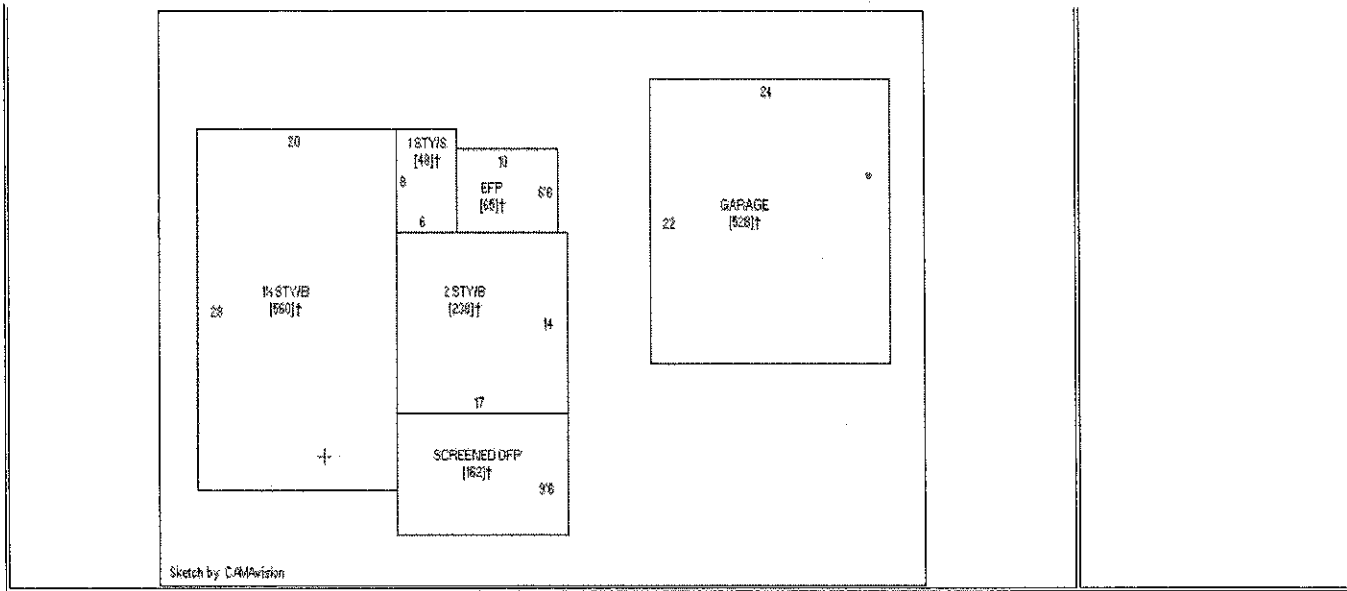
Residential Building Information										
Res. Structure					Finish					
Occupancy Description	Two-Family Conversion				Total Rooms Above#	6	Bed Rooms Above#	0		Full Bath
Year Built	1930				Total Rooms Below#	0	Bed Rooms Below#	0		
EFA / EFA Year	42 / 1969				Basement Finish #1					
Style	1 1/2 Story Brick				Basement Finish #2					
Above Grade Total Living Area	1476				Basement Finish #3					
Grade	C+10				Foundation	Conc				
Grade/Multiplier	1.10				Exterior Walls	Wd Lap				
Condition	Normal				Roof	Asph / Gable				
Physical Depr%	16.00%				Interior Finish	Plas				
Basement	Full				Flooring	Hdwd				
Heat	FHA - Gas				Fireplace(s)					
AC	Yes									
Attic	None									
Foyer Adjustment	0									
Obsolescence										
							Functional %	0.00%		
							Economic %	0.00%		
							Other %	0.00%		

Detailed Value Information											
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total
1 of 1		103 / Two-Family Conversion									
		1 1/2 Story Brick	560 SF		\$99,920						
		Add Central Air	560 SF	\$2,250.00	\$2,250						
		Multi-Family Adjustment			\$4,500						
	#1	Porch:1S Frame Screen	162 SF	\$5,000.00	\$5,000						
	#2	Porch:1S Frame Enclosed	65 SF	\$3,600.00	\$3,600						
		Plumbing	2	N/A	\$3,600						
		Building Sub Total			\$118,870	1.10	1930	16.00%	0.00%	0.00%	\$109,836
1 of 2	AdIn	2 Story Brick	238 SF		\$26,260	1.10	1930	16.00%			\$24,264
2 of 2	AdIn	1 Story Frame	48 SF		\$3,810	1.10	1930	16.00%			\$3,336
		Garage: Det Frame, 0' X 0'	528 SF		\$12,760		1955	63.00%			\$4,721
		Building TOTAL Value									\$142,157

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
	Yard Extras TOTAL Value										

<p>Sketch</p> 	<p>Photo</p> 
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Addendum 26



[Back to Parcel Listing](#)

[New Parcel Search](#) [New Sales Search](#) [Assessor Home](#)

Web Site Created and Maintained by Gierke Consulting, Inc.

Addendum 2H

Parcel/Pln Number: 09-27-353-028.000
 DeedHolder: ANDERSON, CLINTON
 Address: 312 STATE ST, ST CHARLES

Tax Dist: SC005
 Map Area: 171-CONVPARTMENTS
 Subdiv: NONE

Legal: PT SW 1/4 SEC 27/40-8 DES IN DOC 93K87519

Values			Sales				Building Per		
Type	2010 Values	Prior Yr 2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$69,090	\$70,000	1/1/2006	\$265,000	Normal Arms-Length Transaction	2006K010182			
N/F Building	\$203,661	\$214,153	5/1/2004	\$232,551	Normal Arms-Length Transaction	2004K073187			
Farm Land			4/1/2001	\$80,000	Fulfillment of Prior Year Contract Sale	2001K045298			
Farm Building									
Market Totals	\$272,751	\$284,153							
Assessment (33 1/3%)	\$90,908	\$94,708							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Lump Sum	8,910	0.205		\$70,000	0.00%	0.00%	0.00%		
Grand Total	8,910	0.205		\$70,000					

Residential Building Information										
Res. Structure					Finish					
Occupancy Description	Two-Family Conversion				Total Rooms Above#	7	Bed Rooms Above#	0		Full Bath
Year Built	1900				Total Rooms Below#	0		Bed Rooms Below#	0	
EFA / EFA Year	32 / 1979				Basement Finish #1					
Style	2 Story Frame				Basement Finish #2					
Above Grade Total Living Area	1958				Basement Finish #3					
Grade	C+20				Foundation	Conc				
Grade/Multiplier	1.20				Exterior Walls	Wd Lap				
Condition	Above Normal				Roof	Asph / Gable				
Physical Depr%	9.00%				Interior Finish	Plas				
Basement	Full				Flooring	Hdwd				
Heat	FHA - Gas				Fireplace(s)					
AC	No									
Attic	None									
Foyer Adjustment	0									
Obsolescence										
							Functional %	0.00%		
							Economic %	0.00%		
							Other %	0.00%		

Detailed Value Information											
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total
1 of 1		103 / Two-Family Conversion									
		2 Story Frame	979 SF		\$139,520						
		Multi-Family Adjustment			\$4,500						
	#1	Porch:1S Frame Open	38 SF	\$1,890.00	\$1,890						
	#2	Porch:1S Frame Open	148 SF	\$4,210.00	\$4,210						
	#1	Deck:Wood Deck-Med	107 SF	\$16.00	\$1,712						
		Plumbing	2	N/A	\$3,600						
		Building Sub Total			\$155,432	1.20	1900	9.00%	0.00%	0.00%	\$169,731
		Garage: Det Frame, 0' X 0'	528 SF		\$12,760		1900	24.00%			\$9,698
		Building TOTAL Value									\$179,429

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
	Yard Extras TOTAL Value										

Sketch						Photo					

Addendum 2F

Parcel/Pin Number: 09-27-453-007.000
 DeedHolder: ANDERSON, CLINTON T
 Address: 514-516 STATE AVE, ST CHARLES

Tax Dist: SC005
 Map Area: 171-CONVAPARTMENTS
 Subdiv: STC-ORIGINAL TOWN

Legal: ORIG TWN OF ST CHAS EX RR PT W 1/2 SE 1/4 SEC 27-40

Values			Sales				Building Per		
Type	2010 Values	Prior Yr 2009	Date	\$ Amount	Transaction	Document #	Date	Number	\$ Am
N/F Land	\$88,830	\$90,000	5/1/2008	\$410,000	Normal Arms-Length Transaction	2008K039594	9/19/2005	05-02909	
N/F Building	\$287,849	\$302,503					6/6/2005	05-02313	
Farm Land							5/3/2001	26573	
Farm Building							9/24/1996	17953	
Market Totals	\$376,679	\$392,503					4/8/1996	18410	
Assessment (33 1/3%)	\$125,547	\$130,821							

Land									
Land Basis	SF	Acres	Unit Price	Total	Topo	Econ	Other	\$Adj	
Lump Sum	10,950	0.251		\$90,000	0.00%	0.00%	0.00%		
Grand Total	10,950	0.251		\$90,000					

Residential Building Information									
Res. Structure					Finish				
Occupancy Description	Two-Family Conversion				Total Rooms Above#	10 Bed Rooms Above#		5 Full Bath	
Year Built	1930				Total Rooms Below#	0 Bed Rooms Below#		2 Shower Stall Bath	
EFA / EFA Year	32 / 1979				Basement Finish #1	862 SF @ 21.5			
Style	2 Story Brick				Basement Finish #2				
Above Grade Total Living Area	2316				Basement Finish #3				
Grade	B				Foundation	Conc			
Grade/Multiplier	1.22				Exterior Walls	C Blk			
Condition	Above Normal				Roof	Asph / Hip			
Physical Depr%	9.00%				Interior Finish	Drwl			
Basement	Full				Flooring	Carp / Tile / Hdwd			
Heat	FHA - Gas				Fireplace(s)				
AC	Yes				Masonry, 2 Story				
Attic	None								
Foyer Adjustment	0								
Obsolescence									
								Functional %	0.00%
								Economic %	0.00%
								Other %	0.00%

Detailed Value Information											
Bldg/Addn	#	Description	Units	Price	Base Value	Grade Multi	Year	Phys%	Fobs%	Eobs%	Depreciated Total
1 of 1		103 / Two-Family Conversion									
		2 Story Brick	1,086 SF		\$164,580						
		Add Central Air	1,086 SF	\$3,680.00	\$3,680						
	#1	Basement Finish:Living Qtrs. (Multi)	862 SF	\$21.50	\$18,533						
		Multi-Family Adjustment			\$4,500						
	#1	Porch:1S Frame Open	104 SF	\$3,060.00	\$3,060						
	#2	Porch:1S Frame Enclosed	100 SF	\$4,540.00	\$4,540						
	#1	Deck:Wood Deck-Med	249 SF	\$16.00	\$3,984						
		Plumbing	4	N/A	\$9,600						
	#1	Fireplace: Masonry, 2 Story	1	\$5,100.00	\$5,100						
		Building Sub Total			\$217,577	1.22	1930	9.00%	0.00%	0.00%	\$241,554
1 of 1	Adtn	1 Story Brick	144 SF		\$8,580	1.22	1930	9.00%			\$9,526
		Building TOTAL Value									\$251,080

Yard Extras											
Qty.	Description	Price	Base Value	Cond	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total	
1	Sheds (250 SF, Frame, Average Pricing)	\$14.00	\$3,500	Above Normal	1998	28.00%	0.00%	0.00%	0.00%	\$2,520	
	Yard Extras TOTAL Value										

Sketch	Photo
	