

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, 17<sup>th</sup> Floor  
Columbus, Ohio 43215

Plaintiff,

v.

**AMG MAYFAIR LLC**

% Adam Glickman, Statutory Agent  
4800 Hall Road - Leasing Office  
Columbus, Ohio 43228

**Also at:**

8033 Ridgeway Avenue  
Skokie, Illinois 60076

and

**AMG HARTFORD LLC**

% Adam Glickman, Statutory Agent  
2400 W. Shore Boulevard  
Columbus, Ohio 43232

**Also at:**

8033 Ridgeway Avenue  
Skokie, Illinois 60076

and

**AMG FITZROY, LLC**

% Adam Glickman, Statutory Agent  
3331 E. Broad Street  
Columbus, Ohio 43213

**Also at:**

8033 Ridgeway Avenue  
Skokie, Illinois 60076

and

**RAIT 2015-FL4 TRUST**

2929 Arch Street, 17<sup>th</sup> Floor  
Philadelphia, Pennsylvania 19104

Case No.

JUDGE DANIEL HAWKINS

**VERIFIED COMPLAINT**

**FOR INJUNCTIVE RELIEF**

and

**FANNIE MAE**

% Berkeley Point Capital LLC  
7700 Wisconsin Avenue, Ste. 1100  
Bethesda, Maryland 20814

and

**BANK LEUMI USA**

1 N. LaSalle Street  
Chicago, Illinois 60602

and

**INIKA C. MCCUTCHEON**

3162 Easthaven Drive South  
Columbus, Ohio 43232

and

**REAL PROPERTY LOCATED AT:**

289-373 South Ashburton Road  
Columbus, Ohio 43213

**Parcel No. 010-093180-00**

and

**REAL PROPERTY LOCATED AT:**

292-378 South Ashburton Road  
Columbus, Ohio 43213

**Parcel No. 010-093247-00**

and

**REAL PROPERTY LOCATED AT:**

399-433 Mayfair Boulevard  
Columbus, Ohio 43213

**Parcel No. 010-093157-00**

and

**REAL PROPERTY LOCATED AT:**

223-291 Mayfair Boulevard  
Columbus, Ohio 43213

**Parcel No. 010-093238-00**

and

**REAL PROPERTY LOCATED AT:**

3227-3233 Dale Avenue  
Columbus, Ohio 43213

**Parcel No. 010-093176-00**

and

**REAL PROPERTY LOCATED AT:**

65-71 South Hampton Road	:	<b>Parcel No. 010-093220-00</b>
Columbus, Ohio 43213	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
412-440 Mayfair Boulevard	:	<b>Parcel No. 010-093158-00</b>
Columbus, Ohio 43213	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
51-73 Mayfair Boulevard	:	<b>Parcel No. 010-093207-00</b>
Columbus, Ohio 43213	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
3253-3259 Dale Avenue	:	<b>Parcel No. 010-093257-00</b>
Columbus, Ohio 43213	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
3350-3364 Broadmoor Avenue	:	<b>Parcel No. 010-093213-00</b>
Columbus, Ohio 43213	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
2200 Walford Lane	:	<b>Parcel No. 010-153053-00</b>
Columbus, Ohio 43224	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
2160-2180 Fitzroy Drive	:	<b>Parcel No. 010-153054-00</b>
Columbus, Ohio 43224	:	
	:	
and	:	
	:	
<b>REAL PROPERTY LOCATED AT:</b>	:	
2400 Shore Boulevard East	:	<b>Parcel No. 010-120719-00</b>
Columbus, Ohio 43232	:	
	:	
Defendants.	:	

1. This complaint concerns enforcement of Ohio Revised Code (hereinafter "R.C.") Chapter 3767 *et seq.*, Titles 7, 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. § 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 Defendants 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(B)(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. AMG Mayfair LLC is the owner of the real property located at Parcels Number 010-093157-00; 010-093176-00; 010-093180-00; 010-093213-00; 010-093220-00; 010-093238-00; 010-093247-00; 010-093257-00; 010-093158-00 and 010-093207-00 by virtue of Limited Warranty Deeds recorded with the Franklin County Recorder's Office, copies of which are attached as Exhibits to this Complaint. *(See attached Plaintiff's Exhibit's A and B.)* Said real property constitutes a multi-building apartment complex, containing 348 residential units, commonly known as "Mayfair Apartments".

7. AMG Hartford LLC is the owner of the real property located at Parcel Number 010-120719-00 by virtue of a General Warranty Deed recorded with the Franklin County Recorder's Office, a copy of which is attached as an Exhibit to this Complaint. *(See attached Plaintiff's Exhibit C.)* Said real property constitutes a multi-building apartment complex, containing 360 residential units, commonly known as "Hartford on the Lake".



8. AMG Fitzroy LLC is the owner of the real property located at Parcels Number 010-153053-00 and 010-153054-00 by virtue of a Limited Warranty Deeds recorded with the Franklin County Recorder's Office, copies of which are attached as Exhibits to this Complaint. *(See attached Plaintiff's Exhibits D and E.)* Said real property constitutes a multi-building apartment complex, containing 94 units, commonly known as "Fitzroy Apartments".

9. RAIT 2015-FL4 Trust holds a mortgage interest in Parcel Numbers 010-093157-00, 010-093176-00, 010-093180-00, 010-093213-00, 010-093220-00, 010-093238-00, 010-093247-00, 010-093257-00, 010-093158-00 and 010-093207-00; as filed with the Franklin County Recorder's Office, Instrument Number 201505260067927, which could be adversely affected by this action.

10. Fannie Mae holds a mortgage interest in Parcel Numbers 010-093157-00, 010-093176-00, 010-093180-00, 010-093213-00, 010-093220-00, 010-093238-00, 010-093247-00, 010-093257-00, 010-093158-00 and 010-093207-00; as filed with the Franklin County Recorder's Office, Instrument Numbers 201605050056032 and 201606080071904, which could be adversely affected by this action.

11. Bank Leumi USA holds a mortgage interest in Parcel Numbers 010-156053-00, 010-153054-00 and 010-120719-00; as filed with the Franklin County Recorder's Office, Instrument Numbers 201704200053505, 201802050015940 and 201706290088287, which could be adversely affected by this action.

12. Inika C. McCutcheon may hold an interest in the property located at 2361 Shore Boulevard West, Parcel No. 010-120719, by virtue of a pending case, case number 18CV004549, filed in the Court of Common Pleas, Franklin County, Ohio.

13. The real property listed in paragraphs six (6), seven (7) and eight (8) are the subject matter of this complaint and are situated in the City of Columbus, Franklin County, Ohio. Hereinafter said real properties will be collectively referred to as "the Premises". This action is also *in rem* with respect to the Premises.

## FACTS

14. AMG Mayfair LLC, AMG Hartford LLC, and AMG Fitzroy LLC (collectively “AMG”) are all principally owned by an individual named Adam Glickman (“Glickman”), whose primary place of business is Skokie, Illinois. The letters “AMG” are Glickman’s initials.

15. AMG Mayfair, LLC has been the property owner of record of the real property listed in paragraph six (6), commonly known as “Mayfair Apartments”, since May 4, 2015. *(See Exhibits A and B.)*

16. AMG Hartford LLC has been the property owner of the real property listed in paragraph seven (7), commonly known as “Hartford on the Lake”, since January 15, 2016. *(See Exhibit C.)*

17. AMG Fitzroy LLC has been the property owner of record of the real property listed in paragraph eight (8), commonly known as “Fitzroy Apartments”, since April 22, 2016. *(See Exhibits D and E.)*

18. The City of Columbus’ Proactive Code Enforcement (PACE) team proactively inspects properties owned by entities with a record of chronic violations of Columbus City Code.

19. On or about January of 2017, the PACE team identified AMG as a property owner with a record of chronic violations of Columbus City Code, and informed Glickman that it would be inspecting all of AMG’s properties in the City of Columbus.

20. PACE team Property Maintenance Inspectors, including Patrick Wilkens (hereinafter “Wilkens”), began inspecting the Premises in March of 2017.

21. As a result of said inspections, the PACE team observed over 150 violations of the Columbus City Code, as stated in Wilkens’ attached Affidavit, and issued orders to correct said violations. *(See attached Plaintiff’s Exhibit F.)*

22. The PACE team re-inspected the Premises on the dates stated in Wilkens attached Affidavit and found that the Premises were still not in compliance with Columbus City Codes. *(See Exhibit F.)*

23. On or about January 4, 2018, Plaintiff issued a Notice of Violation and a Compliance Schedule pursuant to Columbus City Code Section 4509.90. *(See attached Plaintiff's Exhibit G.)* Said Compliance Schedule ordered Defendants to remedy any and all outstanding violations of Columbus City Code on or before April 4, 2018. Said Notice of Violation informed Defendants that failure to comply with said Compliance Schedule would result in \$1,000.00 daily fines being imposed pursuant to Columbus City Code Section 4509.995.

24. Defendants failed to comply with the Notice of Violation, and on or about May 25, 2018, Plaintiff issued Defendants a Notice of Civil Penalty informing Defendants that the \$1,000.00 daily fines would commence June 1, 2018, and would continue to run until Defendants complied with the Notice of Violation. *(See attached Plaintiff's Exhibit H.)*

25. Wilkens re-inspected the properties on the dates stated in his attached Affidavit and found that the Premises were still not in compliance with Columbus City Codes, and with the Notice of Violation. *(See Exhibit F.)*

26. Said fines presently total \$75,000.00 and continue to accrue.

27. The Premises have not been maintained in compliance with the Columbus City Health, Sanitation and Safety, Housing, and/or Nuisance Abatement Codes since the orders were issued.

28. In addition to the violations cited in Wilkens' Affidavit, additional violations continue to be reported, and confirmed by inspection, at the Premises.

29. Given the extensive history of continuing violations at the Premises, and the large size of the Premises, there is reason to believe that additional violations have been undiscovered at the Premises.



30. Given the extensive history of continuing violations at the Premises, and the large size of the Premises, there is reason to believe that additional violations will occur at the Premises in the imminent future.

### **CLAIM FOR RELIEF**

31. Plaintiff incorporates the preceding paragraphs 1 through 30 as if fully incorporated herein.

32. By reason of the foregoing, the Premises, in its non-compliant state, does not comply with the provisions of the Columbus Health, Sanitation, and Safety Code-Title 7, the Columbus Housing -Title 45 and the Columbus Nuisance Abatement Code-Title 47 or with the provisions of the Columbus and Ohio Building Codes.

33. 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)(1), §4501.275 and §4101.16.

34. Defendant(s) have a duty to abate the nuisances at the premises by bringing the properties into compliance with the Columbus and Ohio Building Codes and the Columbus Health, Sanitation and Safety, Housing and Nuisance Abatement Codes.

35. Defendants are liable for administrative fines in the amount of \$75,000.00, plus \$1,000.00 for each additional day Defendant fails to comply with the Notice of Violation, pursuant to C.C.C. 4509.90 and 4509.995.

### **JUDGMENT AND RELIEF DEMANDED**

WHEREFORE, Plaintiff demands judgment as follows:

#### **Code Violations**

1. A determination that the Premises violates C.C.C. Titles 7, 45, 47; 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.

**Administrative Fines**

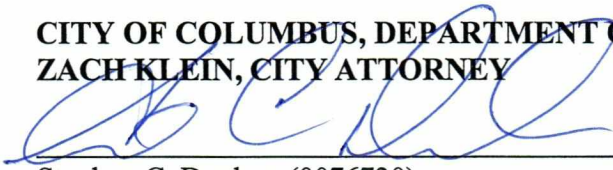
13. Order Defendant to pay Plaintiff \$75,000.00, plus \$1,000.00 for each additional day Defendant fails to comply with the Notice of Violation, pursuant to C.C.C. 4509.90 and 4509.995.

**Additional Relief**

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

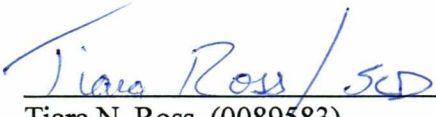
Respectfully submitted,

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



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Stephen C. Dunbar (0076730)  
Assistant City Attorney  
375 South High Street, 7<sup>th</sup> Floor  
Columbus, Ohio 43215  
Phone: 614-645-6914  
[scdunbar@columbus.gov](mailto:scdunbar@columbus.gov)



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Tiara N. Ross (0089583)  
Assistant City Attorney  
375 South High Street, 17<sup>th</sup> Floor  
Columbus, Ohio 43215  
Phone: 614-645-0781  
[tnross@columbus.gov](mailto:tnross@columbus.gov)



TRANSFERRED

MAY 04 2015

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201505040057030

Pgs: 6 \$60.00 T20150030104  
05/04/2015 3:56PM BXSTEWART T  
Terry J. Brown  
Franklin County Recorder

7322	
Conveyance	
Mandatory-	8172.50
Permissive-	8172.50 <sup>BD</sup>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

LIMITED WARRANTY DEED

01072-15569B KU 4 of 7  
MAYFAIR VILLAGE COLUMBUS ASSOCIATES, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to AMG MAYFAIR LLC, an Ohio limited liability company ("Grantee"), whose tax-mailing address is 8033 Ridgeway Avenue, Skokie, Illinois 60076, and Grantee's successors and assigns, the following described property (collectively, the "Property"): that certain real estate situated in the County of Franklin and State of Ohio, as more fully described on Exhibit A attached hereto (the "Land") together with all buildings, structures and other improvements, located on the Land (collectively, the "Improvements"); and all right, title and interest of Grantor in and to (i) all public and private streets, roads, avenues, alleys and passageways, opened or proposed, in front of or abutting the Land, (ii) any award made or to be made and any unpaid award for damage to the Land by reason of any change of grade of any such street, road, avenue alley or passageway, and (iii) any strips or gores of land adjoining the Land; and all and singular the estates, rights, privileges, easements and appurtenances belonging or in any way appertaining to the Land and the Improvements.

Parcel Numbers: 010-093157-00; 010-093176-00; 010-093180-00; 010-093213-00;  
010-093220-00; 010-093238-00; 010-093247-00; 010-093257-00.

SUBJECT TO taxes and assessments which are now or may hereafter become liens on said Property, and except conditions and restrictions and easements, if any, of record for said Property, subject to all of which this conveyance is made.

PRIOR INSTRUMENT REFERENCE: Instrument Numbers: 201203020029166, and 201203020029167, Recorder's Office, Franklin County, Ohio.

Witness his and its hand effective as of the 30<sup>th</sup> day of April, 2015.

MAYFAIR VILLAGE COLUMBUS  
ASSOCIATES, LLC, an Ohio limited liability  
company

Stewart Title Company  
239 West Schrock Rd.  
Westerville, OH 43081

By: RC  
Name: Brent D. Crawford  
Title: Authorized Representative

EXHIBIT

tabbles

A

BE IT REMEMBERED, that on this 3<sup>rd</sup> day of April, 2015, before me, a subscriber, a notary public in and for said State, personally came Brent D. Crawford, the authorized representative of Mayfair Village Columbus Associates, LLC, an Ohio limited liability company, who acknowledged the signing thereof to be his and its voluntary act and deed.

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

Notary Public

(seal)



JOHN A. GLEASON  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 14703 B.C.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 01032-15569b

**MAYFAIR VILLAGE**

**TRACT I, PARCEL I:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, described as follows:

Being Lots Numbered 134 through 140, both inclusive in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093213-00

*TRACT I  
PARCEL I  
N-227  
ALLOT  
(010)  
093213*

**TRACT I, PARCEL II:**

**Part A:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered 141 through 147, both inclusive in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Together with a Non-exclusive right of vehicle maneuverability as more particularly set for Official Record 6384, page F14.

Also together with a Non-exclusive right of ingress, egress, and utilities in favor of Lots 141 through 144 above as more particularly set forth in Deed Book 1548, page 169, and Deed Book 1548, page 172, Recorder's office, Franklin County, Ohio.

**Part B:**

Being the following two (2) parts of the amended subdivision of Lots 196 to 250 in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, page 18A, Recorder's Office, Franklin County, Ohio.

**Part Bi:**

Being Fifty Feet (50') off the rear (East End) of said Lot Number 1

**Part Bii:**

Beginning at a point in the Northwesterly line of said Lot Number 1, said point being 90 feet from the southwest corner of said lot;

thence Southeasterly at right angles with the said northwesterly line, 3.8 feet to a point;

Thence Northeasterly following along the Southeasterly side of a concrete wall or curbing, 120 feet, more or less, to a point in a line 50 feet from and parallel to the rear of said lot;

Thence with said line Northwesterly 5.8 feet, more or less, to a point in the Northwesterly line of said Lot;

Thence with the said Northwesterly line, Southwesterly 120 feet to the place of beginning and containing 576 square feet.

Parcel No.: 010-093220-00

TRACT I  
PARCEL II  
N-227  
ALL OF  
(010)  
093220

**TRACT I, PARCEL III:**

**Part A:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered 56 through 68, both inclusive, of the amended subdivision of Lots 196 to 250 of MAYFAIR ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, page 18A, Recorder's Office, Franklin County, Ohio.

**Part B:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered 162 through 167 inclusive of MAYFAIR ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

**Part C:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered 159, 160, and 63.34 feet off the north side of Lot Number 161, excepting however 130 feet off the entire westerly ends thereof, and also 6.66 feet off the south side of Lot Number 161 of MAYFAIR ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093238-00

TRACT I  
PARCEL III  
N-227  
ALL OF  
(010)  
093238

**TRACT II, PARCEL I:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered Sixty-four (64) through Seventy-six (76) both inclusive and Ninety-seven (97) of the amended portion of MAYFAIR ADDITION as the same is numbered and delineated upon the recorded

plat thereof, of record in Plat Book 17, page 272, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093176-00

**TRACT II, PARCEL II:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered Ninety-eight (98) through One Hundred Seven (107), both inclusive in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Together with the certain non-exclusive rights of ingress, egress and parking as more particularly set forth in Official Record 30673, page J13, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093180-00

**TRACT II, PARCEL III:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered One Hundred Sixty-eight (168) through One Hundred Seventy-seven (177), both inclusive in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093247-00

**TRACT II, PARCEL IV:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lots Numbered One Hundred Seventy-eight (178) through One Hundred Eighty-two (182) in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093257-00

**TRACT II, PARCEL V:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number One Hundred Ninety-one (191) of the amended portion of MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 17, page 272, Recorder's Office, Franklin County, Ohio. AND

Being Lots Numbered One Hundred Ninety-two (192) through One Hundred Ninety-five (195), both inclusive in MAYFAIR ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, page 40, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-093157-00

TRACT II  
PARCEL I

N-227  
ALL OF  
(010)  
093176

TRACT II  
PARCEL II

N-227  
ALL OF  
(010)  
093180

TRACT II  
PARCEL III

N-227  
ALL OF  
(010)  
093247

TRACT II  
PARCEL IV

N-227  
ALL OF  
(010)  
093257

TRACT II  
PARCEL V

N-227  
ALL OF  
(010)  
093157



**TRACT II, PARCEL VI:**

Together with the Easement for Parking Area and Access Ways as contained in Official Record 30673, page J13.

**TRACT II, PARCEL VII:**

Together with the Easement for Light, Air and View as contained in Deed Book 1631, page 70.

Parcel No(s): 010-093213, 010-093220, 010-093238, 010-093176, 010-093180, 010-093247, 010-093257, and 010-093157



TRANSFERRED

MAY 04 2015

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

7321

Conveyance
Mandatory- 827.60
Permissive- 827.60 BB
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

201505040057029

Pgs: 3 \$36.00 T20150030104  
05/04/2015 3:55PM BXSTEWART T  
Terry J. Brown  
Franklin County Recorder

**LIMITED WARRANTY DEED**

SEVEN STRATHMORE ROAD LIMITED PARTNERSHIP, a Massachusetts limited partnership ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to AMG MAYFAIR LLC, an Ohio limited liability company ("Grantee"), whose tax-mailing address is 8033 Ridgeway Avenue, Skokie, Illinois 60076, and Grantee's successors and assigns, the following described property (collectively, the "Property"): that certain real estate situated in the County of Franklin and State of Ohio, as more fully described on Exhibit A attached hereto (the "Land") together with all buildings, structures and other improvements, located on the Land (collectively, the "Improvements"); and all right, title and interest of Grantor in and to (i) all public and private streets, roads, avenues, alleys and passageways, opened or proposed, in front of or abutting the Land, (ii) any award made or to be made and any unpaid award for damage to the Land by reason of any change of grade of any such street, road, avenue alley or passageway, and (iii) any strips or gores of land adjoining the Land; and all and singular the estates, rights, privileges, easements and appurtenances belonging or in any way appertaining to the Land and the Improvements.

Parcel Numbers: 010-093158-00; 010-093207-00


SUBJECT TO taxes and assessments which are now or may hereafter become liens on said Property, and except conditions and restrictions and easements, if any, of record for said Property, subject to all of which this conveyance is made.

PRIOR INSTRUMENT REFERENCE: Instrument Number 200602160030643, Recorder's Office, Franklin County, Ohio.

Witness his and its hand effective as of the 30<sup>th</sup> day of April, 2015.

SEVEN STRATHMORE ROAD  
LIMITED PARTNERSHIP, a  
Massachusetts limited partnership

By: Seven Strathmore Road, Inc., a  
Massachusetts corporation, its  
General Partner

By:   
Name: Brent D. Crawford  
Title: Authorized Representative

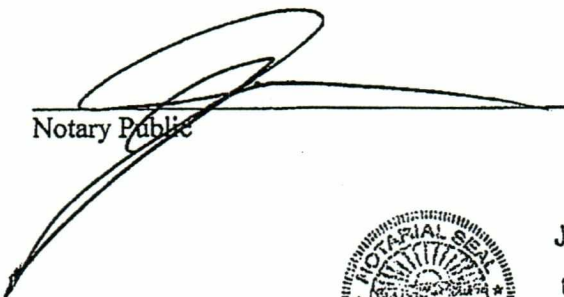
Stewart Title Company  
259 West Schrock Rd.  
Westerville, OH 43081

EXHIBIT

B

BE IT REMEMBERED, that on this 30<sup>th</sup> day of April, 2015, before me, a subscriber, a notary public in and for said State, personally came Brent D. Crawford, the authorized Representative of Seven Strathmore Road, Inc., a Massachusetts corporation, the General Partner of Seven Strathmore Road Limited Partnership, a Massachusetts limited partnership, who acknowledged the signing thereof to be his and their voluntary act and deed.

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

  
Notary Public

(seal)



JOHN A. GLEASON  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 01032-15569

**Parcel I:**

Situated in the City of Columbus, County of Franklin, State of Ohio and is described as follows:

Being Lot Number 258 of the amended portion of Mayfair Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 17, page 272 through 274, Recorder's Office, Franklin County, Ohio.

Being Lots Numbered 255, 256 and 257 of Mayfair Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, pages 40 and 41, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-093158

**Parcel II:**

Situated in the City of Columbus, County of Franklin, State of Ohio and is described as follows:

Being Lots Numbered 128 and 129 of Mayfair Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, pages 40 and 41, Recorder's Office, Franklin County, Ohio.

Being the following described portion off the South side of Lot Number 130 of Mayfair Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, pages 40 and 41, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin at the southeast corner of said Lot Number 130;

Thence South 62 degrees 45' West 156.68 feet along the South line of said Lot Number 130 to an iron pin at the Southwest corner of Lot Number 130;

Thence North 16 degrees 47' West along the West line of Lot Number 130, 11.89 feet to a point;

Thence North 50 degrees 44' East and parallel to the North line of said Lot Number 130, 148.33 feet to a point in the westerly line of Mayfair Boulevard;

Thence along the westerly line of Mayfair Boulevard along a curve to the right of radius 2,160 feet, whose curve bears South 39 degrees 48' East 43.75 feet to the place of beginning.

Parcel No. 010-093207

Parcel No.: 010-093158 and 010-093207



**Parcel I**  
N-227  
ALL OF  
(010)  
093158

**Parcel II**  
N-227  
ALL OF  
(010)  
093207





Instrument Number: 201601150006164  
Recorded Date: 01/15/2016 3:20:46 PM



Terry J. Brown  
Franklin County Recorder  
373 South High Street, 18<sup>th</sup> Floor  
Columbus, OH 43215  
(614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160003182  
Document Type: DEED  
Document Page Count: 5

Submitted By (Walk-In):  
FIRST AMERICAN COMMERCIAL

Walk-In

Return To (Box):  
INDEPENDENT TITLE/ASSURANCE/ADVANTAGE ONE/CAPCITY  
TITLE BOX

Box

First Grantor:  
HARTFORD ON THE LAKE LLC

First Grantee:  
AMG HARTFORD LLC

Fees:  
Document Recording Fee: \$28.00  
Additional Pages Fee: \$24.00

Total: \$52.00

Instrument Number: 201601150006164  
Recorded Date: 01/15/2016 3:20:46 PM

OFFICIAL RECORDING COVER PAGE

**DO NOT DETACH**

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NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.  
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

EXHIBIT

tabbles

C



TRANSFERRED

JAN 15 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Recording requested by:

and when recorded, please return this deed and  
tax statements to:

Above reserved for official use only

920

Conveyance

Mandatory 7470.00 MS

Permissive 7470.00

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

1st Am-Comm  
INDEPENDENT TITLE BOX  
NCS-764866

**GENERAL WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Hartford on the Lake, LLC (the "Grantor"), 195 Locust Street, Hartford, Connecticut 06114, Hartford County has GRANTED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY with general warranty covenants, to AMG Hartford LLC, an Ohio limited liability company ("Grantee"), whose tax-mailing address is 8033 Skokie, Illinois 60076, all right, title, interest and claim to the real property located at 2400 Shore Boulevard in the City of Columbus, County of Franklin, State of Ohio as more particularly described:

\* Ridgeway Avenue,

See Schedule A attached hereto and made a part hereof.

This conveyance is made and accepted subject and subordinate only to those matters set forth on Schedule B attached hereto and made a part hereof for all purposes.

HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's administrators, successors and/or assigns forever IN **FEE SIMPLE**; so that neither Grantor nor Grantor's administrators, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS TITLE and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

NCS 764866

EXECUTED this 12<sup>th</sup> day of January, 2016.

HARTFORD ON THE LAKE, LLC

By: 

John R. Hurst, Its Member

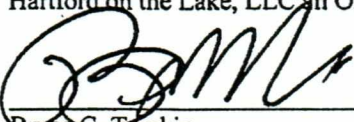
Grantee's Address:  
8033 Ridgeway Avenue  
Skokie, IL 60076

Grantor's Address:  
195 Locust Street  
Hartford, CT 06114

State of CONNECTICUT

County of HARTFORD

The foregoing instrument was acknowledged before me this January 12, 2016 by John R. Hurst, of Hartford on the Lake, LLC an Ohio limited liability company, on behalf of the company.



Bruce G. Temkin  
Commissioner of the Superior Court

SCHEDULE A  
LEGAL DESCRIPTION

Being located in Section 28, Township 12, Range 21, Refugee Lands, and being all of the Eastland Concord Co., 30.084 acre tract of record in Deed Book 2930, Page 193, all of the Eastland Concord Co., 1.441 acre tract of record in Deed Book 3101, Page 433, together with part of vacated Glasshouse Avenue, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the Southerly line of Glasshouse Avenue, (For Dedication, see Plat Book 41, Page 60), at the Northwestern corner of the said Eastland Concord, Co., 30,084 acre tract, being also the Northeasterly corner of the Eastland Concord Company 14.364 acre tract of record in Deed Book 2930, Page 199;

Thence along the Southerly line of the said Glasshouse Avenue, North  $89^{\circ} 46' 09''$  East, 135.95 feet to a point;

Thence across the vacated portion of the said Glasshouse Avenue, North  $0^{\circ} 13' 51''$  West, 61.0 feet to a point in the Southerly line of the Freight Terminals, Inc., 28.478 acre tract of record in Deed Book 2883, Page 86;

Thence along the Southerly line of the said 28.478 acre tract, being also the Northerly line of the said Eastland Concord Co., 1.441 acre tract, North  $89^{\circ} 46' 09''$  East, 1049.84 feet to a point at the Northeasterly corner of the said 1.441 acre tract;

Thence along the Easterly line of the said 1.441 acre tract, being also the Westerly line of the City of Columbus 3.612 acre tract. (See Deed Book 3106, Page 72), being the arc of a curve to the left, (radius equals 330 feet, delta equals  $90^{\circ} 02' 10''$ ). A chord bearing the distance of South  $44^{\circ} 45' 04''$  West, 466.84 feet to the point of tangency of the said curve;

Thence along the Easterly line of the said Eastland Concord Co., 30.084 acre tract, being also the Westerly line of the said City of Columbus 3.612 acre tract, South  $0^{\circ} 16' 01''$  East, 1204.53 feet to a point at the Southeasterly corner of the said 30.084 acre tract;

Thence along the Southerly line of the said 30.084 acre tract, being also the Northerly lines of The Lloyd C. & M.H. Wetzer 3.105 acre tract and the Federated Department Stores, Inc., 8.199 acre tract, South  $89^{\circ} 44'$  West, 900.0 feet to a point at the Southwesterly corner of the said 30.084 acre tract;

Thence along the Westerly line of said 30.084 acre tract, being also the Easterly line of the John J. Chester, et al, (3) 10.162 acre tract of record in Deed Book 2794, Page 413, North  $0^{\circ} 24' 31''$  West, 660.57 feet to a point at the Northeasterly corner of the said 10.162 acre tract;

Thence continuing along the Westerly line of the said 30.084 acre tract being also the Easterly line of the said Eastland Concord Company 14.364 acre tract, North  $2^{\circ} 58'$  East 815.01 feet to the place of beginning, containing in all 31.613 acres, more or less;

EXCEPTING THEREFROM a certain 0.054 acre tract as set forth in Plat Book 73, Page 108, Recorder's Office Franklin County, Ohio.

Parcel No.: 01012071900

Property Address: 2400 Shore Boulevard, Columbus, OH 43232

Prior Instrument Reference: Recorded in Official Record Instrument No. 201008270110966, Recorder's Office, Franklin County, Ohio.

Subject to taxes and assessment which are now or may hereafter become liens on said premises and except conditions, restriction and easements, if any, contained in former instruments of record for said premises, as listed on Schedule B attached hereto and made a part hereof, subject to all of which this conveyance is made.

0-104-D  
ALL OF  
(610)  
120719





**SCHEDULE B****PERMITTED EXCEPTIONS**

- 1) Rights of tenants disclosed on the Rent Roll under unrecorded leases, as tenants only, with no rights to purchase or rights of first offer or rights of first refusal.
- 2) Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
- 3) Taxes and Assessments for the year 2015, and all subsequent years, a lien not now due and payable.
- 4) Rights, if any, for the following in, over and to any vacated portion of Glasshouse Avenue:
  - a) Rights of ingress and egress in favor of abutting and adjoining landowners; and/or
  - b) Rights of any public utilities or facilities installed prior to vacation with the rights of ingress and egress to repair, maintain, replace and remove said utilities or facilities.
- 5) Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendment thereto as disclosed on the plat of subdivision recorded Plat Book 73, Page 108. We deleted any covenant, conditions, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 U.S.C. 3604(c).
- 6) Easement(s) disclosed by document recorded April 29, 1968 in Deed Book 2891, Page 556 of Franklin County Records.
- 7) Easement(s) disclosed by document recorded April 29, 1968 in Deed Book 2891, Page 559 of Franklin County Records.
- 8) Easement(s) disclosed by document recorded October 7, 1969 in Deed Book 3015, Page 303 of Franklin County Records.
- 9) Easement(s) disclosed by document recorded February 17, 1971 in Deed Book 3118, Page 612 of Franklin County Records.
- 10) Easement(s) disclosed by document recorded February 24, 1971 in Deed Book 3120, Page 175 of Franklin County Records.
- 11) Easement(s) disclosed by document recorded March 10, 1971 in Deed Book 3123, Page 198 of Franklin County Records.
- 12) Easement(s) disclosed by document recorded May 6, 1971 in Deed Book 3137, Page 662 of Franklin County Records.
- 13) Easement(s) disclosed by document recorded September 8, 1971 in Deed Book 3172, Page 373 of Franklin County Records.
- 14) Easement(s) disclosed by document recorded October 27, 1971 in Deed Book 3185, Page 405 of Franklin County Records.
- 15) Easement(s) disclosed by document recorded January 12, 1972 in Deed Book 3204, Page 87 of Franklin County Records.
- 16) Matters contained in Columbus City Ordinance No. 468-71 for the maintenance of utility Lines.

- 17) Easement(s) disclosed by document recorded August 17, 1979 in Deed Book 3745, Page 765 of Franklin County Records.
- 18) Easement(s) disclosed by document recorded July 14, 1988 in OR Volume 11927, Page H11 of Franklin County Records.
- 19) Easement(s) disclosed by document recorded June 28, 1990 in OR Volume 15415, Page A12 of Franklin County Records.
- 20) Easement(s) disclosed by document recorded June 28, 1990 in OR Volume 15415, Page A17 of Franklin County Records.
- 21) Easement(s) disclosed by document recorded December 14, 1998 as Instrument No. 199812140321640 of Franklin County Records.
- 22) Easement(s) disclosed by document recorded September 9, 1999 as Instrument No. 199909090229641 of Franklin County Records.
- 23) Easement(s) disclosed by document recorded September 19, 2000 as Instrument No. 200009190189257 of Franklin County Records.
- 24) Easement(s) disclosed by document recorded September 19, 2000 as 200009190189259 of Franklin County Records.
- 25) Easement(s) disclosed by document recorded April 23, 2003 as Instrument No. 200304230118295 of Franklin County Records.



Instrument Number: 201604250050093  
Recorded Date: 04/25/2016 9:21:44 AM



Terry J. Brown  
Franklin County Recorder  
373 South High Street, 18<sup>th</sup> Floor  
Columbus, OH 43215  
(614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160024701  
Document Type: DEED  
Document Page Count: 2

Submitted By (Walk-In):  
OMNI TITLE LLC

Walk-In

Return To (Box):  
OMNI TITLE LLC

Box

First Grantor:  
WALFORD LEVIN LLC

First Grantee:  
AMG FITZROY LLC

Fees:  
Document Recording Fee: \$28.00

Instrument Number: 201604250050093  
Recorded Date: 04/25/2016 9:21:44 AM

Total: \$28.00

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**EXHIBIT**

tabbles®

D



Conveyance
Mandatory: 723.50 <i>DD</i>
Permissive: 723.50
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

6920

TRANSFERRED

APR 22 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIOLIMITED WARRANTY DEED 2

Walford Levin, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants to **AMG Fitzroy LLC**, an Ohio limited liability company, Grantee, whose tax mailing address is 461 BEECHER ROAD  
GAHANNA OH 43230, the following described REAL PROPERTY:

Situated in the City of Columbus, County of Franklin and State of Ohio, being part of Section 1, Township 1, Range 18, United States Military Lands, and also being part of Lot No. 1 of the DAVIS MORSE ROAD SUBDIVISION NO. 2, as shown of record in Plat Book 40, Page 91, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at a point marking the southeast corner of the above-mentioned Lot No. 1 and the northeast corner of Lot No. 2 of said DAVIS MORSE ROAD SUBDIVISION NO. 2; thence and with the southerly line of said Lot No. 1 and with part of the northerly line of said Lot No. 2, North 86 Degrees, 21' 17" West, 384.77 feet to a point, marking the southwest corner of said Lot No. 1; thence and with part of the westerly line of said Lot No. 1, North 03 Degrees, 42' 38" East, 275.00 feet to a point marking the southwest corner of the Northwest Kendall Properties, Inc. 0.6457 Acre Tract; thence and with the southerly line of said 0.6457 Acre Tract, South 86 Degrees, 21' 17" East 125.00 feet to a point marking the southeast corner of said 0.6457 Acre Tract, in the westerly line of the Tijuana Taco, Inc. 0.6887 Acre Tract; thence and with said westerly line, South 03 Degrees, 42' 36" West, 75.00 feet to a point marking the southwest corner of said 0.6887 Acre Tract; thence and with the southerly line of said 0.6887 Acre Tract, South 86 Degrees, 21' 17" East, 100.00 feet to a point marking the southeast corner of said 0.6887 Acre Tract; thence South 86 Degrees, 20' 55" East, 59.20 feet to a point marking the southwest corner of the David and Gary Cheses Investments 0.688 Acre Tract; thence and with the southerly line of said 0.688 Acre Tract, South 86 Degrees, 21' 17" East, 100.00 feet to a point marking the southeast corner of said 0.688 Acre Tract in the easterly line of said Lot No. 1 and the westerly line of the National Diversified Corp. 15.884 Acre Tract; thence and with said easterly line of Lot No. 1 and with said westerly line of the 15.884 Acre Tract, South 03 Degrees, 32' 52" West, 200.00 feet to the place of beginning, containing 1.9805 acres, more or less, and subject to all easements of record.

Address: 2200 Walford Lane, Columbus, Ohio

Parcel Number: 010-153053

20160396  
OMNI TITLE BOXM-166-C  
ALL OF  
(010)  
153053

Prior instrument reference: 200501180010098 of the Franklin County Records

Subject to real estate taxes and assessments; zoning ordinances; public rights-of-way; and restrictions, conditions, and easements of record.

Signed and acknowledged on this 20 day of April, 2016.

Walford Levin, LLC, an Ohio  
limited liability company

By: Baker Rental Company, LLC an  
Ohio limited liability company

By: Samuel M. Baker  
Samuel M. Baker  
Its: Manager/Authorized Representative

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 20 day of April, 2016, by Samuel M. Baker, who acknowledged that he did sign the foregoing instrument on behalf of the above named Grantor, Walford Levin, LLC, by Baker Rental Company, LLC, Manager, as its authorized representative, and that the same is his free and voluntary act and deed, and the free and voluntary act and deed of Walford Levin, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Edgardo Soto  
Notary Public, State of Ohio  
My Commission Expires 12-22-2020

Edgardo Soto  
NOTARY PUBLIC

Edgardo Soto  
Print Name

My commission expires: 12-22-2020

This Instrument prepared by:

Gregory S. Shak  
Sikora Law LLC  
8532 Mentor Avenue  
Mentor, Ohio 44060





Instrument Number: 201604250050094  
Recorded Date: 04/25/2016 9:21:45 AM



Terry J. Brown  
Franklin County Recorder  
373 South High Street, 18<sup>th</sup> Floor  
Columbus, OH 43215  
(614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160024701  
Document Type: DEED  
Document Page Count: 2

Submitted By:  
OMNI TITLE LLC

Walk-In

Return To:  
OMNI TITLE LLC

Box

First Grantor:  
B & L ASSOCIATES LLC

First Grantee:  
AMG FITZROY LLC

Fees:  
Document Recording Fee: \$28.00  
Total: \$28.00

Instrument Number: 201604250050094  
Recorded Date: 04/25/2016 9:21:45 AM

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EXHIBIT

tabbles

E



Conveyance
Mandatory 1276.60
Permissive 1276.60 DB
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

6922

TRANSFERRED

APR 22 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIOLIMITED WARRANTY DEED 3

B & L Associates, LLC, an Ohio limited liability company, Grantor, for valuable consideration paid, grants, with general warranty covenants to AMG Fitzroy LLC, an Ohio limited liability company, Grantee, whose tax mailing address is 461 BEECHER ROAD  
GAHANNA OH 43230, the following described REAL PROPERTY:

Situated in the City of Columbus, Franklin County, Ohio, and being part of Section 1, Township 1, Range 18, United States Military Lands, and also being part of Lot No. 2, of the DAVIS MORSE ROAD SUBDIVISION NO. 2, as shown of record in Plat Book 40, Page 91, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at a point in the northerly line of FITZROY DRIVE, and marking the southeast corner of said Lot No. 2;

Thence and with said northerly line of FITZROY DRIVE, and with part of the southerly line of said Lot No. 2, North 86 Degrees, 27' 43" West, 354.72 feet to a point;

Thence with a line running over and across said Lot No. 2, North 03 Degrees 32' 17" East, 375.40 feet to a point in the northerly line of said Lot No. 2;

Thence and with part of the northerly line of said Lot No. 2, South 86 Degrees 21' 17" East, 354.78 feet to a point marking the northeast corner of said Lot No. 2;

Thence and with the easterly line of said Lot No. 2, South 03 Degrees, 32' 52" West, 374.73 feet to the point of beginning, containing 3.054 acres, more or less, and subject to all easements shown of record.

Street Address of Property: 2160-2180 Fitzroy Road, Columbus, Ohio

Permanent Parcel No.: 010-153054

Prior instrument reference: 200707110121560 of the Franklin County Records

Subject to real estate taxes and assessments; zoning ordinances; public rights-of-way; and restrictions, conditions, and easements of record.



Signed and acknowledged on this 20 day of April, 2016.

B & L Associates, LLC, an  
Ohio limited liability company

By: [Signature]  
Samuel M. Baker  
Its: Member/Authorized Representative

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 20 day of April, 2016, by Samuel M. Baker, who acknowledged that he did sign the foregoing instrument on behalf of the above named Grantor, B & L Associates, LLC, as its Member and authorized representative, and that the same is his free and voluntary act and deed, and the free and voluntary act and deed of B & L Associates, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Edgardo Soto  
Notary Public, State of Ohio  
My Commission Expires 12-22-2020

[Signature]  
NOTARY PUBLIC

Edgardo Soto  
Print Name

My commission expires: 12-22-2020

This Instrument prepared by:

Gregory S. Shak  
Sikora Law LLC  
8532 Mentor Avenue  
Mentor, Ohio 44060



# AFFIDAVIT

## CODE ENFORCEMENT

Now comes **Patrick Wilkens** 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 **5** years.

2.) As part of the Proactive Code Enforcement (PACE) Landlord Team, Code Enforcement Officers (CEO) **Patrick Wilkens, Aric Schmitter, Bill Williams and Lisa Doyle** had reason to inspect the following properties owned by **AMG Mayfair LLC, AMG Fitzroy LLC, and AMG Hartford LLC**, located throughout the City of Columbus, Ohio. During the course of the inspections, the following violations of the Columbus City Code were witnessed:

- a) 289-373 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-93180. The date of original inspection was 3/7/2018. 707.03-Solid waste is present throughout the exterior premises.
- b) 292-378 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-093247. The date of original inspection was 3/7/2018. 707.03-Solid waste is present throughout the exterior premises.
- c) 409 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093157. The date of original inspection was 3/19/2018. 4525.08-The rain carriers are damaged and pulling away from the structure. The rain carriers are missing a downspout near the rear door. 4523.05-The bottom of the furnace is rusted. 4525.01-The basement foundation walls are water damaged, and show signs of water intrusion. 4525.12-The kitchen flooring is damaged, creating a trip hazard. 4523.04-The East electrical outlet in the North bedroom is damaged and burnt.
- d) 287 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093238. The date of original inspection was 3/28/2018. 4523.05-The furnace is inoperable, and the access panel is off. 4525.01-The foundation walls are not properly sealed and show signs of water intrusion, standing water is present in the basement. 4523.04-The electrical outlet next to the stove exhibits a hot/neutral reverse fault, the top receptacle on the outlet does not fit any plugs. The kitchen outlet next to the refrigerator has an open ground fault. 4525.02-The front screen door is not fit to frame. 4523.04-The West bedroom electrical outlet has an open ground fault. 4525.12-The bathroom wall is damaged. The bathroom ceiling is damaged. The West bedroom window frame drywall is damaged. The West bedroom wall to the right of the window is damaged. 4521.02-The bathtub enamel is stripped. 4523.03-The bathroom window is rusted and missing a screen.
- e) 397-495 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-093176. The date of original inspection was 3/28/2018 and 4/20/2018. 707.03-Solid waste is present on the exterior premises. 4525.02-Multiple broken and/or missing windows are present on structures throughout the parcel.
- f) 493 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093176. The date of original inspection was 3/28/2018. 4525.12-The rear dining room window frame drywall is damaged. A hole is present in the kitchen wall. The kitchen flooring is damaged. 4525.02-The rear dining room window is not properly aligned. 4525.02-The front screen door handle is broken. 4525.12-The bathroom flooring is damaged. The bedroom window frame drywall is damaged. 4521.02-The



bathtub is rusted. 4525.04-The bathtub to floor waterseal is cracked. 4523.03-The bathroom ventilation window is rusted.

- g) 419 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093157. The date of original inspection was 4/9/2018. 4523.05-The chimney clean-out is clogged with debris. 4521.08-The basement floor drain is clogged. 4521.05-The water heater is missing a TPR discharge pipe. 4525.03-The basement stairway handrail is missing from the upper half of the staircase. 4525.12-The kitchen sink cabinet door is off of its hinges. The left-most kitchen cabinet door does not close. 4525.02-The rear door is not sufficiently weathertight. 4523.04-The bathroom light switch/receptacle has a cracked coverplate. The electrical outlets in both bedrooms have open ground faults. 4525.12-The ceiling is cracked at the second floor landing. A hole is present in the bathroom vanity floor. The ceilings in both bedrooms are cracked. 4521.02-The bathroom door handle is loose.
- h) 267 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093238. The date of original inspection was 4/20/2018. 4523.04-The electrical outlet in the dining room near the kitchen is loose. The West outlet in the East bedroom is loose. 4525.12-The drywall around the West bedroom door frame is damaged. 4521.07-Window lock brackets are missing from the South window in the West bedroom. 4525.02-The front door weather stripping is loose.
- i) 3343 Broadmoor Ave., unit C, Columbus, OH 43213, Parcel Number 010-093220. The date of original inspection was 05/01/2018. 4525.12-The ceiling in the North bedroom is damaged. 4521.02-The bathroom door does not latch. 4525.05-The refrigerator is unstable, and has broken shelves and drawers. 4521.01-The kitchen sink faucet leaks. 4525.04-The bathtub to floor waterseal is cracked. 4525.02-The North window in the North bedroom is loose of the frame. 713.03-An infestation of roaches is present in this dwelling unit.
- j) 3293 Elbern Ave., Columbus, OH 43213, Parcel Number 010-093238. The date of original inspection was 05/04/2018. 4525.12-The kitchen ceiling paint/drywall is loose and falling. 4521.06-The front door handle falls off during use, creating an obstacle to safe egress from the structure. 4523.03-The bathroom ventilation fan is inoperable.
- k) 433 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093176. The date of original inspection was 5/10/2018. 705.03-Unsanitary conditions are present throughout the dwelling unit. Mold growth is present throughout the basement along walls, ceilings, stairs and hallways. 4523.05-The chimney cleanout is clogged with debris. 4521.05-The water heater is damaged and rusted. The water heater is missing a TPR discharge pipe. The water heater access panel is detached. 4521.08-There is an active water leak in the basement from water lines near the soil stack. There are leaks in the water supply line. 4523.04-A dining room electrical outlet is inoperable. Open ground faults are present in the electrical outlets on the ground floor level. 4525.12-Kitchen walls and ceilings are water damaged. The cabinet floor under the kitchen sink is damaged. The carpeting is loose near the front door threshold, creating a trip hazard. 4525.05-The dishwasher drain is clogged. 4521.07-The front door lock does not open and close correctly, and sticks, creating an egress hazard. The kitchen window is missing a locking bracket. 4525.02-The dining room rear window has a broken pane. 4523.07-The windows are missing screens. 4523.04-The electrical outlets on the second floor have open ground faults. 4525.12-The ceiling at the 2nd floor landing is water damaged. Paint is stripping and cracking on bathroom walls. The bathroom vanity floor is damaged. Loose carpet is present at the threshold between bedrooms and is creating a trip hazard. The Southwest bedroom ceiling is damaged. 4525.02-The Northwest bedroom window is not properly fit in frame and doesn't stay open. The Southwest bedroom window does not operate properly. The East bedroom window doesn't stay open. 4523.03-The bathroom ventilation fan is inoperable.
- l) 440 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093158. The date of original inspection was 5/30/2018 and 6/04/2018. 4521.08-A leak is present in a water supply line. 4525.05-The garbage disposal is inoperable. The dishwasher is inoperable. The stove hood light is inoperable. The oven door is loose. 4523.04-The East bedroom light fixture is hanging from the wires. 4525.12-



The West bedroom ceiling is damaged. A hole is present in the wall behind the West bedroom door. The West bedroom closet doors are damaged. The West bedroom door handle is loose. The East bedroom ceiling is damaged. 4521.08-The bathtub faucet leaks. 4525.02-The bathroom ventilation window has a hole, the frame of the window is rusted. 4523.04-Due to the collapse of the dining room ceiling, the kitchen light fixture is loose of the ceiling and hanging from the wiring. 4525.12-The dining room ceiling has collapsed.

- m) 223 Mayfair Blvd., Common Areas, Columbus, OH 43213, Parcel Number 010-093238. The date of original inspection was 5/30/2018. 4523.04-An electrical outlet/junction box is hanging loose, suspended above laundry appliances. 4521.05-A water heater is missing a TPR discharge pipe. Two water heaters have loose/detached access panels. 4525.03-The rear stairway between the first and second floors is missing a tile, creating a trip hazard. 4525.02-The rear door is not sufficiently weathertight. The rear door weather stripping is in disrepair. 4525.12-The tile on the second floor landing is damaged.
- n) 63 Mayfair Blvd., Common Areas, Columbus, OH 43213, Parcel Number 010-093207. The date of original inspection was 5/30/2018. 4525.08-A broken tree limb has fallen against the structure, causing the rain carriers to pull loose of their mounted position. 4523.05-A section of HVAC ductwork is detached. A chimney clean-out cap is missing. 4525.02-Multiple basement windows are broken or unsecure. 4521.08-The basement floor drain is clogged. 4525.03-The handrails from the basement to the first floor are loose. 4523.04-The front hall light fixture is loose and hanging from the wires. 4525.03-The first to second floor handrail is loose.
- o) 63 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093207. The date of original inspection was 5/30/2018. 4523.04-The dining room light fixture has exposed wiring. 4525.12-The living room ceiling is cracked. The dining room carpet is torn, creating a trip hazard. The kitchen flooring is damaged. The kitchen cabinet drawer is missing a door. The kitchen sink cabinet floor is damaged. The bathroom walls and ceiling are severely damaged. The North bedroom door is damaged. The wall behind the North bedroom door is damaged. The South bedroom door is damaged, and loose of its hinges. The South bedroom closet door handle is missing. The South bedroom window frame drywall is damaged. 4525.05-The oven cycle indicator light stays on constantly. A stove coil is missing. 4521.01-The kitchen sink faucet fixture is loose. The kitchen sink spray accessory is damaged. 4525.02-The bathroom ventilation window is cracked, the frame rusted, and is blocked from opening by vegetation. 4523.07-Multiple windows are missing screens.
- p) 299 S. Ashburton Rd., unit C, Columbus, OH 43213, Parcel Number 010-093180. The date of original inspection was 6/06/2018. 4523.04- Open junction box present above the laundry sink. 4523.05- The condensate line is disconnected from the HVAC unit. 4525.12- The walls and ceiling are damaged. The ceiling towards the rear of the dining room is damaged and sagging. The window frame drywall is damaged on this level. 4525.05- The stove hood light is inoperable. 4525.12- The Southwest bedroom window frame is damaged, and shows signs of water intrusion. The North bedroom window frame is damaged. 4525.02- Water collects in the window frame in the North bedroom, likely due to the absence of weep holes to allow for rain water to drain out of the window frame.
- q) 3343 Broadmoor Ave., unit B, Columbus, OH 43213, Parcel Number 010-093220. The date of original inspection was 6/06/2018. 4525.12- The dining room ceiling is damaged. The bathroom wall is damaged. 4525.02- The weather stripping is loose on the rear door. 713.03- An infestation of roaches is present in this dwelling.
- r) 86 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093220. The date of original inspection was 6/13/2018. 4523.04- The dining room electrical outlet has an open ground fault. 4525.12- The North wall in the living room is damaged and shows signs of water intrusion. The dining room ceiling is damaged. The dining room window frame drywall is damaged. The kitchen sink cabinet floor is damaged. A kitchen cabinet door is missing. The bathroom walls and ceiling are damaged and show signs of water intrusion and mold growth. The hallway ceiling is damaged and



- shows signs of water intrusion. The West bedroom walls show signs of water intrusion and mold growth. The East bedroom window frame drywall is damaged. 4525.05- The front left stove coil is missing. The dishwasher drain is clogged. 4521.08- The bathtub faucet leaks. 4525.02- The rear dining room window does not stay open, once opened. 4525.02- The rear door knob is loose. 4523.03- The bathroom ventilation fan is inoperable.
- s) 414 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093257. The date of original inspection was 5/30/2018 and 6/13/18. 4525.14- The rear stoop is damaged and crumbling. 4525.12- The insulation and the area at the top of the basement wall is retaining water. 4525.01- Signs of water intrusion are present at the rear wall in the basement. 4525.12- The kitchen ceiling is damaged. 4525.05- The oven/stove does not operate properly, and trips the breaker if the stove and oven are in use.
  - t) 3404 Broadmoor Ave., Columbus, OH 43213, Parcel Number 010-093213. The date of original inspection was 7/06/2018. 4525.01- There is a hole in the foundation, and signs of water intrusion on the wall near the laundry facilities. 4521.08- The basement floor drain is clogged.
  - u) 2200 Walford Ln., unit 103, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 3/14/2018. 4525.12- The kitchen cabinetry is damaged. The first bedroom baseboard and wall along baseboard are damaged. 4525.05- The stove is missing burner coils. 4521.02- The bathroom sink pop-up mechanism is detached and the lift up rod is missing a handle.
  - v) 2162-2180 Fitzroy Dr., Columbus, OH 43224, Parcel Number 010-153054. The date of CEO Schmitter's original inspection was 4/18/2018. 4525.09- Missing fire extinguisher on the second floor of 2180 Fitzroy Dr. 4525.12- Broken glass present on the fire extinguisher enclosure located on the second floor. 4523.04- Multiple inoperable overhead lights in the common areas of 2180 Fitzroy Dr. Missing overhead light in the common area on the third floor. There are exposed bare wires present in the area when the light was mounted. Multiple inoperable overhead lights in the common areas of 2162 Fitzroy Dr. 4551.01- Discarded kitchen range present on the second floor common area of 2162 Fitzroy Dr./Discarded toilet present on the third floor common area of 2162 Fitzroy Dr. 4525.08- Detached section of rain carrier system on the west side of 2180 Fitzroy Dr.
  - w) 2200 Walford Ln., unit 104, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 6/15/2018. 4523.04- The rear patio light fixture is loose of its mount. 4523.04- The master bedroom closet light is inoperable. 4525.12- The first and second bedroom flooring is water saturated along the wall that borders the foundation. The master bedroom closet door is missing a knob. The bathroom vanity floor is damaged. 4521.02- The bathroom door handle is loose. 4521.01- The kitchen sink faucet fixture is loose and damaged. 4525.04- The bathtub to floor waterseal is cracked.
  - x) 2200 Walford Ln., unit 201, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 7/05/2018. 4525.12- A kitchen drawer is missing a face. 4525.05- The dishwasher is inoperable. 4521.08- The kitchen sink drain leaks. The bathtub faucet leaks. 713.03- An infestation of roaches is present in this dwelling unit.
  - y) 2200 Walford Ln., unit 306, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 7/05/2018. 4523.05- The access panel is loose of the furnace. 4525.12- The 2nd bedroom door handle is loose. The 2nd bedroom ceiling has damaged and chipped paint. 713.03- An infestation of rodents is present in this dwelling unit.
  - z) 2200 Walford Ln., unit 309, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 7/05/2018. 4525.12- The wall at the rear of the kitchen sink cabinet has a large hole. One of the kitchen cabinet doors doesn't close. The first bedroom door is missing a knob. The second bedroom door is damaged. 713.03- An infestation of rodents is present in this dwelling unit.
  - aa) 2473 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 3/14/2018. 713.03- Infestations of roaches and pill bugs are evident in this dwelling.



- bb) 2445-2501 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of CEO Schmitter's original inspection was 4/18/2018. 4525.02-Multiple broken windows present on the structure.
- cc) 2505 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of CEO William's original inspection was 4/18/2018 and CEO Wilkens original inspection was 6/12/2018. 713.03-At the time of inspection there was an active bed bug infestation in this unit. 4523.04-The kitchen ceiling light is not operating properly. 4525.12-The kitchen ceiling is damaged due to water intrusion from the second floor. 4521.08-A water leak is present from the plumbing on this level. Water is coming down into the kitchen from the second floor.
- dd) 4550 Lakeside St. North, unit L, Columbus, OH 43232, Parcel Number 010-120719. The date of CEO William's original inspection was 4/18/2018. 4525.03-The balcony railing is loose. 4523.04-The bedroom wall outlet is tied into the bathroom light switch so that when the bathroom light switch is toggled, power to the bedroom outlet is affected. 4525.12-There are weak spots in the bathroom flooring. 4521.05-The water heater is rusted and leaking.
- ee) 4580 Lakeside St. North, Common Areas, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 6/04/2018. 705.03-Standing water is present in the common hall. 4525.12-The ceiling in the common hall is damaged.
- ff) 2446 Shore Blvd. West, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 6/22/2018. 4523.05-Water has pooled in the ductwork at the living room floor. 4525.05-The air conditioning is not operating properly/The stove hood vent fan is not operating properly. 4523.03-The bathroom ventilation fan is inoperable. 4521.05-The water heater is missing a TPR discharge pipe, and the access panel is loose of the unit. 4525.12-The ceiling is damaged and loose at the second floor hall and stairwell. 4525.04-The tub surround in the bathroom is in disrepair and not properly watertight. 4521.08-The right bathroom sink drain is clogged. 705.03-Unsanitary conditions are present in the inside walls of the closet at the first floor landing. 713.03-An infestation of roaches is present in this dwelling.
- gg) 2448 Shore Blvd. West, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 6/22/2018. 4523.04-An extension cord is running from the exterior outlet to the living room through the front door. 4523.05-Water has pooled in the ductwork at the living room floor. 4525.12-The kitchen ceiling is damaged/The walls and ceiling in the utility closet are damaged. 4521.02-The enamel in the bathroom sink basin has worn through. 4551.01-There is no electrical service in this dwelling. 4521.05-The water heater is missing a TPR discharge pipe.
- hh) 2400 Shore Blvd. West, Exterior Grounds, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 7/18/2018. 709.03-High grass and noxious weeds are present in the patio areas throughout the property.
- ii) 2505 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 7/26/2017. 713.03-Infestation of roaches present in dwelling.
- jj) 2400 Shore Blvd. West, Exterior Grounds, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 8/9/2017. 4525.11- Potholes present throughout exterior driving areas.
- kk) 2200 Walford Ln., Unit 204, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 5/24/2017. 713.03-Infestation of rodents in dwelling unit.
- ll) 2200 Walford Ln., Exterior Grounds, Columbus, OH 43224, Parcel Number 010-153053. The date of original inspection was 5/31/2017. 707.03-Solid waste present on property.
- mm) 2445-2501 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of original inspection was 8/9/2017. 707.03-Solid waste present on property. 709.03 High grass and noxious weeds present on property.



3.) As a result of these violations, Orders # 18475-01579, 18440-01338, 18475-01580, 18440-01422, 18440-01617, 18475-02294, 18440-02157, 18440-01618, 18440-01848, 18440-02163, 18440-02374, 18475-03534, 18440-02466, 18440-02627, 18440-03251, 18440-03158, 18440-03165, 18440-03171, 18440-03169, 18440-03332, 18440-03333, 18475-08475, 18440-03555, 18440-03157, 18440-03556, 18440-04050, 18440-01333, 18440-01332, 18475-01889, 18475-03072, 18440-02105, 18440-03589, 18440-04010, 18475-11119, 18440-04021, 18475-11151, 18440-04020, 18475-11150, 18475-01888, 18440-02102, 18475-03138, 18440-03454, 18440-02146, 18440-02465, 18440-03294, 18440-03290, 18440-03776, 18475-10295, 18440-03778, 18475-12306, 17475-12950, 17475-13563, 17440-05038, 17475-08241, 17475-07204 were issued.

4.) I re-inspected the aforementioned properties and found the following violations:

- a) 289-373 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-93180. The date of re-inspection was 7/31/2018. 707.03-Solid waste is present throughout the exterior premises.
- b) 292-378 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-093247. The date of re-inspection was 7/31/2018. 707.03-Solid waste is present throughout the exterior premises.
- c) 409 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093157. The date of re-inspection was 8/1/2018. 4525.08-The rain carriers are damaged and pulling away from the structure. The rain carriers are missing a downspout near the rear door. 4523.05-The bottom of the furnace is rusted. 4525.01-The basement foundation walls are water damaged, and show signs of water intrusion. 4525.12-The kitchen flooring is damaged, creating a trip hazard. 4523.04-The East electrical outlet in the North bedroom is damaged/burnt. 4521.02-Bathroom door unable to shut. 4525.02-Rear door latch and rear screen door latch inoperable.
- d) 287 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093238. The date of re-inspection was 8/3/2018. 4523.05-The furnace access panel is off. 4525.01-The foundation walls are not properly sealed and show signs of water intrusion, standing water is present in the basement. 4523.04-The electrical outlet next to the stove exhibits a hot/neutral reverse fault. The kitchen outlet next to the refrigerator has an open ground fault. 4525.02-The front screen door is not fit to frame. 4523.04-The West bedroom electrical outlet has an open ground fault. 4525.12-The bathroom wall is damaged/The bathroom ceiling is damaged/The West bedroom window frame drywall is damaged/The West bedroom wall to the right of the window is damaged. 4521.02-The bathtub enamel is stripped. 4523.03-The bathroom window is rusted and missing a screen. 4521.08-Leak present under kitchen sink. 4523.04- The first floor landing light switch coverplate is damaged.
- e) 397-495 S. Ashburton Rd., Exterior Grounds, Columbus, OH 43213, Parcel Number 010-093176. The date of re-inspection was 7/31/2018. 707.03-Solid waste is present on the exterior premises. 4525.02-Multiple broken and/or missing windows are present on structures throughout the parcel.
- f) 493 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093176. The date of re-inspection was 8/2/2018. 4525.12-The rear dining room window frame drywall is damaged/The kitchen flooring is damaged. 4525.02-The rear dining room window is not properly aligned. 4525.02-The front screen door handle is broken. 4525.12-The bathroom flooring is damaged/The bedroom window frame drywall is damaged. 4521.02-The bathtub is rusted. 4525.04-The bathtub to floor waterseal is cracked. 4523.03-The bathroom ventilation window is rusted.
- g) 419 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093157. The date of re-inspection was 7/30/2018. 4523.05-The chimney clean-out is clogged with debris. 4521.08-The basement floor drain is clogged. The bathroom sink drain is clogged. 4521.05-The water heater is missing a TPR discharge pipe. 4525.03-The basement stairway handrail is missing from the upper half of the staircase. 4525.12- The left-most kitchen cabinet door does not close. 4525.12- The ceilings in both bedrooms are cracked.
- h) 267 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093238. The date of re-inspection 7/31/2018. 4523.04- The West outlet in the East bedroom is loose. 4525.12-The drywall



around the West bedroom door frame is damaged. The window frame drywall is damaged in the bedrooms.

- i) 3343 Broadmoor Ave., unit C, Columbus, OH 43213, Parcel Number 010-093220. The date of re-inspection was 7/30/2018. 4525.12-The ceiling in the North bedroom is damaged. The bedroom threshold carpeting is torn. 4525.05-The refrigerator is unstable, and has broken shelves and drawers. 4525.04-The bathtub to floor waterseal is cracked. 4525.02-The North window in the North bedroom is loose of the frame. 713.03-An infestation of roaches is present in this dwelling unit.
- j) 3293 Elbern Ave., Columbus, OH 43213, Parcel Number 010-093238. The date of re-inspection was 8/1/2018. 4525.12-The kitchen ceiling paint/drywall is loose and falling. A hole is present in the stairway wall. 4525.03- The stairway handrail is loose. 4525.02-Holes are present in the front door in absence of the original lockset.
- k) 433 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093176. The date of re-inspection was 8/1/2018. 705.03-Unsanitary conditions are present throughout the basement. Mold growth is present throughout the basement along walls, ceilings, stairs and hallways. 4523.05-The chimney cleanout is clogged with debris. 4521.05- The water heater is missing a TPR discharge pipe. 4521.08-There is an active water leak in the basement from water line valve near the soil stack. 4523.04- Open ground faults are present in the electrical outlets on the ground floor level. Open junction boxes are present in the basement. 4525.12-Kitchen walls and ceilings are water damaged. 4525.05-The dishwasher drain is clogged. 4521.07- The kitchen window is missing a locking bracket. 4525.02-The dining room rear window has a broken pane. 4523.07-The windows are missing screens. 4525.12-The ceiling at the 2nd floor landing is water damaged/Paint is stripping and cracking on bathroom walls. The bathroom walls show signs of water intrusion. 4525.02-The Northwest bedroom window is not properly fit in frame and doesn't stay open/The Southwest bedroom window does not operate properly/The East bedroom window doesn't stay open. 4523.03- The bathroom ventilation fan is inoperable. 4521.02- The bathroom door is off of its hinges.
- l) 440 Mayfair Blvd., Columbus, OH 43213, Parcel Number 010-093158. Re-inspection was not possible, as the dwelling had become vacant.
- m) 223 Mayfair Blvd., Common Areas, Columbus, OH 43213, Parcel Number 010-093238. The date of re-inspection was 8/1/2018. 4523.04-An electrical outlet/junction box is hanging loose, suspended above laundry appliances. 4521.05-A water heater is missing a TPR discharge pipe/Two water heaters have loose/detached access panels. 4525.03-The rear stairway between the first and second floors is missing a tile, creating a trip hazard. 4525.02-The rear door is not sufficiently weathertight/The rear door weather stripping is in disrepair. 4525.12-The tile on the second floor landing is damaged.
- n) 63 Mayfair Blvd., Common Areas, Columbus, OH 43213, Parcel Number 010-093207. The date of re-inspection was 7/31/2018. 4525.08-A broken tree limb has fallen against the structure, causing the rain carriers to pull loose of their mounted position. 4525.11-A fallen tree limb has created an obstruction to safe passage about grounds. 4523.05-A section of HVAC ductwork is detached/A chimney clean-out cap is missing. 4525.02-Multiple basement windows are broken or unsecure. 4521.08-The basement floor drain is clogged. 4525.03-The handrails from the basement to the first floor are loose. 4525.03-The first to second floor handrail is loose.
- o) 63 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093207. The date of re-inspection was 7/31/2018. 4523.04-The dining room light fixture has exposed wiring. 4525.12-The living room ceiling is cracked/The dining room carpet is torn, creating a trip hazard/The kitchen flooring is damaged/The kitchen cabinet drawer is missing a door/The kitchen sink cabinet floor is damaged/The bathroom walls and ceiling are severely damaged/The North bedroom door is damaged/The wall behind the North bedroom door is damaged/The South bedroom door is damaged, and loose of its hinges. 4525.05-The oven cycle indicator light stays on constantly/A stove coil is missing. 4521.01-The kitchen sink faucet fixture is loose/The kitchen sink spray accessory is



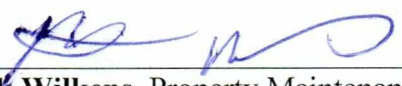
- damaged. 4525.02-The bathroom ventilation window is cracked, the frame rusted, and is blocked from opening by vegetation. 4523.07-Multiple windows are missing screens.
- p) 299 S. Ashburton Rd., unit C, Columbus, OH 43213, Parcel Number 010-093180. Re-inspection was not possible, as the dwelling unit had become vacant.
- q) 3343 Broadmoor Ave., unit B, Columbus, OH 43213, Parcel Number 010-093220. The date of re-inspection was 7/30/2018. 4525.12- The dining room ceiling and walls are damaged/The bathroom wall is damaged. 4525.02- The weather stripping is loose on the rear door. 713.03- An infestation of roaches is present in this dwelling.
- r) 86 Mayfair Blvd., unit A, Columbus, OH 43213, Parcel Number 010-093220. The date of re-inspection was 7/30/2018. 4523.04- The dining room electrical outlet has an open ground fault. 4525.12- The North wall in the living room is damaged and shows signs of water intrusion/The dining room ceiling is damaged/The dining room window frame drywall is damaged/The kitchen sink cabinet floor is damaged/A kitchen cabinet door is missing/The bathroom walls and ceiling are damaged and show signs of water intrusion and mold growth/The hallway ceiling is damaged and shows signs of water intrusion/The West bedroom walls show signs of water intrusion and mold growth/The East bedroom window frame drywall is damaged. 4525.05- The front left stove coil is missing/The dishwasher drain is clogged. 4521.08- The bathtub faucet leaks. 4525.02- The rear dining room window does not stay open, once opened. 4525.02- The rear door knob is loose. 4523.03- The bathroom ventilation fan is inoperable.
- s) 414 S. Ashburton Rd., Columbus, OH 43213, Parcel Number 010-093257. The date of re-inspection was 7/23/18. 4525.14- The rear stoop is damaged and crumbling. 4525.12- The insulation and the area at the top of the basement wall is retaining water. 4525.01- Signs of water intrusion are present at the rear wall in the basement. 4525.12- The kitchen ceiling is damaged. 4525.05- The oven/stove does not operate properly, and trips the breaker if the stove and oven are in use.
- t) 3404 Broadmoor Ave., Columbus, OH 43213, Parcel Number 010-093213. The date of re-inspection was 8/09/2018. 4525.01- There is a hole in the foundation, and signs of water intrusion on the wall near the laundry facilities. 4521.08- The basement floor drain is clogged.
- u) 2200 Walford Ln., unit 103, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 7/30/2018. 4525.12- The first bedroom baseboard and wall along baseboard are damaged. 4525.05- The stove is missing burner coils. 4521.02- The bathroom sink pop-up mechanism is detached and the lift up rod is missing a handle. 713.03- An infestation of roaches present in the dwelling.
- v) 2162-2180 Fitzroy Dr., Columbus, OH 43224, Parcel Number 010-153054. The date of re-inspection was 8/1/2018. 4525.09- Missing fire extinguisher on the second floor of 2180 Fitzroy Dr. 4525.12- Broken glass present on the fire extinguisher enclosure located on the second floor. 4523.04- Multiple inoperable overhead lights in the common areas of 2180 Fitzroy Dr./Missing overhead light in the common area on the third floor. There are exposed bare wires present in the area when the light was mounted/Multiple inoperable overhead lights in the common areas of 2162 Fitzroy Dr. and 2180 Fitzroy Dr. 4551.01- Discarded mattress in lower level hallway in common area of 2180 Fitzroy Dr./Discarded toilet present on the third floor common area of 2162 Fitzroy Dr.
- w) 2200 Walford Ln., unit 104, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 7/30/2018. 4523.04-The rear patio light fixture is loose of its mount. 4523.04-The master bedroom closet light is inoperable. Damaged electrical outlet in 2<sup>nd</sup> bedroom. Coverplate missing from electrical outlet in living room. 4525.12-The first and second bedroom flooring is water saturated along the wall that borders the foundation. The master bedroom closet door is missing a knob. The bathroom vanity floor is damaged. 4521.02-The bathroom door handle is loose. 4521.01-The kitchen sink faucet fixture is loose and damaged. 4525.04-The bathtub to floor waterseal is cracked.
- x) 2200 Walford Ln., unit 201, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 8/8/2018. 4525.12-A kitchen drawer is missing a face. 4525.05-The dishwasher is



- inoperable. 4521.08-The kitchen sink drain leaks. The bathtub faucet leaks. 713.03-An infestation of roaches is present in this dwelling unit.
- y) 2200 Walford Ln., unit 306, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 8/9/2018. 4523.05-The access panel is loose of the furnace. 4525.12- The 2nd bedroom ceiling has damaged and chipped paint. 713.03-An infestation of rodents is present in this dwelling unit.
  - z) 2200 Walford Ln., unit 309, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 8/9/2018. 4525.12-The wall at the rear of the kitchen sink cabinet has a large hole. One of the kitchen cabinet doors doesn't close. The first bedroom door is missing a knob. The second bedroom door is damaged. 713.03-An infestation of rodents is present in this dwelling unit.
  - aa) 2473 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/9/2018. 713.03-Infestation of roaches is evident in this dwelling. 4525.08- The rain carriers above the front entrance of the dwelling are in disrepair. 4523.05- HVAC ductwork disconnected in utility closet. 4525.05-The dishwasher drain is clogged.
  - bb) 2445-2501 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/2/2018. 4525.02-Multiple broken windows present on the structure.
  - cc) 2505 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/8/2018. 713.03-At the time of inspection there was an active bed bug infestation in this unit. 713.03- Active infestation of roaches.
  - dd) 4550 Lakeside St. North, unit L, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/1/2018. 4525.12-There are weak spots in the bathroom flooring. The bedroom ceiling is damaged.
  - ee) 4580 Lakeside St. North, Common Areas, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/8/2018. 705.03-Standing water is present in the common hall.
  - ff) 2446 Shore Blvd. West, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/1/2018. 4523.05-Water has pooled in the ductwork at the living room floor. 4525.05-The air conditioning is not operating properly/The stove hood vent fan is not operating properly. 4523.03-The bathroom ventilation fan is inoperable. 4521.05-The water heater is missing a TPR discharge pipe, and the access panel is loose of the unit. 4525.12-The ceiling is damaged and loose at the second floor hall and stairwell. 4525.04-The tub surround in the bathroom is in disrepair and not properly watertight. 4521.08-The right bathroom sink drain is clogged. 705.03-Unsanitary conditions are present in the inside walls of the closet at the first floor landing. 713.03-An infestation of roaches is present in this dwelling.
  - gg) 2448 Shore Blvd. West, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/1/2018. 4523.04-An extension cord is running from the exterior outlet to the living room through the front door. 4523.05-Water has pooled in the ductwork at the living room floor. 4525.12-The kitchen ceiling is damaged. The walls and ceiling in the utility closet are damaged. 4551.01-There is no electrical service in this dwelling. 4521.05-The water heater is missing a TPR discharge pipe.
  - hh) 2400 Shore Blvd. West, Exterior Grounds, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/3/2018. 709.03-High grass and noxious weeds are present in the patio areas throughout the property.
  - ii) 2505 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/8/2018. 713.03-Infestation of roaches present in dwelling.
  - jj) 2400 Shore Blvd. West, Exterior Grounds, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/8/2018. 4525.11- Potholes present throughout exterior driving areas.
  - kk) 2200 Walford Ln., Unit 204, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 8/6/2018. 713.03-Infestation of rodents in dwelling unit.
  - ll) 2200 Walford Ln., Exterior Grounds, Columbus, OH 43224, Parcel Number 010-153053. The date of re-inspection was 8/8/2018. 707.03-Solid waste present on property.

mm) 2445-2501 Shore Blvd. East, Columbus, OH 43232, Parcel Number 010-120719. The date of re-inspection was 8/8/2018. 707.03-Solid waste present on property. 709.03 High grass and noxious weeds present on property.

FURTHER AFFIANT SAYETH NAUGHT.

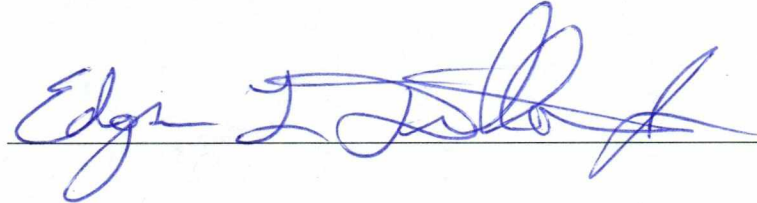
  
Patrick Wilkens, Property Maintenance Inspector



Edgar L. Dillon Jr.  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
5/31/2020

Sworn to and Subscribed in my presence this 28 day of August, 2018.

By:



, Notary Public

EXHIBIT

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THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

**NOTICE OF VIOLATION**

Re: **Mayfair Apartments  
Fitzroy Apartments  
Hartford on the Lake**

This notice is to inform you that the apartment complexes referenced above have been deemed a public nuisance in accordance with Columbus City Code 4509.90 due to non-compliance with orders previously issued pursuant to Columbus City Code 4509.02.

To date, you have not complied, in full, with previous violation notices issued by the City of Columbus Code Enforcement Division for **AMG MAYFAIR LLC, AMG HARTFORD LLC, AND AMG FITZROY LLC** and those structures remain in violation. See attached **Violation Notices**.

Due to the conditions and code violations, the apartment complexes commonly known as Mayfair Apartments, Fitzroy Apartments, and Hartford on the Lake are hereby declared a public nuisance pursuant to Columbus City Code 4509.90. You are hereby ordered to abate the public nuisance by restoring the buildings, structures, units, and exterior of premises to minimum code standards through repair leaving the premises in a safe, clean, and sanitary condition such condition being subject to the approval of the City of Columbus Code Enforcement Division. See attached **Compliance Schedule**.

Failure to comply with the given compliance schedule (see attached) may lead to further action by the Department, including:

- a) The initiation of a civil and/or criminal action against you.
- b) Assessment of civil penalty against you pursuant to Columbus City Code 4509.995 of \$1,000 for each calendar day that you fail to comply with the violation notices to abate the nuisance beyond the specified dates.

**You have the right to appeal this determination of Public Nuisance.** 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

EXHIBIT

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

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

A handwritten signature in black ink, appearing to read "Steve Schoeny", is written over a horizontal line.

Steve Schoeny  
Director Department of Development

## **Compliance Schedule**

Within fourteen calendar (**14**) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### **Mayfair Apartments**

1. 355 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01407
2. 493 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01424
3. 309 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05498, 17475-14874
4. 353 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01931
5. 334 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01400
6. 341 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-01823
7. 351 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-02098
8. 416 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05132
9. 429 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02742
10. 481 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05826, 17475-15704
11. 431 Mayfair Blvd., Columbus, Ohio 43213: 17440-02459
12. 440 Mayfair Blvd., Columbus, Ohio 43213: 17440-02526
13. 259 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-05039, 17475-13567
14. 237 Mayfair Blvd., Columbus, Ohio 43213: 17440-02986
15. 267 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02976
16. 223 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02925
17. 3378 Broadmoor Ave., Columbus, Ohio 43213: 17440-06318
18. 299 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01787
19. 409 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02198

### **Fitzroy Apartments**

1. 2162 Fitzroy Dr., Unit C6, Columbus, Ohio 43224: 17440-03246
2. 2200 Walford Ln., Unit 101, Columbus, Ohio 43224: 17440-05453

### **Hartford on the Lake Apartments**

1. 4590 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03997
2. 4570 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03998
3. 2447 Shore Blvd. East, Unit D, Columbus, Ohio 43232: 17440-04818
4. 2481 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04739
5. 4585 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04649
6. 4501 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04243
7. 4515 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04251
8. 4535 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04255
9. 4560 Lakeside St. North, Unit A, Columbus, Ohio 43232: 17440-04071
10. 2440 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04080



## Compliance Schedule

11. 2450 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04084
12. 4560 Lakeside St. North, Unit B, Columbus, Ohio 43232: 17440-03940
13. 2361 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03950
14. 2371 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03955
15. 2381 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03960
16. 2391 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03961
17. 2401 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-03822
18. 2411 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-03823
19. 2381 Shore Blvd. East, Unit A, Columbus, Ohio 43232: 17440-03824
20. 4580 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03931
21. 4580 Lakeside St. North, Unit B, Columbus, Ohio 43232: 17440-05330
22. 4584 Lakeside St. North, Columbus, Ohio 43232: 17440-03932
23. 4560 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03933
24. 4550 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03935
25. 2420 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04150
26. 2434 Shore Blvd. West, Columbus, Ohio 43232: 17440-04236
27. 2430 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04151
28. 4575 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04636
29. 2471 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04802
30. 2501 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04807
31. 4505-4555 Lakeside St. North, Exterior, Columbus, Ohio 43232: 17440-04141, 17475-10890
32. 4598 Lakeside St. North, Columbus, Ohio 43232: 17440-04344, 17440-04345
33. 4505 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04366
34. 4525 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04375
35. 4491 Lakeside St. South, Exterior, Columbus, Ohio 43232: 17440-04526, 17475-11910
36. 2447 Shore Blvd. East, Unit F, Columbus, Ohio 43232: 17440-04784
37. 2491 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04836
38. 2491 Shore Blvd. East, Unit A, Columbus, Ohio 43232, 17440-04844, 17475-12874
39. 2445-2501 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-05036, 17475-13563

## Compliance Schedule



## Compliance Schedule

Within sixty (60) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### Mayfair Apartments

1. 331 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-01885
2. 331 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-01884
3. 297 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01860
4. 289-373 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-01822, 17475-02322
5. 302 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02691
6. 302 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-04981
7. 312 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02120
8. 292 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01999
9. 296 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02012
10. 298 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02125
11. 335 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01793
12. 344 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-01968
13. 414 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02173
14. 404 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-02778, 17440-02779
15. 420 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-02303
16. 420 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-02300
17. 401 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02729
18. 3364 Broadmoor Ave., Unit B, Columbus, Ohio 43213: 17440-05843
19. 3355 Broadmoor Ave., Unit A, Columbus, Ohio 43213: 17440-04741
20. 3355 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01511
21. 3367 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01487
22. 3379 Broadmoor Ave., Unit A, Columbus, Ohio 43213: 17440-03114
23. 3379 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01517
24. 86 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-01519
25. 73 Mayfair Blvd., Unit C, Columbus, Ohio 43213: 17440-01713
26. 429 Mayfair Blvd., Columbus, Ohio 43213: 17440-02175
27. 420 Mayfair Blvd., Columbus, Ohio 43213: 17440-02374
28. 436 Mayfair Blvd., Columbus, Ohio 43213: 17440-02529
29. 403 Mayfair Blvd., Columbus, Ohio 43213: 17440-02524
30. 405 Mayfair Blvd., Columbus, Ohio 43213: 17440-02194
31. 409 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02197
32. 433 Mayfair Blvd., Columbus, Ohio 43213: 17440-02152
33. 251 Mayfair Blvd., Columbus, Ohio 43213: 17440-03293
34. 259 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02974
35. 267 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02978
36. 267 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02975
37. 267 Mayfair Blvd., Unit C, Columbus, Ohio 43213: 17440-02982
38. 267 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-04378
39. 273 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02985

## **Compliance Schedule**

40. 3293 Elbern Ave., Columbus, Ohio 43213: 17440-03787, 17475-16813
41. 3299 Elbern Ave., Columbus, Ohio 43213: 17440-03035
42. 283 Mayfair Blvd., Columbus, Ohio 43213: 17440-03036
43. 273 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02931
44. 341 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-06751
45. 417 Mayfair Blvd., Columbus, Ohio 43213: 17440-02174, 17475-17926
46. 419 S. Ashburton Rd., Columbus, Ohio 43213: 17440-07161
47. 27 Hampton Rd., Columbus, Ohio 43213: 17440-07205, 17475-18410
48. 341 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-07204

### **Fitzroy Apartments**

1. 2180 Fitzroy Dr., Unit B9, Columbus, Ohio 43224: 17440-03094
2. 2162 Fitzroy Dr., Unit A9, Columbus, Ohio 43224: 17440-03099
3. 2162 Fitzroy Dr., Unit A7, Columbus, Ohio 43224: 17475-06124, 17440-03101
4. 2162 Fitzroy Dr., Unit A1, Columbus, Ohio 43224: 17440-03103, 17475-06129
5. 2162 Fitzroy Dr., Unit B3, Columbus, Ohio 43224: 17440-03105, 17475-06132
6. 2180 Fitzroy Dr., Unit C6, Columbus, Ohio 43224: 17475-14673, 17440-05450
7. 2200 Walford Ln., Unit 100, Columbus, Ohio 43224: 17440-03288
8. 2200 Walford Ln., Exterior and Common Areas, Columbus, Ohio 43224: 17440-03508, 17470-04036, 17475-08241
9. 2200 Walford Ln., Unit 103, Columbus, Ohio 43224: 17440-03284
10. 2200 Walford Ln., Unit 200, Columbus, Ohio 43224: 17475-07195, 17440-03287
11. 2200 Walford Ln., Unit 204, Columbus, Ohio 43224: 17440-03289, 17475-07204
12. 2200 Walford Ln., Unit 310, Columbus, Ohio 43224: 17475-08111
13. 2162-2180 Fitzroy Dr., Exterior, Columbus, Ohio 43224: 17440-03507, 17470-04034, 17475-08237
14. 2200 Walford Ln., Unit 210, Columbus, Ohio 43224: 17440-06607, 17475-17577
15. 2200 Walford Ln., Unit 302, Columbus, Ohio 43224: 17440-06902, 17475-17917

### **Hartford on the Lake Apartments**

1. 2431 Shore Blvd. East, Interior Common Area, Columbus, Ohio 43232: 17440-03743
2. 2401 Shore Blvd. East, Unit C, Columbus, Ohio 43232: 17475-09757, 17440-03868
3. 2471 Shore Blvd. East, Unit C, Columbus, Ohio 43232: 17440-03910, 17475-18520
4. 4550 Lakeside St. South, Columbus, Ohio 43232: 17440-04005, 17475-10343
5. 4583 Lakeside St. South, Columbus, Ohio 43232: 17475-12234
6. 4585 Lakeside St. South, Unit I, Columbus, Ohio 43232: 17440-04713
7. 2445 Shore Blvd. East, Unit A, Columbus, Ohio 43232: 17440-04793
8. 2483 Shore Blvd. East, Columbus, Ohio 43232: 17440-04742



## Compliance Schedule

9. 4536 Lakeside St. South, Unit D, Columbus, Ohio 43232: 17440-04653
10. 4530 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03944
11. 2401 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03987
12. 2421 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-04016
13. 4580 Lakeside St. North, Unit D, Columbus, Ohio 43232: 17440-06177, 17475-16692
14. 4560 Lakeside St. North, Unit D, Columbus, Ohio 43232: 17440-03934
15. 4540 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03937
16. 2430 Shore Blvd. West, Unit K, Columbus, Ohio 43232: 17440-04634
17. 4575 Lakeside St. South, Unit B, Columbus, Ohio 43232: 17440-04892
18. 4544 Lakeside St. South, Unit H, Columbus, Ohio 43232: 17440-04639
19. 4520-4590 Lakeside St. North, Exterior, Columbus, Ohio 43232: 17440-04009, 17475-10366
20. 4525 Lakeside St. North, Unit G, Columbus, Ohio 43232: 17440-05456, 17475-14702
21. 2460 Shore Blvd. West, Interior Common Area, Columbus, Ohio 43232: 17440-04128
22. 2474 Shore Blvd. West, Columbus, Ohio 43232: 17440-04135, 17475-10884
23. 2470 Shore Blvd. West, Interior Common Area, Columbus, Ohio 43232: 17440-04139
24. 2420-2470 Shore Blvd. West, Exterior, Columbus, Ohio 43232: 17440-04143, 17475-10893
25. 4545 Lakeside St. South, Unit E, Columbus, Ohio 43232: 17440-04982
26. 4536 Lakeside St. South, Unit F, Columbus, Ohio 43232: 17440-04763
27. 2478 Shore Blvd. West, Columbus, Ohio 43232: 17475-10874
28. 4545 Lakeside St. South, Unit F, Columbus, Ohio 43232: 17475-13566
29. 4531 Lakeside St. South, Columbus, Ohio 43232: 18440-00008

## **Compliance Schedule**

Within ninety (90) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### **Mayfair Apartments**

1. 292-378 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-02003
2. 483 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02731
3. 397-495 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-02765
4. 3372 Broadmoor Ave., Columbus, Ohio 43213: 17440-01320
5. 3408 Broadmoor Ave., Columbus, Ohio 43213: 17440-01341
6. 3350 Broadmoor Ave., Exterior, Columbus, Ohio 43213: 17440-01345
7. 3367 Broadmoor Ave., Interior Common Area, Columbus, Ohio 43213: 17440-01522
8. 3381 Broadmoor Ave., Columbus, Ohio 43213: 17440-01516
9. 3343-3411 Broadmoor Ave., Exterior, Columbus, Ohio 43213: 17440-01534
10. 51 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-01681
11. 51 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-01682
12. 51-73 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-01717
13. 413 Mayfair Blvd., Columbus, Ohio 43213: 17440-04746
14. 415 Mayfair Blvd., Columbus, Ohio 43213: 17440-02272
15. 399-433 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02178; 17475-02798
16. 412 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02353
17. 430 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02531
18. 412-440 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02376; 17475-03154
19. 253 Mayfair Blvd., Columbus, Ohio 43213: 17440-03294
20. 223-291 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02991; 17475-05587
21. 3254 Mayfair Park Pl., Columbus, Ohio 43213: 17440-02349
22. 3297 Elbern Ave., Columbus, Ohio 43213: 17440-02923
23. 237 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02930
24. 237 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02525
25. 3390 Broadmoor Ave., Columbus, Ohio 43213: 17440-01380
26. 299 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-06568
27. 3343 Broadmoor Ave., Unit B, Columbus, Ohio 43213: 17440-07040
28. 334 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-07143

### **Fitzroy Apartments**

1. 2180 Fitzroy Dr., Unit A5, Columbus, Ohio 43224: 17440-03092
2. 2180 Fitzroy Dr., Unit C9, Columbus, Ohio 43224: 17440-03097
3. 2162 Fitzroy Dr., Unit B9, Columbus, Ohio 43224: 17440-03107
4. 2180 Fitzroy Dr., Unit A2, Columbus, Ohio 43224: 17440-03155
5. 2162-2180 Fitzroy Dr., Interior Common Areas, Columbus, Ohio 43224: 17440-03156
6. 2200 Walford Ln., Unit 303, Columbus, Ohio 43224: 17440-03480
7. 2200 Walford Ln., Unit 301, Columbus, Ohio 43224: 17440-03481



## Compliance Schedule

### Hartford on the Lake

1. 2421 Shore Blvd. East, Interior Common Area, Columbus, Ohio 43232: 17440-03742
2. 2429 Shore Blvd. East, Columbus, Ohio 43232: 17440-03784
3. 2481 Shore Blvd. East, Unit K, Columbus, Ohio 43232: 17440-04728
4. 4505 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04244
5. 2450 Shore Blvd. West, Unit L, Columbus, Ohio 43232: 17475-10630
6. 4520 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03938
7. 2449 Shore Blvd. East, Unit B, Columbus, Ohio 43232: 17440-04801
8. 4525 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04370
9. 2491 Shore Blvd. East, Unit B, Columbus, Ohio 43232: 17475-12949
10. 2505 Shore Blvd. East, Columbus, Ohio 43232: 17475-12950
11. 2400 Shore Blvd. West, Columbus, Ohio 43232: 17440-05038, 17470-05548
12. 4545 Lakeside St. South, Unit A, Columbus, Ohio 43232: 18440-00002, 18475-00002
13. 4550 Lakeside St. North, Unit I, Columbus, Ohio 43232: 18440-00022

## **NOTICE OF CIVIL PENALTY**

Adam Glickman  
8033 Ridgeway Avenue  
Skokie, IL 60076

**Re: Mayfair Apartments  
Fitzroy Apartment  
Hartford on the Lake**

This notice is to inform you that a civil penalty of \$1,000.00 per day will be assessed beginning on 6/1/2018 for failure to comply with the attached Notice of Violation and Compliance Schedule, in accordance with 4509.995 of the Columbus City Code.

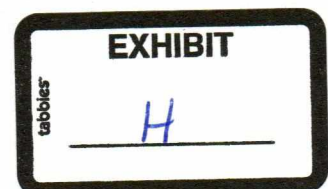
Violation notices have been issued as far back as March 2017 for the above mentioned properties ordering repairs to be made. The attached Notice of Violation and Compliance Schedule were issued on 01/08/2018 deeming the properties a public nuisance for the outstanding violations.

To date, you have failed to abate the nuisance and failed to take the necessary steps towards compliance. The properties remain in violation of Chapter 4509.02 of the Columbus City Code as well as a public nuisance in violation of Chapter 4509.90 of the Columbus City Code.

Therefore, beginning on 6/1/2018, the civil penalty of \$1,000.00 will be assessed for each calendar day thereafter that you fail to comply with the attached Notice of Violation and Compliance Schedule.

Please contact Patrick Wilkens at (614) 645-6950 or by e-mail at [pcwilkens@columbus.gov](mailto:pcwilkens@columbus.gov) for more information regarding this notice.

  
Steve Schoeny  
Director Department of Development





THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

**NOTICE OF VIOLATION**

**Re: Mayfair Apartments  
Fitzroy Apartments  
Hartford on the Lake**

This notice is to inform you that the apartment complexes referenced above have been deemed a public nuisance in accordance with Columbus City Code 4509.90 due to non-compliance with orders previously issued pursuant to Columbus City Code 4509.02.

To date, you have not complied, in full, with previous violation notices issued by the City of Columbus Code Enforcement Division for **AMG MAYFAIR LLC, AMG HARTFORD LLC, AND AMG FITZROY LLC** and those structures remain in violation. See attached **Violation Notices**.

Due to the conditions and code violations, the apartment complexes commonly known as Mayfair Apartments, Fitzroy Apartments, and Hartford on the Lake are hereby declared a public nuisance pursuant to Columbus City Code 4509.90. You are hereby ordered to abate the public nuisance by restoring the buildings, structures, units, and exterior of premises to minimum code standards through repair leaving the premises in a safe, clean, and sanitary condition such condition being subject to the approval of the City of Columbus Code Enforcement Division. See attached **Compliance Schedule**.

Failure to comply with the given compliance schedule (see attached) may lead to further action by the Department, including:

- a) The initiation of a civil and/or criminal action against you.
- b) Assessment of civil penalty against you pursuant to Columbus City Code 4509.995 of \$1,000 for each calendar day that you fail to comply with the violation notices to abate the nuisance beyond the specified dates.

**You have the right to appeal this determination of Public Nuisance.** 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 Ave, Columbus, Ohio 43224.

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

A handwritten signature in dark ink, appearing to read "Steve Schoeny", is written over a horizontal line.

Steve Schoeny  
Director Department of Development



## **Compliance Schedule**

Within fourteen calendar (14) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### **Mayfair Apartments**

1. 355 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01407
2. 493 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01424
3. 309 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05498, 17475-14874
4. 353 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01931
5. 334 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01400
6. 341 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-01823
7. 351 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-02098
8. 416 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05132
9. 429 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02742
10. 481 S. Ashburton Rd., Columbus, Ohio 43213: 17440-05826, 17475-15704
11. 431 Mayfair Blvd., Columbus, Ohio 43213: 17440-02459
12. 440 Mayfair Blvd., Columbus, Ohio 43213: 17440-02526
13. 259 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-05039, 17475-13567
14. 237 Mayfair Blvd., Columbus, Ohio 43213: 17440-02986
15. 267 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02976
16. 223 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02925
17. 3378 Broadmoor Ave., Columbus, Ohio 43213: 17440-06318
18. 299 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01787
19. 409 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02198

### **Fitzroy Apartments**

1. 2162 Fitzroy Dr., Unit C6, Columbus, Ohio 43224: 17440-03246
2. 2200 Walford Ln., Unit 101, Columbus, Ohio 43224: 17440-05453

### **Hartford on the Lake Apartments**

1. 4590 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03997
2. 4570 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03998
3. 2447 Shore Blvd. East, Unit D, Columbus, Ohio 43232: 17440-04818
4. 2481 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04739
5. 4585 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04649
6. 4501 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04243
7. 4515 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04251
8. 4535 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04255
9. 4560 Lakeside St. North, Unit A, Columbus, Ohio 43232: 17440-04071
10. 2440 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04080

## Compliance Schedule

11. 2450 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04084
12. 4560 Lakeside St. North, Unit B, Columbus, Ohio 43232: 17440-03940
13. 2361 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03950
14. 2371 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03955
15. 2381 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03960
16. 2391 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03961
17. 2401 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-03822
18. 2411 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-03823
19. 2381 Shore Blvd. East, Unit A, Columbus, Ohio 43232: 17440-03824
20. 4580 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03931
21. 4580 Lakeside St. North, Unit B, Columbus, Ohio 43232: 17440-05330
22. 4584 Lakeside St. North, Columbus, Ohio 43232: 17440-03932
23. 4560 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03933
24. 4550 Lakeside St. North, Interior Common Areas, Columbus, Ohio 43232: 17440-03935
25. 2420 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04150
26. 2434 Shore Blvd. West, Columbus, Ohio 43232: 17440-04236
27. 2430 Shore Blvd. West, Interior Common Areas, Columbus, Ohio 43232: 17440-04151
28. 4575 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04636
29. 2471 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04802
30. 2501 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04807
31. 4505-4555 Lakeside St. North, Exterior, Columbus, Ohio 43232: 17440-04141, 17475-10890
32. 4598 Lakeside St. North, Columbus, Ohio 43232: 17440-04344, 17440-04345
33. 4505 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04366
34. 4525 Lakeside St. South, Interior Common Areas, Columbus, Ohio 43232: 17440-04375
35. 4491 Lakeside St. South, Exterior, Columbus, Ohio 43232: 17440-04526, 17475-11910
36. 2447 Shore Blvd. East, Unit F, Columbus, Ohio 43232: 17440-04784
37. 2491 Shore Blvd. East, Interior Common Areas, Columbus, Ohio 43232: 17440-04836
38. 2491 Shore Blvd. East, Unit A, Columbus, Ohio 43232, 17440-04844, 17475-12874
39. 2445-2501 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-05036, 17475-13563



## Compliance Schedule

## Compliance Schedule

Within sixty (60) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### Mayfair Apartments

1. 331 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-01885
2. 331 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-01884
3. 297 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01860
4. 289-373 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-01822, 17475-02322
5. 302 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02691
6. 302 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-04981
7. 312 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02120
8. 292 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-01999
9. 296 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02012
10. 298 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02125
11. 335 S. Ashburton Rd., Columbus, Ohio 43213: 17440-01793
12. 344 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-01968
13. 414 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02173
14. 404 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-02778, 17440-02779
15. 420 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-02303
16. 420 S. Ashburton Rd., Unit D, Columbus, Ohio 43213: 17440-02300
17. 401 S. Ashburton Rd., Columbus, Ohio 43213: 17440-02729
18. 3364 Broadmoor Ave., Unit B, Columbus, Ohio 43213: 17440-05843
19. 3355 Broadmoor Ave., Unit A, Columbus, Ohio 43213: 17440-04741
20. 3355 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01511
21. 3367 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01487
22. 3379 Broadmoor Ave., Unit A, Columbus, Ohio 43213: 17440-03114
23. 3379 Broadmoor Ave., Unit D, Columbus, Ohio 43213: 17440-01517
24. 86 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-01519
25. 73 Mayfair Blvd., Unit C, Columbus, Ohio 43213: 17440-01713
26. 429 Mayfair Blvd., Columbus, Ohio 43213: 17440-02175
27. 420 Mayfair Blvd., Columbus, Ohio 43213: 17440-02374
28. 436 Mayfair Blvd., Columbus, Ohio 43213: 17440-02529
29. 403 Mayfair Blvd., Columbus, Ohio 43213: 17440-02524
30. 405 Mayfair Blvd., Columbus, Ohio 43213: 17440-02194
31. 409 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02197
32. 433 Mayfair Blvd., Columbus, Ohio 43213: 17440-02152
33. 251 Mayfair Blvd., Columbus, Ohio 43213: 17440-03293
34. 259 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02974
35. 267 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02978
36. 267 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02975
37. 267 Mayfair Blvd., Unit C, Columbus, Ohio 43213: 17440-02982
38. 267 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-04378
39. 273 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-02985



## **Compliance Schedule**

40. 3293 Elbern Ave., Columbus, Ohio 43213: 17440-03787, 17475-16813
41. 3299 Elbern Ave., Columbus, Ohio 43213: 17440-03035
42. 283 Mayfair Blvd., Columbus, Ohio 43213: 17440-03036
43. 273 Mayfair Blvd., Interior Common Areas, Columbus, Ohio 43213: 17440-02931
44. 341 S. Ashburton Rd., Unit C, Columbus, Ohio 43213: 17440-06751
45. 417 Mayfair Blvd., Columbus, Ohio 43213: 17440-02174, 17475-17926
46. 419 S. Ashburton Rd., Columbus, Ohio 43213: 17440-07161
47. 27 Hampton Rd., Columbus, Ohio 43213: 17440-07205, 17475-18410
48. 341 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-07204

### **Fitzroy Apartments**

1. 2180 Fitzroy Dr., Unit B9, Columbus, Ohio 43224: 17440-03094
2. 2162 Fitzroy Dr., Unit A9, Columbus, Ohio 43224: 17440-03099
3. 2162 Fitzroy Dr., Unit A7, Columbus, Ohio 43224: 17475-06124, 17440-03101
4. 2162 Fitzroy Dr., Unit A1, Columbus, Ohio 43224: 17440-03103, 17475-06129
5. 2162 Fitzroy Dr., Unit B3, Columbus, Ohio 43224: 17440-03105, 17475-06132
6. 2180 Fitzroy Dr., Unit C6, Columbus, Ohio 43224: 17475-14673, 17440-05450
7. 2200 Walford Ln., Unit 100, Columbus, Ohio 43224: 17440-03288
8. 2200 Walford Ln., Exterior and Common Areas, Columbus, Ohio 43224: 17440-03508, 17470-04036, 17475-08241
9. 2200 Walford Ln., Unit 103, Columbus, Ohio 43224: 17440-03284
10. 2200 Walford Ln., Unit 200, Columbus, Ohio 43224: 17475-07195, 17440-03287
11. 2200 Walford Ln., Unit 204, Columbus, Ohio 43224: 17440-03289, 17475-07204
12. 2200 Walford Ln., Unit 310, Columbus, Ohio 43224: 17475-08111
13. 2162-2180 Fitzroy Dr., Exterior, Columbus, Ohio 43224: 17440-03507, 17470-04034, 17475-08237
14. 2200 Walford Ln., Unit 210, Columbus, Ohio 43224: 17440-06607, 17475-17577
15. 2200 Walford Ln., Unit 302, Columbus, Ohio 43224: 17440-06902, 17475-17917

### **Hartford on the Lake Apartments**

1. 2431 Shore Blvd. East, Interior Common Area, Columbus, Ohio 43232: 17440-03743
2. 2401 Shore Blvd. East, Unit C, Columbus, Ohio 43232: 17475-09757, 17440-03868
3. 2471 Shore Blvd. East, Unit C, Columbus, Ohio 43232: 17440-03910, 17475-18520
4. 4550 Lakeside St. South, Columbus, Ohio 43232: 17440-04005, 17475-10343
5. 4583 Lakeside St. South, Columbus, Ohio 43232: 17475-12234
6. 4585 Lakeside St. South, Unit I, Columbus, Ohio 43232: 17440-04713
7. 2445 Shore Blvd. East, Unit A, Columbus, Ohio 43232: 17440-04793
8. 2483 Shore Blvd. East, Columbus, Ohio 43232: 17440-04742

## Compliance Schedule

9. 4536 Lakeside St. South, Unit D, Columbus, Ohio 43232: 17440-04653
10. 4530 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03944
11. 2401 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-03987
12. 2421 Shore Blvd. East, Exterior, Columbus, Ohio 43232: 17440-04016
13. 4580 Lakeside St. North, Unit D, Columbus, Ohio 43232: 17440-06177, 17475-16692
14. 4560 Lakeside St. North, Unit D, Columbus, Ohio 43232: 17440-03934
15. 4540 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03937
16. 2430 Shore Blvd. West, Unit K, Columbus, Ohio 43232: 17440-04634
17. 4575 Lakeside St. South, Unit B, Columbus, Ohio 43232: 17440-04892
18. 4544 Lakeside St. South, Unit H, Columbus, Ohio 43232: 17440-04639
19. 4520-4590 Lakeside St. North, Exterior, Columbus, Ohio 43232: 17440-04009, 17475-10366
20. 4525 Lakeside St. North, Unit G, Columbus, Ohio 43232: 17440-05456, 17475-14702
21. 2460 Shore Blvd. West, Interior Common Area, Columbus, Ohio 43232: 17440-04128
22. 2474 Shore Blvd. West, Columbus, Ohio 43232: 17440-04135, 17475-10884
23. 2470 Shore Blvd. West, Interior Common Area, Columbus, Ohio 43232: 17440-04139
24. 2420-2470 Shore Blvd. West, Exterior, Columbus, Ohio 43232: 17440-04143, 17475-10893
25. 4545 Lakeside St. South, Unit E, Columbus, Ohio 43232: 17440-04982
26. 4536 Lakeside St. South, Unit F, Columbus, Ohio 43232: 17440-04763
27. 2478 Shore Blvd. West, Columbus, Ohio 43232: 17475-10874
28. 4545 Lakeside St. South, Unit F, Columbus, Ohio 43232: 17475-13566
29. 4531 Lakeside St. South, Columbus, Ohio 43232: 18440-00008



## **Compliance Schedule**

Within ninety (90) days of receipt of this notice, the following properties in violation must be brought into compliance with City Code:

### **Mayfair Apartments**

1. 292-378 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-02003
2. 483 S. Ashburton Rd., Unit B, Columbus, Ohio 43213: 17440-02731
3. 397-495 S. Ashburton Rd., Exterior, Columbus, Ohio 43213: 17440-02765
4. 3372 Broadmoor Ave., Columbus, Ohio 43213: 17440-01320
5. 3408 Broadmoor Ave., Columbus, Ohio 43213: 17440-01341
6. 3350 Broadmoor Ave., Exterior, Columbus, Ohio 43213: 17440-01345
7. 3367 Broadmoor Ave., Interior Common Area, Columbus, Ohio 43213: 17440-01522
8. 3381 Broadmoor Ave., Columbus, Ohio 43213: 17440-01516
9. 3343-3411 Broadmoor Ave., Exterior, Columbus, Ohio 43213: 17440-01534
10. 51 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-01681
11. 51 Mayfair Blvd., Unit D, Columbus, Ohio 43213: 17440-01682
12. 51-73 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-01717
13. 413 Mayfair Blvd., Columbus, Ohio 43213: 17440-04746
14. 415 Mayfair Blvd., Columbus, Ohio 43213: 17440-02272
15. 399-433 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02178; 17475-02798
16. 412 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02353
17. 430 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02531
18. 412-440 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02376; 17475-03154
19. 253 Mayfair Blvd., Columbus, Ohio 43213: 17440-03294
20. 223-291 Mayfair Blvd., Exterior, Columbus, Ohio 43213: 17440-02991; 17475-05587
21. 3254 Mayfair Park Pl., Columbus, Ohio 43213: 17440-02349
22. 3297 Elbern Ave., Columbus, Ohio 43213: 17440-02923
23. 237 Mayfair Blvd., Unit A, Columbus, Ohio 43213: 17440-02930
24. 237 Mayfair Blvd., Unit B, Columbus, Ohio 43213: 17440-02525
25. 3390 Broadmoor Ave., Columbus, Ohio 43213: 17440-01380
26. 299 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-06568
27. 3343 Broadmoor Ave., Unit B, Columbus, Ohio 43213: 17440-07040
28. 334 S. Ashburton Rd., Unit A, Columbus, Ohio 43213: 17440-07143

### **Fitzroy Apartments**

1. 2180 Fitzroy Dr., Unit A5, Columbus, Ohio 43224: 17440-03092
2. 2180 Fitzroy Dr., Unit C9, Columbus, Ohio 43224: 17440-03097
3. 2162 Fitzroy Dr., Unit B9, Columbus, Ohio 43224: 17440-03107
4. 2180 Fitzroy Dr., Unit A2, Columbus, Ohio 43224: 17440-03155
5. 2162-2180 Fitzroy Dr., Interior Common Areas, Columbus, Ohio 43224: 17440-03156
6. 2200 Walford Ln., Unit 303, Columbus, Ohio 43224: 17440-03480
7. 2200 Walford Ln., Unit 301, Columbus, Ohio 43224: 17440-03481

## Compliance Schedule

### Hartford on the Lake

1. 2421 Shore Blvd. East, Interior Common Area, Columbus, Ohio 43232: 17440-03742
2. 2429 Shore Blvd. East, Columbus, Ohio 43232: 17440-03784
3. 2481 Shore Blvd. East, Unit K, Columbus, Ohio 43232: 17440-04728
4. 4505 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04244
5. 2450 Shore Blvd. West, Unit L, Columbus, Ohio 43232: 17475-10630
6. 4520 Lakeside St. North, Interior Common Area, Columbus, Ohio 43232: 17440-03938
7. 2449 Shore Blvd. East, Unit B, Columbus, Ohio 43232: 17440-04801
8. 4525 Lakeside St. South, Unit C, Columbus, Ohio 43232: 17440-04370
9. 2491 Shore Blvd. East, Unit B, Columbus, Ohio 43232: 17475-12949
10. 2505 Shore Blvd. East, Columbus, Ohio 43232: 17475-12950
11. 2400 Shore Blvd. West, Columbus, Ohio 43232: 17440-05038, 17470-05548
12. 4545 Lakeside St. South, Unit A, Columbus, Ohio 43232: 18440-00002, 18475-00002
13. 4550 Lakeside St. North, Unit I, Columbus, Ohio 43232: 18440-00022