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City Of East Chicago Building Department

Division of Inspections & Permits/Code Enforcement
4444 Railroad Avenue, East Chicago, IN 46312
(219) 391-8294/Fax: 391-7013

September 5, 2014

*Via First Class Mail &
Certified Mail, Return Receipt Requested*

TO: Leon Smith
1543 149
Hammond, IN 46320

Leon Smith
2545 Cardinal
East Chicago, IN 46312

RE: 4211 Ivy, East Chicago, IN 46312 - *Garage*

Legal Description: PARK ADD. INDIANA HARBOR ALL L.6 BL.18
Key No.: 45-03-28-233-006.000-024

**NOTICE OF EMERGENCY ORDER
TO DEMOLISH AN UNSAFE BUILDING**

NOT OFFICIAL!

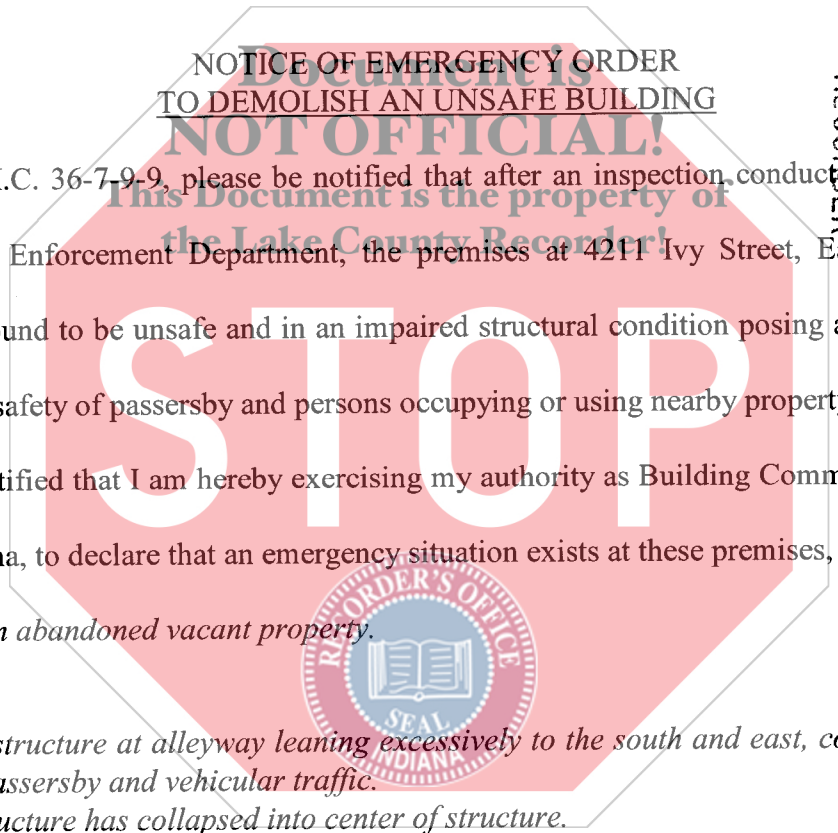
Pursuant to I.C. 36-7-9-9, please be notified that after an inspection conducted by inspectors of the Building and Code Enforcement Department, the premises at 4211 Ivy Street, East Chicago, Indiana - *Garage*, has been found to be unsafe and in an impaired structural condition posing an immediate danger to the life, health, and safety of passersby and persons occupying or using nearby property.

Please be notified that I am hereby exercising my authority as Building Commissioner for the City of East Chicago, Indiana, to declare that an emergency situation exists at these premises, to wit:

1. *This is an abandoned vacant property.*
- Garage*
2. *Garage structure at alleyway leaning excessively to the south and east, compromising the public safety, passersby and vehicular traffic.*
3. *Roof structure has collapsed into center of structure.*
4. *Wall at south side has separated from structure and leaning excessively to the south.*
5. *Wall at south side has partially collapsed, leaving remaining walls unstable and on verge of further collapse.*
6. *Remaining roof system has separated from structure as a result from collapse.*
7. *Visible openings throughout walls.*

2014 078421

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 DEC 10 AM 8:38
MICHAEL BROWN
RECORDER



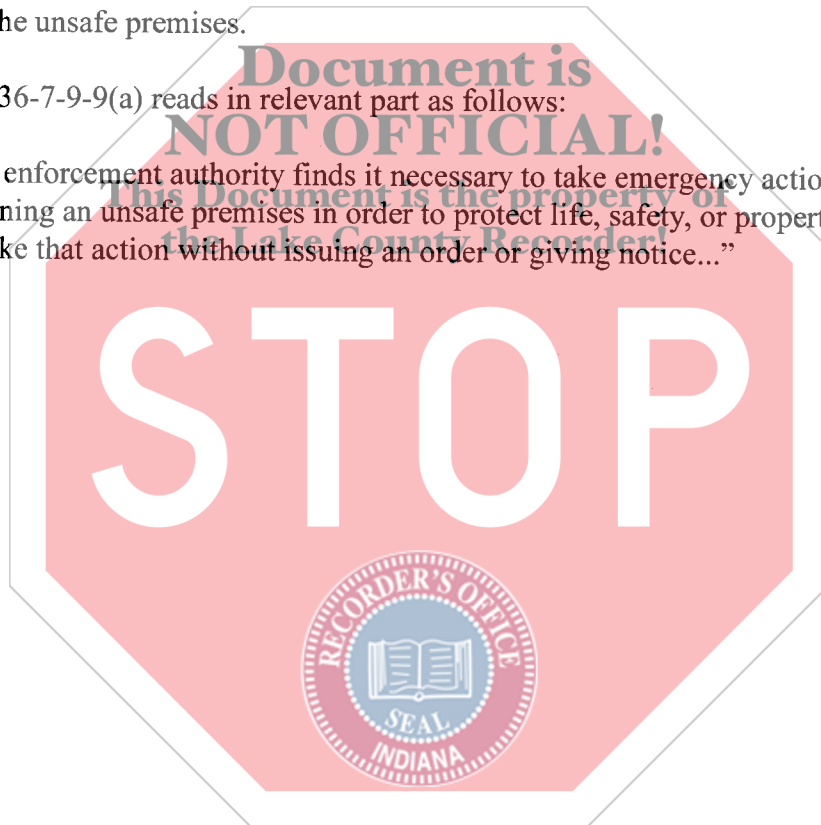
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8. *Visible collapsed debris hanging and on verge of collapse at south and east sides.*
9. *Structure is in violation of I.C. 36-7-9-4, under the Unsafe Building Law:*
 - a) *is in an impaired structural condition that makes it unsafe to a person or property;*
 - b) *a hazard to the public health;*
 - c) *a public nuisance;*
 - d) *dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; and not maintained in a manner that would allow human habitation, occupancy, or use and considered an unsafe building.*

Therefore, pursuant to Indiana Code 36-7-9-9(a), please be advised that I have issued an order to an independent contractor to remove the imminent danger at said premises immediately, to wit: *demolish and remove the entire unsafe garage structure.* In the event that there is any personal property in these unsafe premises when the demolition to remove the imminent danger begins and should the unremoved personal property also be demolished, the City of East Chicago will not be responsible or liable for the demolished personal property in the unsafe premises.

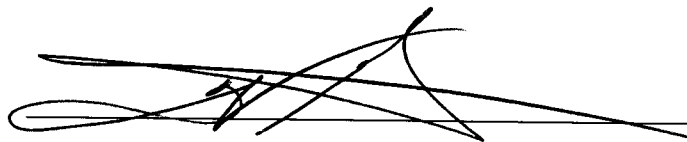
Indiana Code 36-7-9-9(a) reads in relevant part as follows:

“If the enforcement authority finds it necessary to take emergency action concerning an unsafe premises in order to protect life, safety, or property, it may take that action without issuing an order or giving notice...”



Also, pursuant to I.C. 36-7-9-12, the East Chicago Building Department may recover any costs incurred by the enforcement of this emergency action by filing a civil action in the Circuit or Superior Court of Lake County, Indiana, against the persons who held a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe and hazardous premises at the time the enforcement authority found it necessary to take emergency action. This department is not liable for the cost of this civil action.

DATED: September 5, 2014



Winna G. Guzman, Building Commissioner
East Chicago Building Department
4444 Railroad Avenue, East Chicago, IN 46312
(219) 391-8294

Cc: Kevin Smith, Attorney at Law
East Chicago Board of Public Safety
East Chicago Fire Department
East Chicago Police Department
East Chicago Health Department
East Chicago Law Department

