

Family Dollar
7924 W. Burleigh St.

Byzantine, Inc.

PO Box 1567
Beaver Falls, PA 15010

Phone: (724) 847-0321 x102
Fax: (724) 847-0764

Fax

To	Mr. Jim Bohl, Alderman	From	Constantine (Deno) Neofotistos
Fax	414-286-3456	Pages	(incl.): 3
cc		Date	3/5/07
RE	Letters regarding Family Dollar Store -- 7924 W. Burleigh St. Milwaukee, WI		
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

Mr. Bohl,

Following, please find two letters sent to the Family Dollar Corporation regarding the issues at the above-referenced location.

The first is a follow-up to the garbage cleanup. I spoke to Ken, the District Manager and was told that they had done a cleanup during the small window of rotating snowfall and melting.

The second is to address the latest letter received from your office from a neighbor.

I have once again asked for a written response to these issues as to their plan of action to address the concerns.

Should you need any additional information, please give me a call.

Thanks

Deno



Byzantine, Inc.
Real Estate Development

P.O. Box 1567
Beaver Falls, PA 15010
Phone: 724-847-0321 x102
Fax: 724-847-0764

Constantine (Deno) Neofotistos
Director of Property Maintenance
deno@byzantineinc.net

General Partner of:

- LSP Properties, LP
- Market Street Property of Warren, LP
- Ritzland Plaza of Penn Hills, LP
- Byzantine of PA, LP
- Byzantine Properties of Pennsylvania, LP
- Byzantine of NY, LP
- Byzantine of WI, LP

Via: Certified Mail & Fax (704) 846-2096

March 7, 2007

Mr. Jose Nieves
Family Dollar Store # 6433
Lease Administration Manager
PO Box 1017
Charlotte, NC 28201-1017

Re: Violation for Garbage at Family Dollar Store # 6433 located on 7924 W. Burleigh St. Milwaukee, WI

Dear Mr. Nieves

Pursuant to Byzantine's letter dated February 21, 2007 in regards to the above-referenced property, we have still to receive your response as requested.

Please provide a response ASAP as to the action that was taken to rectify the situation and a plan of action to better service this location, including but not limited to the hiring of a maintenance contractor who could possibly service this location on a weekly basis.

Byzantine is awaiting your response and plan of action, which will be forwarded to the Alderman's office in the City of Milwaukee.

Should you require any assistance or have any questions, please feel free to contact me.

Sincerely,

Constantine (Deno) Neofotistos

cc: Theresa Omogrosso, Spiro Pappan, Alderman James Bohl Jr./ City of Milwaukee File

Enclosures



Byzantine, Inc.
Real Estate Development

P.O. Box 1567
Beaver Falls, PA 15010
Phone: 724-847-0321 x102
Fax: 724-847-0764

Constantine (Deno) Neofotistos
Director of Property Maintenance
deno@byzantineinc.net

General Partner of:

- LSP Properties, LP
- Market Street Property of Warren, LP
- Ritzland Plaza of Penn Hills, LP
- Byzantine of PA, LP
- Byzantine Properties of Pennsylvania, LP
- Byzantine of NY, LP
- Byzantine of WI, LP

Via: Certified Mail & Fax (704) 846-2096

March 7, 2007

Mr. Jose Nieves
Family Dollar Store # 6433
Lease Administration Manager
PO Box 1017
Charlotte, NC 28201-1017

Re: Neighborhood Complaints via Alderman at Family Dollar Store # 6433 located on 7924 W. Burleigh St. Milwaukee, WI

Dear Mr. Nieves

Pursuant to a second correspondence received by Byzantine, Inc. from Alderman, 5th District, Mr. James A. Bohl, Jr. from the City of Milwaukee, WI, it has been brought to our attention that several additional complaints from a neighbor have been received about the condition of the above-referenced property.

As per the attached letter dated February 24, 2007, numerous complaints have been received regarding the delivery trucks and drivers, excessive litter, and open dumpsters.

I spoke to Ken the Family Dollar District Manager on 3/7/07 and he informed me that a cleanup has been done on the property since our first letter and that the store is being closely monitored.

In accordance with our Lease Agreement entered May 19, 2004, Dollar General is responsible for the removal of trash and debris from the property. Please see section 12 Maintenance and Repairs of the Lease Agreement.

In addition, please review your delivery schedule for this location and evaluate the possibility of altering the delivery schedule to accommodate a store which is located in close proximity to a residential neighborhood.

Any and all fines and associated costs attributed to this issue will be the sole responsibility of Dollar General and will be forwarded for re-imbursement.

Please respond to this letter no later than Wednesday March 14, 2007 with a plan of action to rectify the current situation and if possible, forward a copy of your lot maintenance agreement which can be forwarded to the City of Milwaukee.

Should you require any assistance or have any questions, please feel free to contact me.

Sincerely,

Constantine (Deno) Neofotistos

cc: Theresa Omogrosso, Spiro Pappan, Alderman James Bohl Jr./ City of Milwaukee File

Enclosures