



CLEVELAND HOME TITLE

To: City of Lakewood  
Attn: Auditor/Finance Engineer office  
RE: 1211 Lakeland Ave, Lakewood, OH 44107  
PPN: Parcel 311-32-049

To Whom It May Concern:

In connection with the above captioned property, we herewith request a special assessment examination for the current and future assessments which may be levied against said property and are not shown on the current tax duplicate. Your immediate reply to our request will expedite the transaction and will be greatly appreciated.

Sincerely,

Connie Cruz  
Escrow Assistant  
Fax: 216-539-1413  
Email: CCruz@clevelandhometitle.biz

To Whom it may concern:

Please be advised we have examined our records for special and future assessments on the above property and find the following:

Sidewalk hazard in progress. Please see  
photo and document scheduled to be mailed 4/1/17.  
Owner has the option to opt in to city program or  
make repairs on their own.

Date: 3/14/17

By: Irene Kruger  
Authorized signature for Finance Department

2035 Crocker Road, Suite 104, Westlake, OH 44145  
Phone: (440)788-7100 / Fax: (440)788-7101



DEPARTMENT OF PUBLIC WORKS

April 1, 2017

FISH FUNDING, LLC  
Or CURRENTLY PROPERTY OWNER  
1211 LAKELAND  
LAKEWOOD, OH 44107

**RE: Sidewalk Hazard Notice for your property located at: 1211 LAKELAND AVE**

Dear FISH FUNDING, LLC or CURRENT PROPERTY OWNER:

The City of Lakewood is embarking upon a decade-long plan to improve our 180 miles of sidewalks.

Portions of your sidewalk in front of your property are tripping hazards and are in violation of Lakewood Codified Ordinance §903.10, Duty to Maintain and Repair Sidewalks, Tree Lawns and Driveway Aprons. As the property owner, you are responsible for the repair of any sidewalk abutting or traversing your property that has been determined to be a nuisance or in unsafe condition pursuant to that ordinance. Trip hazards of 1/2" have been marked.

You may opt to participate in a program offered by the city in order to repair your sidewalk. The city has requested pricing from and hired contractors to perform the repairs at a cost of \$7.00 per square foot for replacement and \$34.00 per grinding location. The city will manage the contractors and the work. You would pay the city for the repairs made. The orange marks on your sidewalk will determine the repairs to be made.

- "X" = Removal and replacement with new concrete
- Line on edge = Grinding to remove the hazard

The total cost of repairs at your property is estimated to be **\$210.00**.

The City program will not re-set any sandstone sidewalk slabs. If you want to re-set your sandstone to remove the hazards, you will need to do the work yourself or hire your own contractor to do the work following necessary permit procedures.

If you would like to take part in this program or have questions regarding it, please contact the city with your name, address and phone number at (216) 529-6677 or email [sidewalk@lakewoodoh.net](mailto:sidewalk@lakewoodoh.net) by **May 1, 2017**. The work will be completed between June and October of this year. You will be billed following the project and invoicing will start in the beginning of 2018.

If you do not opt to participate in this program and the repairs have not been completed by October 1, the city may complete the repairs and bill you for the full estimate amount plus a \$200 administrative fee. The total amount may be assessed to your property tax bill.

Please consider participating in what we believe will be an effective and helpful program citywide.

Respectfully,  
The Department of Public Works





DEPARTMENT OF UTILITY BILLING  
12805 DETROIT AVENUE - 44107 - (216) 529-6820  
FAX (216) 529-5944

## STATUS OF WATER AND SEWER ACCOUNT

DATE: 3/14/17  
ADDRESS: 1211 LAKELAND AVE  
ACCOUNT NO: 32805-14526  
OWNER: JILL BANNER

AMOUNT DUE: \$40.92 AS OF: 3/14/17

X THIS INFORMATION DOES NOT INCLUDE A FINAL READING FOR THIS PROPERTY. A SUBSTANTIAL INCREASE OR DECREASE IN THE FINAL BILL MAY RESULT IF PREVIOUS BILLS WERE ESTIMATED, OR IF THERE ARE OTHER CIRCUMSTANCES BEYOND OUR CONTROL.

NOTE: CONDOMINIUM UNITS DO NOT HAVE INDIVIDUAL METERS. THERE IS USUALLY ONLY ONE METER FOR THE ENTIRE COMPLEX; NO INDIVIDUAL WATER/ SEWER STATUS CAN BE GIVEN.

PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE FOR STATUS.