

ROSS M. BABBITT CO., LPA

August 19, 2013

BY REGULAR U.S. MAIL

Charles Drumm
President, Clifton Park Trustees
17895 Lake Road
Lakewood, Ohio 44107

***Re: Clifton Beach Improvement Association Funds Held In
Trust By Clifton Park Trustees***

Dear Mr. Drumm:

This letter follows CPT's production of statements for First Federal of Lakewood Savings Account No. 00-16003492 as well as my client's detailed review of those records. At the outset, we thank the Trustees for voluntarily producing these records so promptly.

That said, however, our review of the statements has done very little to allay my client's concern that the Trustees spent CBIA funds without authority to do so. I feel compelled to point out as well that several of the withdrawals which CPT made from the CBIA account appear to have been for purposes which are CPT's core responsibility. Specifically, many disbursements of CBIA funds seem to have been for maintenance of Trust property (CPT's responsibility) and not for improvements to that property (CBIA's duty).

Enclosed with this letter is a spreadsheet identifying seventeen withdrawals of CBIA funds which I ask CPT to provide documentation for indicating that each withdrawal was (1) made at the instruction of CBIA and (2) utilized consistent with CBIA's mission to make improvements to Trust property. In the alternative,

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or in case there is no such documentation, CBIA respectfully demands that the itemized funds be returned to it.

I thank you in advance for your attention to this matter and look forward to CPT's response.

Sincerely Yours:

A handwritten signature in black ink, appearing to read 'Ross M. Babbitt', with a long horizontal flourish extending to the right.

Ross M. Babbitt

Dec-99	CPT Summary Report	Payment to James McKnight	(496.00)
Jan-00	CPT Summary Report	Payment to Fabo	(400.00)
Nov-01	CPT Summary Report	Payment to Larson Architect	(5,649.20)
4/10/2003	Account statement and CPT Summary Report	Transfer to CPT account for West Deck Project	(3,000.00)
5/13/2003	Account statement and CPT Summary Report	Transfer to CPT account for West Deck Project	(11,088.25)
12/17/2003	Account statement and CPT Summary Report	Transfer to CPT account 51-3-000769) for payment to Kralik,Babin and Built Tuff	(12,343.70)
5/1/2004	CPT Summary Report	Payment to P&R Painting and Miscellaneous for \$9463.79. No corresponding CBIA account debit	-
5/13/2004	Account statement	Transfer to CPT account	(5,518.79)
5/22/2004	Account statement	Transfer from CBIA savings account	(3,445.00)
6/7/2004	Account statement	Transfer from CBIA savings to CPT account	(2,893.00)
7/7/2004	Account statement	Transfer from CBIA savings to CPT account	(1,500.00)
9/17/2004	Account statement and CPT Summary Report	Transfer from CBIA savings to CPT account. For Allied Glass	(6,100.00)
10/14/2005	Account statement	Transfer to CPT account	(10,000.00)
10/28/2005	Account statement	Transfer to CPT account	(8,500.00)
12/28/2005	Account statement	Transfer to CPT account	(1,112.60)
1/11/2008	Account statement and CPT Summary Report	Transfer to CPT account . Summary Report states payment for City Wide Glass	(6,960.00)
11/1/2010	Account statement and CBT Summary Report	Debit Memo	(232.38)
TOTAL			(79,238.92)