

IN THE COURT OF COMMON PLEAS OF CLARK COUNTY  
CLARK COUNTY, OHIO

13 - CV - 0310

THE CITY OF SPRINGFIELD, OHIO  
76 E. HIGH ST.  
SPRINGFIELD, OH 45502

CASE NO. \_\_\_\_\_

Plaintiff,

JUDGE \_\_\_\_\_

v.

JOHNCAR INVESTMENTS, LLC  
13709 INGLEWOOD AVENUE  
HAWTHORNE CA 90250

COMPLAINT

Defendant.

COUNT ONE

1. Plaintiff, City of Springfield (hereinafter "Plaintiff"), is a municipal corporation organized and operating pursuant to Article XVIII, Section 3, of the Constitution of the State of Ohio and to a Charter duly adopted by its citizens.
2. Defendant, Johncar Investments, LLC (hereinafter "Defendant"), is a California limited liability company, located at 4415 West 145<sup>th</sup>, Suite 3, Lawndale, California 90260.
3. At all times relevant to this Complaint, Defendant was the title owner of record of the real property located at 1321-1323 Mound Street, Springfield, Ohio 45505 (Parcel No.340-07-028-208-001), together with all improvements situated thereon (hereinafter referred to as "the Mound Street property").
4. Plaintiff issued a Notice of Violation and Order to Repair or Demolish on February 23, 2011, for a violation of Springfield Property Maintenance Code, ordering Defendant to bring the Mound Street property into Compliance. See Exhibit A.
5. Defendant failed to comply with the Order of February 23, 2011.

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CLARK COUNTY, OHIO

6. Plaintiff issued a second Notice of Violation and Orders to Repair or Demolish on March 2, 2011, for violations of the Springfield Property Maintenance Code, ordering Defendant to bring the Mound Street property into compliance. See Exhibit B.
7. Defendant failed to comply with the Order of March 2, 2011.
8. Plaintiff issued a Notice of Violation/Notice of Demolition to Defendant on April 4, 2011 notifying Defendant that Plaintiff would take action for the demolition of the structure on the Mound Street property and requesting that Defendant remove any items it wished to save from the Mound Street property by April 12, 2011. See Exhibit C.
9. Commencing on or about, September 9, 2011, Plaintiff through its private, independent contractor cleaned out the structure located at the Mound Street property.
10. Plaintiff paid its independent contractors *Two Hundred Seventy-Five Dollars (\$275)* for the aforesaid cleaning work performed at the Mound Street property.
11. Commencing on or about October 17, 2011, Plaintiff through its private, independent demolition contractor demolished the structure located at the Mound Street property.
12. Plaintiff paid its independent contractors *Four Thousand Eighty-Six Dollars and Forty-One Cents (\$4,086.41)* for the aforesaid demolition work performed at the Mound Street property.
13. On October 17, 2011, an invoice was created for the costs associated with demolition of the Mound Street Property. See Exhibit D.
14. Pursuant to Ohio Revised Code Section 715.261, Defendant owes to Plaintiff the amount of *Four Thousand Three Hundred Sixty-One Dollars and Forty-One Cents (\$4,361.41)*, together with interest from October 17, 2011, and Defendant has failed or refused to pay said amount.

## COUNT TWO

15. At all times relevant to this Complaint, Defendant was the title owner of record of the real property located at 640 West Euclid Avenue, Springfield, Ohio 45506 (Parcel No.340-06-00004-414-016), together with all improvements situated thereon (hereinafter referred to as "the Euclid Avenue property").
16. Plaintiff issued a Notice of Violation and Order to Repair or Demolish on July 25, 2011, for a violation of Springfield Property Maintenance Code, ordering Defendant to bring the Euclid Avenue property into Compliance. See Exhibit E.
17. Defendant failed to comply with the Order of July 25, 2011.

18. Plaintiff issued a second Notice of Violation and Orders to Repair or Demolish on August 2, 2011, for violations of the Springfield Property Maintenance Code, ordering Defendant to bring the Euclid Avenue property into compliance. See Exhibit F.
19. Defendant failed to comply with the Order of August 2, 2011.
20. Plaintiff issued a Notice of Violation/Notice of Demolition to Defendant on September 12, 2011 notifying Defendant that Plaintiff would take action for the demolition of the structure on the Euclid Avenue property and requesting that Defendant remove any items it wished to save from the Euclid Avenue property by September 19, 2011. See Exhibit G.
21. Commencing on or about November 19, 2011, Plaintiff through its private, independent demolition contractor demolished the structure located at the Euclid Avenue property.
22. Plaintiff paid its independent contractors *Four Thousand Three Hundred Nine Dollars and Ninety-Seven Cents (\$4,309.97)* for the aforesaid demolition work performed at the Euclid Avenue property.
23. On November 21, 2011, an invoice was created for the costs associated with demolition of the Euclid Avenue property. See Exhibit H.
24. Pursuant to Ohio Revised Code Section 715.261, Defendant owes to Plaintiff the amount of *Four Thousand Three Hundred Nine Dollars and Ninety-Seven Cents (\$4,309.97)*, together with interest from November 19, 2011, and Defendant has failed or refused to pay said amount.

### COUNT THREE

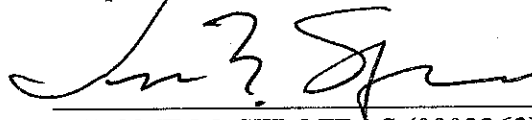
25. At all times relevant to this Complaint, Defendant was the title owner of record of the real property located at 21-23 East Grand Avenue, Springfield, Ohio 45505 (Parcel No.340-07-034-324-004), together with all improvements situated thereon (hereinafter referred to as "the Grand Avenue property").
26. Plaintiff issued a Notice of Violation and Order to Repair or Demolish on March 15, 2007, for a violation of Springfield Property Maintenance Code, ordering Defendant to bring the Grand Avenue property into Compliance. See Exhibit I.
27. Defendant failed to comply with the Order of March 15, 2007.
28. Plaintiff issued a second Notice of Violation and Orders to Repair or Demolish on April 2, 2007, for violations of the Springfield Property Maintenance Code, ordering Defendant to bring the Grand Avenue property into compliance. See Exhibit J.
29. Defendant failed to comply with the Order of April 2, 2007.

30. Plaintiff issued a Notice of Violation/Notice of Demolition to Defendant on May 14, 2007 notifying Defendant that Plaintiff would take action for the demolition of the structure on the Grand Avenue property and requesting that Defendant remove any items it wished to save from the Grand Avenue property by April 12, 2011.
31. Commencing on or about, March 15, 2011, Plaintiff through its private, independent contractor cleaned out the structure located at the Grand Avenue property.
32. Plaintiff paid its independent contractors *One Hundred Sixty-Five Dollars (\$165)* for the aforesaid cleaning work performed at the Grand Avenue property.
33. On March 15, 2011, an invoice was created for the costs associated with cleaning the Grand Avenue Property. See Exhibit K.
34. Commencing on or about April 11, 2011, Plaintiff through its private, independent demolition contractor demolished the structure located at the Grand Avenue property.
35. Plaintiff paid its independent contractors *Four Thousand Eighty Hundred Sixty-Six Dollars and Three Cents (\$4,866.03)* for the aforesaid demolition work performed at the Grand Avenue property.
36. On October 17, 2011, an invoice was created for the costs associated with demolition of the Grand Avenue Property. See Exhibit L.
37. Pursuant to Ohio Revised Code Section 715.261, Defendant owes to Plaintiff the amount of *Five Thousand Thirty-One Dollars and Three Cents (\$5,031.03)*, together with interest from October 17, 2011, and Defendant has failed or refused to pay said amount.

#### COUNT FOUR

38. Plaintiff incorporates, by reference, each and every allegation contained in Paragraphs 1-37.
39. As a direct result of Plaintiff's expenditure of funds for the total cost of demolition at the property. Defendants have been unjustly enriched at the expense of Plaintiff, the City of Springfield, in the amounts listed in Counts I, II, and III.
40. **This lawsuit is an attempt to collect a debt. Any and all information obtained be used for that purpose.**
41. **WHEREFORE**, Plaintiff demands judgment against Defendant, Johncar Investments, LLC, for the total amount of *Thirteen Thousand Seven Hundred Two Dollars and Forty-One Cents (\$13,702.41)*, together with interest from the dates the expenses were incurred, and the costs of this action, and such other relief as this Court may deem appropriate.

Respectfully submitted,



JEROME M. STROZDAS (0003263)

Law Director

The City of Springfield, Ohio

76 East High Street

Third Floor

Springfield, OH 45502

(937) 324-7351,

[jstrozdas@ci.springfield.oh.us](mailto:jstrozdas@ci.springfield.oh.us)

MICHAEL DEWINE

OHIO ATTORNEY GENERAL

/s/ 

ASHON L. MCKENZIE (0087049)

AARON W. JOHNSTON (0076764)

Assistant Attorneys General

150 E. Gay Street, 16<sup>th</sup> Floor

Columbus, Ohio 43215-3428

(614) 644-7657,

[Ashon.McKenzie@ohioattorneygeneral.gov](mailto:Ashon.McKenzie@ohioattorneygeneral.gov)

[Aaron.Johnston@ohioattorneygeneral.gov](mailto:Aaron.Johnston@ohioattorneygeneral.gov)

THE CITY OF SPRINGFIELD, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE ENFORCEMENT DIVISION



**NOTICE OF VIOLATION AND ORDERS TO  
REPAIR OR DEMOLISH**

February 23, 2011

JOHNCAR INVESTMENTS LLC  
29355 SCHELL COVE

LAGUNA NIGUEL, CA92677

RE: 1321-1323 MOUND ST

PROPERTY ID. #: 340-07-028-208-001  
CASE NO: - 10-00006669

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

**NOTICE**

***FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.***

**OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.**

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail jharmon@ci.springfield.oh.us





Page 2

JOHNCAR INVESTMENTS LLC

February 23, 2011

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 3) \$225 for a premises with three dwelling units
- 4) \$250 for a premises with four dwelling units
- 5) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

Joshua Harmon, Manager  
Code Enforcement Division  
76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail jharmon@ci.springfield.oh.us



THE CITY OF SPRINGFIELD, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO  
REPAIR OR DEMOLISH

March 02, 2011.

JOHNCAR INVESTMENTS LLC  
29355 SCHELL COVE

LAGUNA NIGUEL, CA92677

RE: 1321-1323 MOUND ST

PROPERTY ID. #: 340-07-028-208-001  
CASE NO: - 10-00006669

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

***FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.***

**OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.**

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

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Page 2

JOHNCAR INVESTMENTS LLC

March 02, 2011

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
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- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

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**CITY OF SPRINGFIELD  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE ENFORCEMENT DIVISION**

April 04, 2011

JOHNCAR INVESTMENTS LLC  
29355 SCHELL COVE

LAGUNA NIGUEL, CA 92677

Re: **1321-1323 MOUND ST**  
**Springfield, Ohio**

Dear JOHNCAR INVESTMENTS LLC

A recent reinspection revealed that you have not complied with a City Order to repair or demolish the above referenced structure. The purpose of this letter is to notify you that the City is now taking action to have the structure demolished.

Please remove any items from the property that you wish to save prior to **April 12, 2011**. Any items remaining on or after that date will be considered abandoned and treated as such.

Springfield Codified Ordinance section 1322.03 states that any owner who has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspection(s) shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 3) \$225 for a premises with three dwelling units
- 4) \$250 for a premises with four dwelling units
- 5) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

If you have any questions, call **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

Joshua Harmon, Manager  
Code Enforcement Division

76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail: [jharmon@ci.springfield.oh.us](mailto:jharmon@ci.springfield.oh.us)



THE GENERAL CONTRACTORS COMPANY  
1647 W. PLEASANT ST., SPRINGFIELD, OHIO 45506  
(937)323-7717

CITY OF SPRINGFIELD OHIO  
ATTN: CODE ENFORCEMENT  
76 EAST HIGH ST. 2nd FLOOR  
SPRINGFIELD, OHIO 45501

OCT. 17, 2011

INVOICE:

ROSE OK GRAD TSK  
SEWER TSK FINAL TSK

PRIMARY STRUCTURE: \$3,554.49  
BASEMENT REMOVAL: \$531.92

AT 1321-1323 MOUND ST., SPRINGFIELD.

COMPLETED ON OCT. 17, 2011.

P.O. #111452

COPY OF NOTICE TO PROCEED INCLUDED.

AMOUNT DUE THIS INVOICE:-----\$4,086.41

THANK YOU.

CODE ENFORCEMENT DIVISION

Checked By: TSK R.W. SPN  
Charge To: [Signature]

Division Approval [Signature]

Dept. Approval [Signature]

|  |                     |
|--|---------------------|
| ACT. # _____                               | IDIS Approval Stamp |
| Dept. Head Approval <u>[Signature]</u>     |                     |
| App. Date _____                            | PO# <u>111452</u>   |
| Acct. # Project <u>740027 - 4070 (349)</u> |                     |
| IDIS Voucher # _____                       | IDIS Approved _____ |
| HTF Entered _____                          | Payment Date _____  |



THE CITY OF SPRINGFIELD, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO  
REPAIR OR DEMOLISH

July 25, 2011

JOHNCAR INVESTMENTS LLC  
29355 SHELL COVE

LAGUNA NIGUEL, CA92677

RE: 640 W EUCLID AVE

PROPERTY ID. #: 340-06-004-414-016  
CASE NO: - 11-00004766

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

***FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.***

**OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.**

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

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E-mail jharmon@ci.springfield.oh.us





Page 2

JOHNCAR INVESTMENTS LLC

July 25, 2011

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
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This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

Joshua Harmon, Manager  
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THE CITY OF SPRINGFIELD, OHIO  
 DEPARTMENT OF COMMUNITY DEVELOPMENT  
 CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO  
 REPAIR OR DEMOLISH

August 02, 2011

JOHNCAR INVESTMENTS LLC  
 29355 SHELL COVE

LAGUNA NIGUEL, CA92677

RE: 640 W EUCLID AVE

PROPERTY ID. #: 340-06-004-414-016  
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Page 2

JOHNCAR INVESTMENTS LLC

August 02, 2011

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- 3) \$225 for a premises with three dwelling units
- 4) \$250 for a premises with four dwelling units
- 5) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

Joshua Harmon, Manager  
Code Enforcement Division  
76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail [jharmon@ci.springfield.oh.us](mailto:jharmon@ci.springfield.oh.us)



**CITY OF SPRINGFIELD  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE ENFORCEMENT DIVISION**

September 12, 2011

JOHNCAR INVESTMENTS LLC  
29355 SHELL COVE

LAGUNA NIGUEL, CA 92677

Re: 640 W EUCLID AVE  
Springfield, Ohio

Dear JOHNCAR INVESTMENTS LLC

A recent reinspection revealed that you have not complied with a City Order to repair or demolish the above referenced structure. The purpose of this letter is to notify you that the City is now taking action to have the structure demolished.

Please remove any items from the property that you wish to save prior to **September 19, 2011**. Any items remaining on or after that date will be considered abandoned and treated as such

Springfield Codified Ordinance section 1322.03 states that any owner who has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspection(s) shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 3) \$225 for a premises with three dwelling units
- 4) \$250 for a premises with four dwelling units
- 5) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

If you have any questions, call **Code Enforcement Officer SCOTT KNISLEY** at 324-7385.

Joshua Harmon, Manager  
Code Enforcement Division

76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail: jharmon@ci.springfield.oh.us

EXHIBIT

G

INGAD-Bayonne, N. J.



THE GENERAL CONTRACTORS COMPANY  
1647 W. PLEASANT ST., SPRINGFIELD, OHIO 45506  
(937)323-7717

CITY OF SPRINGFIELD OHIO  
ATTN: CODE ENFORCEMENT  
76 EAST HIGH ST. 2nd FLOOR  
SPRINGFIELD, OHIO 45501

NOV. 21, 2011

INVOICE:

PRIMARY STRUCTURE: \$3,043.39  
BASEMENT REMOVAL: \$1,266.58

AT 640 W. EUCLID AVE., SPRINGFIELD.

COMPLETED ON NOV. 19, 2011.

P.O. #111582

COPY OF NOTICE TO PROCEED INCLUDED.

NOTE TSK GRADE TSK  
SEWER TSK FINAL TSK

AMOUNT DUE THIS INVOICE:-----\$4,309.97

THANK YOU.  
CODE ENFORCEMENT DIVISION

Checked by: TSK  
Chdrg to: TSK

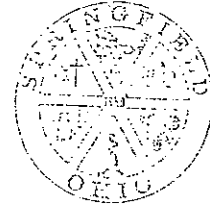
Division Approval

Dept. Approval

|   |                     |
|---|---------------------|
| ACT. # _____                            | IDIS Approval Stamp |
| Dept. Head Approval _____               | _____               |
| App. Date _____                         | PO# <u>111582</u>   |
| Acct. # Project <u>20022-4072 (849)</u> |                     |
| IDIS Voucher # _____                    | IDIS Approved _____ |
| ITE Entered _____                       | Payment Date _____  |



CITY OF SPRINGFIELD  
DEPARTMENT OF ENGINEERING & PLANNING  
CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO  
REPAIR OR DEMOLISH

March 15, 2007

JOHNCAR INVESTMENTS LLC  
13709 INGLEWOOD AVE

HAWTHORNE, CA90250

RE: 21-23 E GRAND AVE

PROPERTY ID. #: 340-7-34-324-4  
CASE NO: 07-00-00208

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

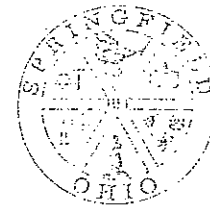
*FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.*

**OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.**

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

76 E High St. Springfield, Ohio-45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail [dweber@ci.springfield.oh.us](mailto:dweber@ci.springfield.oh.us)





Page 2

JOHNCAR INVESTMENTS LLC

March 15, 2007

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
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- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact Code Enforcement Officer Joshua Harmon at 324-7385.

A handwritten signature in black ink, appearing to read "Daryl Weber", is written over a circular stamp.

Daryl Weber, Manager  
Code Enforcement Division

76 E High St. Springfield, Ohio 45502  
Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail [dweber@ci.springfield.oh.us](mailto:dweber@ci.springfield.oh.us)



CITY OF SPRINGFIELD  
DEPARTMENT OF ENGINEERING & PLANNING  
CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO  
REPAIR OR DEMOLISH

April 02, 2007

JOHNCAR INVESTMENTS LLC  
4415 145TH ST

LAWNDALE, CA90260

RE: 21-23 E GRAND AVE

PROPERTY ID. #: 340-7-34-324-4  
CASE NO: - 07-00000288

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

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Page 2

JOHNCAR INVESTMENTS LLC

April 02, 2007

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Daryl Weber, Manager  
Code Enforcement Division

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Phone # (937) 324-7385 Fax # (937) 328-3558  
E-mail [dweber@ci.springfield.oh.us](mailto:dweber@ci.springfield.oh.us)

566224

**STATEMENT** DATE 3-15-11 TERMS

TO City of Spfld. Code Enforcement Development  
ADDRESS 716 East High St.  
Springfield OH 45502

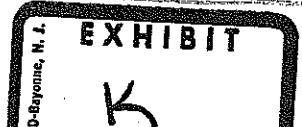
IN ACCOUNT WITH Owens Enterprise / Brad Owens  
4459 S-Rt 4  
Mechanicsburg OH 43044

|           |                        |     |    |
|-----------|------------------------|-----|----|
| 420       | N. Florene (cleanout)  | 120 | 00 |
| 448       | E. Grand (cleanout)    | 95  | 00 |
| 234-230   | S. Southern (cleanout) | 120 | 00 |
| 479       | Rear Selma (cleanout)  | 49  | 00 |
| 324-320   | Selma (cleanout)       | 195 | 00 |
| 1013-1015 | Linden (cleanout)      | 80  | 00 |
| 21-23     | Grand (cleanout)       | 165 | 00 |
|           | total                  | 824 | 00 |

DC5812

ACT. # 2009 FUND  
 IDIS Approval Stamp **\$ 284.00**  
 Dept. Head Approval *M.A.*  
 App. Date 3-18-2011 PO# 110651  
 Acct. # Project 132009-4030 (9930)  
 IDIS Voucher # 131873 IDIS Approved  
 HTE Entered \_\_\_\_\_ Payment Date \_\_\_\_\_

**CODE ENFORCEMENT DIVISION** **\$440.00**  
 Checked By: *RLW* TSK  
 Charge To: 740001-4030 PO# 110651  
 Division Approval *CHH*  
 Dept. Approval \_\_\_\_\_



THE GENERAL CONTRACTORS COMPANY  
1647 W. PLEASANT ST. SPRINGFIELD, OHIO 45501  
(937)325-7717

CITY OF SPRINGFIELD OHIO  
ATTN: CODE ENFORCEMENT  
75 EAST HIGH ST. 2ND FLOOR  
SPRINGFIELD, OHIO 45502

RE: [Faint text]  
[Faint text]  
[Faint text]  
[Faint text]  
[Faint text]  
[Faint text]  
[Faint text]  
[Faint text]

**CODE ENFORCEMENT DIVISION**

Checked by: RAW TSK  
Charge Id: 1740001-4070 PO# 110823  
Division Approval: [Signature]  
Dept. Approval: [Signature]

WATER [Signature] SEWER [Signature]  
WATER [Signature] SEWER [Signature]

