

TRAPOLIN LAW FIRM

A PROFESSIONAL LAW CORPORATION
830 UNION STREET
SUITE 302
NEW ORLEANS, LOUISIANA 70112

TELEPHONE: (504) 525-0447
FACSIMILE: (504) 525-0449

MILES G. TRAPOLIN
miles@trapolinlawfirm.com

IVOR A. TRAPOLIN
(1918-1996)

By Regular and Certified Mail
Return receipt 7009 0960 0001 0043 7129

October 8, 2012

Dr. Philip Rice
10 Five Oaks Road
New Orleans, LA. 70131

Dear Dr. Rice:

Regrettably, this is the second time I am writing to you about your property at 3612-14 Cleveland Avenue. The last time I wrote to you was in April 2012 after a drug raid at your property.

In the event that you did not know it by now, your property was the location of a Saturday afternoon shooting on October 6, 2012. I attach the Times-Picayune article documenting the event.

Your tenants are dealing drugs and shooting one another in broad day light.

Home owners on that block want to sell their homes and leave New Orleans because of your tenants. They do not feel safe. Bullets do not stop at the property line. Your neighbors live on edge because they never know when the next gun will be fired, drug raid will occur or next person will be shot.

We are working hard to re-build our Mid-City neighborhood. Crime is our number one problem. Your tenants are a source of crime in our neighborhood.

If you are unable to manage the rental property, we ask you to put it on the market for sale.

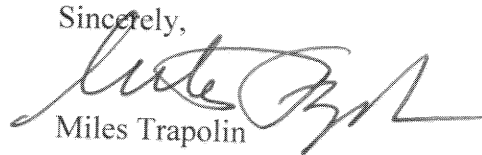
In the meantime, we are working with NOPD. We understand another warrant has been issued for the arrest of one of your tenants. We know some of the men who live and visit there are part of a gang called the Mid-City Killaz. You can Google them and find the Killaz posing with various weapons, including assault rifles.

Dr. Philip Rice
October 8, 2012
Page 2

As you can see from this letter, we are copying the Mayor and his Chief Deputy. We ask the City to send as many building inspectors, health inspectors, and quality of life inspectors to the property as possible.

Dr. Rice, all we want is a peaceful neighborhood. We will be glad to work with you any way we can. But doing nothing is not acceptable.

Sincerely,



Miles Trapolin

c. City of New Orleans Mayor Mitchell Landrieu
First Deputy Mayor Andy Kopplin
Councilwoman-at-Large Jacqueline Clarkson
Councilwoman-at-Large Stacy Head
Councilwoman Diana Bajoie
NOPD First District Commander Robert E. Norton



Order your plate today, visit
LouisianaSeafood.com



Powered by **The Times-Picayune**

Greater New Orleans
Greater N.O.

80°
Sunny
80°
Sign in | Register for free (https://signup.nola.com/register/?return_to=http%3A%2F%2Fwww.nola.com%2Fcrime%2Findex.ssf%2F2012%2F10%2Fnopd_investigating_mid-city_pa.html)
Sign in with Facebook (https://signup.nola.com/sign-in/?option=Facebook&return_to=http%3A%2F%2Fwww.nola.com%2Fcrime%2Findex.ssf%2F2012%2F10%2Fnopd_investigating_mid-city_pa.html)
Search

Search



[NEWS \(HTTP://WWW.NOLA.COM/NEWS/\)](http://www.nola.com/news/)

[BUSINESS \(HTTP://WWW.NOLA.COM/BUSINESS/\)](http://www.nola.com/business/)

Brought to you by: **Super Chevy Dealers**

[SPORTS \(HTTP://WWW.NOLA.COM/SPORTS/\)](http://www.nola.com/sports/)

[H.S. SPORTS \(HTTP://WWW.NOLA.COM/HSSPORTS/\)](http://www.nola.com/hssports/)

<http://ads.nola.com/RealMedia/ads/click>

[ENTERTAINMENT \(HTTP://WWW.NOLA.COM/ENTERTAINMENT/\)](http://www.nola.com/entertainment/)

[LIVING \(HTTP://WWW.NOLA.COM/LIVING/\)](http://www.nola.com/living/)

[Jobs \(Http://Www.Nola.Com/Jobs/\)](http://www.nola.com/jobs/)

[Autos \(Http://Autos.Nola.Com/\)](http://Autos.Nola.Com/)

[Real Estate \(Http://Realestate.Nola.Com/\)](http://Realestate.Nola.Com/)

news the way you want it: (<http://www.nola.com/news/>)

[Rentals \(Http://Realestate.Nola.Com/For-Rent/\)](http://Realestate.Nola.Com/For-Rent/)

[Classifieds \(Http://Classifieds.Nola.Com/\)](http://Classifieds.Nola.Com/)

[Obituaries \(Http://Obits.Nola.Com/Obituaries/Nola/\)](http://Obits.Nola.Com/Obituaries/Nola/)

[Find N Save \(Http://Findnsave.Nola.Com/\)](http://FindNSave.Nola.Com/)

[Local Businesses \(Http://Businessfinder.Nola.Com/LA-New-Orleans\)](http://Businessfinder.Nola.Com/LA-New-Orleans/)

6

Comments

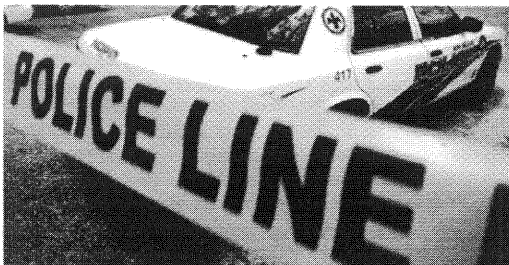
NOPD investigating shooting during Mid-City party



(<http://connect.nola.com/user/naomimartin/index.html>) By Naomi Martin, Staff writer
(<http://connect.nola.com/user/naomimartin/posts.html>)
on October 06, 2012 at 4:04 PM, updated October 06, 2012 at 4:29 PM

Email () | Print

A woman was shot in the upper thigh during a Saturday afternoon outdoor party in Mid-City (<http://topics.nola.com/tag/mid-city/index.html>). She was listed in stable condition, NOPD (<http://topics.nola.com/tag/nopd/index.html>) spokesman Officer Frank Robertson III said.



NOPD

Rusty Costanza, Times-Picayune archive

(<http://goo.gl/maps/oXduS>).

There was a party tent outside the house. After the victim was transported to a local hospital, about 30 party-goers continued shouting and fighting in the street.

More police were soon dispatched to the scene to control the crowd.

Information on arrests, if any, was not immediately available.

Sponsored Links

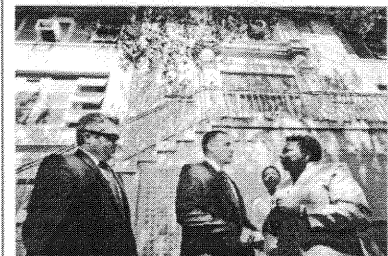
Sponsored By:



(http://ads.nola.com/RealMedia/ads/click_tx.ads/www.nola.com/crim)


Order your plate today, visit
LouisianaSeafood.com

latest news photos



Integration pioneers honor the man who protected them
(<http://photos.nola.com/tp>)

Two of the three young girls escorted into a New Orleans school on the first day of integration honor the man who literally escorted them into the school. **More news photos**
(<http://photos.nola.com/4500/category/news/in>)





Click Here for a Coupon

Thousands of Decorations and Party Supplies. Hundreds of Costumes.

4501 Veterans Blvd., Metairie, LA (504) 888-7254

Your Halloween Headquarters





Click Here for Weather »

MEMBER CENTER: [Create Account](#) | [Log In](#)

Site Web Search...

[HOME](#) [NEWS](#) [FOX8 INVESTIGATES](#) [EXCLUSIVES](#) [WEATHER](#) [SPORTS](#) [VIDEO](#) [HEALTH](#) [ENTERTAINMENT](#) [WAIT, WHAT?](#) [LIFESTYLE](#) [ABOUT US](#)



STAY IN THE GAME
When it comes to fighting cancer -
Everyday is **GAME DAY**

504.349.6360



CANCER CENTER
West Jefferson Medical Center

Share | | Print Text Size

One injured in Mid-City shooting

Recommend 8 people recommend this. Sign Up to see what your friends recommend.

Updated: Oct 06, 2012 3:46 PM CDT

Written by: FOX8Live.com Staff

New Orleans, La. - Police are on the scene of a shooting in the 3600 block of Cleveland Avenue Saturday afternoon.

The incident happened around 3 p.m.

ANOPD spokesman says a woman was shot in the upper leg.

The shooting is still under investigation and details are limited at this time.

Anyone with any information on this shooting is urged to call CRIMESTOPPERS at 822-1111.



More Local News

[more »](#)

Jindal, Christie tapped to lead GOP governors Jindal, who serves on the association's executive committee, will chair the group in 2013 under a plan that officials say has broad support from other Republican governors. [more>>](#)

Boil Water Advisory issued for entire New Orleans East Bank The Sewerage and Water Board and the Louisiana Department of Health and Hospitals issued a boil water order for residents of the East Bank of Orleans Parish. [more>>](#)

Rear seat passenger deaths fall to 10-year low in La. Safety experts credit the state's seat belt law, that now requires back seat passengers to buckle up.



Four convenient locations to serve you:
Carrollton • Bywater • Metairie • New Orleans East

Most Popular Stories

Facebook to charge users to 'promote' posts to friends

N.O. East interstate wreck kills passenger; driver survives

Venezuelans cast votes for president in Louisiana

Early morning crash on I-310 leaves two dead and multiple injured

Treme residents in fear following armed robberies

Johnny Unitas' son cheers Drew Brees

Sinkhole: vent wells being drilled for trapped gas

No hard feelings between Drew Brees and Philip Rivers

5 firefighters injured in 3-alarm apartment fire

2 die in accident in Gonzales

Be the first to comment

Comments

[Sign In](#) or [Sign Up](#) for an account.

What do you think?

TRAPOLIN LAW FIRM

A PROFESSIONAL LAW CORPORATION

830 UNION STREET

SUITE 302

NEW ORLEANS, LOUISIANA 70112

TELEPHONE: (504) 525-0447

FACSIMILE: (504) 525-0449

MILES G. TRAPOLIN
miles@trapolinlawfirm.com

IVOR A. TRAPOLIN
(1918-1996)

April 17, 2012

Dr. Philip M. Rice
10 Five Oaks Road
New Orleans, LA. 70131

Dear Dr. Rice:

City records list you as the owner of 3612-3614 Cleveland Avenue, New Orleans, LA. Neighbors appreciate the fact that you have renovated this property after Hurricane Katrina, and they regret having to have me send you this letter concerning criminal activity by tenants who reside in the 3612 side of this double.

Neighbors in the immediate vicinity of this address report that police have been dispatched to 3612 Cleveland Avenue for a variety of reasons, including domestic disturbances; open narcotics use in the presence of children; battery; child neglect; fistfights and shootings; and gun charges. The local representative of the Mid-City Neighborhood Organization (MCNO) has also received numerous reports of this activity.

In the most recent incident, New Orleans police and federal agents conducting surveillance on the house executed a search warrant April 4 and arrested two convicted felons, Kendrick Quinn and Jamal Austin, on stolen property, drug and gun charges at this address. The criminal suspects are regular guests at the house. The item number for the case is D-5684-12.

Additionally, there are a number of children living in the house who are exposed to the drug use, fights and other crimes and who have been present during police actions. The children are often left to fend for themselves while the adults are using drugs or committing other crimes. Police have been dispatched to the house for curfew violations, reports of children running into traffic and other threats to their welfare. The children also commit acts of vandalism up and down the street.

The property's condition has also deteriorated rapidly in the time the current tenants have occupied it. There is raw sewage leaking under the house. The gutters and some siding have been torn off. The columns on the porch have rotted out at the bottom, as has some of the siding that remains. Screen doors at the front and rear have been torn off. And there is what appears to be mold growing up the side of the house.

Dr. Philip M. Rice
April 17, 2012
Page 2

Landlords are often not aware of it but they can be liable for the actions of their tenants. This letter is to put you on notice of what is happening at your property. I refer you to Louisiana Revised Statute 13:4713, the legislative version of which can be viewed online at:

<http://www.legis.state.la.us/billdata/streamdocument.asp?did=503799>

Again, this letter is to put you on notice of what is happening at your property.

This is a quiet, stable neighborhood of longtime residents. The illegal activities and disturbances of your tenants are causing them to fear for their safety. We ask that you evict these tenants from your property and in the future screen your tenants to ensure that no further illegal activity occurs at your property.

The neighborhood organization is working closely with the New Orleans Police Department to monitor the situation and track the criminal activities at 3612-14 Cleveland Avenue. Your assistance is greatly appreciated.

Our goal is to reduce crime and increase the quality of life in New Orleans. There is an economic benefit, too, because lower crime and a higher quality of life increases property values.

I am writing for the neighbors. Please contact me at 504-525-0447 if you have any questions.

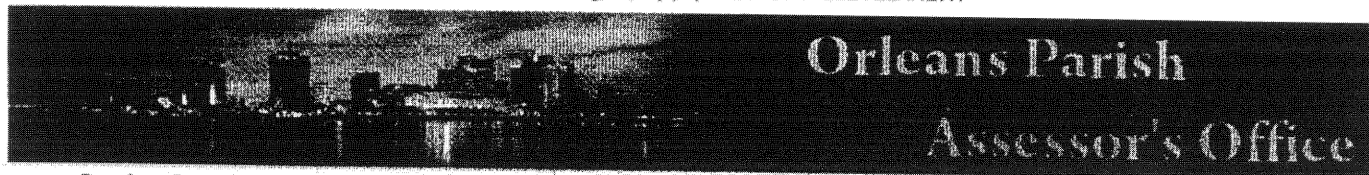
We appreciate your cooperation in assisting our efforts to create a safe and stable neighborhood.

Sincerely,



Miles G. Trapolf

Cc: Stacy Head, Councilmember, District B;
Susan Guidry, Councilmember, District A
Commander Robert E. Norton, 1st District, New Orleans Police Department
Lt. Chris Cambiotti, Detective, 1st District, New Orleans Police Department;
Sgt. Raven Batiste, Quality of Life Officer, 1st District, New Orleans Police Department


[Previous Parcel](#)
[Next Parcel](#)
[Return to Main Search Page](#)
[Orleans Home](#)

Owner and Parcel Information

Owner Name	RICE PHILIP M	Today's Date	April 16, 2012
Mailing Address	10 FIVE OAKS DRIVE NEW ORLEANS, LA 70131	Municipal District	1
Location Address	3612 CLEVELAND AV	Tax Bill Number	105301505
Property Class	Residential	Special Tax District	1-MDCY Show Special Tax District Map
Subdivision Name		Land Area (sq ft)	3666
Square	710	Lot	6
Book	23	Folio	045
Line	005	Parcel Map	Show Parcel Map
Legal Description	1. SQ 710 LOT 6 CLEVELAND 2. 31X118 3 3. 3612-14 CLEVELAND AV	Assessment Area	JEFFERSON DAVIS/BANKS Show Assessment Area Map

Value Information

Tax Information

Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Special Assessment Treatment			
									Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2012	\$ 25,700	\$ 86,300	\$ 112,000	\$ 2,570	\$ 8,630	\$ 11,200	\$ 0	\$ 11,200				
2011	\$ 25,700	\$ 86,300	\$ 112,000	\$ 2,570	\$ 8,630	\$ 11,200	\$ 0	\$ 11,200				
2010	\$ 25,700	\$ 86,300	\$ 112,000	\$ 2,570	\$ 8,630	\$ 11,200	\$ 0	\$ 11,200				

Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
No sales information associated with this parcel.					

[Previous Parcel](#)
[Next Parcel](#)
[Return to Main Search Page](#)
[Orleans Home](#)

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: April 14, 2012

© 2009 by the Orleans Parish Assessor's Office | Website design by [qpublic.net](#)