

05|08/2018.

Pam Holbrook, AICP  
Assistant City Manager  
City of Milford. Ohio.

Dear Madam,

My name is Santosh Likki, Director of LS REDDY PROPERTIES who owns the building located on 203 Mill Street, Milford, Ohio 45150. I am writing this letter to explain to challenges I faced since I bought this property 2 years ago, after it has been in the market for a very long time for 4 years. My initial intention was renovating, remodeling and bring it back it's previous Glory.

Unfortunately we did not have enough time for complete inspection, as it was bought in Auction. We knew few of the exterior issues like the roof leakages in multiple areas and raccoon infestation. As we started to fix the areas of the building that needed immediate attention, we came to know that there are multiple structural problems and the building was poorly managed before. The inspector found a lot of wood structures having termite infection and that was not re-mediated correctly in the past and needs extensive repair. There was water seepage in the basement, which gave way to mold. Due to persistent leak from roof in multiple areas we also found mold in other parts of the building. The patio was unlevelled due to the age and could not be used as it is. There was raccoon infestation with significant damage to the part of the building in second floor. The building has extensive glass windows, which needs to replace due to heavy moisture inside the glass. We spent around 100k immediately with in a few weeks after the purchase and fixed multiple areas of the building, roof, HVAC units and raccoon menace. We also started working on leasing the space with Everest realtors followed by onsite realtors. There was some interest initially but we found significant challenges to lease the building

Biggest challenge is the electric connections, as this building went through multiple additions with no new wiring or modifications it is not possible to have different accounts. The amount of space also adds to challenge of leasing the space to single tenant. The kitchen has not been used since many years and there was significant rusting of multiple structures, which deterred possible tenants. We spent close to \$30,000 in kitchen remodeling to prevent further damage to the floor and kitchen roof. The structure of the building is also very challenging to divide the space to various tenants or convert in to single entity of business or residence.

The cost to essentially rebuild the structure from the inside out is simply not feasible. We had an offer through Onsite realtors from PLK group to demolish the building and convert into condominiums after they found that this building couldn't be remodeled.

Sincerely,  
Santosh Likki.