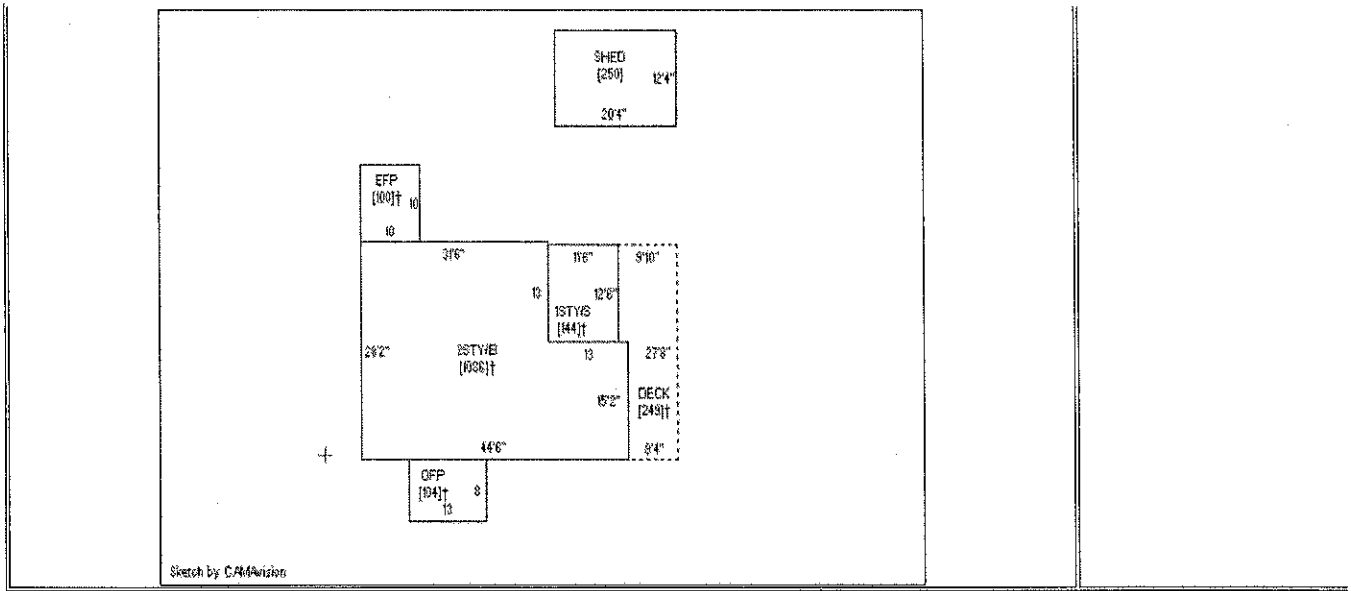


Addendum 2J



[Back to Parcel Listing](#)

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

Web Site Created and Maintained by Gierke Consulting, Inc.

Clinton T. Anderson

LC -8J

Addendum 3

<u>Address</u>	<u>Unit #</u>	<u>Tenant Name</u>	<u>Lease Terms</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Method of Pymt</u>
114 N 4th St		Kevin Gaffney	1 year	7/1/2006	7/1/2007	
114 N 4th St	A	David Erickson	1 year	2/6/2008	2/6/2009	
114 N 4th St	A	Rodney Abraham	6 months	5/7/2010		
114 N 4th St	B	Lawrence Fajardo	1 year	2/6/2008	2/6/2009	ACH
114 N 4th St	B	Jack Gibson	6 months	5/24/2010		
114 N 4th St	C	Bari Root	1 year	2/7/2008		
114 N 4th St	C	Steve Mockovak	6 months	4/9/2010		
114 N 4th St	D	Frank Lutz	1 year	2/6/2008	2/6/2009	
114 N 4th St	D	Tom Stawicki	6 months	5/25/2010		
114 N 4th St		Andy Overshiner		2/19/2010		
120 N 4th St	A	Michael Bost	1 year	5/1/2007	4/30/2008	
120 N 4th St	B	John Faivre	1 year	11/1/2006	11/1/2007	
120 N 4th St	B	Brian Root	1 year	4/15/2009		
120 N 4th St	B	Harlin Kinney	6 months	5/1/2009		
203 N 5th St	B	Chandra Klem	1 year	5/21/2010		
203 N 5th St	B	Christine Heath	1 year	5/21/2010		
221 S 3rd St	A	Therese Kelleghan	1 year	8/1/2007	8/1/2008	
221 S 3rd St	A	Lawrence Kieta	6 months	12/11/2009	6/11/2010	ACH
221 S 3rd St	A	Lawrence Kieta	6 months	4/16/2010	10/16/2010	ACH
221 S 3rd St	B	Sergio De La Cruz	1 year	1/16/2008	1/16/2009	ACH
221 S 3rd St	B	Clifford Hime	6 months	4/1/2009		ACH
221 S 3rd St	C	Timothy White	1 year	10/27/2007	10/27/2008	
221 S 3rd St	D	Michael Preissig	1 year	9/5/2007	9/5/2008	
221 S 3rd St	D	Andy Overshiner	6 months	6/12/2009	12/12/2009	
221 S 3rd St	D	John Spencer	6 months	2/26/2010	8/26/2010	ACH
221 S 3rd St		Kenneth Boelcke	1 year	4/19/2009	4/19/2010	ACH
219 N 4th St	Lower	Jorge & Ashley Urdaneta	1 year	7/1/2007	7/1/2008	
219 N 4th St	Lower	Janet Gaytan	1 year	3/1/2008		ACH
219 N 4th St	Upper	Nick Bugliarello	1 year	2/1/2008	2/1/2009	
219 N 4th St	Rear	Lenars Simmons	1 year	12/4/2008	12/4/2009	ACH
219 N 4th St	Rear	Taylor Gayton	1 year	8/15/2009		
221 N 4th St	Lower	Michelle Bickler	60 day written notice	8/1/2009		
221 N 4th St	Lower	Michelle Bickler	60 day written notice	8/1/2010		
221 N 4th St	Upper	Philip Oakley (guarantor) Eric Oakley, Tessa Oakley	1 year	4/15/2007	6/1/2008	
221 N 4th St	Upper	Andrew Lambrecht	1 year	2/7/2008	2/7/2009	

Clinton T. Anderson  
 LC -8J  
 Addendum 3

<u>Address</u>	<u>Unit #</u>	<u>Tenant Name</u>	<u>Lease Terms</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Method of Pymt</u>
223 N 4th St	Lower	Steve Dyon	1 year	9/15/2007	9/15/2008	
302 State St	A	Jeff Watson	1 year	11/1/2006	11/1/2007	
302 State St	B	Erin Emeritz	1 year	5/1/2005	4/30/2006	
302 State St	B	Lucas Gerler	1 year	5/24/2006	6/1/2007	
302 State St	B	Michael Kanak	1 year	1/1/2007	1/1/2008	
302 State St	B	Tina Amelio	1 year	8/1/2009	8/1/2010	
312 State St	A	Mike Kies	6 months	12/1/2006	5/31/2007	
312 State St	B	Jerry Jones	2 years	9/13/2005	9/13/2007	
312 State St	B	Jerry Jones	1 year	9/10/2006	9/10/2007	
514 E State St	B	Andy Overshiner	1 year	4/1/2010		
514 E State St	D	Matt Dingfield	6 months	7/29/2009	1/29/2010	
514 E State St	F	David Grohe	6 months	7/3/2009	1/3/2010	
514 E State St		Justin Patzer	6 months	6/5/2009	12/5/2009	
516 E State St	B	Michael Jett	6 months	8/13/2010		
516 E State St	C	Matt Dingfield	6 months	4/2/2010		
516 E State St	D	Misha Steves	6 months	6/1/2009	12/1/2009	

**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 222 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 (See Addendum 1 for list).
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:

9/22/2010

Sign:

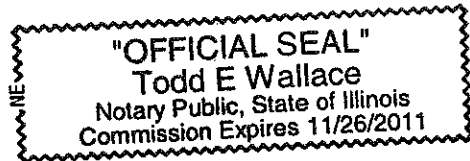
Clinton Anderson

Print Name: CLINTON ANDERSON 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  
24 day of  
September, 2010.



\_\_\_\_\_  
Notary Public in and for the State or Territory

of Illinois residing at  
522 W. Main St., Suite B, St. Charles, IL 60174

ACPC

~~01/31/08~~

Nick Bugliarello  
219 Upper N. 4th  
1-31-08  
Start 2-1-08  
No term

Clinton Anderson  
219 Residential Rental Agreement  
219 Upper N. 4<sup>th</sup> St., St. Charles, IL

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 60 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
2. Monthly rental is due on or before the first of each month. Tenant (s) agrees to pay a \$30.00 late charge for rents received after the fifth (5<sup>th</sup>) of each month, it being agreed and understood that the rent shall be due and payable on or before the first of each month. Further, Tenant (s) agrees to pay an additional \$30.00 for each seven (7) days the full amount of the rent has not been paid.
3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in an auto debit from their checking account by STC Capital Bank, payable to ACPC, llc and withdrawn on the 1<sup>st</sup> of the month. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of \$ ~~665.00~~ <sup>NB</sup> 695.00 has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.

A. The security deposit will be returned if:

- 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with sixty (60) days written notice before lease end of the Tenant (s) 's intention to move.
- 2) Tenant (s) pays their outstanding utility bills.
- 3) Tenant (s) leaves apartment clean and sightly.
- 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.

B. The security deposit will be retained by Landlord if:

- 1) Tenant (s) moves out before lease is finished.

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a **charge of \$75.00 for cleaning each item** shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time. At lease signing, Tenant (s) may park two cars on the West side of the driveway. Care is to be taken to be on only West Side and not block the other tenant. From time to time the Landlord may request cars to be moved for access to the garage. Also see point 30.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

Nick BUGLIARELLO

\_\_\_\_\_

\_\_\_\_\_

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. Tenant (s) agrees to pay Electric Utilities and Additional Services, for 221 Upper N. 4th St., St. Charles, IL. Gas and Water is included in the lease. Trash, not a Utility, shall be placed on the curb on pickup day in City of St. Charles in approved containers (orange bags) which can be purchased at local stores.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.

14. **Repairs of less than \$75** are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.
16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. **Tenant (s) or guests shall NEVER allow smoking in the apartment or on the Property.**
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.



30. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.
31. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. 221 N. 4<sup>th</sup> St. has a shared heating system. The Tenant in 219A must keep the thermostat at a "reasonable" setting at all times.
32. There is no storage of items in the basement that can't get wet. The basement leaks.

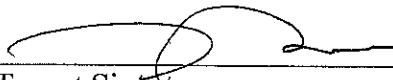
Prorated rent is \$22.85 per day, move in 2/1/08 ~~665.00~~ 695.00 <sup>NS</sup> CJA  
 The monthly rent starting 02/01/08 is \$ 695.00 per month includes gas and water.  
 The Security Deposit is \$ 695.00  
 The Credit Check fee is N/A. ~~665.00~~ NS  
 NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY ACPC, LLC TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT - THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 31<sup>st</sup> day of JANUARY 2008

NICK BUGLIARELLO  
 Tenant Name                      Print

  
 Tenant Signature

\_\_\_\_\_  
 Tenant Name                      Print

\_\_\_\_\_  
 Tenant Signature

CJA CLINTON ANDERSON  
 Landlord or Agent              Print

CJA  
 Landlord or Agent              Signature

ACPC, Ilc  
Residential Rental Agreement  
221 Upper N. 4<sup>th</sup> St., St. Charles, IL

Andrew Lambrecht  
221 Upper N. 4<sup>th</sup>  
2-7-08  
start 2-7-08  
move in  
No term/land

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 60 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
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3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in an auto debit from their checking account by STC Capital Bank, payable to ACPC, Ilc and withdrawn on the 1<sup>st</sup> of the month. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of \$ 665.00 has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.
  - A. The security deposit will be returned if:
    - 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with sixty (60) days written notice before lease end of the Tenant (s) 's intention to move.
    - 2) Tenant (s) pays their outstanding utility bills.
    - 3) Tenant (s) leaves apartment clean and sightly.
    - 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.
  - B. The security deposit will be retained by Landlord if:
    - 1) Tenant (s) moves out before lease is finished.

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9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time.
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ANDREW LAMBRECHT

---

---

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16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
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- 31. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. 221 N. 4<sup>th</sup> St. has a shared heating system. The Tenant in 221 lower must keep the thermostat at a "reasonable" setting at all times.
- 32. There is no storage of items in the basement that can't get wet. The basement leaks.

Prorated rent is \$21.86 per day, move in 2/7/08  
 The monthly rent starting 02/01/08 is \$ 665.00 per month includes gas and water.  
 The Security Deposit is \$ 665.00 *437 = for FEB*  
 The Credit Check fee is N/A.  
 NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY ACPC, LLC TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT – THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 7 day of FEB 2008

Andrew C. Lambrecht  
 Tenant Name                      Print

*acg*  
 Tenant Signature

\_\_\_\_\_  
 Tenant Name                      Print

\_\_\_\_\_  
 Tenant Signature

Clinton Anderson  
 Landlord or Agent              Print

*Clinton Anderson*  
 Landlord or Agent Signature

**ACPC, llc**  
**Residential Rental Agreement**  
**219 Lower N. 4<sup>th</sup> St. , St. Charles, IL**

Janet Gaytan  
219 Lower N. 4<sup>th</sup>  
2-19-08  
start 3-1-08  
No term /end

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 60 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

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  - A. The security deposit will be returned if:
    - 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with sixty (60) days written notice before lease end of the Tenant (s) 's intention to move.
    - 2) Tenant (s) pays their outstanding utility bills.
    - 3) Tenant (s) leaves apartment clean and sightly.
    - 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.
  - B. The security deposit will be retained by Landlord if:
    - 1) Tenant (s) moves out before lease is finished.

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a **charge of \$75.00 for cleaning each item** shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

Janet Gaytan  
Taylor Gaytan  
Dylan Gaytan

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. Tenant (s) agrees to pay Electric Utilities and Additional Services, for 219 Lower N. 4th St., St. Charles, IL. Gas and Water is included in the lease. Trash shall be placed in the proper receptacles on the North side of the building.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.
14. **Repairs of less than \$75** are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.

16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. **Tenant (s) or guests shall NEVER allow smoking in the apartment or on the Property.**
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.
30. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.



31. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. 219 N. 4<sup>th</sup> St. has a shared heating system. The Tenant in 219 lower must keep the thermostat at a "reasonable" setting at all times.
32. There is no storage of items in the basement that can't get wet. The basement leaks.

Prorated rent is \$32.71 per day, move in 3/1/08  
 The monthly rent starting 03/01/08 is \$ 995.00 per month includes gas and water.  
 The Security Deposit is \$ 995.00  
 The Credit Check fee is N/A.  
 NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY ACPC, LLC TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT – THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 19 day of Feb 2008

Janet Gaytan  
 Tenant Name                      Print

Janet Gaytan  
 Tenant Signature

\_\_\_\_\_  
 Tenant Name                      Print

\_\_\_\_\_  
 Tenant Signature

Clinton Anderson  
 Landlord or Agent              Print

Clinton Anderson  
 Landlord or Agent Signature

ACPC, llc  
Residential Rental Agreement  
219 Rear N. 4<sup>th</sup> St. , St. Charles, IL

LENARS SIMMONS  
219 N. 4th St.  
Rear  
1yr. Start 12/4/08  
End 12/4/09

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 60 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
2. Monthly rental is due on or before the ~~first~~<sup>4th</sup> of each month. Tenant (s) agrees to pay a \$30.00 late charge for rents received after the fifth (5<sup>th</sup>) of each month, it being agreed and understood that the rent shall be due and payable on or before the first of each month. Further, Tenant (s) agrees to pay an additional \$30.00 for each seven (7) days the full amount of the rent has not been paid.
3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in an auto debit from their checking account by STC Capital Bank, payable to ACPC, llc and withdrawn on the 1<sup>st</sup> of the month. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of \$~~700~~<sup>650</sup>.00 has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.

A. The security deposit will be returned if:

- 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with sixty (60) days written notice before lease end of the Tenant (s) 's intention to move.
- 2) Tenant (s) pays their outstanding utility bills.
- 3) Tenant (s) leaves apartment clean and sightly.
- 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.

B. The security deposit will be retained by Landlord if:

- 1) Tenant (s) moves out before lease is finished.

CTA  
JEE

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a **charge of \$75.00 for cleaning each item** shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

LEONARD SIMMONS

---

---

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. Tenant (s) agrees to pay Electric Utilities and Additional Services, for 219 Rear N. 4th St., St. Charles, IL. Gas and Water is included in the lease. Trash shall be placed in the proper receptacles on the North side of the building.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.
14. **Repairs of less than \$75** are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.

16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. **Tenant (s) or guests shall NEVER allow smoking in the apartment or on the Property.**
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.
30. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.

CTA. JES

31. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. 219 N. 4<sup>th</sup> St. has a shared heating system. The Tenant in 219 upper must keep the thermostat at a "reasonable" setting at all times.
32. There is no storage of items in the basement that can't get wet. The basement leaks.

Prorated rent is \$23.01 per day, move in / /  
 The monthly rent starting 12/1/08 is \$ 700.00 per month includes gas and water.  
 The Security Deposit is \$ 700.00  
 The Credit Check fee is N/A.  
 NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY ACPC, LLC TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT – THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 5 day of Dec 2008

<p><u>LEONARD SIMON</u>          _____          Tenant Name                      Print</p>	<p>_____          Tenant Signature</p>
<p><u>Leon Simon</u>          _____          Tenant Name                      Print</p>	<p>_____          Tenant Signature</p>
<p><u>CLINTON ANDERSON</u>          _____          Landlord or Agent              Print</p>	<p><u>Clinton Anderson</u>          _____          Landlord or Agent              Signature</p>

**Clinton Anderson  
Residential Rental Agreement**

120 N. 4TH ST #B (address), St. Charles, IL

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 30 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
2. Monthly rental is due on or before the first of each month. Tenant (s) agrees to pay a \$30.00 late charge for rents received after the seventh (7<sup>th</sup>) of each month, it being agreed and understood that the rent shall be due and payable on or before the first of each month. Further, Tenant (s) agrees to pay an additional \$30.00 for each seven (7) days the full amount of the rent has not been paid.
3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in the form of a direct deposit, payable to **CTA Properties** and auto debited from you checking out through **STC Capital Bank**. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of \$ 240.00 has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.

A. The security deposit will be returned if:

- 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with thirty (30) days written notice before lease end of the Tenant (s) 's intention to move.
- 2) Tenant (s) pays their outstanding utility bills.
- 3) Tenant (s) leaves apartment clean and sightly.
- 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.

B. The security deposit will be retained by Landlord if:

- 1) Tenant (s) moves out before lease is finished.

REN  
AR

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a charge of \$75.00 for cleaning each item shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time. At lease signing, Tenant (s) may park two cars on the West side of the driveway. Care is to be taken to be on only West Side and not block the other tenant. From time to time the Landlord may request cars to be moved for access to the garage. Also see point 30.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

BRIAN ROOT  
LOREL ROOT wife  
BRIAN ROOT JR SON

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. The following are included in the monthly rent. Utilities are defined as Electric, Water, Sewer and Gas along with their related taxes. Trash, not a Utility, shall be placed on the curb on pickup day in City of St. Charles in approved containers (orange bags) which can be purchased at local stores.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.

LR  
3/10

14. Repairs of less than \$75 are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.
16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. Tenant (s) or guests shall NEVER allow smoking in the apartment.
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.
30. Use of the West side of the garage for nightly parking of vehicles – NOT to be used as repair garage of Vehicles or engines or any motorized vehicles. Garage must be secured 24 hrs.



31. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.
32. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. SAME (address) has a shared heating system. The Tenants in SAME (address) must keep the thermostat at 68 degrees in the winter & window A/C units in the summer, Turned ON ONLY when tenant is occupying the room.
33. There is no storage of items in the basement that can't get wet. The basement leaks.

The monthly rent starting 4/15/2009 is \$ ~~120.00~~ <sup>1000.00</sup> / ~~100~~ <sup>100</sup> - MONTH per week.  
 Daily prorating \$17.14/per day  
 The Security Deposit is \$ ~~240.00~~ <sup>1000.00</sup>  
 The Credit Check fee is N/A.  
 NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY CTA Properties TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT - THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 3<sup>rd</sup> day of MAY 2009

BRIAN ROOT  
 Tenant Name Print

Brian Root  
 Tenant Signature

\_\_\_\_\_  
 Tenant Name Print

\_\_\_\_\_  
 Tenant Signature

BANI ROOT  
 Landlord of Agent Print

Bani Root  
 Landlord of Agent Signature

BLR  
 YAR

Clinton Anderson  
Residential Rental Agreement  
221 Lower N. 4<sup>th</sup> St., St. Charles, IL

Michelle Bickler  
8-1-09  
60 day written  
notice lease.

Tenant (s) attached to this Rental Agreement acknowledge that this is a 60 day written notice lease, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 60 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
2. Monthly rental is due on or before the first of each month. Tenant (s) agrees to pay a \$30.00 late charge for rents received after the fifth (5<sup>th</sup>) of each month, it being agreed and understood that the rent shall be due and payable on or before the first of each month. Further, Tenant (s) agrees to pay an additional \$30.00 for each seven (7) days the full amount of the rent has not been paid.
3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in an auto debit from their checking account by STC Capital Bank, payable to ACPC, llc and withdrawn on the 1<sup>st</sup> of the month. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of \$ 995.00 has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.
  - A. The security deposit will be returned if:
    - 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with sixty (60) days written notice before lease end of the Tenant (s) 's intention to move.
    - 2) Tenant (s) pays their outstanding utility bills.
    - 3) Tenant (s) leaves apartment clean and sightly.
    - 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.
  - B. The security deposit will be retained by Landlord if:
    - 1) Tenant (s) moves out before lease is finished.

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a charge of \$75.00 for cleaning each item shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time. At lease signing, Tenant (s) may park one car on the West side of the parking area. Care is to be taken to be on only West Side and not block the other tenant. Also see point 30.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

Michelle Bickler  
Jayden Bickler (7)  
Ashton Bickler (6)

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. Tenant (s) agrees to pay Electric Utilities and Additional Services, for 221 Lower N. 4th St., St. Charles, IL. Gas, Trash, and Water is included in the lease.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.
14. Repairs of less than \$75 are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.

MB

16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. **Tenant (s) or guests shall NEVER allow smoking in the apartment or on the Property.**
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.
30. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.

MB

31. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. 221 N. 4<sup>th</sup> St. has a shared heating system. The Tenant in 221 lower must keep the thermostat at a "reasonable" setting at all times.

32. There is no storage of items in the basement that can't get wet. The basement leaks.

Prorated rent is \$32.71 per day, move in 8/1/09

The monthly rent starting 8/9/08 is \$ 995.00 per month includes gas and water.

The Security Deposit is \$ 995.00 total transferred \$700 from current Security Deposit

Owes \$ 295.00 8/1/09

The Credit Check fee is N/A.

Only one de clawed, nurtured cat / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY ACPC, LLC TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT - THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 01 day of 08 2009

Michelle Bickler  
Tenant Name Print

Michelle Bickler  
Tenant Signature

\_\_\_\_\_  
Tenant Name Print

\_\_\_\_\_  
Tenant Signature

Clinton Anderson  
Landlord or Agent Print

Clinton Anderson  
Landlord or Agent Signature

TAYLOR GAYTON  
8-15-09  
1 year

Clinton Anderson  
Residential Rental Agreement

219-223 N-UTH (address), St. Charles, IL  
ST 7223

Tenant (s) attached to this Rental Agreement acknowledge that this is a one year tenancy, Tenant (s) agree to let Landlord know if the lease will be renewed/ or not no less than 30 days before the end of the lease. Further, Tenant (s) agrees to the following rules, and failure to abide by said rules and reasonable rules promulgated in the future shall be considered a breach of the Rental Agreement.

1. Each of the Tenant (s) is both jointly and separately liable for the rent payments under the terms of this lease.
2. Monthly rental is due on or before the first of each month. Tenant (s) agrees to pay a \$30.00 late charge for rents received after the seventh (7<sup>th</sup>) of each month, it being agreed and understood that the rent shall be due and payable on or before the first of each month. Further, Tenant (s) agrees to pay an additional \$30.00 for each seven (7) days the full amount of the rent has not been paid.
3. Monthly rent increases by 5% (five percent) every annual renewal.
4. All rents shall be paid in the form of a direct deposit, payable to ~~CHA Properties~~ <sup>ACPC, LLC</sup> and auto debited from you checking out through CHASE Bank. If any payment (check or money order) is returned for any reason to the Landlord, unpaid, the Tenant (s) shall pay the Landlord a \$30.00 return check fee for each time the check is returned.
5. If the Landlord shall at any time deem the tenancy of the Tenant (s) undesirable by reason of objectionable or improper conduct on the part of the Tenant (s), a family member, or visitors thereto, causing annoyance, to other Tenant (s) on the property, then the Landlord shall have the right to terminate this lease by giving the Tenant (s) a written notice to QUIT and VACATE the premises.
6. A security deposit of ~~\$240.00~~ <sup>700.00</sup> has been paid prior to the time of occupancy of the apartment. Security Deposit will not be used as last month rent payment.

A. The security deposit will be returned if:

- 1) This lease remains in full affect for its full term and Tenant (s) provides the Landlord with thirty (30) days written notice before lease end of the Tenant (s) 's intention to move.
- 2) Tenant (s) pays their outstanding utility bills.
- 3) Tenant (s) leaves apartment clean and sightly.
- 4) The lease is cancelled because the apartment is damaged and the Landlord decides not to repair it or if the building is condemned under the eminent domain laws.

B. The security deposit will be retained by Landlord if:

- 1) Tenant (s) moves out before lease is finished.

- 2) The lease is canceled because Tenant (s) has failed to observe the terms and regulations of the lease.
- 3) Tenant (s) does not leave the premises in good condition regardless of how or when the lease ends or is cancelled.

It is specifically agreed and understood in the event the Tenant (s) leaves the refrigerator, stove or carpet in an unsightly manner, that a charge of \$75.00 for cleaning each item shall be made by the Landlord and charged against the security deposit. Further, in event the Tenant (s) fails to return keys at the time of vacating the premises, there shall be a further charge of \$50.00

7. All permitted alterations, additions and fixtures shall remain as part of the apartment unless the Landlord agrees otherwise in writing.
8. The lease can be changed in writing only, signed by both parties.
9. Tenant (s) agrees to follow the parking restrictions of the Landlord. These restrictions can change from time to time. At lease signing, Tenant (s) may park two cars on the West side of the driveway. Care is to be taken to be on only West Side and not block the other tenant. From time to time the Landlord may request cars to be moved for access to the garage. Also see point 30.
10. It is agreed and understood that the apartment is rented to the person or persons signing the rental agreement, listed as follows:

TAYLOR GAYTAN  
Angelina Hernandez (14 mos)

No other persons are permitted to occupy the premises without the written permission of the Landlord, it is agreed and understood that said person shall be considered a trespasser. It is further agreed and understood that the Tenant (s) is fully responsible for any said person or persons the Tenant (s) allows to occupy the premises and shall pay to the Landlord, as agreed additional rental, the sum of \$20.00 per person per day such person (s) occupying the premises without the Landlord's written permission.

11. The following are included in the monthly rent. Utilities are defined as Electric, Water, Sewer and Gas along with their related taxes. Trash, not a Utility, shall be placed on the curb on pickup day in City of St. Charles in approved containers (orange bags) which can be purchased at local stores.
12. Tenant (s) will keep the common areas clean of their trash.
13. Tenant (s) will permit Landlord to have free access, with reasonable notice, to the premises to examine and/or repair or alter the premises as the Landlord sees fit.

14. Repairs of less than \$75 are to be taken care of by the Tenant (s). Landlord may repair any damage caused by the Tenant (s) and charge the cost to the Tenant (s) as additional rent (this would not affect the security deposit).
15. Tenant (s) shall keep noise and electronic sound so as not to disturb neighbors.
16. Tenant (s) shall secure, at their cost, necessary and proper insurance for all of the Tenant (s) 's possessions and contents in the premises. Further, in the event of loss or injury to Tenant (s) 's possessions and contents, Tenant (s) shall hereby release the Landlord of any liability or obligation.
17. Tenant (s) is responsible for furnishing and installing curtains and/or drapes. The material facing the windows shall be of a white or off-white color.
18. The use of any gas or charcoal barbecue grill is permitted in the parking area only.
19. Entryways, stairways and landings shall be kept clear of bicycles, carriages, footwear or other articles at all times.
20. Tenant (s) shall furnish light bulbs, fluorescent tubes and starters for fluorescent lights.
21. Tenant (s) shall keep their entryway and walkway free of snow & ice.
22. Only artificial Christmas trees are permitted in the apartment.
23. The Tenant (s) must "balance out" the Utilities before moving out. If the Landlord is owed a balance after the Tenant moves out, the balance will be deducted from the security deposit.
24. There shall be no hanging out of the windows of the apartment by the Tenant (s) or the hanging of other items out of the windows, including, but not limited to laundry. There shall be no displaying of anything obscene or distasteful in the windows of the apartment.
25. Tenant (s) shall not use or store liquid filled bedding (Water Beds) or furniture.
26. Tenant (s) shall not pour fat down drains or use crystal drain de-cloggers.
27. Tenant (s) or guests shall NEVER allow smoking in the apartment.
28. No interior alterations, wallpapering, painting or decorating may be done to the apartment, nor installation of any additional major appliance such as washers, dryers, freezers, etc. without the written consent of the Landlord.
29. The Tenant (s) shall never park vehicles or other equipment on the lawn. The parking of trucks or motorcycles are at the Landlord's discretion. The parking of boats and/or trailers is not permitted. Major vehicle repairs and junked or abandoned vehicles are not permitted. The storage of vehicles is not permitted.
30. Use of the West side of the garage for nightly parking of vehicles – NOT to be used as repair garage of Vehicles or engines or any motorized vehicles. Garage must be secured 24 hrs.



- 31. The Tenant (s) shall not install a new lock, knocker or peephole, or other attachment on any door of the apartment without the written consent of the Landlord. The Tenant (s) may rekey the locks on the apartment at the Tenant (s) own expense as long as the Landlord receives three (3) working copies at no charge.
- 32. No additional fans or air conditioners are to be installed within window frames without the consent of the Landlord. Same (address) has a shared heating system. The Tenants in Same (address) must keep the thermostat at 68 degrees in the winter & window A/C units in the summer, Turned ON ONLY when tenant is occupying the room.
- 33. There is no storage of items in the basement that can't get wet. The basement leaks.

The monthly rent starting 8/15/2009 is 700.00 MONTH \$ 120.00 per week.  
 Daily prorating \$ 17.14 per day 23%  
 The Security Deposit is \$ 240.00 700.00  
 The Credit Check fee is N/A.  
NO PETS / NO SMOKING on the property

Tenant (s) states that all of the foregoing information is true and correct to the best of his/her knowledge. Tenant (s) further agrees to abide by all apartment rules attached hereto and made a part hereof and those reasonable rules promulgated in the future. In the event any of the rent agreement information given by Tenant (s) is found to be untrue or any apartment rules are breached, then it is agreed by all parties that the Lease Agreement shall be considered in breach and the Landlord shall have a right to terminate this one year lease immediately without notice and to apply the security deposit to any unpaid rent, damages or rental for the apartment until the same is re-rented.

**IMPORTANT: ALL EXPENSES INCURRED BY APC, LLC CFA Properties TO ENFORCE THE CONVENANTS AND AGREEMENTS OF THIS CONTRACT AND/OR TO REMOVE A TENANT (S) FOR ANY REASON WILL BE PAID BY THE TENANT - THIS INCLUDES, BUT NOT LIMITED TO, LEGAL FEES AND ANY OTHER COSTS.**

Dated this 17<sup>th</sup> day of AUG 2009

Taylor GAYHAN  
 \_\_\_\_\_  
 Tenant Name                      Print

Taylor GAYHAN  
 \_\_\_\_\_  
 Tenant Signature

\_\_\_\_\_  
 Tenant Name                      Print  
BARI ROOT  
 \_\_\_\_\_  
 Landlord or Agent              Print

\_\_\_\_\_  
 Tenant Signature  
Bari Root  
 \_\_\_\_\_  
 Landlord or Agent Signature

**D&B Business Information Report: CTA PROPERTIES**

Copyright 2011 Dun & Bradstreet -

ATTN: grace

Report Printed: JUL 15 2011

=====  
\* \* \* BUSINESS SUMMARY \* \* \*  
=====

**CTA PROPERTIES**

333 N Randall Rd  
Saint Charles, IL 60174

This is a single location.

D-U-N-S® Number: 07-030-1712

Telephone: UNKNOWN

D&B Rating: DS

Year started: 2011

Employs: UNDETERMINED

SIC: 6512

Line of business: Nonresidential  
building operator

=====  
\* \* \* SUMMARY ANALYSIS \* \* \*  
=====

D&B Rating: DS

The DS rating indicates that the information available does not permit D&B to classify the company within our rating key.

A Summary Analysis is not available at this time.

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\* \* \* INVESTIGATIVE SERVICES \* \* \*  
=====

\*\*\* Update available on request \*\*\*

This information is being provided to you immediately in the interest of speed. This report may not reflect the current status of this business. D&B can investigate this business and update the information based on the results of that investigation.

By ordering a standard investigation the same day you order this report, an updated report will be provided to you at no extra cost.

D&B has not received a sufficient sample of payment experiences to establish a PAYDEX score.

D&B receives over 600 million payment experiences each year. We enter these new and updated experiences into D&B Reports as this information is received. At this time, none of those experiences relate to this company.

=====  
\* \* \* BANKING & FINANCE \* \* \*  
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D&B has researched this company and found no information available at this time.

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\* \* \* PUBLIC FILINGS \* \* \*  
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A check of D&B's public records database indicates that no filings were found for CTA PROPERTIES at 333 N Randall Rd, Saint Charles IL.

D&B's extensive database of public record information is updated daily to ensure timely reporting of changes and additions. It includes business-related suits, liens, judgments, bankruptcies, UCC financing statements and business registrations from every state and the District of Columbia, as well as select filing types from Puerto Rico and the U.S. Virgin Islands.

D&B collects public records through a combination of court reporters, third parties and direct electronic links with federal and local authorities. Its database of U.S. business-related filings is now the largest of its kind.

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FULL DISPLAY COMPLETE

**D&B Business Information Report: ANDERSON COLONIAL REAL ESTATE HOLDINGS, INC.**

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ATTN: grace

Report Printed: JUL 15 2011  
In Date

=====  
\* \* \* BUSINESS SUMMARY \* \* \*  
=====

ANDERSON COLONIAL REAL ESTATE HOLDINGS, INC.  
COLONIAL CAFES  
333 N Randall Rd Ste 22  
Saint Charles, IL 60174

\*\*\* Rating Change \*\*\*

This is a headquarters location. Branch(es) or division(s) exist.	D-U-N-S® Number:	00-525-2820
Telephone: 630 584-0088	D&B Rating:	1R3 Formerly 1R2
Fax: 630 584-1711	Number of employees:	1R is 10 or more employees.
Chief executive: THOMAS S ANDERSON, PRES-SEC	Composite credit appraisal:	3 is fair.
Year started: 1901		
Employs: 350 (14 here)	D&B PAYDEX®:	
History: CLEAR	12-Month D&B PAYDEX:	58
SIC: 5812 5143	When weighted by dollar amount, payments to suppliers average 24 days beyond terms.	
Line of business: Eating place, whol dairy products	Based on trade collected over last 12 months.	

=====  
\* \* \* SUMMARY ANALYSIS \* \* \*  
=====

D&B Rating: 1R3  
Number of employees: 1R indicates 10 or more employees.  
Composite credit appraisal: 3 is fair.

The Rating was changed on July 12, 2011 because of a change in payment information appearing in D&B's file. The 1R and 2R ratings categories reflect company size based on the total number of employees for the business. They are assigned to business files that do not contain a current financial statement. In 1R and 2R Ratings, the 2, 3, or 4 creditworthiness indicator is based on

=====  
\* \* \* CORPORATE FAMILY \* \* \*  
=====

The following global corporate family members are related to this business. Members are listed alphabetically first by company name, then by country or U.S. state, then by city.

Branches (US):

Anderson Colonial Real Estate Holdings, Inc.	Aurora, IL	12-231-9361
Anderson Colonial Real Estate Holdings, Inc.	Elgin, IL	11-374-4569
Anderson Colonial Real Estate Holdings, Inc.	Naperville, IL	11-381-5583
Anderson Colonial Real Estate Holdings, Inc.	Saint Charles, IL	07-811-1676
Anderson Colonial Real Estate Holdings, Inc.	Saint Charles, IL	11-460-5470
Anderson Colonial Real Estate Holdings, Inc.	Saint Charles, IL	82-611-7517

=====  
\* \* \* BUSINESS REGISTRATION \* \* \*  
=====

CORPORATE AND BUSINESS REGISTRATIONS REPORTED BY THE SECRETARY OF STATE OR OTHER OFFICIAL SOURCE AS OF JUL 13 2011:

Registered Name: ANDERSON COLONIAL REAL ESTATE HOLDINGS, INC.  
Business type: DOMESTIC CORPORATION  
Corporation type: PROFIT  
Date incorporated: APR 12 1948  
State of incorporation: ILLINOIS  
Filing date: APR 12 1948  
Registration ID: 30569849  
Duration: PERPETUAL  
Status: GOOD STANDING

Common stock  
Authorized shares: 10,000  
Authorized shares: 90,000

Par value:  
Where filed: SECRETARY OF STATE/CORPORATIONS DIVISION,  
SPRINGFIELD, IL

Registered agent: THOMAS S ANDERSON, 333 N RANDALL RD PO BOX  
377, ST CHARLES, IL, 601741500  
Agent  
appointed: MAR 20 1992

3-Month D&B PAYDEX: 45

12-Month D&B PAYDEX: 58

When weighted by dollar amount, payments to suppliers average 45 days beyond terms.

When weighted by dollar amount, payments to suppliers average 24 days beyond terms.

Based on trade collected over last 3 months.

Based on trade collected over last 12 months.

When dollar amounts are not considered, then approximately 72% of the company's payments are within terms.

\*\*\* PAYMENT SUMMARY \*\*\*

The Payment Summary section reflects payment information in D&B's file as of the date of this report.

Below is an overview of the company's dollar-weighted payments, segmented by its suppliers' primary industries:

	Total Rcv'd (#)	Total Dollar Amounts (\$)	Largest High Credit (\$)	W/In Terms (%)	Days Slow			
					<31	31-60	61-90	90>
					(%)			
Top industries:								
Mfg soap/detergents	4	12,500	5,000	10	40	-	10	40
Whol groceries	2	6,000	5,000	100	-	-	-	-
Misc business credit	2	350	250	100	-	-	-	-
Newspaper-print/publ	1	2,500	2,500	50	50	-	-	-
Misc business service	1	1,000	1,000	50	50	-	-	-
Misc equipment rental	1	750	750	100	-	-	-	-
Whol general grocery	1	500	500	100	-	-	-	-
Ret-direct selling	1	500	500	100	-	-	-	-
Whol office supplies	1	250	250	50	-	-	-	50
Misc publishing	1	250	250	100	-	-	-	-
OTHER INDUSTRIES	6	250	100	100	-	-	-	-

Other payment categories:

Cash experiences	6	100	50
Payment record unknown	1	50	50
Unfavorable comments	0	0	0

Placed for collections:

With D&B	0	0
Other	0	N/A
<b>Total in D&amp;B's file</b>	<b>28</b>	<b>25,000</b>

The highest "Now Owes" on file is \$2,500

The highest "Past Due" on file is \$1,000

D&B receives over 600 million payment experiences each year. We enter these new and updated experiences into D&B Reports as this information is received.

Other Assets	2,527,247
Net Worth	2,376,556
Sales	12,635,098
Long Term Liab	49,695
Net Profit (Loss)	473,566

The name and address of this business have been confirmed by D&B using available sources.

=====  
 \* \* \* KEY BUSINESS RATIOS \* \* \*  
 =====

Statement date: DEC 31 2005  
 Based on this number of establishments: 10

Firm		Industry Median	
-----		-----	
Return of Sales:	UN	Return of Sales:	3.2
Current Ratio:	0.9	Current Ratio:	0.8
Assets / Sales:	UN	Assets / Sales:	29.3
Total Liability / Net Worth:	UN	Total Liability / Net Worth:	164.3

UN = Unavailable

=====  
 \* \* \* PUBLIC FILINGS \* \* \*  
 =====

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

=====  
 \* \* \* UCC FILINGS \* \* \*  
 =====

Collateral:	Inventory and proceeds - Account(s) and proceeds - General intangibles(s) and proceeds - Equipment and proceeds - Chattel paper and proceeds
Type:	Original
Sec. party:	JPMORGAN CHASE BANK, N.A., CHICAGO, IL JPMORGAN CHASE BANK, N.A., CHICAGO, IL
Debtor:	COLONIAL ICE CREAM, INC.
Filing number:	012868707
Filed with:	SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL
Date filed:	01/14/2008
Latest Info Received:	01/18/2008

Type:	Termination
Sec. party:	JPMORGAN CHASE BANK, N.A., CHICAGO, IL JPMORGAN CHASE BANK, N.A., CHICAGO, IL
Debtor:	COLONIAL ICE CREAM, INC.

Type: Original  
Sec. party: TOTAL MANAGEMENT SYSTEMS INC, ADDISON, IL  
Debtor: COLONIAL ICE CREAM INC COLONIAL CAFE NO 10,  
AURORA, IL  
Filing number: 005738598  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 08/21/2002  
Latest Info Received: 09/17/2002

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Collateral: Equipment  
Type: Original  
Sec. party: TOTAL MANAGEMENT SYSTEMS INC, ADDISON, IL  
Debtor: COLONIAL ICE CREAM INC and OTHERS  
Filing number: 005239753  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 05/13/2002  
Latest Info Received: 05/28/2002

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Type: Continuation  
Sec. party: TOTAL MANAGEMENT SYSTEMS INC, ADDISON, IL  
Debtor: COLONIAL ICE CREAM INC and OTHERS  
Filing number: 008869163  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 04/27/2007  
Latest Info Received: 04/30/2007  
Original UCC filed date: 05/13/2002  
Original filing no.: 005239753

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Type: Continuation  
Sec. party: AMERICAN NATIONAL BANK & TRUST CO, CHICAGO, IL  
Debtor: COLONIAL ICE CREAM INC  
Filing number: 008527733  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 04/12/2004  
Latest Info Received: 04/19/2004  
Original UCC filed date: 09/27/1999  
Original filing no.: 004100128

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Type: Continuation  
Sec. party: AMERICAN NATIONAL BANK & TRUST CO, CHICAGO, IL  
Debtor: COLONIAL ICE CREAM INC  
Filing number: 008980550  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 04/09/2009  
Latest Info Received: 04/13/2009  
Original UCC filed date: 09/27/1999  
Original filing no.: 004100128

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Type: Amendment  
Sec. party: AMERICAN NATIONAL BANK & TRUST CO, CHICAGO, IL  
JPMORGAN CHASE BANK, N.A., CHICAGO, IL  
Debtor: COLONIAL ICE CREAM INC  
Filing number: 008987888  
Filed with: SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL  
Date filed: 05/26/2009  
Latest Info Received: 06/03/2009  
Original UCC filed date: 09/27/1999



Possible candidate for socio-economic program consideration

Labor surplus area:	N/A
Small Business:	YES (2011)
8(A) firm:	N/A

The details provided in the Government Activity section are as reported to Dun & Bradstreet by the federal government and other sources.

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FULL DISPLAY COMPLETE

**D&B Business Information Report: ANDERSON COLONIAL REAL ESTATE HOLDINGS, INC.**

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ATTN: grace

Report Printed: JUL 15 2011

=====  
\* \* \* BUSINESS SUMMARY \* \* \*  
=====

ANDERSON COLONIAL REAL ESTATE HOLDINGS, INC.

COLONIAL CAFE

1625 E Main St  
Saint Charles, IL 60174

This is a branch location. Due to limited data availability on the branch location, in addition to providing branch information, D&B Paydex®, payment summary and payment details are provided for the headquarters.	D-U-N-S® Number: 11-460-5470
	D&B Rating: BRANCH
	D&B PAYDEX® for Headquarters:
	ANDERSON CLNL RE HOLDINGS INC
	SAINT CHARLES IL
Telephone: 630 584-4647	DUNS # 00-525-2820
Branch manager: ARMAND AVILES, MANAGER	12-Month D&B 58
	PAYDEX:
Employs: Undetermined here	When weighted by dollar amount,
SIC: 5812	payments to suppliers average 24
5451	days beyond terms.
Line of business: Eating place, ret dairy products	Based on trade collected over last 12 months.

=====  
\* \* \* SPECIAL EVENTS \* \* \*  
=====

06/13/2010

Source(s) indicate the address shown above may no longer be used by this business.

=====  
\* \* \* SUMMARY ANALYSIS \* \* \*  
=====

D&B Rating:

The term "BRANCH" in the Rating field indicates that this company is a branch location. D&B Ratings do not appear on branch reports.

=====  
\* \* \* CUSTOMER SERVICE \* \* \*  
=====

dairy bars  
 54519903 Ice cream (packaged)

=====  
 \* \* \* D&B PAYDEX FOR HEADQUARTERS \* \* \*  
 =====

The D&B PAYDEX is a unique, dollar weighted indicator of payment performance based on up to 28 payment experiences as reported to D&B by trade references.

3-Month D&B PAYDEX(HQ):	45		12-Month D&B PAYDEX(HQ):	58
When weighted by dollar amount, payments to suppliers average 45 days beyond terms.			When weighted by dollar amount, payments to suppliers average 24 days beyond terms.	
Based on trade collected over last 3 months.			Based on trade collected over last 12 months.	
			When dollar amounts are not considered, then approximately 72% of the company's payments are within terms.	

=====  
 \* \* \* PAYMENT SUMMARY FOR BRANCH LOCATION \* \* \*  
 =====

The Payment Summary section reflects payment information in D&B's file as of the date of this report.

Below is an overview of the company's dollar-weighted payments, segmented by its suppliers' primary industries:

Total Rcv'd (#)	Total Dollar Amounts (\$)	Largest High Credit (\$)	W/In Terms (%)	Days Slow <31 31-60 61-90 90> (%)
-----				

Top industries:

Other payment categories:

Cash experiences	2	50	50
Payment record unknown	0	0	0
Unfavorable comments	0	0	0

Placed for collections:

With D&B	0	0	
Other	0	N/A	
=====			
Total in D&B's file	2	50	50

The highest "Now Owes" on file is \$0

The highest "Past Due" on file is \$0

\*\*\*\*\* PAYMENT DETAILS FOR HEADQUARTERS \*\*\*\*\*

Detailed payment history

Date Reported (mm/yy)	Paying Record	High Credit (\$)	Now Owes (\$)	Past Due (\$)	Selling Terms	Last Sale Within (months)
06/11	Ppt	750	100		Lease Agreeemnt	
	Ppt	250	0	0		6-12 mos
	Ppt	100	0	0		6-12 mos
	Ppt	0	0			1 mo
	Ppt-Slow 30	1,000	500	0		1 mo
	Ppt-Slow 150+	250	100	100	N30	6-12 mos
05/11	Ppt-Slow 120	2,500	500	0	N30	1 mo
	Slow 30-90	2,500	0	0	N30	1 mo
	Slow 30-120	5,000	1,000	0	N30	1 mo
	Slow 30-120	2,500	250	0	N30	1 mo
	(011)				Sales COD	1 mo
	(012)				Sales COD	1 mo
	(013)				Sales COD	1 mo
04/11	Ppt	50	0	0	N30	6-12 mos
11/10	Ppt	50	0	0		6-12 mos
08/10	(016)	50	50	0		
05/10	Ppt-Slow 30	2,500	2,500	1,000	Regular terms	1 mo
	(018)	50			Cash account	1 mo
04/10	(019)	0	0	0		6-12 mos
	Cash own option.					
03/10	(020)	50			Cash account	2-3 mos
11/09	Ppt	250	0	0		6-12 mos
09/09	Ppt	100	0	0		6-12 mos
08/09	Ppt	5,000	0	0	N30	6-12 mos
	Ppt	500	0	0		6-12 mos
	Ppt	0	0	0		6-12 mos
07/09	Ppt	500	0	0	N30	6-12 mos
06/09	Ppt	1,000	0	0		6-12 mos
	Ppt	50	0	0		6-12 mos

Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc.

Each experience shown is from a separate supplier. Updated trade experiences replace those previously reported.

\*\*\*\*\* BANKING & FINANCE \*\*\*\*\*

D&B has researched this company and found no information available at this time.

\*\*\*\*\* PUBLIC FILINGS \*\*\*\*\*

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5

77 WEST JACKSON BOULEVARD

CHICAGO, IL 60604-3590

AUG 12 2011

REPLY TO THE ATTENTION OF:

LC-8J

CERTIFIED MAIL

Receipt No. 7001 0320 0005 8933 1143

Mr. Clinton T. Anderson, Owner  
CTA Properties  
333 North Randall Road  
St. Charles, Illinois 60175

Re: Notice of Intent to File Civil Administrative Action

Dear Mr. Anderson:

The U.S. Environmental Protection Agency, Region 5, is prepared to bring a civil administrative proceeding against you for violations of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. §§ 4851 et seq. This act is also known as Section 1018 of Title X or the Real Estate Notification and Disclosure Rule. When creating this law, Congress found that:

- Low-level lead poisoning is widespread among American children, afflicting as many as 3,000,000 children under the age of 6.
- At low levels, lead poisoning in children causes intelligence deficiencies, reading and learning disabilities, impaired hearing, reduced attention span, hyperactivity, and behavior problems.
- The ingestion of household dust containing lead from deteriorating or abraded lead-based paint is the most common cause of lead poisoning in children.
- The dangers posed by lead-based paint hazards in approximately 3,800,000 American homes can be reduced by abating lead-based paint, preventing paint deterioration, and limiting children's exposure to lead dust and chips.
- A purpose of the *Residential Lead-Based Paint Hazard Reduction Act* is to educate the public concerning the hazards and sources of lead-based paint poisoning and steps to reduce and eliminate the hazards.

**Complainant Ex. No. 3**

If you believe that you will be unable to pay a \$262,670 penalty because of financial reasons, please complete the enclosed Financial Data Request Form and send us certified, complete financial statements including balance sheets, income statements and all notes to the financial statements, and your signed income tax returns with all schedules and amendments, for the past three years.

EPA has also enclosed an information sheet titled *U.S. EPA Small Business Resources* which may be helpful if you qualify as a small business.

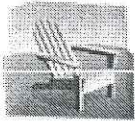
You may assert a claim of business confidentiality under 40 C.F.R. Part 2, Subpart B, for any portion of the information you submit to us. Information subject to a business confidentiality claim is available to the public only to the extent allowed by 40 C.F.R. Part 2, Subpart B. If you fail to assert a business confidentiality claim, EPA may make all submitted information available, without further notice, to any member of the public who requests it. Please note that in connection with all applicable claims, EPA may determine that certain information may not be entitled to confidential treatment subject to 40 C.F.R. §§ 2.204(d)(2) or 2.208 but may constitute an invasion of privacy and, on that basis, may be withheld from disclosure to the general public. Such personal privacy information may include tenant social security numbers, current addresses, or other personal information related to a tenant. It is not necessary for a business confidentiality claim to be made in order for EPA to withhold personal privacy information. Therefore, whether you choose to make a business confidentiality claim or not, please clearly indicate personal privacy information contained in your response so that EPA can evaluate whether the information constitutes an invasion of privacy.

EPA may use any information you submit in support of an administrative, civil, or criminal action.

Within ten calendar days after you receive this letter, please send your response to:

Pamela Grace (LC-8J)  
Pesticides and Toxics Compliance Section  
U.S. EPA-Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604

EPA plans to file the complaint against you 14 calendar days after you receive this letter, unless you give us information that the complaint is not substantially justified.



**CTA Properties**

**Pamela Grace** to: Jeffery Trevino  
Cc: Julie Morris

08/19/2011 04:02 PM

From: Pamela Grace/R5/USEPA/US  
To: Jeffery Trevino/R5/USEPA/US@EPA  
Cc: Julie Morris/R5/USEPA/US@EPA

Hey Jeff ...

FYI - Respondent received the pre-filing letter on August 15th...

Pam

Pamela Grace  
EPA - Region 5  
Pesticides & Toxics Compliance Section (LC-8J)  
Chemicals Management Branch  
Land and Chemicals Division  
Phone: (312) 353-2833  
Fax: (312) 385-5422



Scan001.PDF

**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 T. Anderson  
 CTA Properties  
 333 North Randall Road  
 St. Charles, Illinois 60175

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery  
*Clinton T. Anderson* 8/15/11

C. Signature  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (transfer from service label) **7001 0320 0005 8933 1143**

PS Form 3811, March 2001

Domestic Return Receipt

102595-01-M-1424





**Fw: Certified Mail Receipt**  
Pamela Grace to: Jeffery Trevino

09/21/2012 03:01 PM

From: Pamela Grace/R5/USEPA/US  
To: Jeffery Trevino/R5/USEPA/US@EPA,

Hi Jeff -

FYI, copy of certified return receipt for CTA Properties...

Pam



TSCA-05-2012-0018 CPC 8-27-2012.PDF

La Dawn Whitehead  
Records Management Specialist  
Regional Hearing Clerk  
U.S. EPA - Region 5 (E-19J)  
Office of Enforcement and Compliance Assurance  
77 West Jackson Boulevard, Chicago, Illinois 60604-3590  
Phone # (312) 886-3713  
Fax # (312) 692-2405

**Complainant Ex. No. 4**

UNITED STATES POSTAL SERVICE

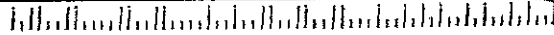


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Regional Hearing Clerk (E-19J)  
U.S. EPA  
77 W. Jackson Blvd.  
Chicago, Illinois 60604

RECEIVED  
USEPA REGION 5  
AUG 27 2012  
OFFICE OF ENFORCEMENT &  
COMPLIANCE ASSURANCE



**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 T. Anderson  
CTA Properties  
333 North Randall Road  
St. Charles, Illinois 60174

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Morales*

- Agent
- Addressee

B. Received by (Printed Name)

*DIANE SPARKS*

C. Date of Delivery

*8/23/12*

Is delivery address different from item 1?

- Yes
- No

YES, enter delivery address below:

AUG 27 2012

**REGIONAL HEARING CLERK**

U.S. ENVIRONMENTAL  
PROTECTION AGENCY

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

4. Restricted Delivery? (Extra Fee)

- Yes

2. Article Number  
(Transfer from service label)

7009 1680 0000 7672 1080

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540