

Sewell, Jason

From: Eric Kaufman <EKaufman@MarionHealth.org>
Sent: Monday, September 14, 2015 4:53 PM
To: Sewell, Jason; BHicks1@idem.IN.gov
Cc: blake.harvey@indy.gov; Jeff Larmore; Pam Thevenow
Subject: Request for assistance: 3324 E. Michigan Street / 3602 E. Michigan Street (604 N. Sherman Drive)
Attachments: Generic Consult Letter.pdf; NOV.pdf; RE_ 3324 E. Michigan Street - Notice of Violation.pdf; August 17 2015 Pictures.pdf; Administrative warrant.pdf; Midwest Commercial Investments X LLC SOS Search.pdf; 3324 E Michigan St Property Card.pdf; Disposal Alternatives Organization LLC.pdf; Request to inspect letter.pdf

Jason and Brett,

I have open cases on the above referenced properties. I have not had any contact from the owner of the property. The registered agent for the company has acknowledged that the Notice of Violation has been sent to the company representative, but has not given me that person's name, telephone number, and/or address. The Notice of Violation for 3324 E. Michigan Street was due today. I have requested permission to inspect 3602 E. Michigan Street, but I don't expect a response since the same owner has not responded for 3324 E. Michigan Street. There are containers labeled as flammable and corrosive, and toxic materials 3324 E. Michigan Street. The Deputy Fire Marshal has a report documenting an even larger volume of materials at 3602 E. Michigan Street (604 N. Sherman Drive). The property is adjacent to a residential area and a child care facility is across the street. Both properties are not secure and many of the containers are in poor condition. There is ongoing evidence that the property is being accessed by trespassers to include children from the neighborhood. There have been several fires at 3324 E. Michigan Street with the most recent being last Friday.

Without a responsive responsible party, we need assistance with securing and disposing of the these materials.

Please see attachments for additional information.

Sincerely,

Eric Kaufman, MS
Hazardous Materials Specialist
Water Quality and Hazardous Materials Management
Marion County Public Health Department
3901 Meadows Drive, Indianapolis, IN 46205
Direct: 317-221-3198 | Fax: 317-221-2288
ekaufman@marionhealth.org



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Parcel Number 1081431		Ownership Name		Transfer of Ownership Date		Year 2014		Card 1		
County Marion, IN	Township CENTER	MIDWEST COMMERCIAL INVESTMENTS X LLC		Aug 12, 2009	SHERMAN PARK LP - Jan 01, 1900			Valid Y	Amount 0.00	Type Straight
Corporation District Plat Map 82-109-024-000		Address								
Alt Parcel 49-10-05-114-001.000-101		PO BOX 371								
Property Class 350										
Tax District 101		BLOOMINGTON, IN 47402								
Neighborhood 1350900-1-350-i00										

Property Address 3324 E MICHIGAN ST INDIANAPOLIS, IN 46201			VALUATION RECORD							
Account 1817882			Assessment Year				2014		2013	2012
Book Page			Reason for Change							
Legal BATES MAPLE GROVE ADD B2 BATES SUB OF BATES MAPLE GROVE ADD LOTS 1-25INCL & 50FT X 150FT N & ADJ VAC NORTH ST & VAC TUXEDO			Land		Homestead-C1		0	0	0	
					Residential-C2		0	0	0	
					Non-Residential-C3		317,100	317,100	317,100	
					Total Land		317,100	317,100	317,100	
Topography <input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy			Improvements		Homestead-C1		0	0	0	
Pub. Utilities <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity					Residential-C2		0	0	0	
Street or Rd. <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley					Non-Residential-C3		205,600	205,600	202,800	
Neighborhood <input type="checkbox"/> Improving <input type="checkbox"/> Static <input type="checkbox"/> Declining <input checked="" type="checkbox"/> Other <input type="checkbox"/> Blighted					Total Imp		205,600	205,600	202,800	
					Total Assessed Value:		522,700	522,700	519,900	

Property Sub Class:

IND WHSE-350

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
Acreage / Sq. Ft.									
11			5.824		54450.00	54450.00	317120		317120
12			0.000		43560.00	43560.00	0		0
13			0.000		38115.00	38115.00	0		0
14			0.000		3920.40	3920.40	0		0
Total Acreage				5.82			Total Land Value		317100

Land Type

- | | |
|--------------------------|-------------------------|
| F Front Lot | 81 Legal Ditch |
| R Rear Lot | 82 Public Road |
| 1 Comm. Ind. Land | 83 Utility Trans. Tower |
| 11 Primary | 9 Homesite |
| 12 Secondary | 91 Res. Excess Acres |
| 13 Undeveloped usable | 92 Ag Excess Acres |
| 14 Undeveloped Unusable | |
| Influence Factors | |
| 2 Classified Land | 0 Other |
| 3 Undeveloped Land | 5 Misimprovement |
| 4 Tillable Land | 1 Topography |
| 5 Non-tillable Land | 2 Under Improved |
| 6 Woodland | 3 Excess Frontage |
| 7 Other Farmland | 4 Shape or Size |
| 8 Ag Support Land | 9 Corner Inf. |

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing				
	#	TF		
Full Baths				
Half Baths				
Extra fixtures		6		
	Total	6		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
	#Fixtures			
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch			
Parcel Number	1081431	Commercial	Card 1

Use	I:Light	I:Light	I:Industrial
Pricing Key	GCI	GCI	GCI
S.F. Area	35456	35456	35456
Effective Perimeter L/F	2118	1178	1178
P.A.R	1	3	3
Average Size / Units	35456 / 1	35456 / 3	35456 / 3
Section Level	HT. RATE	HT. RATE	HT. RATE
1	17 27.83		
2		17 25.55	
2			10 61.99
Frame / PE Adj. [+ -]	13.21	7.03	8.03
Wall Ht. Adj. [+ -]	-0.59	8.56	-3.16
BASE PRICE	40.45	41.14	66.86
B.P.A. %	1.02	1.02	1.02
Sub-total	41.26	41.96	68.20
Ceiling	0.00	0.00	0.00
Interior Finish	0.00	0.00	0.00
Division Walls	0.00	0.00	0.00
Lighting	0.00	0.00	0.00
Heating/Air Cond.	0.00/0.00	0.00/0.00	0.00/-4.73
Sprinkler	2.04	2.37	0.00
S.F. Price	43.30	44.33	63.47
Area	35456	35456	35456
Sub-total	1535240	1571760	2250390
Plumbing		8400	
Unit Finish			
Special Features	281416	62710	0
Exterior Features			
TOTAL BASE	1816660	1642870	2250390
Grade Factor	1.00	1.00	1.00
Location Multiplier	1.00	1.00	1.00
Reproduction Cost	1816660	4928610	6751170
Phys Dep/ Yr Blt /Cond	80 / 1921 / P	80 / 1921 / P	80 / 1921 / P
Obsolescence	95	95	95
Remainder Value	18170	49290	67510

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											106368	1.00			134970	100	100	135000	
Paving -Conc	0	Hvy	C	1946	1946	A	4.69	0	4.69	1	185x240	1.00	208240	80/	41650		100	41700	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Canopy-	0	No	C	1921	1921	P			13.64	1	3068	1.00	41848	/					
Dock-	0	Concr	C	1921	1921	P			6.80	1	3068	1.00	20862	/					
Elevator-	0	150 Ft	C	1921	1921	P			-41250.00	1	-2	1.00	82500	/					
Elevator-	0	Add Per	C	1921	1921	P			-17750.00	5	-2	1.00	35500	/					
Elevator-	0	Hydrauli	C	1921	1921	P			-25200.00	1	-2	1.00	50400	/					
Elevator-	0	Electric	C	1921	1921	P				5		1.00	27500	/					
Penthouse-	0	Brick or	C	1921	1921	P			38.00	1	900	1.00	34200	/					
Penthouse-	0	Brick or	C	1921	1921	P			29.56	1	1736	1.00	51316	/					
Card Improvement Total																		176670	
Total Improvement Value																		205530	

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Resistant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total			0	
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
			#Fixtures	
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number	1081431	Commercial	Card 4
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Use	I:Light	I:Light	I:Light
Pricing Key	GCI	GCI	GCI
S.F. Area	483	483	483
Effective Perimeter L/F	1178	2118	1178
P.A.R	3	1	3
Average Size / Units	483 / 2	483 / 1	483 / 3
Section Level	HT. RATE	HT. RATE	HT. RATE
0	12 22.54		
1		17 22.56	
2			17 24.35
Frame / PE Adj. [+ -]	0.00	0.00	-7.38
Wall Ht. Adj. [+ -]	1.14	1.95	3.25
BASE PRICE	23.68	24.51	20.22
B.P.A. %	1.02	1.00	1.02
Sub-total	24.15	24.51	20.62
Ceiling	0.00	0.00	0.00
Interior Finish	0.00	0.00	0.00
Division Walls	0.00	0.00	0.00
Lighting	0.00	0.00	0.00
Heating/Air Cond.	-1.31/0.00	-1.38/0.00	-1.38/0.00
Sprinkler	0.00	0.00	0.00
S.F. Price	22.84	23.13	19.24
Area	483	483	483
Sub-total	11030	11170	9290
Plumbing			
Unit Finish			
Special Features	0	0	0
Exterior Features			
TOTAL BASE	11030	11170	9290
Grade Factor	1.00	1.00	1.00
Location Multiplier	1.00	1.00	1.00
Reproduction Cost	22060	11170	27870
Phys Dep/ Yr Blt /Cond	80 / 1921 / P	80 / 1921 / P	80 / 1921 / P
Obsolescence	95	95	95
Remainder Value	220	110	280

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											1449	1.00			610	100	100	600	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.

Card Improvement Total 610
Total Improvement Value 205530

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing				
	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
	Total	0		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Parcel Number 1081431 Commercial Card 5

Sketch

Use	I:Light	I:Light		
Pricing Key	GCI	GCI		
S.F. Area	792	1970		
Effective Perimeter L/F	2118	2118		
P.A.R	1	1		
Average Size / Units	792 / 1	1970 / 1	/	/
Section Level	HT. RATE	HT. RATE	HT. RATE	HT. RATE
0	8 22.56			
1		12 22.17		
Frame / PE Adj. [+ -]	0.00	0.00		
Wall Ht. Adj. [+ -]	-1.08	-0.30		
BASE PRICE	24.00	21.87		
B.P.A. %	1.00	1.00		
Sub-total	24.00	21.87		
Ceiling	0.00	0.00		
Interior Finish	0.00	0.00		
Division Walls	0.00	-1.13		
Lighting	0.00	-0.14		
Heating/Air Cond.	-1.38/0.00	-1.38/0.00	/	/
Sprinkler	0.00	0.00		
S.F. Price	22.62	19.22		
Area	792	1970		
Sub-total	17920	37860		
Plumbing				
Unit Finish				
Special Features	0	0		
Exterior Features				
TOTAL BASE	17920	37860		
Grade Factor	1.00	0.80		
Location Multiplier	1.00	1.00		
Reproduction Cost	17920	30290		
Phys Dep/ Yr Blt /Cond	80 / 1921 / A	80 / 1921 / A	/ /	/ /
Obsolescence	95	95		
Remainder Value	180	300		

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											2762	1.00			480	100	100	500	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total 480
Total Improvement Value 205530

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished				
Semifinished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing		#	TF	
Full Baths				
Half Baths				
Extra fixtures				
Total		0		
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch			
Parcel Number	1081431	Commercial	Card 6

Use	I:Light							
Pricing Key	GCI							
S.F. Area	560							
Effective Perimeter L/F	96							
P.A.R	17							
Average Size / Units	560 / 1							
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	8	122.68						
Frame / PE Adj. [+ -] 0.00								
Wall Ht. Adj. [+ -] -13.20								
BASE PRICE 129.28								
B.P.A. % 1.00								
Sub-total 129.28								
Ceiling 0.00								
Interior Finish 0.00								
Division Walls 0.00								
Lighting 0.00								
Heating/Air Cond. 0.00/0.00 / / /								
Sprinkler 0.00								
S.F. Price 129.28								
Area 560								
Sub-total 72400								
Plumbing								
Unit Finish								
Special Features 0								
Exterior Features								
TOTAL BASE 72400								
Grade Factor 1.00								
Location Multiplier 1.00								
Reproduction Cost 72400								
Phys Dep/ Yr Blt /Cond 80 / 1939 / F / / / /								
Obsolescence 95								
Remainder Value 720								

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											560	1.00			720	100	100	700	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total 720
Total Improvement Value 205530

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing				
#				TF
Full Baths				
Half Baths				
Extra fixtures				
Total				0
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
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Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number	1081431	Commercial	Card 8
----------------------	---------	------------	--------

Use	I:Light	I:Commercial						
Pricing Key	GCI	GCI						
S.F. Area	520	1040						
Effective Perimeter L/F	172	172						
P.A.R	11	11						
Average Size / Units	520 / 1	1040 / 1	/	/	/			
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	12	80.92						
1			32	91.29				
Frame / PE Adj. [+ -]								
	0.00		0.00					
Wall Ht. Adj. [+ -]								
	-2.84		25.56					
BASE PRICE	78.08		116.85					
B.P.A. %	1.00		1.00					
Sub-total	78.08		116.85					
Ceiling	0.00		0.00					
Interior Finish	0.00		0.00					
Division Walls	0.00		0.00					
Lighting	0.00		0.00					
Heating/Air Cond.	0.00/0.00		-1.38/-4.34		/	/		/
Sprinkler	0.00		0.00					
S.F. Price	78.08		111.13					
Area	520		1040					
Sub-total	40600		115580					
Plumbing								
Unit Finish								
Special Features								
	0		0					
Exterior Features								
TOTAL BASE								
	40600		115580					
Grade Factor	1.00		1.00					
Location Multiplier	1.00		1.00					
Reproduction Cost	40600		115580					
Phys Dep/ Yr Blt /Cond	80 / 1939 / F		80 / 1939 / A		/ /	/ /		/ /
Obsolescence	95		95					
Remainder Value	410		1160					

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.	
Building											1560	1.00			1570	100	100	1600		

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	1570
Total Improvement Value	205530

STATE OF INDIANA)

IN THE MARION COUNTY COURT G21

)SS:

COUNTY OF MARION)

HEALTH AND HOSPITAL CORPORATION)
OF MARION COUNTY, INDIANA,)
PUBLIC HEALTH DIVISION,)

v.)

MIDWEST COMMERCIAL INVESTMENTS X, LLC)

FILED

179

AUG 06 2015

Myla A. Eldridge
CLERK OF THE MARION CIRCUIT COURT

ADMINISTRATIVE WARRANT/ORDER TO INSPECT

Pursuant to the hearing conducted on August 6, 2015, with witness(es) sworn and evidence heard, the Court hereby orders Health and Hospital Corporation of Marion County, Indiana, "Corporation", to perform an inspection, including authority to investigate, evaluate, conduct tests, take specimen samples for testing, as may be reasonably necessary, from the property located at 3324 E. Michigan Street, Marion County, Indiana, to determine whether or not a health or safety concern is present. The Corporation shall have unrestricted access to all portions of the structure. This Order shall be executed using any force reasonable and necessary to do so, including assistance from the Marion County Sheriff's Department and/or the Indianapolis Metropolitan Police Department. Furthermore, if the Corporation deems it necessary to be assisted by agents of the Indiana Department of Environmental Management, they may accompany the Corporation during the execution of this Order.

Dated: 8/6/15

[Signature]

JUDGE, Marion County Court G21



Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



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Marion County Public Health Department



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Hazardous Materials Specialist
Marion County Public Health Department



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Hazardous Materials Specialist
Marion County Public Health Department



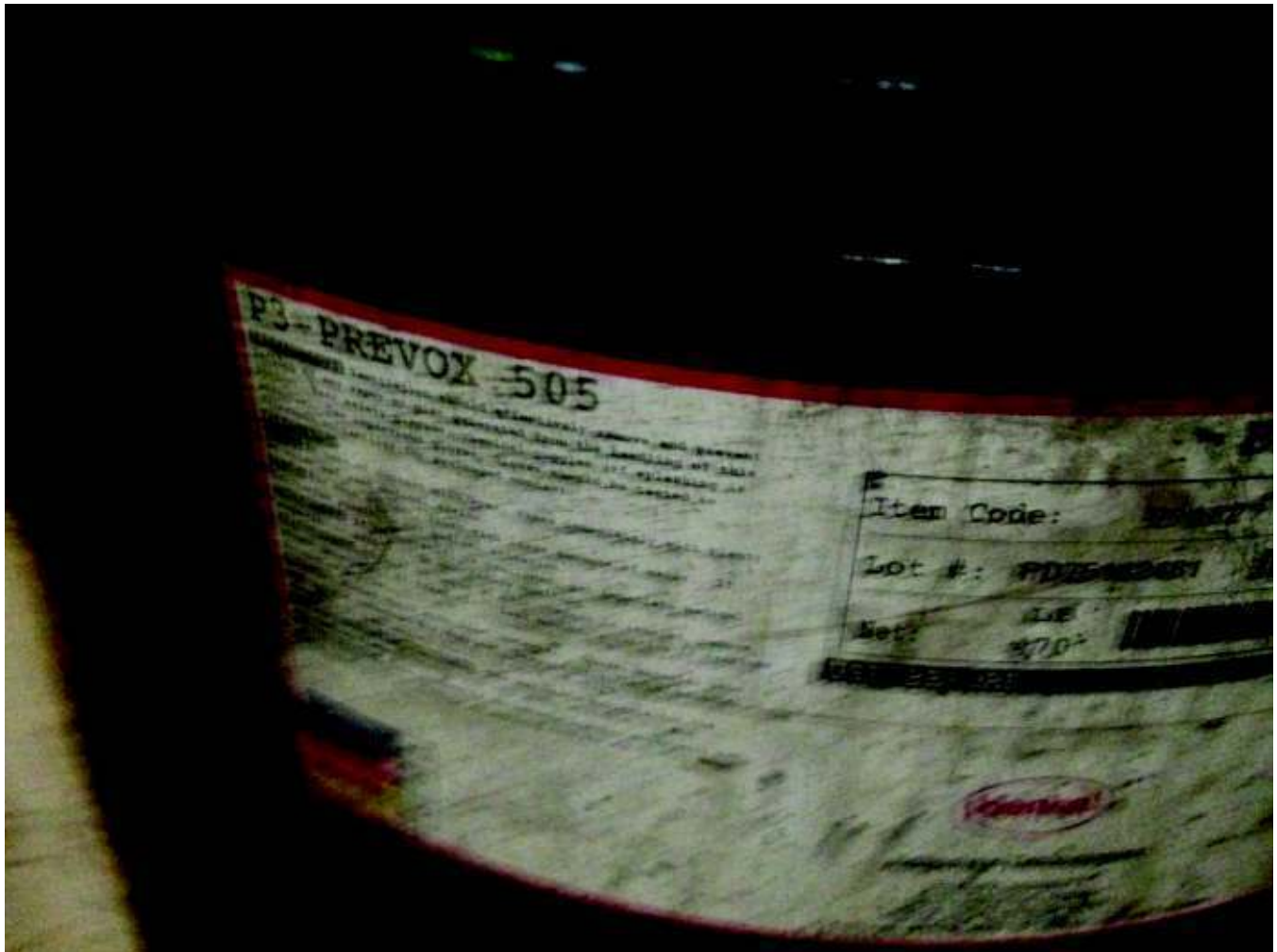
Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



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Hazardous Materials Specialist
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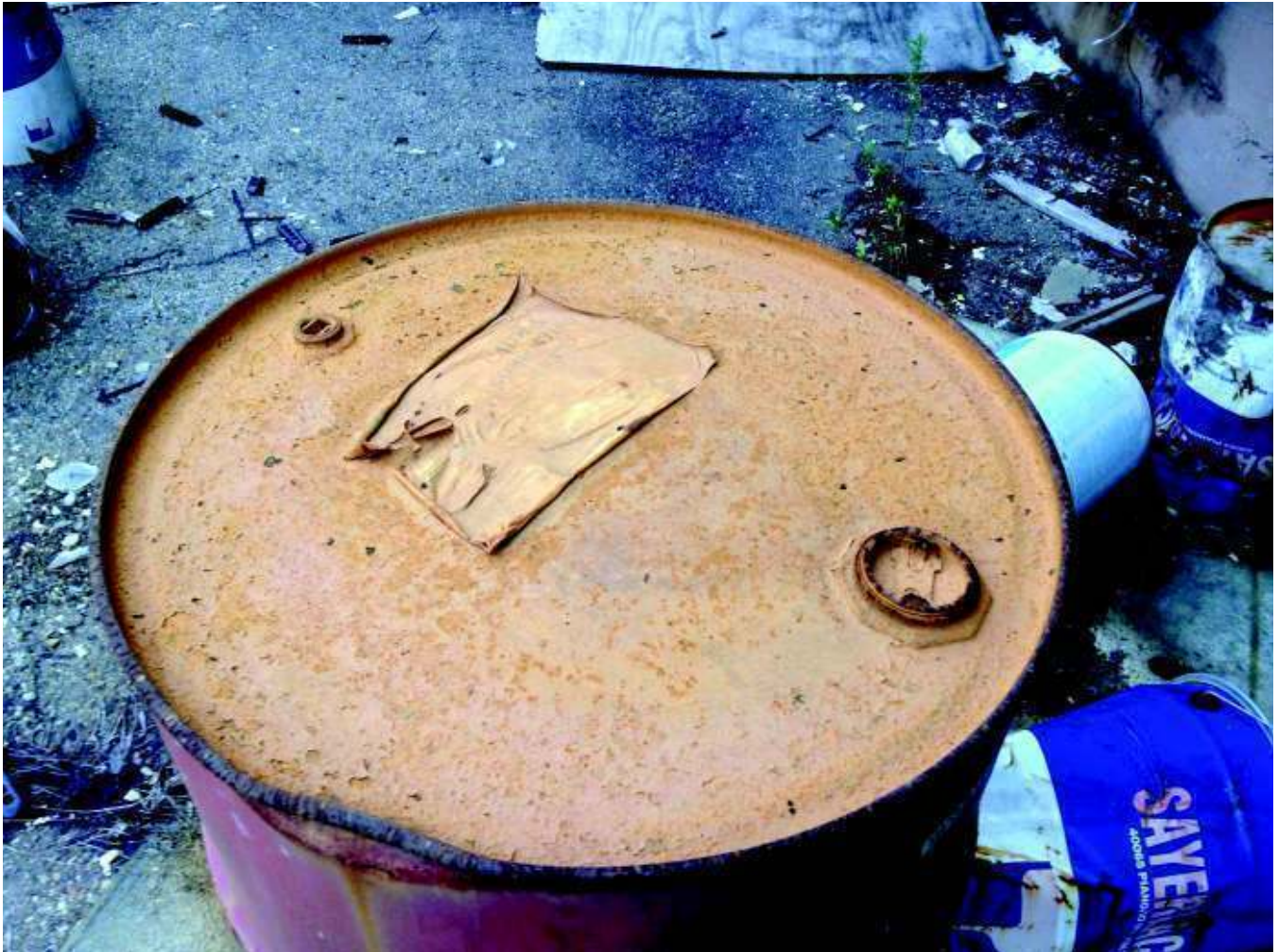
Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department



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Hazardous Materials Specialist
Marion County Public Health Department



Photographer: Eric Kaufman
Hazardous Materials Specialist
Marion County Public Health Department

Name Searched On:**DISPOSAL ALTERNATIVES (Legal)****Current Information**Entity Legal Name:**DISPOSAL ALTERNATIVES ORGANIZATION LLC**Entity Address:**2222 HILLSIDE AVENUE, INDIANAPOLIS, IN 46218****General Entity Information:**Control Number: **2008110500304**Status: **Voluntarily Dissolved**Entity Type: **Domestic Limited Liability Company (LLC)**Entity Creation Date: **11/4/2008 6:47:00 PM**Entity Date to Expire:Entity Inactive Date: **3/6/2014****Other Names for this Entity:**

Date	Name (Type)
8/16/2012	DAO METALS (Assumed)
5/7/2013	ECO RAY (Assumed)

Registered Agent(name, address, city, state, zip):**CALVIN HULTQUIST****2222 HILLSIDE AVENUE****INDIANAPOLIS , IN 46218**Principals(name, address, city, state, zip - when provided)**This Limited Liability Company Does Not Have Managers.**Transactions:

Date Filed	Effective Date	Type
11/04/2008	11/04/2008	Articles of Organization
08/16/2012	08/16/2012	Certificate of Assumed Business Name
05/07/2013	05/07/2013	Certificate of Assumed Business Name
03/06/2014	03/06/2014	Articles of Dissolution

Corporate Reports:**Years Paid**

2010 2012

Years Due

2014/2015

Additional Services Available:

[This Business Entity is not eligible to receive a Certificate of Existence/Authorization.](#)

NEW SEARCH

All the entity information captured by the Indiana Secretary of State, pursuant to law, is displayed on the Internet. For further information, please call our office at 317-232-6576. Copies of actual corporate documents can also be [downloaded online](#).

If you encounter technical difficulties while using these services, please contact the *IN.gov* [Webmaster](#).

If you are unable to find the information you need through the resources provided on this web site, please contact Secretary of State Connie Lawson's Business Services Division at 317-232-6576.

« [Back to the SOS Web site](#)



Department of Water Quality & Hazardous Materials Management
3901 Meadows Drive, 2nd Floor
Indianapolis, IN 46205

Prevent. Promote. Protect.

7/2/2015

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

Re: 3324 E MICHIGAN ST

Dear Angela F. Parker,

The Marion County Public Health Department received a complaint for 3324 E. Michigan Street, Indianapolis, IN 46201. The property is vacant, and attempts to contact a representative have been unsuccessful. I am sending this letter to request permission to access the property and investigate the complaint. Please contact me before July 16, 2015 at 5:00 PM to discuss this matter.

Sincerely,

A handwritten signature in cursive script that reads "Eric Kaufman".

Eric Kaufman
Hazardous Materials Specialist
317-221-3198
Case #: 452727

Correspondence sent to:
Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
Bloomington, IN 47404

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402



Department of Water Quality & Hazardous Materials Management
3901 Meadows Drive, 2nd Floor
Indianapolis, IN 46205

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7/2/2015

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317-221-3198
Case #: 452727

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Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

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Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
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3901 Meadows Drive, 2nd Floor
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Prevent. Promote. Protect.

7/2/2015

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
Bloomington, IN 47404

Re: 3324 E MICHIGAN ST

Dear Keith R. Williamson,

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Hazardous Materials Specialist
317-221-3198
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Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

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Bloomington, IN 47402

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3901 Meadows Drive, 2nd Floor
Indianapolis, IN 46205

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7/2/2015

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Hazardous Materials Specialist
317-221-3198
Case #: 452727

Correspondence sent to:
Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
Bloomington, IN 47404

Name Searched On:**MIDWEST COMMERCIAL INVESTMENTS (Legal)****Current Information**Entity Legal Name:**MIDWEST COMMERCIAL INVESTMENTS X, LLC**Entity Address:**, BLOOMINGTON, IN****General Entity Information:**Control Number: **2007051000475**Status: **Active**Entity Type: **Domestic Limited Liability Company (LLC)**Entity Creation Date: **5/9/2007**Entity Date to Expire:Entity Inactive Date:

This entity is past due on its Business Entity Report(s). Click [here](#) to file the Business Entity Report.

There are no other names on file for this Entity.

Registered Agent(name, address, city, state, zip):**ANGELA F. PARKER****400 WEST 7TH STREET SUITE 104****BLOOMINGTON , IN 47404**Principals(name, address, city, state, zip - when provided)**This Limited Liability Company Does Not Have Managers.**Transactions:

Date Filed	Effective Date	Type
05/09/2007	05/09/2007	Articles of Organization

Corporate Reports:**Years Paid**

2009 2011 2013

Years Due

2015/2016

Additional Services Available:

GO	Generate an official Certificate of Existence/Authorization. There is a fee of \$18.00 for <i>IN.gov</i> subscribers and a fee of \$19.38 for credit card users. Example Certificate
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NEW SEARCH

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« Back to the SOS Web site

08/31/2015

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
116 West 6th Street, Suite #200
Bloomington, IN 47404

An inspection was made at 3324 E MICHIGAN ST on 08/17/2015.

You are hereby notified that the following observed defect(s) are in violation of chapter and sections as listed below of the Code(s) of the Health and Hospital Corporation of Marion County

CHAPTER AND SECTION NO.	DEFECT OBSERVED	SUGGESTED CORRECTION	LOCATION
20-201 20-202 20-203 20-204	Improper discharge of hazardous materials to the environment	Properly remove and dispose of all hazardous materials and contaminated soil according to federal, state, and local guidelines. Provide receipts documenting disposal.	
19-304 20-201 20-205	Improper storage of compressed gas cylinders.	Compressed gas cylinders improperly stored. Store compressed gas cylinders in a secure manner. Keep valve covers in place when cylinders are not in use or connected for use.	
19-304 20-201	Improper/inadequate labeling of hazardous substances	Label each container for a hazardous substance with product identity and a hazard warning (communication of the specific health hazards and physical hazards). Maintain a list of all hazardous substances used in your workplace, including the readily availability of a material safety data sheet for each hazardous substance used.	

20-201 20-205 19-304 10-303 IC 36-1-6-2	Improper storage of a hazardous waste	Properly store all hazardous wastes in accordance with local, state or federal regulations until treated and/or disposed of. Provide receipts or other documentation showing proof of proper disposal or treatment.
20-202	Abandoned barrel, container, or other receptacle containing a hazardous material, objectionable substance, or infectious waste	Properly contain, label, and store any and all materials and/or properly dispose of barrel, container or receptacle in accordance with all federal, state, and local regulations. Provide receipts documenting clean up and/or disposal

Failure to correct the violation(s) by 09/14/2015 may result in court action pursuant to Indiana Code 36-1-6-4. Fines up to \$2,500.00 and court costs may result.

Any person to whom an administrative notice of violation is issued is entitled to a hearing. The demand must be filed with the Legal Department, 3838 North Rural Street, 8th Floor, Indianapolis, Indiana 46205, within 10 business days after receipt of this notice.

Please direct any questions relative to the contents of this notice to the person below during regular business hours.



Eric Kaufman
Hazardous Materials Specialist
317-221-3198
Case # 452727

Notice(s) sent to:

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 2639
Bloomington, IN 47402

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
Bloomington, IN 47404

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402

08/31/2015

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

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19-304 20-201	Improper/inadequate labeling of hazardous substances	Label each container for a hazardous substance with product identity and a hazard warning (communication of the specific health hazards and physical hazards). Maintain a list of all hazardous substances used in your workplace, including the readily availability of a material safety data sheet for each hazardous substance used.	

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317-221-3198
Case # 452727

Notice(s) sent to:

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
116 West 6th Street, Suite #200
Bloomington, IN 47404

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 2639
Bloomington, IN 47402

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
PO BOX 371
Bloomington, IN 47402

Keith R. Williamson, Orion Management Group, LLC
Midwest Commercial Investments X, LLC
400 W. 7th Street Ste. 106
Bloomington, IN 47404

Keith R. Williamson, Orion Management Group, LLC
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PO BOX 371
Bloomington, IN 47402

08/31/2015

Angela F. Parker, Registered Agent
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An inspection was made at 3324 E MICHIGAN ST on 08/17/2015.

You are hereby notified that the following observed defect(s) are in violation of chapter and sections as listed below of the Code(s) of the Health and Hospital Corporation of Marion County

CHAPTER AND SECTION NO.	DEFECT OBSERVED	SUGGESTED CORRECTION	LOCATION
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20-201 20-205 19-304 10-303 IC 36-1-6-2	Improper storage of a hazardous waste	Properly store all hazardous wastes in accordance with local, state or federal regulations until treated and/or disposed of. Provide receipts or other documentation showing proof of proper disposal or treatment.
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Failure to correct the violation(s) by 09/14/2015 may result in court action pursuant to Indiana Code 36-1-6-4. Fines up to \$2,500.00 and court costs may result.

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Hazardous Materials Specialist
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From: [Angela Parker](#)
To: [Eric Kaufman](#)
Subject: RE: 3324 E. Michigan Street - Notice of Violation
Date: Monday, August 31, 2015 10:55:48 AM
Attachments: [image003.png](#)

Thank you. As RA for this entity, I have forwarded to the appropriate party for response.



Angela F. Parker
116 W. 6th St, Suite 200
P.O. Box 2639
Bloomington, IN 47402-2639
Phone: 812.332.6556 Ext 2
Fax: 812-331-4511

Please visit our website: www.carminparker.com

IRS Circular 230 Notice: To the extent that this message or any attachment concerns tax matters, it is not intended to be used and cannot be used by a taxpayer for the purpose of avoiding penalties that may be imposed by law.

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From: Eric Kaufman [mailto:EKaufman@MarionHealth.org]
Sent: Monday, August 31, 2015 10:17 AM
To: Angela Parker
Cc: Amy Jones; Silvia Miller; steve.rowland@indy.gov; Sewell.Jason@epamail.epa.gov; Jeff Larmore
Subject: 3324 E. Michigan Street - Notice of Violation

Ms. Parker,

Please see the attached document. I am mailing a copy too.

Eric Kaufman, MS
Hazardous Materials Specialist
Water Quality and Hazardous Materials Management
Marion County Public Health Department
3901 Meadows Drive, Indianapolis, IN 46205
Direct: 317-221-3198 | Fax: 317-221-2288
ekaufman@marionhealth.org



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Department of Water Quality & Hazardous Materials Management
3901 Meadows Drive, 2nd Floor
Indianapolis, IN 46205

Prevent. Promote. Protect.

9/9/2015

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
116 West 6th Street, Suite #200
Bloomington, IN 47404

Re: 604 N SHERMAN DR, Also known as 3602 E. Michigan Street

Dear Angela F. Parker,

The Marion County Public Health Department received a complaint for 604 N. Sherman Drive / 3602 E. Michigan Street, Indianapolis, IN 46201. The property is vacant. I am sending this letter to request permission to access the property and investigate the complaint. Please contact me before September 16, 2015 at 5:00 PM to discuss this matter.

Sincerely,

A handwritten signature in cursive script that reads "Eric Kaufman".

Eric Kaufman
Hazardous Materials Specialist
317-221-3198
Case #: 455976

Correspondence sent to:
Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
400 W. 7th Street, Ste. 104
Bloomington, IN 47404

Angela F. Parker, Registered Agent
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C/O Orion Property Management Attn: Keith Williamson Midwest Commercial Investments X LLC
P.O. Box 371
Bloomington, IN 47402



EMERGENCY NOTICE OF VIOLATION

Department of Water Quality & Hazardous Materials Management
3901 Meadows Drive, 2nd Floor
Indianapolis, IN 46205

09/16/2015

Angela F. Parker, Registered Agent
Midwest Commercial Investments X, LLC
116 West 6th Street, Suite #200
Bloomington, IN 47404

Re: Also known as 3602 E. Michigan Street

An inspection was made at 604 N SHERMAN DR on 09/16/2015.

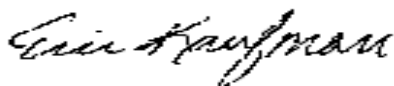
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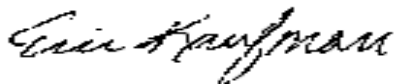
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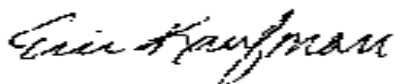
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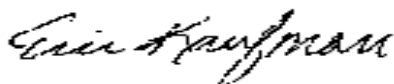
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Midwest Commercial Investments X, LLC
PO BOX 2639
Bloomington, IN 47402

STATE OF INDIANA) IN THE MARION COUNTY COURT G21
)SS:

COUNTY OF MARION)
HEALTH AND HOSPITAL CORPORATION)
OF MARION COUNTY, INDIANA,)
PUBLIC HEALTH DIVISION,)
)
v.)
)
MIDWEST COMMERCIAL INVESTMENTS X, LLC)

FILED
88 SEP 17 2015
Mylene An Edrington
CLERK OF THE MARION CIRCUIT COURT


**ADMINISTRATIVE WARRANT/ORDER TO INSPECT
AND ORDER TO ABATE AND SECURE**

Pursuant to the hearing held on September 17, 2015, with witness(es) sworn and evidence heard, the Court hereby orders Health and Hospital Corporation of Marion County, Indiana, "Corporation", to perform inspections, including authority to investigate, evaluate, conduct tests, take specimen samples for testing, as may be reasonably necessary, from the properties located at 3324 E. Michigan Street and 604 N. Sherman Drive (also known as 3602 E. Michigan Street), "Properties", and located in Marion County, Indiana, to determine whether or not a health or safety concern is present. The Corporation shall have unrestricted access to all portions of the Properties. This Order shall be executed using any force reasonable and necessary to do so, including assistance from the Marion County Sheriff's Department and/or the Indianapolis Metropolitan Police Department.

Furthermore, the Corporation may abate all emergency conditions that are determined to exist at the Properties in order to ensure the protection of public health and safety. Emergency abatement shall include securing any of the structures and/or hazardous materials located at the Properties to ensure those structures are not subject to unpermitted access. Furthermore, emergency abatement shall include access by those

other agents and state and federal agencies deemed necessary by the Corporation for the sole purpose of executing this Order. Access to the Properties for abatement and to secure any structures shall take place using all reasonable force needed including the assistance of law enforcement.

Dated: 3-7-15



JUDGE, Marion County Court G21