

IN THE FRANKLIN COUNTY MUNICIPAL COURT
ENVIRONMENTAL DIVISION
COLUMBUS, OHIO

FILED
17 MAY 26 PM 12:09

FRANKLIN COUNTY
MUNICIPAL COURT
JUDICIAL TRACK

STATE EX. REL
COLUMBUS CITY ATTORNEY
RICHARD C. PFEIFFER, JR.
375 South High Street, 17th Floor
Columbus, OH 43215

Relator-Plaintiff,
v.

Case No.

2017 EV H 60407

JUDGE DANIEL HAWKINS

EDWARD ANTAUER
3743 Paris Blvd. E
Westerville, OH 43081

and

TOM CASTO
361 Douglasfir Drive
Blacklick, OH 43004

And also at:
2619 Hiawatha Street
Columbus, OH 43211

and

CHRIS MILLER
2619 Hiawatha Street
Columbus, OH 43211

and

WAYNE MILLER
2619 Hiawatha Street
Columbus, OH 43211

and

CATHERINE ADKINS
2619 Hiawatha Street
Columbus, OH 43211

and

STATE OF OHIO
DEPT. OF TAXATION
150 E. Gay Street, 21st floor,
Columbus, OH 43215

and

UNKNOWN TENANT AND/OR
OCCUPANT
2595 Hiawatha Street
Columbus, OH 43211

and

REAL PROPERTY LOCATED AT
2595 Hiawatha Street
Columbus, OH 43211

Parcel No. 010-018312

Respondents-Defendants.

**VERIFIED COMPLAINT FOR
PRELIMINARY AND PERMANENT INJUNCTIVE RELIEF**

1. This complaint concerns enforcement of the Ohio Revised Code (hereinafter "R.C.") Chapter 3767 et seq., other code provisions, and common law so as to be within the exclusive jurisdiction of the Environmental Division of the Franklin County Municipal Court pursuant to R.C. § 1901.183.
2. Relator-Plaintiff Richard C. Pfeiffer, Jr. is the duly-elected, sworn, and acting City Attorney for the City of Columbus, Ohio and is a party charged at both common law and by R.C. § 3767.03, R.C. § 713.13 and R.C. § 715.30 with the prevention, prosecution, and abatement of any public nuisance within the City of Columbus, Franklin County, 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 real property that is the subject matter of this complaint is located at 2595 Hiawatha Street, Columbus, Ohio, 43211, (hereinafter “the Premises”), known as Franklin County Permanent Parcel No. 010-018312, situated in the City of Columbus, Franklin County, Ohio. (*See Attached Plaintiff's Exhibits A and B*).
5. All Respondents-Defendants have been owners, occupants, and/or persons with charge, care or control of the Premises at all times relevant to this Complaint.
6. Respondent-Defendant Edward Antauer (hereinafter “property owner”) is the owner of 2595 Hiawatha Street, Columbus, Ohio 43211 by virtue of a General Warranty Deed from Michael Mann and Judith Mann, Franklin County Instrument Number 200306130177533. (*See Attached Plaintiff's Exhibit B*).
7. Respondent-Defendant Tom Casto, individually, has exerted charge, care and control over the property, maintained a nuisance, and is a proper party defendant.
8. Respondent-Defendant Chris Miller, individually, has exerted charge, care and control over the property, maintained a nuisance, and is a proper party defendant.
9. Respondent-Defendant Wayne Miller, individually, has exerted charge, care and control over the property, maintained a nuisance, and is a proper party defendant.
10. Respondent-Defendant Catherine Adkins, individually, has exerted charge, care and control over the property, maintained a nuisance, and is a proper party defendant.
11. Respondent-Defendant State of Ohio, Department of Taxation may have an interest in the property by virtue of a Certificate of Judgment against Edward Antauer, Vol. No. 07JG-02-03083, filed February 20, 2017.
12. Respondent-Defendant Unknown Tenant and/or Occupant, individually, has exerted charge, care and control over the property, maintained a nuisance, and is a proper party defendant.

13. The Premises is a single-family dwelling located east of Interstate Highway 71, west of Cleveland Avenue, south of Weber Road, and approximately two blocks north of Hudson Street.
14. The Premises is within a half-mile radius of the following locations:
 - a. Columbus Alternative High School
 - b. Linden Community Recreational Center
 - c. Audubon Park
15. In the summer of 2016, the Columbus Police Department initiated an investigation in response to a community complaint about the Premises operating as a drug house.
16. On September 19, 2016, the Columbus Police Department's Narcotics Unit conducted a covert investigation. The Columbus Police Detectives, utilizing a confidential informant, gained entry into the Premises. The confidential informant purchased crack cocaine from an occupant. The contraband was turned into the Columbus Police Property Room under #16-20888. (*See Attached Plaintiff's Exhibits C and D*).
17. On September 26, 2016, the Columbus Police Department's Narcotics Unit conducted a covert investigation. The Columbus Police Detectives, utilizing a confidential informant, gained entry into the Premises. The confidential informant purchased crack cocaine from an occupant. The contraband was turned into the Columbus Police Property Room under #16-21440. (*See Attached Plaintiff's Exhibits E and F*).
18. On September 27, 2016, the Columbus Police sent a letter via certified mail to the owner, Edward Antauer, notifying him that drugs were being sold at the premises. The letter informed Mr. Antauer that he is obligated to take action, and his failure to do so, may result in a nuisance abatement action. The letter was delivered and signed for on September 30, 2016. (*See Attached Plaintiff's Exhibit G*).

19. On October 6, 2016, Code Enforcement received a complaint alleging interior and exterior violations at the property, including no water service and lack of walls inside the occupied structure. Code Enforcement Officer Jasmine Mattox (hereinafter "Mattox") verified the utilities were off.
20. On or about October 27, 2016, Mattox inspected the exterior of the premises and observed that the yard area was being used for storage. Mattox spoke to a person alleging to be a tenant, Tom Casto, who stated he was trying to build a shed. Code violation notices for exterior violations were issued to the owner and Mr. Casto, as well as an emergency notice to the owner to restore water service. (*See Attached Plaintiff's Exhibit H*).
21. On or about December 5, 2016, Columbus City Division of Water informed property owner, Mr. Antauer, that he would have to permit access into the dwelling in order for them to turn the water on. Mr. Antauer scheduled an inspection but then cancelled it stating that the property was vacant.
22. On or about December 6, 2016, Mattox received a complaint that the property was still occupied without appropriate sanitary facilities in the dwelling, as well as missing walls, kitchen, and steps leading to the attic and basement area.
23. In January of 2017, Mattox inspected the exterior and found it to not be in compliance. Mattox sent a warning letter to the owner. Additionally, Mattox issued vacant housing notices to the owner, as he insisted the property was vacant. (*See Attached Plaintiff's Exhibit I*).
24. On February 24, 2017, Mattox conducted an inspection and spoke to Mr. Casto, who claimed he no longer lived at the house, but now resided five houses down the street. Code Enforcement continued to receive reports of people going into the dwelling on a regular basis.

25. On May 10, 2017, the Columbus Police received a new community complaint of drug deals going on at the property at all hours of the day and night.
26. On May 16, 2017, Mattox and Code Enforcement Supervisor Maria Babb (hereinafter "Babb") observed four men coming out of the premises, one of them being Mr. Casto. Mr. Casto and two other men walked away. One of the men returned inside the dwelling. A female arrived and went inside the house. Mattox and Babb attempted to gain permission to enter to inspect the interior. Occupants refused to identify themselves or to provide entry. Code inspectors asked the male occupant if he was living at the property, and he responded, "No, I'm just working inside the dwelling."
27. On May 23, 2017, Code Enforcement (Mattox, Babb, and Inspector Kurt Schmitter), with assistance from Columbus Police SWAT Unit, executed an administrative search warrant at the premises. There were three people inside the dwelling. The individuals inside were Chris Miller, Wayne Miller and Catherine Adkins. Chris Miller stated that he works for the property owner in exchange for being allowed to live in the dwelling. Wayne Miller and Ms. Adkins stated they both paid rent to Mr. Antauer in exchange for use of the premises.
28. During the execution of the administrative search warrant, Code Enforcement found evidence of occupancy (multiple beds, bucket of feces), drugs, and multiple Code violations, including no working sanitary facilities, no walls, exposed wires and other violations. The property was immediately vacated. (*See Attached Plaintiff's Exhibit J*).
29. After the inspection, Mattox contacted Mr. Antauer and asked to meet him at the property. When he arrived, he was asked if he was aware of the conditions inside the structure and he stated "yes". Mr. Antauer stated that he did not know anybody was staying there, but he knew Tom Casto as a heroin user. Mr. Antauer stated that years ago, Tom Casto was shot in the head for a bad drug transaction at 2595 Hiawatha Street. Mr. Antauer said that the

other occupants inside the house were his “workers”. After the conversation, Mr. Antauer arranged to transport the occupants to work on another one of his properties.

30. Relator-Plaintiff alleges that the property located at 3029 Gerbert Road, Columbus, Ohio, 43224 is a public nuisance as defined in R.C. § 3767.01, § 3767.12, C.C.C. § 4703, C.C.C. § 703.17, C.C.C. § 4501.275 and under common law, subject to abatement under R.C. § 3767.
31. Relator-Plaintiff asserts that the Premises herein has generally reputed to be kept, conducted, and maintained for the purposes of committing violations of Ohio Revised Code 2925, and is therefore a public nuisance subject to abatement.
32. Relator-Plaintiff asserts that the Premises herein in its non-compliant state, does not comply with the provisions of the Columbus Health, Sanitation and Safety Code-Title 7, Columbus Zone Code-Title 33, and Columbus Nuisance Abatement Code- Title 45 and/or Title 47 or with the provisions of the Columbus and Ohio Building Codes.
33. Respondents-Defendants are guilty of maintaining a nuisance at the premises, subject to abatement in accordance with R.C. 3767.01 (*et seq.*), for having a structure in violation of the laws pertaining to illegal drugs (including violations of R.C. Chapter 2925, R.C., R.C. 3719.10, etc.); such operations at the premises substantially interfere with the area’s public decency, sobriety, peace, safety, welfare, and good order.
34. Respondents-Defendants own fixtures, furniture, and moveable property that have been used or are currently being used in conducting, maintaining, and facilitating said public nuisance.
35. Respondents-Defendants at all times relevant to this action maintained a public nuisance threatening the health, safety, and welfare of the People of the City of Columbus.

36. Respondents-Defendants are guilty of maintaining a nuisance at the premises based on their actual and constructive knowledge of the nuisance, as well as the well-known general reputation of the premises, which is prima-facie evidence of the nuisance and of knowledge of and of acquiescence and/or participation in the nuisance.

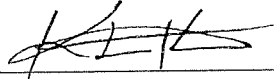
WHEREFORE, Relator-Plaintiff demands judgment as follows:

1. Per R.C. § 3767 and Ohio Civ.R. 65(B)(2), that the court set a preliminary injunction hearing on the matter at the earliest possible time, so that the remedies of R.C. Chapter 3767 and/or any equitable remedies may be enforced and the preliminary injunction granted where the entire premises (or portions) shall then be boarded up alongside an order directing the removal of all personal property and contents used in conducting or maintaining the nuisance.
2. That the premises located at 2595 Hiawatha Street, Columbus, Ohio, 43211 be declared a public nuisance as defined in Ohio Revised Code § 3767.01(C)(3) and Columbus City Code § 4703, R.C. § 3767.01, R.C. § 3767.12, C.C.C. § 4703, C.C.C. § 703.17, C.C.C. § 4501.275 and under common law, subject to abatement under R.C. § 3767 and the City Codes.
3. That all Respondent-Defendants be found to have been maintaining a public nuisance as defined in R.C. § 3767.01, Columbus City Code § 4703 and under common law as alleged herein.
4. In accordance with this Complaint and Revised Code Chapter 3767, that Respondents-Defendants, and each of them, as the owners and/or persons in control of the Premises, and any heirs, successors in interest or title, and assigns be permanently enjoined from conducting, maintaining, using, occupying, or in any way permitting the use of the Premises as a public nuisance.

5. In accordance with this Complaint and Revised Code Chapter 3767, that Respondents-Defendants, and each of them, be permanently enjoined from conducting, maintaining, using, occupying, or in any way permitting the use of a public nuisance anywhere in Franklin County, Ohio, and/or Columbus, Ohio.
6. On final judgment, the Chief of Police of Columbus, Ohio be ordered to sell the furniture, fixtures, and moveable property identified herein in the manner provided for the sale of chattels under execution, and effectually close the premises against its use for a one year period.
7. To prohibit the Respondents-Defendants from occupying or permitting occupancy of the Premises after the one year closure period until an inspection by Code Enforcement is conducted and the property is deemed habitable and in substantial compliance with Columbus City Code.
8. An order authorizing the City to abate the nuisance activity at the Premises during the closure period, at the Respondent-Defendants' expense.
9. To tax each Respondent-Defendant \$300 in accordance with Revised Code § 3767.08, plus the costs of this action.
10. That this Court appoint a receiver pursuant to Chapter 2735 of the Ohio Revised Code.
11. An award of Plaintiff-Relator's cost, including costs of abatement board-up, court costs, and attorneys' fees payable by Respondents-Defendants.
12. Any other relief, at law or equity, as this Court may deem proper.

Respectfully submitted,

City of Columbus, Department of Law
Richard C. Pfeiffer, Jr., City Attorney



Katarina S. Karac (0090619)

Assistant City Attorney
375 South High Street, 17th Floor
Columbus, Ohio 43215
Phone: (614) 645-8619
kskarac@columbus.gov
Counsel for the Relator-Plaintiff

CERTIFIED

⑦

MAY 25 2017

Franklin County Auditor
Clarence E. Mingo II

Our Office

Your Property

Search

On-Line Tools

Reference

Contact Us

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links

ParcelID: 010-018312-00
ANTAUER EDWARD**Map-Rt: 010-M048 -129-00**
2595 HIAWATHA ST

1 of 1

Return to Search Results

Owner

Owner ANTAUER EDWARD

Owner Address 3743 PARIS BLVD
WESTERVILLE OH 43081Legal Description 2595 HIAWATHA AVE
ALMADA
LOT 602Calculated Acres .11
Legal Acres 0

Tax Bill Mailing EDWARD ANTAUER

3743 PARIS BLVD E
WESTERVILLE OH 43081-4174

View Google Map

Most Recent Transfer

Transfer Date JUN-13-2003
Transfer Price \$9,675
Instrument Type GW

2016 Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	010 - CITY OF COLUMBUS
School District	2503 - COLUMBUS CSD
City/Village	COLUMBUS CITY
Township	
Appraisal Neighborhood	04000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2016: No 2017: No
Homestead Credit	2016: No 2017: No
Rental Registration	Yes
Board of Revision	No
Zip Code	43211

2016 Current Market Value

	Land	Improvements	Total
Base	9,900	23,500	33,400
TIF			
Exempt			
Total	9,900	23,500	33,400
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	3,470	8,230	11,700

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Social Media Links

**EXHIBIT**

A

TIF

Exempt

Total 3,470 8,230 11,700

2016 Taxes

Net Annual Tax	Taxes Paid	CDQ
794.88	454.67	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1948	834	4	2	1	

Site Data

Frontage	Depth	Acres	Historic District
40	117	.1074	

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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GENERAL WARRANTY DEED

Instr: 200306130177633 06/13/2003
Pages: 1 F: \$14.00 11:02AM
Robert G. Montgomery T20030072924
Franklin County Recorder, BWMINTER6

MICHAEL MANN aka MICHAEL A. MANN and JUDITH MANN,
husband and wife, of Franklin County, Ohio for valuable consideration paid, grant(s) with
general warranty covenants, to
EDWARD ANTAUER, whose tax mailing address is

the following **REAL PROPERTY:** Situated in the County of Franklin in the State of Ohio and in the
City of Columbus:


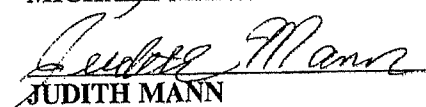
Being Lot Number Six Hundred Two (602) of, ALMADA ADDITION,
as the same is numbered and delineated upon the recorded plat thereof,
of record in Plat Book 8, page 48, Recorder's Office, Franklin County,
Ohio.

Parcel No.: 010-018312

Also known as: 2595 Hiawatha Street, Columbus, OH 43211

Prior Instrument Reference: Official Record 1021, page C-20, of the Deed Records of Franklin
County, Ohio.

Signed this 10th day of June, 2003.


MICHAEL MANN aka MICHAEL A. MANN

JUDITH MANN

State of Ohio

County of Franklin

SS.

BE IT REMEMBERED, That on this 10th day of June, 2003, before me, the subscriber, a
Notary Public in and for said state, personally came, **MICHAEL MANN aka MICHAEL A. MANN and JUDITH
MANN,** Grantor(s) in the foregoing deed, and acknowledged the signing thereof, to be their voluntary
act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed by Official Seal
on the day and year last aforesaid.


TRANSFERRED

JUN 13 2003

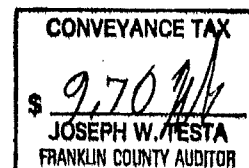
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



CHARLES W. WINTERS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

This instrument was prepared by Charles W. Winters, Attorney-at-Law



Winters Bay

EXHIBIT

tabbies

B

DIVISION OF POLICE
NARCOTICS BUREAU
INVESTIGATIVE REPORT

SUSPECT: F/W/30s, 5'6", 110 LBS.

OFFENSE: TRAFFICKING IN CRACK/COCAINE

DATE: 09/19/16 (09/27/16)

CASE FOLDER NUMBER/PROJECT NUMBER: M# 491/16

SUBJECT OF REPORT: CONTROLLED SALE OF CRACK/COCAINE

NUMBER: 163059280

OFFICER: R. LAGORE

OFFICER: J. ROBERTS

On Monday, 09/19/16, at approximately 3:50 PM, Detective Robert A. LaGore #1861 and Detective James A. Roberts #1424, along with a confidential informant (C/I), proceeded to 2595 Hiawatha Street to make a purchase of crack/cocaine.

Detective LaGore searched the C/I and determined that he/she had no drugs or money on his/her person. The C/I was given \$20.00 of official funds: one (1) \$20.00 bill - serial number: MG04060957A.

The C/I exited the vehicle and was observed as he/she proceeded to 2595 Hiawatha Street. The C/I exited 2595 Hiawatha Street and returned directly to the detective's vehicle and handed Detective LaGore 0.01 gram of crack/cocaine. The C/I stated that he/she paid \$20.00 for the illegal contraband. The C/I was again searched and no drugs or money were found on his/her person.

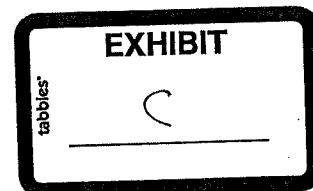
The C/I stated that he/she walked into the front yard of 2595 Hiawatha Street when a F/W/30s, 5'6" and 110 lbs., exited the house and walked over to the C/I. The F/W asked the C/I what he/she wanted. The C/I stated a "twenty". The F/W reached into her pocket and handed the C/I a small baggie containing crack/cocaine in exchange for \$20.00 of pre-recorded city funds. The C/I left the address and immediately returned to the waiting detectives.

The C/I was dropped off and the detectives turned the suspected contraband into the Columbus Police Property Facility under property #16/20888 to be analyzed. The contraband weighed 10.3 gram(s) (packaged weight).

Respectfully submitted,


Detective Robert A. LaGore #1861

N-1201
RAL/tns



Evidence and Property Inventory • Division of Police, Columbus, Ohio

Property Number <u>16020488</u>		Date Submitted <u>9/18/16</u>		Time <u>4:30 AM</u>	
Name Information		<input type="checkbox"/> Finder	<input checked="" type="checkbox"/> Suspect	<input type="checkbox"/> Victim	<input type="checkbox"/> Deceased
DOB _____		SSN _____			
F/I/W <u>30'S</u> <u>5'6</u> <u>110</u>		Last Name		First Name	
Middle Name		State		Zip	
Street Address		Apt.#		City	
Owner Information		<input checked="" type="checkbox"/> Same	<input type="checkbox"/> Suspect	<input type="checkbox"/> Victim	<input type="checkbox"/> Deceased
DOB _____		SSN _____			
Last Name		First Name		Middle Name	
Street Address		Apt.#		City	
State		Zip			
Turned In By <u>LACORE</u>		Badge <u>1061</u>		Assignment <u>NARC-INTAC</u>	
Recovered At <u>2595 HIAWAHA ST.</u>		Location/Address			
Incident Number _____		Reason Submitted <u>TRAFFICKING</u>			
From Impounded Vehicle		Make _____		License# _____	
Articles		Brief Description (One Item Per Line)		Make/Model	
Serial #/Weight		Office Use Only			
LARGE BAGGIE CONTAINING		10.3g			
SMALLER BAGGIE WITH SUSPECTED					
CRACK COCAINE					
Guns		Make		Model	
Caliber		Type		Barrel Length	
Finish		Serial Number		Office Use Only	
Firearm Information: Wanted Felon or Registrant Per ORC 2923.13		Entered:		Basic: <u>KB</u>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No **Safekeeping only**					
Stored In: <input checked="" type="checkbox"/> Property Room <input type="checkbox"/> Lab <input type="checkbox"/> Other		Submitted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Stored For: <input type="checkbox"/> Safekeeping <input checked="" type="checkbox"/> Evidence <input type="checkbox"/> Destruction		Property Clerk			
Detective Name & Badge# <u>LACORE 1061</u>		EXHIBIT			
		D			

DIVISION OF POLICE
NARCOTICS BUREAU
INVESTIGATIVE REPORT

SUSPECT: F/W/40s, 5'9", 120 LBS.

OFFENSE: TRAFFICKING IN COCAINE

DATE: 09/26/16 (09/29/16)

CASE FOLDER NUMBER/PROJECT NUMBER: M# 491/16

SUBJECT OF REPORT: CONTROLLED SALE OF COCAINE

NUMBER: 163059280

OFFICER: R. LAGORE

OFFICER: L. GUSTAFSON

On Monday, 09/26/16, at approximately 4:45 PM, Detective Robert A. LaGore #1861 and Officer Legina Gustafson #2461, along with a confidential informant (C/I), proceeded to 2595 Hiawatha Street to make a purchase of cocaine.

Detective LaGore searched the C/I and determined that he/she had no drugs or money on his/her person. The C/I was given \$20.00 of official funds: one (1) \$20.00 bill - serial number: JK10208374D.

The C/I exited the vehicle and was observed as he/she proceeded to 2595 Hiawatha Street. The C/I exited 2595 Hiawatha Street and returned directly to the detective's vehicle and handed Detective LaGore 0.01 gram of cocaine. The C/I stated that he/she paid \$20.00 for the illegal contraband. The C/I was again searched and no drugs or money were found on his/her person.

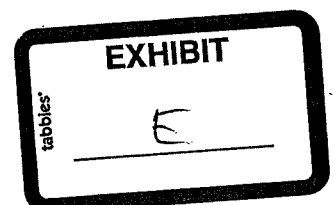
The C/I stated that he/she went to 2595 Hiawatha Street and knocked on the door. A F/W/40s, 5'9" and 120 lbs., answered the door and asked the C/I what he/she wanted. The C/I told the F/W that he/she wanted a "twenty". The F/W opened her hand and gave the C/I a small baggie of cocaine in exchange for \$20.00 of pre-recorded city funds. The C/I left the residence and immediately returned to the waiting detectives.

The C/I was dropped off and the detectives turned the suspected contraband into the Columbus Police Property Facility under property #16/21440 to be analyzed. The contraband weighed 11.1 gram(s) (packaged weight).

Respectfully submitted,


Detective Robert A. LaGore #1861

N-1201
RAL/tns



Evidence and Property Inventory • Division of Police, Columbus, Ohio

[illegible]

KIM JACOBS
Chief of Police



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DIVISION OF POLICE

9/27/16

Antauer Edward

1144 McNeil Dr.
Blacklick, OH. 43004

Re: Illegal Narcotics Activity at 2595 Hiawatha St

To Whom It May Concern,

On 9/19/16 a controlled purchases of illegal narcotics was conducted at 2595 Hiawatha St as a result of an investigation of conduct that violates Ohio Revised Code Chapter 2925 - Drug Offenses. The Franklin County Auditor's Office indicates that you are the owner of said property. The purpose of this letter is to notify you of the Chapter 2925 violations occurring at said property.

Pursuant to Ohio Revised Code Section 1923.02(A)(6)(a)(i), you now have "actual knowledge of or reasonable cause to believe" a violation of Revised Code Chapter 2925 exists at 2595 Hiawatha St.

Under the Ohio Revised Code "...the landlord shall terminate the...rental agreement...if a tenant previously has or presently is engaged in a violation of...Chapter 2925...of the Revised Code..." It is incumbent upon you to commence eviction proceedings against your tenant, or anyone occupying this property. If you are unsure how to evict legal tenants, or ones with which you have no legal agreement, please contact an attorney.

Additionally, according to Ohio Revised Code Section 3719.10, "premises or real estate, including vacant land, on which a felony violation of Chapter 2925 or 3719 of the Revised Code occurs, constitute a nuisance subject to abatement pursuant to Chapter 3767 of the Ohio Revised Code."

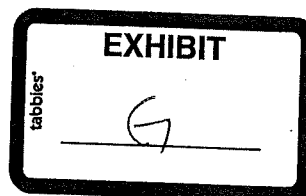
You are obligated to take actions which ensure that future violations of Ohio Revised Code Chapter 2925 will not occur on or at this property. Be aware that illegal activity involving your property may result in your property being declared a nuisance and subject to abatement action.

Please contact me at 614-645-4616 x62379 or rlagore@columbuspolice.org upon receipt of this notice.

Sincerely,

 #1361

Detective R. LaGore #1861
Columbus Division of Police
Narcotics Bureau
cc: Columbus City Attorney's Office





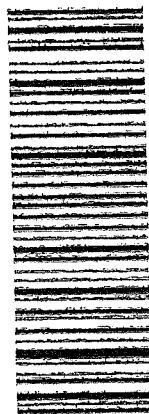
THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DIVISION OF POLICE

MARCOTICS

120 Marconi Boulevard
P.O. Box 15009
Columbus, Ohio 43215-0009
Malone 1649

7016 0750 0000 2011 5508



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL

Antauer Edward
1144 McNeil Dr
Blacklick, OH. 43004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Antauer Edward
1144 McNeil Dr
Blacklick, OH. 43004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



9590 9402 1468 5329 4506 09

2. Article Number (Transfer from service label)

7016 0750 0000 2011 5508

sticker Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9083

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

ANTAUER EDWARD

Street and Apt. No., or P.O. Box No.

1144 McNeil Dr.

City, State, ZIP+4®

BLACKLICK OH 43004

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

8055 TT02 0000 0520 9T02

2595 HIAWATHA ST

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Antauer Edward
1144 McNeil Dr
Blacklick, OH. 43004



9590 9402 1468 5329 4506 09

2. Article Number (Transfer from service label)

7016 0750 0000 2011 5508

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Rail*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Dana M. Rose, Administrator

Date of Service/Posting 10/28/16

Order Number: 16470-05476

Parcel Number: 010018312

EDWARD ANTAUER
3743 PARIS BLVD E
WESTERVILLE, OH 43081

ZONING CODE VIOLATION ORDER

Re: 2595 HIAWATHA ST

An inspection has been made at the above address on **October 27, 2016**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

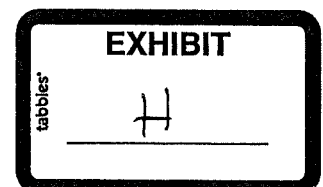
If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the Code Enforcement Officer.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Jasmine Mattox
Code Enforcement Officer
Phone: 614-645-1540
JAMattox@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224



ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3312.37 Parking or keeping inoperable motor vehicle	Parking or keeping untagged or otherwise inoperable motor vehicles is prohibited. Cease use.
2	3312.43 Required surface for parking	Parking on grass, dirt, gravel, or otherwise unimproved surfaces is prohibited. Cease use.
3	3332.289 Prohibited uses and activities	<p>There is improper storage on the exterior of this property. Cease use.</p> <p>No person in any residentially zoned district as defined in Chapter 3303, C.C., shall store, collect, park, leave, deposit, maintain, reserve, put aside for future use, permit, allow, or suffer to remain on any porch, balcony, roof, or in a yard except in a completely enclosed building or structure, any:</p> <p>Lumber or other building materials except those related to a project for which a current building permit has been issued and is posted on the premises and except firewood for the personal use of the resident;</p> <p>Motor vehicle as defined by Ohio Revised Code Section 4511.01, airplane, boat or trailer except as provided for by Chapter 3312, Off-Street Parking and Loading;</p> <p>Parts of any item listed in (2) above including tires;</p> <p>Equipment or materials used in the construction trade;</p> <p>Machinery or household appliance;</p> <p>Junk;</p> <p>Salvage; or</p> <p>Upholstered furniture, mattresses, materials and other similar products not designed, built and manufactured for outdoor use unless such is in an enclosed porch or balcony.</p>

THE CITY OF
COLUMBUS

CODE ENFORCEMENT

Dana M. Rose, Administrator

Date of Service/Posting 10/28/16

Order Number: 16441-01059
Parcel Number: 010018312

EDWARD ANTAUER
3743 PARIS BLVD E
WESTERVILLE, OH 43081

EMERGENCY ORDER

Re: 2595 HIAWATHA ST

An inspection of the above referenced site on **October 28, 2016** reveals that an emergency exists which requires immediate action to protect the public health and safety.

SEE ATTACHED PAGE(S) FOR LIST OF VIOLATIONS

You are hereby notified of the existence of this emergency and ordered to take immediate action to abate the emergency within **3** day(s) from service of this order. Pursuant to Section 4509.06, should abatement not occur, the Code Enforcement Officer may cause the abatement, including building demolition, charging the costs against the land or owner.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

To exercise your right of appeal, a written petition must be filed in this office stating the specific factual reasons for an appeal within fifteen (15) calendar days after service of this notice. Failure to provide specific factual reasons for an appeal or not filing a written petition in this office within the given time frame of this notice may cause the Property Maintenance Appeals Board to not hear the appeal. Appeal hearings requested prior to the time given to vacate a premise must be heard before enforcement of the vacate order. Other cited emergency conditions must be complied immediately, even if an appeal is requested/scheduled.

Remit the written appeal petition to the City of Columbus, Department of Development/Code Enforcement, 757 Carolyn Avenue, Columbus, Ohio 43224.

Jasmine Mattox
Code Enforcement Officer
Phone: 614-645-1540
JAMattox@columbus.gov
757 Carolyn Avenue
Columbus, Ohio 43224

ITEM#	CODE SECTION	COMMENTS
<u>Housing: All (Emergency)</u>		
1	4525.06 Discontinuance of service or facility	The water services to this occupied structure have been interrupted. Take all necessary steps to correct the condition in a safe and legal manner within 72 hours.
2	4513.03 Designations of buildings as unfit for habitation	Due to interruption of water services to this structure it lacks required sanitary facilities making the dwelling hazardous to the health and safety of the occupants and public. Take all necessary steps to correct the condition in a safe and legal manner or vacate the property within 72 hours.
3	4513.05 Vacation of premises	Due to interruption of water services to this structure it has been deemed unfit for habitation and use. Take all necessary steps to correct the condition in a safe and legal manner or vacate the property by November 2nd, 2016.

THE CITY OF
COLUMBUS
CODE ENFORCEMENT

Dana M. Rose, Administrator

Date of Service/Posting 1/6/17

Order Number: 17440-00056

Parcel Number: 010018312

EDWARD ANTAUER
3743 PARIS BLVD
WESTERVILLE, OH 43081

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 2595 HIAWATHA ST

An inspection has been made at the above address on **January 04, 2017**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

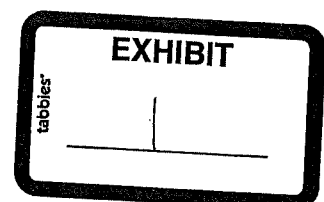
To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen (**15**) calendar days after service of this notice. Remit the written appeal petition to the City of Columbus, Department of Development/ Code Enforcement, 757 Carolyn Avenue, Columbus, Ohio 43224.

For further information on this notice contact the Code Enforcement Officer.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Jasmine Mattox
Code Enforcement Officer
Phone: 614-645-1540
JAMattox@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

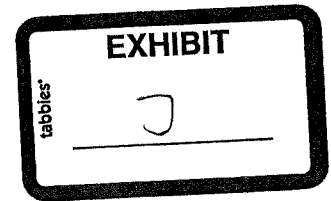


ITEM#	CODE SECTION	COMMENTS
<u>Housing Violations - Exterior</u>		
1	4525.11 Exterior of premises	Siding in disrepair and missing Bare exposed wood Fascia in disrepair
2	4525.02 Windows doors and hatchways	The windows on the exterior of this property are not in good and sound working condition.
3	4525.11 Exterior of premises	The exterior of the property is poorly maintained.
4	4525.08 Rain carriers	The raincarrier system, including the downspouts, gutters, are in poor condition, missing, or in need of repair.
5	4525.13 Fences	The fence that exists on the property is not code compliant, due to it's condition.
6	4525.09 Fire prevention	The address of the main structure is not visible, or is not posted according to code requirements.



RECEIPT OF SERVICE

DATE 5-23-17



I ACKNOWLEDGE THE RECEIPT OF

ORDER # HC-6

RE: 2595 Hiawatha St.

DATE: 5-23-17 TIME: _____
MO / DAY / YEAR AM PM

X NAME Wayne Miller

SIGNED _____

TITLE Occupant

NOTICE POSTED BY:

CODE ENFORCEMENT OFFICER DATE: _____ TIME: _____

NOTICE SERVED BY:

Min B...
CODE ENFORCEMENT OFFICER DATE: 5-23-17 TIME: _____

UNSUCCESSFUL ATTEMPT TO DELIVER

BY _____ DATE: _____ TIME: _____
CODE ENFORCEMENT OFFICER

COMMENTS:



EMERGENCY ORDER TO VACATE

Date 5-23-17 Application # _____

To Wayne Miller + all other occupants
2595 Hiawatha St 43211

Copy to _____

Property Address 2595 Hiawatha St
Columbus OH 43211

An inspection of the above referenced occupied building reveals that an emergency exists which requires immediate action to protect the public health and safety as per C.C. Section 4509.06(b).

Pursuant to Columbus Housing Code Section 4513.03, the above captioned building or structure has been declared a public nuisance and declared and placarded as unfit for human habitation or use. The conditions causing this emergency to exist are as follows:

4509.06 Dwelling lacks water service, sanitary facilities,
safe electrical service, ^{wiring} furnace and smoke detectors
making dwelling unsafe for occupants and public.
Dwelling is to be vacated immediately.

You are hereby notified of the existence of this emergency and ordered to take immediate action to vacate the building within 0 minutes/hours/days from receipt of this order.
No owner or other person shall continue to occupy or use, or allow another to occupy or use the above referenced building as per CC Section 4513.05.

To exercise your right of appeal, a written petition must be filed in this office stating the grounds for an appeal within fifteen (15) calendar days after service of this notice. Cited emergencies must be complied immediately, even if an appeal is requested.

FAILURE TO COMPLY WITH THIS NOTICE MAY MAKE YOU SUBJECT TO PROSECUTION.

Code Enforcement Officer Maria Babb Telephone 614-645-0669



EMERGENCY ORDER TO VACATE

Date 5/23/17 Application # _____

To ~~Joanne~~ Katherine Adkins (occupant)
2595 Hiawatha St, Columbus, OH 43224

Copy to _____

Property Address 2595 Hiawatha St, Columbus,
OH 43224

An inspection of the above referenced occupied building reveals that an emergency exists which requires immediate action to protect the public health and safety as per C.C. Section 4509.06(b).

Pursuant to Columbus Housing Code Section 4513.03, the above captioned building or structure has been declared a public nuisance and declared and placarded as unfit for human habitation or use. The conditions causing this emergency to exist are as follows:

4509.06 Dwelling lacks water service,
Sanitary Facilities, Safe electrical service,
and smoke detectors, & working fire alarm
making dwelling unsafe for occupants
and public.
Dwelling is to be vacated immediately

You are hereby notified of the existence of this emergency and ordered to take immediate action to vacate the building within 0 minutes/hours/days from receipt of this order.

No owner or other person shall continue to occupy or use, or allow another to occupy or use the above referenced building as per CC Section 4513.05.

To exercise your right of appeal, a written petition must be filed in this office stating the grounds for an appeal within fifteen (15) calendar days after service of this notice. Cited emergencies must be complied immediately, even if an appeal is requested.

FAILURE TO COMPLY WITH THIS NOTICE MAY MAKE YOU SUBJECT TO PROSECUTION.

Code Enforcement Officer J. Matton Telephone 5-1540



RECEIPT OF SERVICE

DATE 4/23/14

I ACKNOWLEDGE THE RECEIPT OF

ORDER # _____

RE: 2695 Hiawatha St

DATE: 5/23/17 TIME: _____
MO / DAY / YEAR AM PM

NAME Katherine Adkins

SIGNED Katherine Adkins

TITLE Tenant

NOTICE POSTED BY:

CODE ENFORCEMENT OFFICER

DATE: _____ TIME: _____

NOTICE SERVED BY:

Jasmine Mattox
CODE ENFORCEMENT OFFICER

DATE: 5/23/17 TIME: _____

UNSUCCESSFUL ATTEMPT TO DELIVER

BY _____
CODE ENFORCEMENT OFFICER

DATE: _____ TIME: _____

COMMENTS:

