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**NOTICE OF VIOLATION OF
THE HAMMOND HOUSING CODE
AND
NOTICE OF ORDER THEREON BY
THE HAMMOND BUILDING COMMISSIONER**

TO: George Holmes
6912 Woodmar Ave
Hammond, IN 46324
**CERTIFIED MAIL RETURN RECEIPT
REQUESTED: 7002 0510 0000 4684 5510**

**Address of Unsafe Buildings.: 4823 Cedar Ave
Hammond Indiana
House**

**Legal Description: Lot 16 and 17 in Block 2, 3, 4
and 5, Stanford and Trankle's Addition
Hammond, as per plat thereof, recorded in Plat
Book 5 page 5, in the Office of the Recorder of
Lake County, Indiana.**

2006 MAR 27 10 24 853

Date of Mailing: November 15, 2005

Your property at 4823 Cedar Ave., Hammond Indiana has been inspected and found to be a **UNSAFE BUILDING** in violation of Indiana Code 36-7-9 et seq. and Sections 150 and 196 of the Hammond City Code.

This building is deemed unsafe based on the following:

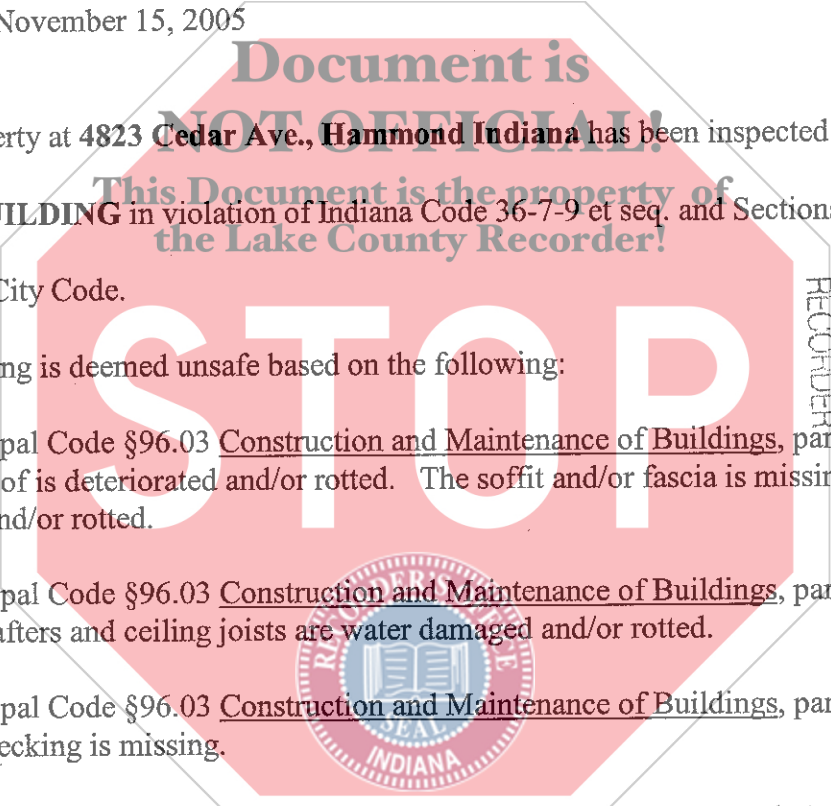
Hammond Municipal Code §96.03 Construction and Maintenance of Buildings, paragraph A, specifically, the roof is deteriorated and/or rotted. The soffit and/or fascia is missing in parts and are falling down and/or rotted.

Hammond Municipal Code §96.03 Construction and Maintenance of Buildings, paragraph A, specifically roof rafters and ceiling joists are water damaged and/or rotted.

Hammond Municipal Code §96.03 Construction and Maintenance of Buildings, paragraph A, specifically roof decking is missing.

Hammond Municipal Code §96.20 Windows, Doors, and Hatchways, paragraph A, specifically windows are missing and/or broken.

Hammond Municipal Code §96.19 Foundations, Walls, Floors, and Roofs, paragraph A (4), specifically the foundation walls are not supporting the structure adequately which constitute a safety hazard.



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
MICHAEL A. BROWN
RECORDER
2006 MAR 27 AM 11:56

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CS
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Hammond Municipal Code §96.19 Foundations, Walls, Floors, and Roofs, paragraph A (4), specifically the siding is damage/missing/rotted, and in various stages and falling off.

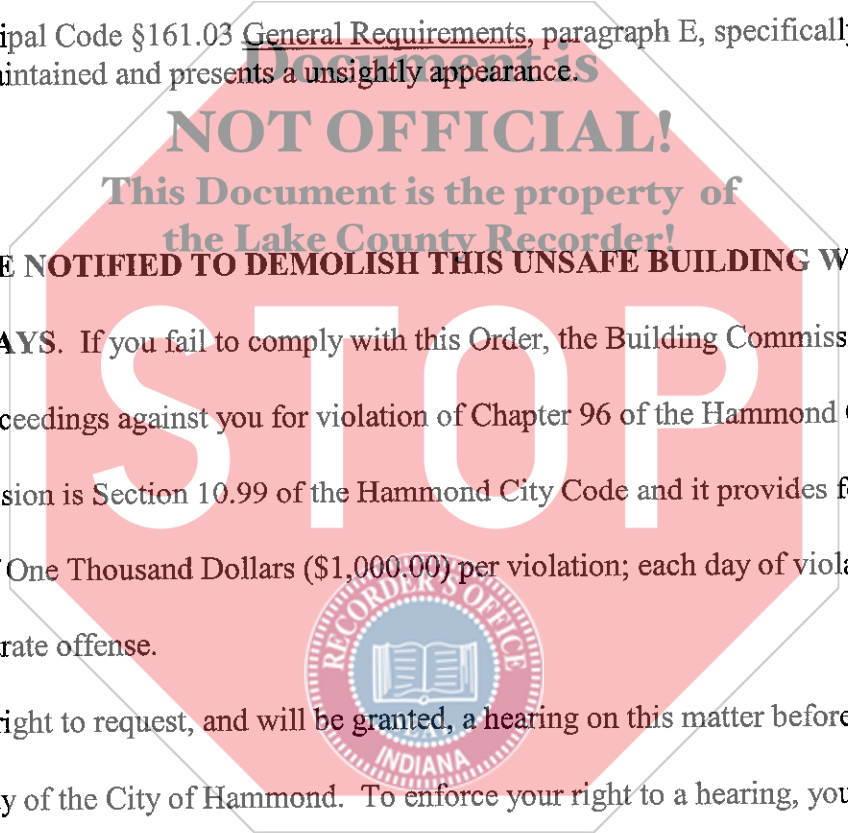
Hammond Municipal Code §96.03 Construction and Maintenance of Buildings, paragraph C, specifically the front house porch is deteriorated and rotted.

Hammond Municipal Code §96.20 Windows, Doors, and Hatchways, paragraph D, specifically the man door on garage is missing and the overhead door is deteriorated and not operable.

Hammond Municipal Code §96.20 Windows, Doors, and Hatchways, paragraph E, specifically screens are torn and/or missing.

Hammond Municipal Code §161.03 General Requirements, paragraph A, specifically there is litter, debris and weeds all over the property.

Hammond Municipal Code §161.03 General Requirements, paragraph E, specifically the building is not maintained and presents a unsightly appearance.



YOU ARE NOTIFIED TO DEMOLISH THIS UNSAFE BUILDING WITHIN

THIRTY (30) DAYS. If you fail to comply with this Order, the Building Commissioner will institute legal proceedings against you for violation of Chapter 96 of the Hammond City Code. The penalty provision is Section 10.99 of the Hammond City Code and it provides for a maximum fine of One Thousand Dollars (\$1,000.00) per violation; each day of violation is considered a separate offense.

You have the right to request, and will be granted, a hearing on this matter before the Board of Public Works & Safety of the City of Hammond. To enforce your right to a hearing, you must petition the **Board of Public Works and Safety, 5925 Calumet Avenue, Hammond, Indiana, 46320**, in writing within ten (10) days of your receipt of this notice. In that petition you must set forth a brief statement of

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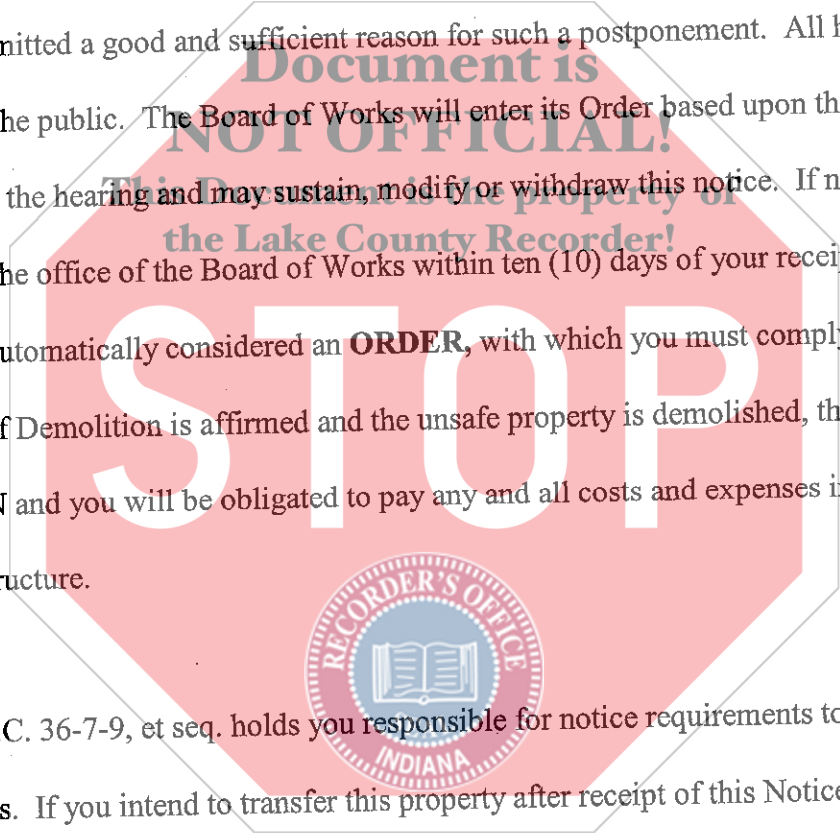
the grounds for requesting the hearing. The Board of Public Works and Safety, upon receipt of your request for a hearing, will set a time and place for a hearing and shall give you written notice thereof.

At the hearing before the Board of Works, you will be given an opportunity to be heard and to show why this Order and this Notice should be modified or withdrawn. You may appear at the hearing with or without legal counsel, present evidence, cross-examine opposing witnesses, and present arguments. The hearing must be commenced not later than (10) days after the day on which your Petition is filed with the Board of Works. However, upon application by you to the Board of Works, the hearing may be postponed for a reasonable time beyond the ten (10) day period, if, in the judgment of the Board of Works, you have submitted a good and sufficient reason for such a postponement. All hearings on any petitions are open to the public. The Board of Works will enter its Order based upon the findings of the evidence presented at the hearing and may sustain, modify or withdraw this notice. If no petition for hearing is filed with the office of the Board of Works within ten (10) days of your receipt of this notice, this notice to you is automatically considered an **ORDER**, with which you must comply.

If the Order of Demolition is affirmed and the unsafe property is demolished, the City will obtain a **DEMOLITION LIEN** and you will be obligated to pay any and all costs and expenses incurred in the demolition of said structure.

In addition, I.C. 36-7-9, et seq. holds you responsible for notice requirements to interested parties or subsequent owners. If you intend to transfer this property after receipt of this Notice, and have not complied with the Order, you **MUST**:

1. Supply information regarding the Order to any person who may take a substantial property interest in the unsafe premises. This information shall be supplied prior to the time when



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there is any transfer or agreement to transfer any substantial property interest in the unsafe premises; and

2. Supply the following information to the Building Department in writing within five (5) calendar days, after there is any transfer or agreement to transfer a substantial property interest in the unsafe building:

- a. The full name, address, and telephone number of the person(s) taking a substantial property interest in the unsafe premises; and
- b. A true and complete copy of the legal instrument under which the transfer or agreement to transfer the substantial property interest is complied.

Please be advised that you may be liable for damages if you fail to comply with these notice requirements.

The proceedings at your hearing before the Board of Works, including the findings and decision of the board, shall be summarized, reduced to writing and entered as a matter of public record in the office of the Board of Works. This record shall also include a copy of every notice or order issued in connection with the matter. If you are aggrieved by the decision of the Board of Works, you may seek relief by submitting within ten (10) days after the decision, an appeal to the Circuit or Superior Courts of Lake County. Such an appeal is prosecuted by filing a Verified Complaint setting forth a copy of this Notice as affirmed by the Board of Works and the date thereof, and a copy of the decision of the Board of Works, from which you are appealing, and the date thereof.



James Callahan
Building Commissioner
City of Hammond Building Department
5925 Calumet Avenue
Hammond, IN 46320
(219) 853-6316

Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



James Callahan
Signature of Declarant

JAMES CALLAHAN
Printed Name of Declarant