

STATE OF MICHIGAN
IN THE TRIAL COURT FOR THE COUNTY OF WASHTENAW

CITY OF ANN ARBOR,
A Michigan Municipal Corporation,

Plaintiff,

v

Case No. GCW 04 0000568 CH
Honorable Timothy Connors

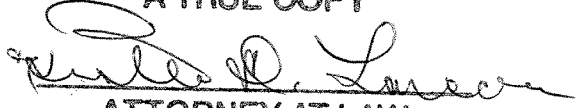
HABTEMARIAM TEDLA
a/k/a MARIO LOVE,

Defendant.

Stephen K. Postema (P38871)
Kristen D. Larcom (P39550)
Robert W. West (P31009)
Office of the City Attorney
Attorneys for Plaintiff
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A TRUE COPY


ATTORNEY AT LAW

STIPULATED FINAL ORDER

At a session of court held in the courthouse
in Ann Arbor, Michigan, on September 8, 2006.

PRESENT: Honorable Timothy P. Connors

By stipulation of the parties as indicated by counsels' approval of this Order, IT IS
ORDERED that:

1. Defendant Habtemariam Tedla a/k/a Mario Love shall maintain abated the public nuisance previously found to exist at 512 Packard, Ann Arbor, Michigan ("the Property").

2. On the dates that a housing inspection is scheduled, Defendant shall make fully accessible to City inspectors all portions of the Property for housing inspections as are required for residential rental properties in Ann Arbor under the City of Ann Arbor Housing Code.

3. Defendant shall maintain the exterior of the Property in compliance with Ann Arbor ordinances, including but not limited to the removal of ice and snow from public sidewalks, mowing the grass, and proper disposal of solid waste.

4. Defendant shall maintain the Property in compliance with the Ann Arbor Housing and Construction Codes.

5. Charles Reinhart Realty is permitted to resign from its appointment as the Receiver in this action.

6. The Madison Property Company, LLC, is appointed as the new Receiver of the Property.

7. Defendant shall maintain the Receiver as the property manager of the Property until December 31, ~~2008~~²⁰⁰⁷, unless otherwise ordered by this Court.

8. Defendant shall provide to the City upon request of the City Attorney's Office a current rent roll analysis for the Property prepared by the Receiver that includes the names of all tenants in each apartment.

9. Defendant shall not rent any portion of the Property to any person who has been convicted of a drug crime or who has been convicted of any felony. Defendant shall provide to the City upon request of the City Attorney's Office the criminal history record available from the Michigan State Police of any tenant of the Property.

TLS
KDL


Following entry of this Order, this case is closed, except that the Court retains jurisdiction to enforce this Order. The City reserves the right to request further relief should Defendant fail to comply with the terms of this Order.

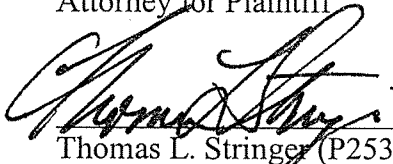
This Order is a final order that resolves all claims and defenses among the parties and closes this case.

Timothy P. Connors

Timothy P. Connors
Washtenaw County Circuit Judge

APPROVED AS TO FORM AND SUBSTANCE:

 9/8/06
Kristen D. Larcom (P39550) Date
Attorney for Plaintiff

 9/8/06
Thomas L. Stringer (P25329) Date
Attorney for Defendant

Drafted by: Kristen D. Larcom (P39550)