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SECURITIES COMMISSIONER



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Texas State Securities Board

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IN THE MATTER OF
THOMAS R. KOLLECK

§
§

Order No. ENF-11-CDO-1703

TO: Thomas R. Kolleck
1706 North County Road 2180, Carthage, Illinois 62321

EMERGENCY CEASE AND DESIST ORDER

This is your OFFICIAL NOTICE of the issuance by the Securities Commissioner of the State of Texas ("Securities Commissioner") of an EMERGENCY CEASE AND DESIST ORDER pursuant to Section 23-2 of The Securities Act, Tex. Rev. Civ. Stat. Ann. art. 581-1 et seq. (West 2010) (the "Texas Securities Act").

The Staff of the Enforcement Division ("the Staff") of the Texas State Securities Board ("the Securities Board") has presented evidence sufficient for the Securities Commissioner to find that:

FINDINGS OF FACT

1. Thomas R. Kolleck ("Respondent Kolleck") maintains a last known address at 1706 North County Road 2180, Carthage, Illinois 62321.
2. Respondent Kolleck is offering for sale investments referred to as "units" or "limited investment positions or opportunities" in or through AHT Camping Investments in Texas (the "limited investment positions"). AHT Camping Investments will reportedly maintain a principal place of business at 1706 North County Road 2180, Carthage, Illinois 62321.
3. Investors are required to contribute \$10,000.00 per limited investment position. Respondent Kolleck is telling investors that their funds will be used to develop and lease rural real estate in a manner that protects both the social and ecological environment of the property and enhances the quality of life of persons renting, leasing or using the property for camping or hunting.

4. Respondent Kolleck is responsible for providing the real estate that will be used for AHT Camping Investments and he will serve as its "Senior Investor." In this capacity he shall have the equal and sole rights in the management of the investment business, including the right to hire personnel, enter into contracts, purchase, develop, sell and lease investment property and execute plans for the development of the property.
5. Respondent Kolleck is telling investors that they will receive profits derived from one hundred percent of fees paid by individuals to camp on the real estate until investors receive a return of their \$10,000.00 principal investment. Investors thereafter will reportedly receive fifty percent of fees paid by individuals to camp on the real estate until they receive \$20,000.00 in profit per limited investment position. The aggregate return of \$30,000.00 is purportedly guaranteed under contract.
6. The limited investment positions have not been registered by qualification, notification or coordination and no permit has been granted for their sale in Texas.
7. Respondent Kolleck has not been registered with the Securities Commissioner as a dealer or agent at any time material hereto.
8. In connection with the offer for sale of the limited investment positions, Respondent Kolleck is intentionally failing to disclose one or more of the following material facts:
 - a. Respondent Kolleck's business experience and qualifications, as well as the identity and performance of other businesses in which he served as an officer, director or principal,
 - b. Information that relates to the ability of Respondent Kolleck or AHT Camping Investments to satisfy a contractual guarantee for an aggregate return of \$30,000.00 per limited investment position,
 - c. The risks associated with the purchase of a limited investment position in or through AHT Camping Investments,
 - d. In or about October 2010, Respondent Kolleck filed a Voluntary Petition for Chapter 13 Bankruptcy in the United States Bankruptcy Court, Central District of Illinois, Case No. 10-83215,
 - e. The facts and circumstances surrounding the following lawsuits that involve Respondent Kolleck:
 - i. First Community Bank v. Thomas R. Kolleck, No. 10-CH-03, a foreclosure proceeding in the Ninth Circuit Court, Hancock County, Illinois,

- ii. Kolleck v. Gronewald, No. 09-L-12, a proceeding for breach of lease and damages in Hancock County, Carthage, Illinois, and
 - iii. Kolleck v. Samuolis, No. 10-LM-24, a proceeding for breach of contract in Hancock County, Carthage, Illinois.
9. Respondent Kolleck has made statements that are materially misleading or otherwise likely to deceive the public by describing the terms of the limited investment positions and providing a guaranteed return aggregated at \$30,000.00 while failing to disclose the facts identified herein.

CONCLUSIONS OF LAW

1. The limited investment positions are "securities" as that term is defined by Section 4.A of the Texas Securities Act.
2. Respondent Kolleck is violating Section 7 of the Texas Securities Act by offering securities for sale in Texas at a time when the securities are not registered with the Securities Commissioner.
3. Respondent Kolleck is violating Section 12 of the Texas Securities Act by offering securities for sale in Texas without being registered pursuant to the provisions of Section 12 of the Texas Securities Act.
4. Respondent Kolleck is engaging in fraud in connection with the offer for sale of securities.
5. Respondent Kolleck is making an offer containing a statement that is materially misleading or otherwise likely to deceive the public.
6. Respondent Kolleck's conduct, acts, and practices threaten immediate and irreparable public harm.
7. The foregoing violations constitute bases for the issuance of an Emergency Cease and Desist Order pursuant to Section 23-2 of the Texas Securities Act.

ORDER

1. It is therefore ORDERED that Respondent Kolleck immediately CEASE AND DESIST from offering for sale any security in Texas until the security is registered with the Securities Commissioner or is offered for sale pursuant to an exemption from registration under the Texas Securities Act.
2. It is further ORDERED that Respondent Kolleck immediately CEASE AND DESIST from acting as a securities dealer or agent in Texas until Respondent Kolleck is registered with the Securities Commissioner or are acting pursuant to an exemption from registration under the Texas Securities Act.

3. It is further ORDERED that Respondent Kolleck immediately CEASE AND DESIST from engaging in any fraud in connection with the offer for sale of any security in Texas.
4. It is further ORDERED that Respondent Kolleck immediately CEASE AND DESIST from making an offer containing a statement that is materially misleading or otherwise likely to deceive the public in Texas.

NOTICE

Pursuant to Section 23-2 of the Texas Securities Act, you may request a hearing before the 31st day after the date you were served with this Order. The request for a hearing must be in writing, directed to the Securities Commissioner, and state the grounds for the request to set aside or modify the Order. Failure to request a hearing will result in the Order becoming final and non-appealable.

You are advised under Section 29.D of the Texas Securities Act that any knowing violation of an order issued by the Securities Commissioner under the authority of Section 23-2 of the Texas Securities Act is a criminal offense punishable by a fine of not more than \$5,000, or imprisonment in the penitentiary for not more than two years, or by both such fine and imprisonment.

SIGNED AND ENTERED by the Securities Commissioner this, the 24th day of June, 2011.


BENETTE L. ZIVLEY
Securities Commissioner

Respectfully submitted and recommended by:



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