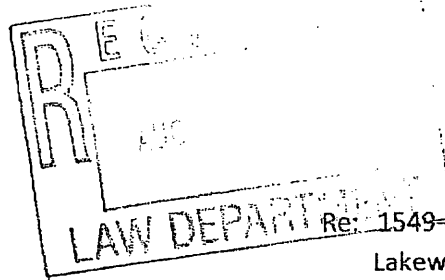


August 1, 2009

Mr. Graham  
23-29 93<sup>rd</sup> Street  
East Elmhurst, NY 11369



Re: 1549-1559 Lakewood Ave.  
Lakewood, OH 44107

Dear Mr. Graham:

**COPY**

Pursuant to clause # 6 - c of the Management Agreement between you and Green Tree Management Systems, for the property known as 1549 – 1559 Lakewood Avenue, Lakewood, Ohio 44107, we are providing you with notice that we are terminating the management agreement effective September 1<sup>st</sup>, 2009.

Any and all keys in our possession will be returned to you or an agent of your choosing, pending written notification from you. All financial records will be returned to you, and your access to DIY software will be terminated. Green Tree will inform the tenants that all rent payments should be sent to you, and maintenance calls should be forwarded to your attention as of June 30<sup>th</sup>, 2009. Due to the sensitive nature of property compliance with the City of Lakewood, we will also inform them that we will no longer be the management agent of record, and that all communication should be directed to your attention. Please notify any contractors who you have engaged, that Green Tree should not be receiving any follow-up correspondence by phone or mail, as of July 1st 2009.

Our maintenance staff will be notified of these changes as well. We will work to ensure that any routine repairs or work orders during the next 30 days are completed prior to returning this portfolio to you. Any outstanding repairs as of June 30th will be sent to you for appropriate remediation. Please note that any expense for said repairs during this 30 day period will still be your responsibility.

Thank you for your cooperation with this transition. Should you have any questions, please feel free to contact us at:

Green Tree Management Systems LLC.  
P.O. Box 201387  
Shaker Heights, Ohio 44120  
888-864-9474  
[lorenzo@greentreemgmt.com](mailto:lorenzo@greentreemgmt.com) / [william@greentreemgmt.com](mailto:william@greentreemgmt.com)

Respectfully,

William H. Beard, III

Lorenzo R. Hibbitts



# CORRECTION NOTICE

12650 Detroit Avenue • 44107

Building Commissioner: (216) 529-6270  
Commercial Division: (216) 529-6278  
Housing Division: (216) 529-6285  
Fax: (216) 529-5930  
www.ci.lakewood.oh.us

WILLIAM OSCAR GRAHAM  
23-29 93<sup>RD</sup> STREET  
EAST ELMHURST, NEW YORK 11369

DATE: 8/14/09 ZONING DISTRICT: R2

TYPE OF STRUCTURE: 5b  
AUTHORIZED OCCUPANCY: 6 D/U  
PRESENT OCCUPANCY: 6 D/U  
PARKING SPACES AVAILABLE: N GARAGE Y OPEN

RE: 1549-59 LAKEWOOD AVE.

TYPE OF INSPECTION:  Annual •  Certificate of Occupancy •  Complaint •  Project Pride •  DCD Program • Exterior

Dear M/M Graham:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of our city, and our department is prepared to work with you to make the following corrections.

- 1. A nonresident owner must designate a responsible person as custodian/agent for any rental property. (1306.33)
- 2. A schedule showing the name, location and hours of custodian/agent and the name, address and telephone number of owner must be posted in a visible, accessible location.(1306.33)
- 3. The owner shall be responsible for compliance with all provisions of this Code.(1306.51)

If you have any questions on complying with the aforementioned correction(s) by ; or if I may be of any assistance, do not hesitate to contact me.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.

CC:

# COPY

Phone: 216.529.6282

E-mail: Timothy.McDonough@lakewoodoh.net