

Anything You Would Like To Add?

These are random recollections on my part of some of the terrible situations that have taken place at the CAC since the beginning of _____ lease which began August 1, 2003. We have been tenants of this building since July of 1982. We have never not fulfilled the financial responsibility to the building owners in a complete and timely fashion. The fact that we elected to withhold payment of our rent beginning in October of 2006 was a desperate move on the part of our management.

CAC Building

1. No elevators since March 2006
2. Seriously affects attitude of employees. We are a commission sales organization.
3. Front door broken since 1/1/04 (est.)
4. Sidewalk – seriously slants towards alley & it is very hazardous, especially during the winter.
5. Customer and Employees forced to enter building through filthy urine filled alley.
6. A/C units break constantly. The only way we could assure maintenance was to hire our own contractor.
7. The only way I could get a much needed new a/c for the lobby was to purchase it myself. The money was returned to me through rent credits over a one year period.
8. Freight elevator provided during front elevator repair is SCARY. Numerous complaints from customers and employees.
9. Very difficult to even get the freight elevator to answer a call.
10. Garbage piles up in front of the freight elevator for 6 months – Viola/Munson war
11. Ceiling leaks routinely.
12. It takes months to get ceiling tiles replaced after these leaks.
13. Women's restroom has holes in the walls.
14. There was no hot water in the women's restroom, finally purchased a new water tank for them and had a contractor install it.
15. School on 2nd floor uses restroom on 5th floor, creates congestion, they leave it a mess.
16. Cleaning service is terrible. I must hire an outside firm. CAC just empties wastebaskets.
17. Constant power interruptions during Euclid Ave. project. Lost computers and days of work (2 ½ days no power).
18. Took 8-12 months to fix toilets to make them flush properly in men's room.
19. Windows not washed. Customers' comments of "Are you not paying your rent?" lead me to not pay my rent.
20. The only reason we renewed our lease was because of our immediate access to the Club. The CAC club is a disaster.
21. Men's restroom flooded 15 times (est.) from March to May, 2006 (est.)
22. 3 out of 4 of our Euclid Ave. offices are unusable during the winter months. The temperature is around 60 degrees.

23. Half of the hallway lights have been out since the building lost power on 10/06 and it is now 10/27.
24. We need to escort customers in and out of the building.
25. No heat in the men's restroom for years. Finally a wall heater was installed, yet it makes the restroom so hot it is unbearable to be in there.
26. No hot water in coffee room at Search Masters for years.
27. and broke her arm in the stairwell.
28. d seriously bruised his hip.
29. Light bulbs are not replaced in the hallway
30. The carpet in the hallway is usually filthy. was paid to have it cleaned a few times.
31. Common maintenance issues are rarely followed up on without the need on the part of the tenant to make numerous requests for the service.