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7815 TANCES DRIVE
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Joeldempsey75@yahoo.com

March 23, 2015

Via Certified Mail

Mr. Rod Bryant
Building Official
City of Washington Court House
105 N. Main Street
Washington C.H., OH 43160-1330

Re: Notice of Violation of City Ordinance

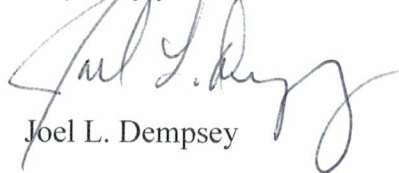
Dear Mr. Bryant:

I am counsel to JB Ventures, LLC. JB Ventures, LLC first received a copy of a certain "Notice of Violation of City Ordinance" date December 8, 2014 (copy enclosed) as an exhibit to the City of Washington Court House's Motion to Dismiss in Case No. 14CVH00177.

Please be advised that JB Ventures, LLC vehemently disagrees with assertions contained in the aforementioned Notice and intends to appeal the decision of the Building Inspector.

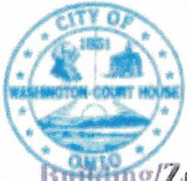
This letter is written without prejudices to the rights and remedies of my client, all of which are hereby reserved.

Very truly yours,



Joel L. Dempsey

cc: City Council
Enclosure



CITY OF WASHINGTON COURT HOUSE

105 N. Main Street
Washington C.H., Ohio 43160-1330
Phone 740-636-2340
Fax 740-636-2349

Building/Zoning/Code Enforcement

December 8, 2014

Attn: Mr. Joel Dempsey
JB Ventures LLC
7815 Tances Drive
Cincinnati, Ohio 45243

NOTICE OF VIOLATION OF CITY ORDINANCE

LOCATION OF VIOLATION: 138/140/142/144 S. Fayette Street (Principal structures) – parcel # 213-013-3-00-147-00; 213-013-3-00-148-00; 213-013-3-00-149-00.

YOU ARE HEREBY ADVISED THAT YOU ARE IN VIOLATION OF CITY OF WASHINGTON CODIFIED ORDINANCE NO. 150.081. THE NATURE OF THE VIOLATION IS AS FOLLOWS:

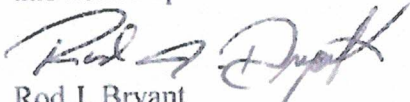
150.081 STRUCTURE DISREPAIR PROHIBITED.

No owner of a building or other structure within the boundaries of the city shall permit the same to remain in such an advanced state of disrepair as to endanger the health, safety and welfare of the residents of the community or so as to be a public nuisance by reason of its condition.

The structure(s) listed above are declared a public nuisance by reason of their condition by being unsafe for occupancy, or use on, in, upon, about or around the above premises. They are also deemed a nuisance by reason of being a blighting influence on nearby properties, and thereby depreciating the enjoyment and use of the property in the immediate vicinity to such an extent that it is harmful to the community in which the structures are situated.

You are hereby directed to effect repairs necessary to correct the violation or you may correct the violation by demolishing the structures on your own. **No repairs shall be performed until the Building Inspector is notified and a listing of the repairs necessary to correct the violation is obtained and a building permit is issued. Once a building permit is issued, all repairs must be completed within 60 days.**

Within 30 days upon receipt of this notice you may, upon written appeal, appeal the decision of the Building Inspector that the building, dwelling, or structures are in an advanced state of disrepair. Furthermore, if an appeal is not filed in writing within 30 days upon receipt of this notice, City Council may take any action necessary, including demolition of the structures to abate the nuisance. You may demolish the structures yourself at anytime within 30 days upon receipt of this notice upon issuance of the required permits.


Rod J. Bryant
Building Official
City of Washington C.H., Ohio