

**ALDEN PEARSON**  
PA  
LEGAL AND BUSINESS ADVISOR

May 16, 2023

SENT BY CERTIFIED MAIL (ARTICLE NO. 7022 1670 0001 2907 4617)  
AND REGULAR U.S. MAIL

Dale Lotts

1444 Alameda Street  
Cincinnati, OH 45215

RE: Local Property Management, Inc., dba Clear Choice Restoration ("CCR")

Dear Dale Lotts:

Please be aware that this office represents CCR as legal counsel regarding false and defamatory statements you made in a Google review of CCR earlier this week. You also posted the same on the MN BBB site. Screenshots of these posts are attached.

In your post you falsely allege that my client, CCR, failed to follow lead remedial practices. These accusations are false.

We demand that you remove the Google review and any other similar posts that you have posted on the internet and cease and desist from further defaming and slandering CCR.

Defamation occurs where the defamed party shows that the defaming party made a statement that was false, communicated the false information to a third party, and intended to harm the defamed party's reputation. [Richie v. Paramount Pictures Corp., 544 N.W.2d 21, 25 \(Minn. 1996\)](#).

Defamation by implication occurs when the defaming party links unrelated information with the intention of creating a defamatory implication by omitting facts. [Diesen v. Hessburg, 455 N.W.2d 446, 450 \(Minn. 1990\)](#).

Slandorous statements affecting the defamed party in its business are slanders per se and are actionable without any proof of actual damages. [Stuempges v. Parke, Davis & Co., 297 N.W.2d 252, 255 \(Minn. 1980\)](#).

CCR has a great deal invested in its business reputation within the community. It will spare no effort in defending that reputation. CCR categorically denies any allegation that it failed to follow lead remediation practices.

You are hereby put on notice that, in the event you continue your defamation of CCR, and do not immediately remove social media posts and other defamatory content you made against CCR, they will take all reasonable and appropriate measures, including commencing legal action against you, to defend its good reputation.

All further communications on this matter should be made directly to me as counsel for CCR.

Sincerely,



C. Alden Pearson

Encl.



Most relevant

Newest

Highest

Lowest



**Dale Lotts**

Local Guide · 32 reviews · 2 photos







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**Michael Neuerburg**  
Accreditation Specialist

[michael.neuerburg@the1stbbb.org](mailto:michael.neuerburg@the1stbbb.org)

## Respond to Customer Reviews

### *Clear Choice Restoration*

Your BBB Business ID: 96118802

BBB Rating: A+

Share this link to promote your BBB Customer Reviews: <https://www.bbb.org/minnesota/review/96118802/>

### Comment on Customer Review

I hired Clear Choice Restoration for an insurance claim that included replacing the siding. The house had two layers of siding, the inner layer was original clapboard and lead-based paint. The crew failed to follow lead paint remediation practices and contaminated my entire yard with lead-based paint chips. They came out twice to "clean up" the lead paint - both times failed to reasonably clean up the lead paint chips. They then claim another contractor caused the lead paint contamination, quit the job without notice, and refuse to file a claim with their insurance company to cover the cost of cleaning up the lead paint chips they failed to contain. IMO, they are trying to get out of their responsibility to clean up the lead contamination. If you have a house that may have lead-based paint, I think you should avoid Clear Choice Restoration at all costs.

Review By: Dale Lott (dlotts@knightrider.com) - Zip Code: 55117

Submitted: 05/15/2023

Review ID: 236969

Please contact BBB if you believe you did not have an interaction with this consumer. (Interactions don't require a transaction to have taken place.)

Otherwise, BBB assumes that there was an interaction and that the submission of this customer review was not incentivized by you.

Your Comment: