

## RIVIERA CONDOMINIUM ASSOCIATION

7350 N. INKSTER ROAD #105  
DEARBORN HEIGHTS, MI 48127-1683

January 24, 2005

To: Brian Lewis

Re: Use of Bacta-pur<sup>®</sup> Drain Formula in a forty unit condominium complex

The Riviera Condominium Complex was built in 1963 as an apartment complex consisting of 40 units - 24 one bedroom, one bath units and 16 two bedroom, one and one half bath units. It was converted to individual condominiums in 1981, configured in the same way as the original apartment complex. However, it should be noted that the complex is divided into two parts (North Wing and South Wing), each wing consisting of twenty units with its own sewer and drain lines.

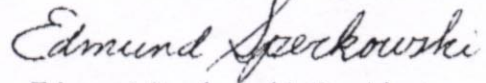
In 1998 the association elected Edmund Sporkowski as president and also contracted with him to be responsible for maintenance at the complex and any and all infrastructure repairs and landscaping problems.

At that time, it was evident that plumbing repairs and augering the sewer and drain lines were costing the association a considerable amount of money. Accordingly, a decision was made to incorporate the Bacta-pur<sup>®</sup> Drain Formula into each unit with instructions on how to utilize the formula. Owners of the units were provided with one liter bottles and informed that replacements were available at no cost to the owners. Of the forty co-owners, thirty-eight agreed to employ the drain formula in their units. They were cautioned not to utilize any chemical drain formula and to notify the Board if any problems arose.

After six years on continuous use, the results are astounding and the amount of money saved by this program on a yearly basis sufficient enough to enable us to finance other infrastructure repairs without imposing a special assessment on the co-owners. In the previous six years (1992-1997) an average of two special assessments per year cost the co-owners a considerable amount of money. Three of those special assessments were for sewer and drain projects. Also, it should be noted that the only plumbing repairs during the six years of utilizing the Bacta-pur<sup>®</sup> Drain Formula occurred in the two units who refused to take part in the program and in one unit in which the bathtub drain was improperly installed. Repairs to the two units not taking part in the program consisted of augering the drain and installation of a new clean-out in the drain pipe in order to remove the massive plug in the drain. Repairs to the bathtub drain were simply to reconfigure the drain pipe so that flow to the main drain was downward instead of upward for a distance of two feet before reaching the main drain pipe. These repairs represent the only plumbing expenses incurred in the last six years. Costs of those repairs were paid by the unit co-owners, and as a result we now have 100% acceptance of the Bacta-pur<sup>®</sup> Drain Formula Program throughout the complex. Additionally, as mentioned above, the repair involving the installation of a new clean-out requires an inspection by the building department from the city of Dearborn Heights. Although it wasn't required that the inspector check our clean-outs throughout both wings of the building, as a courtesy to the association, the inspector checked out all of them including the two main lines outside of the building. He was amazed that they were not only clear of any black sludge, but also appeared shiny when a flashlight's beam was directed into the pipes.

The Bacta-pur<sup>®</sup> Drain Formula was obtained from Grassroots Nursery, New Boston, MI and Scott Bates, the owner, can verify Riviera Condo Association's continuous orders for the product.

Riviera Condominium Association

A handwritten signature in cursive script that reads "Edmund Sperkowski".

Edmund Sperkowski, President

cc: Scott Bates  
Karl Ehrlich, PhD.