

IN THE FRANKLIN COUNTY MUNICIPAL COURT
ENVIRONMENTAL DIVISION
COLUMBUS, OHIO

CITY OF COLUMBUS, OHIO
% Zach Klein
Columbus City Attorney, Zone Initiative
375 South High Street, 17th Floor
Columbus, Ohio 43215,

Plaintiff,

v.

JUZI CUI (AKA JIZI CUI)
193 N. Magnolia Avenue, Apt A
Anaheim, California 92801

and

**HEIRS OR DEVISEES OF
JUZI CUI (AKA JIZI CUI)**
193 N. Magnolia Avenue, Apt A
Anaheim, California 92801

and

ESTATE OF JIZI CUI
% Richard Wolney, Ancillary Administrator
5728 Eaglesham Way
Westerville, Ohio 43081

and

**RICHARD WOLNEY,
ADMINISTRATOR OF THE
ESTATE OF JIZI CUI**
5728 Eaglesham Way
Westerville, Ohio 43081

and

MIA LANCASTER
Address Unknown

and

Case No.

JUDGE STEPHANIE MINGO

**VERIFIED COMPLAINT
FOR INJUNCTIVE RELIEF**

TRENT EVERHART
Address Unknown

and

SHAUN DILLON
Address Unknown

and

CHARLES LOVEJOY
Address Unknown

and

JOSEPH CURMODE, JR.
Address Unknown

and

LISA BARBEAU
Address Unknown

and

JOSEPH CURMODE, III
Address Unknown

and

DUANE DERWACTER
Address Unknown

and

SUSAN PRAITHER
Address Unknown

and

JOE LANDIS
Address Unknown

and

SCOTT SOHA

Address Unknown :
and :
CLINT SMITH :
Address Unknown :
and :
CHRISTOPHER LIEB :
Address Unknown :
and :
CHERYL BROOKS SULLIVAN :
FRANKLIN COUNTY TREASURER :
373 S. High Street, 17th Floor :
Columbus, Ohio 43215 :
and :
REAL PROPERTY LOCATED AT: :
4560 Hilton Corporate Drive :
Columbus, Ohio 43232 :
Defendants. :

Parcel No. 010-118862-00

1. This complaint concerns enforcement of Ohio Revised Code (hereinafter “R.C.”) Chapter 3767 *et seq.*, Titles 7, 25, 33, 41, 45 and 47 (including Building or Housing Codes as applicable) of the Columbus City Code so as to be within the exclusive jurisdiction of the Environmental Division of the Franklin County Municipal Court pursuant to R.C. § 1901.181.
2. Plaintiff has standing pursuant to R.C. §§ 713.13 and 715.30 to bring an action seeking an injunction to prevent violations of its housing ordinances of the City of Columbus, Ohio.
3. The Court has personal jurisdiction over the individual Defendant pursuant to R.C. §2307.382(A)(8) since the basis of this complaint is real property situated in Franklin County, Ohio.

4. The Court is a proper venue pursuant to Civ.R. 3(C)(5), since the subject of the action is real property situated in Franklin County, Ohio.

PARTIES

5. Plaintiff, Columbus, Ohio, is a municipal corporation organized under the Constitution and laws of the State of Ohio as well as the Charter, ordinances, and codes of the City of Columbus, Ohio. Zach Klein is the duly elected City Attorney for the City of Columbus, Ohio and brings this action in his official capacity.

6. Juzi Cui (aka Jizi Cui) is the owner, occupant, and/or interested party of the Premises, holding an interest by virtue of a Fiduciary Deed recorded with the Franklin County Recorder's Office, Instrument Number 201703310043569, and is an individual/entity in charge, care and control of the Premises.

7. Heirs or Devisees of Juzi Cui (aka Jizi Cui) is the owner, occupant, and/or interested party of the Premises, holding an interest by virtue of a Fiduciary Deed recorded with the Franklin County Recorder's Office, Instrument Number 201703310043569, and is an individual/entity in charge, care and control of the Premises.

8. Estate of Jizi Cui is the owner, occupant, and/or interested party of the Premises, holding an interest by virtue of a Fiduciary Deed recorded with the Franklin County Recorder's Office, Instrument Number 201703310043569, and is an individual/entity in charge, care and control of the Premises.

9. Richard Wolney, Administrator of the Estate of Jizi Cui has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Numbers 202105040078843, 202105040078844, 202105040078845, 202105040078846, 202105040078851, 202105040078852, 202105040078853, 202105040078854,

202105040078878, 202105040078879, 202105040078880, 202105040078881, and 202105040078882, which could be adversely affected by this action.

10. Mia Lancaster has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078843, which could be adversely affected by this action.

11. Trent Everhart has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078844, which could be adversely affected by this action.

12. Shaun Dillon has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078845, which could be adversely affected by this action.

13. Charles Lovejoy has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078846, which could be adversely affected by this action.

14. Joseph Curmode, Jr. has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078851, which could be adversely affected by this action.

15. Lisa Barbeau has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078852, which could be adversely affected by this action.

16. Joseph Curmode, III has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078853, which could be adversely affected by this action.

17. Duane Derwacter has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078854, which could be adversely affected by this action.

18. Susan Praither has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078878, which could be adversely affected by this action.

19. Joe Landis has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078879, which could be adversely affected by this action.

20. Scott Soha has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078880, which could be adversely affected by this action.

21. Clint Smith has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078881, which could be adversely affected by this action.

22. Christopher Lieb has a mortgage interest in the property, as filed with the Franklin County Recorder's Office, Instrument Number 202105040078882, which could be adversely affected by this action.

23. Cheryl Brooks Sullivan is the duly elected, sworn, and serving Treasurer of Franklin County, Ohio, and may claim an interest in the property for unpaid and future taxes. This interest could be adversely affected by this action.

24. The real property that is the subject matter of this complaint is located at 4560 Hilton Corporate Drive, Columbus, Ohio 43232 known as Franklin County Permanent Parcel

No. 010-118862-00, (hereinafter “the Premises”), situated in the City of Columbus, Franklin County, Ohio. This action is also *in rem* with respect to the Premises.

FACTS

25. Juzi Cui (aka Jizi Cui), Heirs or Devisees of Juzi Cui (aka Jizi Cui) and Estate of Jizi Cui have been the property owners of record of the Premises since March 31, 2017.

26. On or about June 21, 2019, Property Maintenance Inspector Jacklyn Martin (hereinafter “Martin”), of the Department of Development’s Code Enforcement Division had reason to and inspected the Premises and observed violations of the Columbus City Code as listed in Exhibit A.

27. Martin issued Columbus City Code Violation Notice 19475-09157 to Defendant detailing violations of the Columbus Health, Safety and Sanitation Code, Title 7.

28. Columbus City Code Violation Notice 19475-09157 stated that the violations needed to be corrected within five (5) days of service of the order, unless an extension was granted.

29. On or about October 31, 2019, Martin re-inspected the property and observed additional violations of the Columbus City Code as listed in Exhibit A.

30. Martin issued Columbus City Code Violation Notice 19450-02712, Zoning Code Violation Notice 19470-07660 and Graphics Code Violation Notice 19470-07644 to Defendant detailing violations of the Columbus Zoning Code, Title 33, the Columbus Housing and Nuisance Abatement Codes, Titles 45 and 47.

31. Columbus City Code Violation Notice 19450-02712 stated that the violations needed to be corrected within 30 days of service of the order, unless an extension was granted.

32. Zoning Code Violation Notice 19470-07660 stated that the violations needed to be corrected within 20 days of service of the order, unless an extension was granted.

33. Graphics Code Violation Notice 19470-07644 stated that the violations needed to be corrected within 30 days of service of the order, unless an extension was granted.

34. On or about June 25, 2021, Martin re-inspected the property and found that the property was still not in compliance with the Columbus City Code as stated in Martin's attached Affidavit. *(See attached Plaintiff's Exhibit A.)*

35. On or about August 24, 2020, Firefighter Kelvin Turner (hereinafter "Turner"), of the Fire Prevention Bureau had reason to and inspected the Premises and observed violations of the Ohio Building Code and the Ohio Administrative Code (Ohio Fire Code).

36. Turner issued Columbus City Citation and Order to Remedy Q0G65E4 to Defendant detailing violations of the Ohio Building Code and the Ohio Fire Code. *(See attached Plaintiff's Exhibit B.)*

37. On or about October 20, 2020, Turner re-inspected the Premises and observed violations of the Ohio Building Code and the Ohio Fire Code.

38. Turner issued Columbus City Citation and Order to Remedy 50RXLZ3to Defendant detailing violations of the Ohio Building Code and the Ohio Fire Code. *(See attached Plaintiff's Exhibit C.)*

39. On or about November 9, 2020, Turner re-inspected the Premises and observed violations of the Ohio Building Code and the Ohio Fire Code.

40. Turner issued Columbus City Citation and Order to Remedy 30H0TBH to Defendant detailing violations of the Ohio Building Code and the Ohio Fire Code. *(See attached Plaintiff's Exhibit D.)*

41. On or about January 21, 2021, Turner re-inspected the Premises and observed violations of the Ohio Building Code and the Ohio Fire Code.

42. Turner issued Columbus City Citation and Order to Remedy N0LAZEQ to Defendant detailing violations of the Ohio Building Code. *(See attached Plaintiff's Exhibit E.)*

43. On or about April 22, 2021, Turner sent Defendant a City Attorney Referral Notice V0M2R0M to notify Defendant that they had failed to comply with the previous Citation and Orders to Remedy. *(See attached Plaintiff's Exhibit F.)*

44. An inspection conducted by the Department of Building and Zoning Services, Building Compliance Section, and the following violations were observed violations of Columbus City Code listed in Exhibit G.

45. As a result of the inspection, Building Order/Notice of Unsafe Building Number UNSF180031 (hereinafter "the Building Order") was issued to Defendant detailing violations of the Columbus City Code, Title 41.

46. On or about July 29, 2021, Building Inspector Austyn Brown re-inspected the property and found that the property was still not in compliance with Columbus City Codes as stated in Brown's attached Affidavit. *(See attached Plaintiff's Exhibit H.)*

47. Plaintiff asserts that these orders were not appealed or complied.

CLAIM FOR RELIEF

48. Plaintiff incorporates the preceding paragraphs 1 through 47 as if fully incorporated herein.

49. By reason of the foregoing, the Premises, in its non-compliant state, does not comply with the provisions of the Columbus Health, Safety and Sanitation Code-Title 7, Columbus Fire Prevention Code- Title 25, Columbus Zoning Code-Title 33, Columbus Building

Code- Title 41, and Columbus Nuisance Abatement Codes-Title 45 and/or Title 47 or with the provisions of the Ohio Building Code and Ohio Fire Code.

50. By reason of the foregoing, the Premises, in its non-compliant state, constitutes a public nuisance as defined in R.C. § 3767.41(A)(2)(a) and Columbus City Code § 4703.01(F), § 4501.275 and § 4101.16.

51. Defendant(s) have a duty to abate the nuisance at 4560 Hilton Corporate Drive, Columbus, Ohio 43232 by bringing the property into compliance with the Columbus and Ohio Building Codes, Ohio Fire Code, Columbus Health, Safety and Sanitation Code, and the Columbus Housing, Zoning and Nuisance Abatement Codes.

JUDGMENT AND RELIEF DEMANDED

WHEREFORE, Plaintiff demands judgment as follows:

Code Violations

1. A determination that the Premises violates Columbus City Codes Title 7, Title 25, Title 33, Title 41, Title 45, Title 47, Chapter 1301:7-7 of the Ohio Fire Code Chapter, the Ohio Building Code and/or O.R.C. § 3767.41.
2. An order requiring the defendant(s) and any successor(s) in interest or title to bring the Premises into compliance with any and all applicable provisions of the Columbus City Code and/or Ohio Revised Code.
3. An order preliminarily and permanently enjoining the defendant(s) and any successor(s) in interest or title from further violating any and all applicable provisions of the Columbus City Code and/or Ohio Revised Code at the Premises.

Public Nuisance

4. A determination that the Premises constitutes and be declared a public nuisance as defined by C.C.C. §§ 4101.16, 4501.275, 4703.01(F) and/or O.R.C. § 3767.41(A)(2).
5. An order preliminarily and permanently enjoining the defendant(s) and any successor(s) in interest or title from maintaining a public nuisance at the Premises.
6. An order preliminarily and permanently enjoining the defendant(s) from maintaining a public nuisance within the territorial limits of Franklin County, Ohio.

Plaintiff to Abate

7. Authorize Plaintiff, Plaintiff's agent pursuant to O.R.C. § 715.261(E), and/or Plaintiff's private contractor to enter onto the Premises and perform abatement activity pursuant to C.C.C. §§ 4109.06, 4509.06, 4701.08, R.C. §§ 715.26 and/or 715.261, including, but not limited to, demolishing any and all structures located on the Premises.
8. Authorize Plaintiff, and/or its agent pursuant to O.R.C. § 715.261(E), to recover the total cost of abatement activity pursuant to C.C.C. §§ 4109.06, 4509.06, 4701.08, and/or R.C. §§ 715.261(B) including, but not limited to: (1) certifying the costs to the county auditor for placement as a charge upon the Premises' tax list, (2) commencing a civil action, and (3) filing a lien on the Premises and pursuing a foreclosure action for a minimum bid equal to the sum of the taxes, penalties, interest, costs, assessments, total cost of abatement activity and any associated court costs and interest.

Receivership

9. Appoint a receiver, pursuant to O.R.C. §§ 1901.131, 2735.01 and/or 3767.41(C)(3).
10. Authorize said receiver to do any and all acts as the Court deems necessary pursuant to O.R.C. §§ 2735.04 and/or 3767.41 including, but not limited to: (1) repairing or renovating

any and all structures on the Premises, (2) demolishing any and all structures on the Premises, and (3) selling the Premises free and clear of any and all liens.

11. Tax as court costs, or otherwise treat as an administrative expense of this matter, pursuant to O.R.C. §§ 2735.04 and/or 3767.41, any funds that are expended by or on behalf of the receiver.
12. Declare, through an enforceable order, that any and all courts costs and administrative expenses of this matter shall have priority over any and all preexisting liens upon the Premises.

Additional Relief

13. An award of Plaintiff's costs and attorney's fees payable by defendant(s).
14. All such further equitable and other relief as the Court determines Plaintiff to be entitled.

Respectfully submitted,

**CITY OF COLUMBUS, DEPARTMENT OF LAW
ZACH KLEIN, CITY ATTORNEY**



Christopher C. Clark (0096257)
Assistant City Attorney
375 S. High Street, 17th Floor
Columbus, Ohio 43215
Phone: 614-645-5670
Fax: 614-645-6548
ccclark@columbus.gov
Attorney for Plaintiff City of Columbus

AFFIDAVIT

CODE ENFORCEMENT

Now comes **Jacklyn Martin** who being first duly cautioned and sworn, stating that I have personal knowledge of the facts contained in this affidavit and that I am competent to testify to the matters stated herein, and state as follows:

- 1.) I am currently employed by the City of Columbus, Department of Development as a Property Maintenance Inspector. I have been employed with the City of Columbus Code Enforcement Division **3.5** years.
- 2.) In my capacity as a Property Maintenance **Inspector**, I had reason to inspect the property located at **4560 Hilton Corporate Dr.** Columbus, Ohio, **43232**, Parcel Number **010118862**. The date of my original inspection was **6/21/2019**.
- 3.) During the course of the inspection, I witnessed the following violations of the Columbus City Code:
709.03 – High grass and/or noxious weeds on the premises.
707.03 – Solid waste on the premises including trash and debris.
- 4.) As a result of these violations, Order **19475-09157** was issued.
- 5.) I re-inspected the aforementioned property on **10/31/2019** and found the following violations:
4707.03 – Property is not secured in accordance with Columbus City Code standards.
709.03 – High grass and/or noxious weeds on the premises.
707.03 – Solid waste on the premises including trash and debris.
4525.11 – Exposed bare wood present on multiple areas of the siding; Damaged fascia present on multiple areas of the structure.
4525.08 – Multiple sections of rain carriers are missing and/or damaged.
4525.14 – Damaged brick present at the main entrance.
4525.13 – Privacy fence located on the premises has multiple damaged sections.
3312.37 – Parking or keeping untagged or otherwise inoperable motor vehicles.
3305.01 – Storage of inoperable motor vehicles and box trailer without zoning clearance.
3381.09 – Multiple abandoned graphics are located on the premises and structure.
- 6.) As a result of these violations, Orders **19450-02712**, **19470-07660**, and **19470-07644** were issued.
- 7.) I re-inspected the aforementioned property on **6/25/2021** and found the following violations:
4707.03 – Property is not secured in accordance with Columbus City Code standards.
709.03 – High grass and/or noxious weeds on the premises.
4525.11 – Exposed bare wood present on multiple areas of the siding; Damaged fascia present on multiple areas of the structure.
4525.08 – Multiple sections of rain carriers are missing and/or damaged.
4525.14 – Damaged brick present at the main entrance.
4525.13 – Privacy fence located on the premises has multiple damaged sections.
3312.37 – Parking or keeping untagged or otherwise inoperable motor vehicles.
3305.01 – Storage of inoperable motor vehicles and box trailer without zoning clearance.

EXHIBIT

tabbles

A

3381.09 – Multiple abandoned graphics are located on the premises and structure.

FURTHER AFFIANT SAYETH NAUGHT.



Jacklyn Martin, Property Maintenance **Inspector**

Sworn to and Subscribed in my presence this 7 day of July, 2021.

By: _____, Notary Public



CASSONDRA L. SCURLOCK
Notary Public, State of Ohio
My Commission Expires
05-14-2024

Jeffrey Happ
Fire Chief



August 24, 2020

Citation and Order to Remedy

Reference Number: Q0G65E4

Facility ID Number 008807

FORT RAPIDS INDOOR WATERPARK -
4560 HILTON CORPORATE DR

FORT RAPIDS
MR. CUI JUZI
3137 W OLYMPIC BLVD. 143
LOS ANGELES, CA 90006

FORT RAPIDS
MR. DAN JR. SHEERAN
605 S FRONT ST 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. RICH WOLNEY
5728 EAGLESHAM DR
WESTERVILLE, OH 43081

FORT RAPIDS
MR. MIKE SEMON
605 S FRONT 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. DAN SHEERAN
605 S FRONT 200
COLUMBUS, OH 43215

Known as the owner, lessee, agent, occupant or operator of the property described herein and/or being responsible for compliance with the OHIO FIRE CODE (OFC) as it relates thereto, notice is hereby given to the persons whose names are inscribed above as follows:

The Columbus Division of Fire conducted an inspection of the above referenced premise on August 24, 2020 by Fire Inspector Kelvin R. Turner, Certificate Number 2027. The Inspector found that there is reason to believe that you violated the Ohio Administrative Code (OAC) know as the Ohio Fire Code (OFC) as described below and, therefore, pursuant to the Ohio Revised Code Sections (R.C.) 3737.42, 3737.43 and 3737.51 a civil penalty has been assessed against you for each such violation as follows:

Civil penalty of \$1,000.00 is assessed for each violation. A penalty of \$100.00 shall be assessed for each day the violation continues after the re-inspection date.

Violation Code	Article	Count
#1 901.6.1 Standards		0

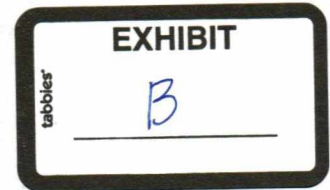
"Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule"

09/02/2020 07:38:01 20003

Location: Entire Building

Description: The sprinkler and alarm system is out of service. There are several broken pipes in the sprinkler system causing it to be out of service.

Corrective Action: Repair the sprinkler as directed in NFPA 25. Repair alarm as directed in NFPA 72.



#2 311.2.2 Fire protection

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"Fire alarm, sprinkler and stand-pipe systems shall be maintained in an operable condition at all times. Exceptions:1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.2. Where approved by the fire chief, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons."

09/02/2020 07:40:55 20003

Location: Entire complex

Description: The alarm, sprinkler, and standpipe system is out of service. The building is full of combustible and debris.

Corrective action: Repair the alarm, sprinkler, and standpipe systems. Remove all combustibles and debris throughout the structure.

#3 311.3 Removal of combustibles

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"Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove there from all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings."

09/02/2020 07:42:30 20003

Location: Entire building

Description: Combustible and hazardous materials

Corrective action: Remove all combustibles and hazardous materials throughout the structure.

#4 311.2.3 Fire separation

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"Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained. Openings, joints, and penetrations in fire-resistance rated assemblies shall be protected in accordance with rule 1301:7-7-07 of the Administrative Code."

09/02/2020 07:44:20 20003

Location: Entire building

Description: All fire doors, meeting rooms, and hotel room doors are in the open position which promotes the spread of fire. Ceiling tiles are missing throughout the office areas causing the sprinkler heads to be ineffective.

Corrective action: Close all doors and replace all ceiling tiles.

#5 311.5 Placards

0

Any vacant or abandoned buildings or structures determined to be unsafe pursuant to paragraph (J)(110) of rule 1301:7-7-01 of the Administrative Code relating to structural or interior hazards shall be marked as required by paragraphs (K)(5)(a)(311.5.1) to (K)(5)(e)(311.5.5) of this rule

09/02/2020 07:46:26 20003

Location: On the front of the structure visible from the street and side of each entrance

Description: Place placards on the building

Corrective action: Apply the placards to the structure according to paragraphs (K)(5)(a)(311.5.1) to (K)(5)(e)(311.5.5) of the Ohio Fire Code.

#6 912.4 Access

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"Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of paragraph (L)(5)(912.5) of this rule and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times."

09/02/2020 07:48:05 20003

Location: South side of the building in three areas

Description: Trees and bushes are preventing direct access to the FDC's

Corrective action: Clear the area around the FDC's (Fire Department Connection)

#7 311.4 Removal of hazardous materials

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Persons owning or having charge or control of a vacant building containing hazardous materials regulated by rule 1301:7-7-50 of the Administrative Code shall comply with the facility closure requirements of paragraph (A)(6)(5001.6) of rule 1301:7-7-50 of the Administrative Code

09/02/2020 07:49:24 20003

Location: Entire building

Description: Numerous hazardous material within the building

Corrective action: Remove all hazardous material from the structure.

Therefore, by order of Columbus Division of Fire, you are hereby ORDERED to remedy and abate the above violation(s) of the Ohio Fire Code. You shall immediately and without delay take all necessary actions to correct the Violation(s) noted above. The above property is subject to further inspection by the Columbus Division of Fire and any other agents as deemed necessary to ensure compliance. You are ordered to correct these violation(s) within 30 days.

An Inspection shall be conducted on or about 10/19/2020, to verify compliance pertaining to this Citation and Order. Failure to comply with this Citation and Order (ORC 3737.41) shall result in immediate legal action by the Columbus Division of Fire to gain full compliance in conjunction with the City of Columbus Prosecutor's Office.

Those sections of the Revised Code pertaining particularly to the issuance of the process of this citation, together with penalties, are set forth below or are attached to this Citation.

Take notice that R.C. 3737.42(C) requires the Responsible Person to post this Citation or a copy or copies thereof at or near each place of violation. Failure to prominently post this Citation shall, in accordance with R.C. 3737.51(E), result in the assessment of an additional civil penalty of not more than one thousand dollars (\$1,000) for each posting violation.

You are further notified that you are entitled to an appeal hearing before the Ohio Board of Building Appeals (BBA) 6606 Tussing Road, Reynoldsburg, Ohio 43068, 614-644-2616, if you request for such hearing is received in the office of the BBA within (30) days after receipt of this citation. Your written request must be postmarked or actually filed with the BBA within thirty (30) days after receipt of this citation. A copy of this citation shall be attached to your request. At such hearing, you may: 1) present your position, arguments, or contentions in writing; or 2) appear in person or by your attorney and you may present evidence and examine witnesses for or against you. To request an appeal hearing, send a written request to the BBA at 6606 Tussing Rd. Reynoldsburg, Ohio 43068 along with a check or money order for \$200.00 made payable to "Treasure, State of Ohio" to the BBA's address specified above. This Order is not intended to be a complete listing of all violations of the City of Columbus or OFC at this location and compliance with the Order does not necessarily mean that the location will not be subject to further enforcement actions. Communication relative to the Citation and Order to Remedy shall be directed to the Fire Prevention Bureau at 614-645-7641.

Witness my signature at 3639 Parsons Ave. Columbus, Ohio 43207 on this date Mon Aug 24, 2020.

Kelvin R. Turner

FF Turner, Kelvin R State Cert# 2027
Fire Prevention Bureau

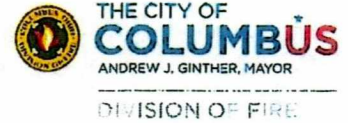
cc:

David Walton, Bureau Chief, Columbus Division of Fire

State Fire Marshall Office

- Delivery Method: US Mail
- Certified Mail ✓
- Hand Delivery ✓
- Posted ✓

Jeffrey Happ
Fire Chief



October 20, 2020

Citation and Order to Remedy

Reference Number: 50RXLZ3

Facility ID Number 008807

FORT RAPIDS INDOOR WATERPARK -
4560 HILTON CORPORATE DR

FORT RAPIDS
MR. CUI JUZI
3171 W OLYMPIC BLVD. 143
LOS ANGELES, CA 90006

FORT RAPIDS
MR. RICH WOLNEY
5728 EAGLESHAM DR.
WETERVILLE, OH 43081

FORT RAPIDS
MR. DAN SHEERAN
605 S FRONT 200
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Civil penalty of \$1,000.00 is assessed for each violation. A penalty of \$100.00 shall be assessed for each day the violation continues after the re-inspection date.

Violation Code	Article	Count
#1 901.6.1 Standards		0

Recheck violation record auto-generated from inspection on 08/24/2020.

"Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule"

09/02/2020 07:38:01 20003

Location: Entire Building

Description: The sprinkler and alarm system is out of service. There are several broken pipes in the sprinkler system causing it to be out of service.



Corrective Action: Repair the sprinkler as directed in NFPA 25. Repair alarm as directed in NFPA 72.

#2 311.2.2 Fire protection

0

Recheck violation record auto-generated from inspection on 08/24/2020.

"Fire alarm, sprinkler and stand-pipe systems shall be maintained in an operable condition at all times. Exceptions:1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.2. Where approved by the fire chief, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons."

09/02/2020 07:40:55 20003

Location: Entire complex

Description: The alarm, sprinkler, and standpipe system is out of service. The building is full of combustible and debris.

Corrective action: Repair the alarm, sprinkler, and standpipe systems. Remove all combustibles and debris throughout the structure.

#3 311.3 Removal of combustibles

0

Recheck violation record auto-generated from inspection on 08/24/2020.

"Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove there from all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings."

09/02/2020 07:42:30 20003

Location: Entire building

Description: Combustible and hazardous materials

Corrective action: Remove all combustibles and hazardous materials throughout the structure.

#4 311.4 Removal of hazardous materials

0

Recheck violation record auto-generated from inspection on 08/24/2020.

Persons owning or having charge or control of a vacant building containing hazardous materials regulated by rule 1301:7-7-50 of the Administrative Code shall comply with the facility closure requirements of paragraph (A)(6)(5001.6) of rule 1301:7-7-50 of the Administrative Code

09/02/2020 07:49:24 20003

Location: Entire building

Description: Numerous hazardous material within the building

Corrective action: Remove all hazardous material from the structure.

Therefore, by order of Columbus Division of Fire, you are hereby ORDERED to remedy and abate the above violation(s) of the Ohio Fire Code. You shall immediately and without delay take all necessary actions to correct the Violation(s) noted above. The above property is subject to further inspection by the Columbus Division of Fire and any other agents as deemed necessary to ensure compliance. You are ordered to correct these violation(s) within 30 days.

An Inspection shall be conducted on or about 11/20/2020, to verify compliance pertaining to this Citation and Order. Failure to comply with this Citation and Order (ORC 3737.41) shall result in immediate legal action by the Columbus Division of Fire to gain full compliance in conjunction with the City of Columbus Prosecutor's Office.

Those sections of the Revised Code pertaining particularly to the issuance of the process of this citation, together with penalties, are set forth below or are attached to this Citation.

Take notice that R.C. 3737.42(C) requires the Responsible Person to post this Citation or a copy or copies thereof at or near each place of violation. Failure to prominently post this Citation shall, in accordance with R.C. 3737.51(E), result in the assessment of an additional civil penalty of not more than one thousand dollars (\$1,000) for each posting violation.

You are further notified that you are entitled to an appeal hearing before the Ohio Board of Building Appeals (BBA) 6606 Tussing Road, Reynoldsburg, Ohio 43068, 614-644-2616, if you request for such hearing is received in the office of the BBA within (30) days after receipt of this citation. Your written request must be postmarked or actually filed with the BBA within thirty (30) days after receipt of this citation. A copy of this citation shall be attached to your request. At such hearing, you may: 1) present your position, arguments, or contentions in writing; or 2) appear in person or by your attorney and you may present evidence and examine witnesses for or against you. To request an appeal hearing, send a written request to the BBA at 6606 Tussing Rd. Reynoldsburg, Ohio 43068 along with a check or money order for \$200.00 made payable to "Treasure, State of Ohio" to the BBA's address specified above. This Order is not intended to be a complete listing of all violations of the City of Columbus or OFC at this location and compliance with the Order does not necessarily mean that the location will not be subject to further enforcement actions. Communication relative to the Citation and Order to Remedy shall be directed to the Fire Prevention Bureau at 614-645-7641.

Witness my signature at 3639 Parsons Ave. Columbus, Ohio 43207 on this date Tue Oct 20, 2020.

Kelvin R. Turner

FF Turner, Kelvin R State Cert# 2027
Fire Prevention Bureau

cc:

- David Walton, Bureau Chief, Columbus Division of Fire
- State Fire Marshall Office
- Michael R. Halloran, Division Legal Counsel
- Samuel Cronk, Building Compliance Manager-City of Columbus, Building and Zoning

- Delivery Method: US Mail
- Certified Mail ✓
 - Hand Delivery ✓
 - Posted ✓

Jeffrey Happ
Fire Chief



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DIVISION OF FIRE

November 09, 2020

Citation and Order to Remedy

Reference Number: 30H0TBH

Facility ID Number 008807

FORT RAPIDS INDOOR WATERPARK -
4560 HILTON CORPORATE DR

FORT RAPIDS
MR. CUI JUZI
3171 W OLYMPIC BLVD. 143
LOS ANGES, CA 90006

FORT RAPIDS
MR. RICH WOLNEY
5728 EAGLESHAM DR.
WESTERVILLE, OH 43081

FORT RAPIDS
MR. DAN SHEERAN
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. DAN SHEERAN JR
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. MIKE SEMON
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

Known as the owner, lessee, agent, occupant or operator of the property described herein and/or being responsible for compliance with the OHIO FIRE CODE (OFC) as it relates thereto, notice is hereby given to the persons whose names are inscribed above as follows:

The Columbus Division of Fire conducted an inspection of the above referenced premise on November 09, by Fire Inspector Kelvin R. Turner, Certificate Number 2027. The Inspector found that there is reason to believe that you violated the Ohio Administrative Code (OAC) know as the Ohio Fire Code (OFC) as described below and, therefore, pursuant to the Ohio Revised Code Sections (R.C.) 3737.42, 3737.43 and 3737.51 a civil penalty has been assessed against you for each such violation as follows:

Civil penalty of \$1,000.00 is assessed for each violation. A penalty of \$100.00 shall be assessed for each day the violation continues after the re-inspection date.

Violation Code	Article	Count
#1 901.6.1 Standards		0

Recheck violation record auto-generated from inspection on 10/20/2020.

Recheck violation record auto-generated from inspection on 08/24/2020.

"Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule"

09/02/2020 07:38:01 20003

Location: Entire Building

Description: The sprinkler and alarm system is out of service. There are several broken pipes in the sprinkler system causing it to be out of service.



Corrective Action: Repair the sprinkler as directed in NFPA 25. Repair alarm as directed in NFPA 72.

#2 311.2.2 Fire protection

0

Recheck violation record auto-generated from inspection on 10/20/2020.

Recheck violation record auto-generated from inspection on 08/24/2020.

"Fire alarm, sprinkler and stand-pipe systems shall be maintained in an operable condition at all times. Exceptions:1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.2. Where approved by the fire chief, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons."

09/02/2020 07:40:55 20003

Location: Entire complex

Description: The alarm, sprinkler, and standpipe system is out of service. The building is full of combustible and debris.

Corrective action: Repair the alarm, sprinkler, and standpipe systems. Remove all combustibles and debris throughout the structure.

#3 311.3 Removal of combustibles

0

Recheck violation record auto-generated from inspection on 10/20/2020.

Recheck violation record auto-generated from inspection on 08/24/2020.

"Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove there from all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Note: for copyright claim information, please see the notice on the last page of this rule. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the building code as listed in rule 1301:7-7-80 of the Administrative Code, where waste is controlled and removed as required by paragraph (D)(304) of this rule. 2. Seasonally occupied buildings."

09/02/2020 07:42:30 20003

Location: Entire building

Description: Combustible and hazardous materials

Corrective action: Remove all combustibles and hazardous materials throughout the structure.

Therefore, by order of Columbus Division of Fire, you are hereby ORDERED to remedy and abate the above violation(s) of the Ohio Fire Code. You shall immediately and without delay take all necessary actions to correct the Violation(s) noted above. The above property is subject to further inspection by the Columbus Division of Fire and any other agents as deemed necessary to ensure compliance. You are ordered to correct these violation(s) within 30 days.

An Inspection shall be conducted on or about 12/09/2020, to verify compliance pertaining to this Citation and Order. Failure to comply with this Citation and Order (ORC 3737.41) shall result in immediate legal action by the Columbus Division of Fire to gain full compliance in conjunction with the City of Columbus Prosecutor's Office.

Those sections of the Revised Code pertaining particularly to the issuance of the process of this citation, together with penalties, are set forth below or are attached to this Citation.

Take notice that R.C. 3737.42(C) requires the Responsible Person to post this Citation or a copy or copies thereof at or near each place of violation. Failure to prominently post this Citation shall, in accordance with R.C. 3737.51(E), result in the assessment of an additional civil penalty of not more than one thousand dollars (\$1,000) for each posting violation.

You are further notified that you are entitled to an appeal hearing before the Ohio Board of Building Appeals (BBA) 6606 Tussing Road, Reynoldsburg, Ohio 43068, 614-644-2616, if you request for such hearing is received in the office of the BBA within (30) days after receipt of this citation. Your written request must be postmarked or actually filed with the BBA within thirty (30) days after receipt of this citation. A copy of this citation shall be attached to your request. At such hearing, you may: 1) present your position, arguments, or contentions in writing; or 2) appear in person or by your attorney and you may present evidence and examine witnesses for or against you. To request an appeal hearing, send a written request to the BBA at 6606 Tussing Rd. Reynoldsburg, Ohio 43068 along with a check or money order for \$200.00 made payable to "Treasure, State of Ohio" to the BBA's address specified above. This Order is not intended to be a complete listing of all violations of the City of Columbus or OFC at this location and compliance with the Order does not necessarily mean that the location will not be subject to further enforcement actions. Communication relative to the Citation and Order to Remedy shall be directed to the Fire Prevention Bureau at 614-645-7641.

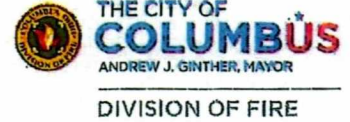
Witness my signature at 3639 Parsons Ave. Columbus, Ohio 43207 on this date Mon Nov 9, 2020.

Kelvin R. Turner

FF Turner, Kelvin R State Cert# 2027
Fire Prevention Bureau

Delivery Method: US Mail
Certified Mail
Hand Delivery
Posted

Jeffrey Happ
Fire Chief



January 21, 2021

Citation and Order to Remedy

Reference Number: NOLAZEQ
Facility ID Number 008807

FORT RAPIDS INDOOR WATERPARK -
4560 HILTON CORPORATE DR

FORT RAPIDS
MR. CUI JUZI
3171 W OLYMPIC BLVD. 143
LOS ANGELES, CA 90006

FORT RAPIDS
MR. RICH WOLNEY
5728 EAGELSHAM DR.
WESTERVILLE, OH 43081

FORT RAPIDS
MR. DAN SHEERAN
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COLUMBUS, OH 43215

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MR. DAN SHEERAN JR
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. MIKE SEMON
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

Known as the owner, lessee, agent, occupant or operator of the property described herein and/or being responsible for compliance with the OHIO FIRE CODE (OFC) as it relates thereto, notice is hereby given to the persons whose names are inscribed above as follows:

The Columbus Division of Fire conducted an inspection of the above referenced premise on January 21, 2021 by Fire Inspector Kelvin R. Turner, Certificate Number 2027. The Inspector found that there is reason to believe that you violated the Ohio Administrative Code (OAC) know as the Ohio Fire Code (OFC) as described below and, therefore, pursuant to the Ohio Revised Code Sections (R.C.) 3737.42, 3737.43 and 3737.51 a civil penalty has been assessed against you for each such violation as follows:

Civil penalty of \$1,000.00 is assessed for each violation. A penalty of \$100.00 shall be assessed for each day the violation continues after the re-inspection date.

Violation Code	Article	Count
#1 901.6.1 Standards		0

Recheck violation record auto-generated from inspection on 11/09/2020.
Recheck violation record auto-generated from inspection on 10/20/2020.
Recheck violation record auto-generated from inspection on 08/24/2020.

"Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 of this rule"

09/02/2020 07:38:01 20003

Location: Entire Building



Description: The sprinkler and alarm system is out of service. There are several broken pipes in the sprinkler system

Therefore, by order of Columbus Division of Fire, you are hereby ORDERED to remedy and abate the above violation(s) of the Ohio Fire Code. You shall immediately and without delay take all necessary actions to correct the Violation(s) noted above. The above property is subject to further inspection by the Columbus Division of Fire and any other agents as deemed necessary to ensure compliance. You are ordered to correct these violation(s) within 30 days.

An Inspection shall be conducted on or about 02/22/2021, to verify compliance pertaining to this Citation and Order. Failure to comply with this Citation and Order (ORC 3737.41) shall result in immediate legal action by the Columbus Division of Fire to gain full compliance in conjunction with the City of Columbus Prosecutor's Office.

Those sections of the Revised Code pertaining particularly to the issuance of the process of this citation, together with penalties, are set forth below or are attached to this Citation.

Take notice that R.C. 3737.42(C) requires the Responsible Person to post this Citation or a copy or copies thereof at or near each place of violation. Failure to prominently post this Citation shall, in accordance with R.C. 3737.51(E), result in the assessment of an additional civil penalty of not more than one thousand dollars (\$1,000) for each posting violation.

You are further notified that you are entitled to an appeal hearing before the Ohio Board of Building Appeals (BBA) 6606 Tussing Road, Reynoldsburg, Ohio 43068, 614-644-2616, if you request for such hearing is received in the office of the BBA within (30) days after receipt of this citation. Your written request must be postmarked or actually filed with the BBA within thirty (30) days after receipt of this citation. A copy of this citation shall be attached to your request. At such hearing, you may: 1) present your position, arguments, or contentions in writing; or 2) appear in person or by your attorney and you may present evidence and examine witnesses for or against you. To request an appeal hearing, send a written request to the BBA at 6606 Tussing Rd. Reynoldsburg, Ohio 43068 along with a check or money order for \$200.00 made payable to "Treasure, State of Ohio" to the BBA's address specified above. This Order is not intended to be a complete listing of all violations of the City of Columbus or OFC at this location and compliance with the Order does not necessarily mean that the location will not be subject to further enforcement actions. Communication relative to the Citation and Order to Remedy shall be directed to the Fire Prevention Bureau at 614-645-7641.

Witness my signature at 3639 Parsons Ave. Columbus, Ohio 43207 on this date Thu Jan 21, 2021.

Kelvin R. Turner

FF Turner, Kelvin R State Cert# 2027
Fire Prevention Bureau

Delivery Method: US Mail
Certified Mail ✓
Hand Delivery
Posted

Jeffrey Happ
Fire Chief

April 22, 2021



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DIVISION OF FIRE

City Attorney Referral Notice

Reference Number: V0M2ROM

Facility ID Number 008807

FORT RAPIDS INDOOR WATERPARK -
4560 HILTON CORPORATE DR

FORT RAPIDS
MR. CUI JUZI
3171 W OLYMPIC BLVD. 143
LOS ANGELES, CA 90006

FORT RAPIDS
MR. RICH WOLNEY
5728 EAGLESHAM DR.
WESTERVILLE, OH 43081

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MR. DAN SHEERAN JR
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

FORT RAPIDS
MR. MIKE SEMON
605 S FRONT ST. SUITE 200
COLUMBUS, OH 43215

To Whom It May Concern:

This letter is to notify you that you have failed to comply with the Citation and Order to Remedy in the case referenced above. Due to failure to comply with the Citation and Order to Remedy this case has been referred to the City Attorney's Office to take legal action.

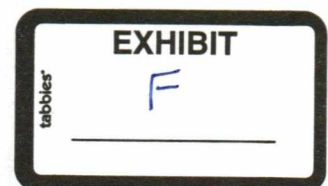
If you have already corrected the violation(s) in this case or if there is any other way we can assist you in resolving this matter please immediately call me, at (614) 645-7641.

We appreciate your cooperation and compliance in this matter.

Regards:

Kelvin R. Turner

FF Turner, Kelvin R State Cert# 2027
Fire Prevention Bureau



This Order is not intended to be a complete listing of all violations of the City of Columbus or OFC at this location and compliance with the Order does not necessarily mean that the location will not be subject to further enforcement actions. Communication



City of Columbus
Mayor Andrew J. Ginther

FCMC LORI M. TYACK
2021 EVIDENCE 06/30/2021 03:33 PM

Department of Building & Zoning Services
111 N Front Street | Columbus, Ohio 43215
Scott Messer, Director

July 30, 2021

Juzi Cui
3171 W Olympic Boulevard, #143
Los Angeles, CA 90006

RE: NOTICE OF VIOLATION
Reference Number: VIOL1600013
4560 Hilton Corporate Lane, Columbus, OH 43232
Parcel Number: 010-118862

On June 9, 2017, a Building Order was issued to you regarding the above referenced property for the following violation(s) of the Columbus Building Code and the Ohio Building Code:

FAILURE TO MAINTAIN

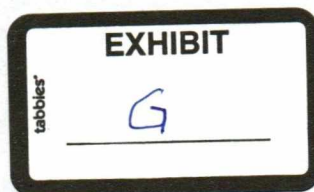
The HVAC systems in the pool area of the commercial hotel/waterpark building have not been properly maintained and are not functioning to the original design. Motorized dampers and components are rusted and deteriorating and the Variable Frequency Drives for the air handlers are not functioning properly. This is in violation of §403 of the Ohio Mechanical Code requiring proper and sufficient mechanical ventilation. Furthermore, this is in violation of Columbus Building Code §4103.10 and the Ohio Building Code §3401.2, adopted by reference in §4103.03 of the Columbus Building Code, requiring buildings and equipment to be maintained in a safe and sanitary condition and in accordance with the conditions established in current and previous plan approvals and certificates of occupancy.

As the registered owner of the above listed property, you are responsible for compliance with applicable building codes regardless of any agreement that you may have with anyone else. (Columbus Building Code §4103.15)

You were ordered to discontinue this illegal action immediately and correct the violation within thirty (30) days by obtaining all the necessary permits to continue the work or to obtain permits to demolish the work and return the property to its original condition. **To date, you have failed to comply with the order.**

As stated in the order, failure to comply with the Building Code and correct the violations as ordered may subject you to civil and/or criminal penalties, including:

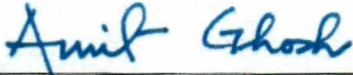
a Misdemeanor of the First Degree, which may be punishable by a fine up to \$1,000 or imprisonment up to one-hundred eighty (180) days or both for each day that violation or non-compliance continues. (Columbus Building Code §4111.99)



Since you have not complied with the order, we are referring this matter to the City Attorney for legal action.

Furthermore, be advised that we will notify mortgage or lien holders, insurance companies, and other parties interested in your property of the above outstanding orders and violations.

For further information in regards to this letter, please contact Tim Koller at (614)645-2382 or by e-mail at tskoller@columbus.gov.



Amit Ghosh
Chief Building Official

AFFIDAVIT

FCMC LORI M. TYACK

2021 EVH 060408 Aug 31 2021 03:32 PM

BUILDING COMPLIANCE

Now comes Austyn Brown who being first duly cautioned and sworn, affirming that I have personal knowledge of the facts contained in this affidavit, am competent to testify to the matters stated herein, and state the following:

- 1.) I am currently employed by the City of Columbus, Department of Building and Zoning Services, within the Building Compliance Section as a Building Inspector.
- 2.) An initial inspection of the aforementioned property located at 4560 Hilton Corporate Drive, Land Parcel #010-118862, revealed the following conditions which render the building unsafe: The HVAC systems in the pool area of the commercial hotel/waterpark building have not been properly maintained and are not functioning to the original design. Motorized dampers and components are rusted and deteriorating and the Variable Frequency Drives for the air handlers are not functioning properly. Also, new ceilings have been constructed in the corridors, conference rooms, and work out room on the first floor. Also fire suppression and electrical systems are being installed and/or modified throughout the same areas. As a result of the condition of the property documented during the inspection, Building Order, #UNSF1800031 was issued to the property owner of record and listed the violations and defects that cause the building to be unsafe according to Columbus City Code §4109.01. The Building Order required the building to be vacated and the owner to abate the hazard through repair or demolition with all required permits and inspections.
- 3.) A review of the records kept by the Department of Building and Zoning Services shows that no permits have been obtained for renovations, therefore the above referenced Building Order has not been complied.
- 4.) In accordance with my duties as a Building Inspector, I last performed an inspection on the aforementioned property on July 29, 2021. As of the date of this inspection, the building remained unsafe and is a public nuisance pursuant to the Columbus City Code, Title 41.

AFFIANT FURTHER SAYETH NAUGHT.



Austyn Brown, Building Inspector

Sworn to and Subscribed in my presence this 16th day of August, 2021.

By:  _____, Notary Public

Ryan R. Kelsey, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

