

FROM THE DESK OF

Dale Lotts

May 3, 2023

STEVEN H OLSON
LOCAL PROPERTY MANAGEMENT INC DBA CLEAR CHOICE RESTORATION
2722 HWY 694 STE 100
ST PAUL , MN 55112

Dear Local Property Management Inc. DBA Clear Choice Restoration,

I am writing to express my concerns regarding the potential contamination of soil at my property located at 1444 [REDACTED] I believe that you may have contaminated the soil with lead paint by failing to follow proper lead abatement practices as defined by the EPA.

My main goal is to ensure that the property is safe for children and pets, and I would like to pay you in full for the work that has been completed. However, I also need to be certain that the property is free of lead contamination resulting from the work your company performed.

To this end, I request that you file a claim with your insurance company to cover the cost of the soil testing, inspection, and cleanup. This will ensure that the cleanup is done properly and according to the necessary standards.

I understand that this may be a complicated and expensive process, but it is crucial for the health and safety of anyone who may come into contact with the contaminated soil.

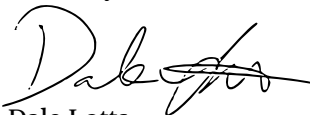
Furthermore, I would like to emphasize that I am not looking to withhold payment for work that has already been completed. I am willing to pay you in full for the work performed, provided that the property is safe and any lead contamination is properly abated.

Therefore, I will be depositing \$12,528.12 for the work performed in an escrow account until such time that the insurance claim is settled to the satisfaction of all parties.

I believe that this is a fair and reasonable solution to this issue, and I hope that you will agree. I look forward to working with you to ensure the safety and well-being of anyone who may occupy the property in the future.

Please feel free to email me if you have any questions or concerns.

Sincerely,



Dale Lotts