

RESOLUTION NO. 20-2024

Resolution Declaring the Structures at 9023 Cincinnati-Dayton Road, West Chester, Ohio 45069, and 9031 Cincinnati-Dayton Road, West Chester, Ohio 45069, to be Unsafe and/or Structurally Defective and Ordering Such Structures Removed

WHEREAS, Ohio Revised Code § 505.86 empowers the Board of Trustees of West Chester Township (the “Board of Trustees”) to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by the West Chester Township Fire Department or the Butler County Building Department;

WHEREAS, the West Chester Township Fire Department has declared the residential structure at 9023 Cincinnati-Dayton Road, West Chester, Ohio 45069, Butler County Parcel ID # M5670-038-000-009 (hereinafter “9023 Cincinnati-Dayton Road” and depicted in Exhibit A, Figures 2 and 3) to be unsafe and a threat to public safety.

WHEREAS, the West Chester Township Fire Department has declared the barn structure at 9031 Cincinnati-Dayton Road, West Chester, Ohio 45069, Butler County Parcel ID # M5670-038-000-010 (hereinafter “9031 Cincinnati-Dayton Road” and depicted in Exhibit A, Figure 4) to be unsafe, structurally defective, and a threat to public safety.

WHEREAS, the West Chester Township Fire Department has submitted a report to the Board of Trustees setting forth the facts and circumstances supporting these declarations and explaining why these structures are unsafe and/or structurally defective. A copy of this report is attached as Exhibit A.

WHEREAS, the Board of Trustees has determined that it is in the best interests of the public health, safety, and welfare to remove the dangerous structures at 9023 Cincinnati-Dayton Road and 9031 Cincinnati-Dayton Road via demolition.

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees:

SECTION 1. That the Board of Trustees finds that the residential structure at 9023 Cincinnati-Dayton Road is unsafe and the barn structure at 9031 Cincinnati-Dayton Road is unsafe and structurally defective, pursuant to Ohio Revised Code § 505.86 and that such structures are dangerous and constitute a direct threat to the public health, safety, and welfare.

SECTION 2. That the Board of Trustees orders the removal, via demolition, of both the residential structure at 9023 Cincinnati-Dayton Road and the barn structure at 9031 Cincinnati-Dayton Road.

SECTION 3. That the Board of Trustees orders that notice of this Resolution be given to any party in interest pursuant to the requirements of Ohio Revised Code Section 505.86.

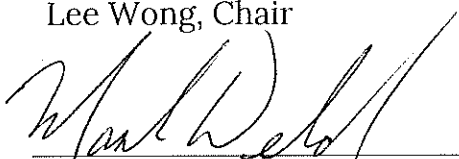
SECTION 4. That the Board of Trustees orders that any hearing or appeal of this Resolution be conducted pursuant to the provisions of Ohio Revised Code Section 505.86.

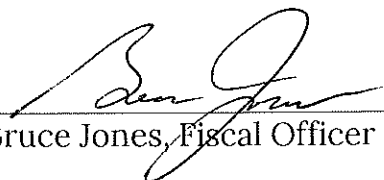
SECTION 5. That the Board of Trustees orders that the total cost of removing the residential structure at 9023 Cincinnati-Dayton Road and the barn structure at 9031 Cincinnati-Dayton Road be certified and placed upon the tax duplicate as a lien upon the lands from and after the date of entry, pursuant to Ohio Revised Code Section 505.86.


SECTION 6. That the Board of Trustees hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board and that deliberations of this Board, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 14th day of May, 2024.

ATTEST:

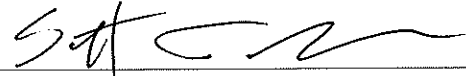
<u>Absent</u> Lee Wong, Chair	<u> </u> Yes/No
<u></u> Mark Welch, Vice Chair	<u>YES</u> Yes/No


Bruce Jones, Fiscal Officer


Amy Becker, Trustee


Yes/No

APPROVED AS TO FORM:


Scott D. Phillips, Law Director

0091532.0315629 4876-3046-6492v1

Exhibit A



West Chester Fire Department

Rick Prinz
Chief of Fire/Rescue
9119 Cincinnati-Dayton Road
West Chester, OH 45069
(513) 777-1133

Interoffice Memorandum

To: Rick Prinz
Fire Chief

From: J Scott Brooks
Loss Prevention Bureau Chief

CC: File

Date: April 19, 2024

Re: Property Located at 9023 Cincinnati-Dayton Road

The following report is submitted with the purpose of providing background information and current physical conditions of the buildings located at 9023 Cincinnati-Dayton Road (M5670-038-000-009) & 9031 Cincinnati-Dayton Road (M5670-038-000-010) – (see Figure 1).

Background: On December 16, 2022, a fire occurred at the home located at 9023 Cincinnati-Dayton Road that resulted in the death of the occupant, Mr. Dennis Bradbury. At the time of the fire, the building had no electrical utilities function and was heated with propane heating devices designed for outside use. The building was noted to be a relative hoarding condition with combustible materials stored throughout, to the ceiling. The fire was dispatched at 23:07 hrs. and the last fire department vehicle left the scene at 03:20 hrs. Only the primary residential building at 9023 Cincinnati-Dayton Road was involved in the fire.



Figure 1
Butler County Auditor Map View
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Exhibit A

9023 & 9031 Cincinnati-Dayton Road

Current Conditions: Electrical services have remained disconnected since prior to the incident on December 16, 2022. All points of entry have been secured with plywood by a privately hired restoration company. No restorative services have occurred since the date of the fire. Restorative service includes water damage, heat/smoke/fire damages, or the removal of any fire debris. The building has remained “untouched” since the date of the fire.

The extent of structural damages have not been assessed by a structural engineer. It is the professional opinion of the Loss Prevention Bureau Chief (West Chester Fire Department) that the building poses a threat to the public and first responders. The hazards include unauthorized entry by the public as the boarding could be removed. Additionally, structures such as that addressed in this document has the potential to cause harm to first responders due to the weakened conditions created by fire and water damage. This damage is intensified as the building has remained in those conditions since December 16, 2022.

Recommendations:

It is the recommendation that the single-family home at 9023 Cincinnati-Dayton Road be considered for demolition to mitigate any unauthorized entries, injuries or any additional situations not noted in this report.

It is also the recommendation that due to the structural conditions of the barn located on the adjacent parcel and also owned by the same person, the barn be demolished as it is a danger to both authorized and unauthorized entry.

Other Considerations: On the adjacent property (9031 Cincinnati-Dayton Road), also owned by the owner of the property located at 9023 Cincinnati-Dayton Road, is an ancillary garage structure that currently shows conditions of structural integrity compromise. The roof has collapsed in on itself creating a public safety concern for anyone in or around the structure. It will be the recommendation of the Loss Prevention Bureau that no persons be permitted to enter the garage for any reason. The garage was not involved with the fire that occurred on December 16, 2022 but poses enough of a public safety risk that the demolition of this structure also be considered.

Authority to Declare the Building Unsafe: The Ohio Administrative Code (Fire Code) 1301:7-7-01 states in Section 110 that *“If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in division (A), (B) or (C) of section 3737.41 of the Revised Code, the fire code official shall issue such citation and orders to remove or remedy the conditions as shall be deemed necessary in accordance with section 3737.41 of the Revised Code and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required”*. It is the recommendation of the Loss Prevention Bureau that demolition of the building should be considered.

Exhibit A



Figure 2
Rear view of 9023 Cincinnati-Dayton Road



Figure 3
Street view of 9023 Cincinnati-Dayton Road

Exhibit A



Figure 4

Garage located at 9031 Cincinnati-Dayton Road

Exhibit A

West Chester Fire Department



Rick Prinz
Chief of Fire/Rescue
9119 Cincinnati-Dayton Road
West Chester, OH 45069
(513) 777-1133

Interoffice Memorandum

To: Rick Prinz
Fire Chief

From: J Scott Brooks
Loss Prevention Bureau Chief

CC: File

Date: April 19, 2024

Re: Property Located at 9023 Cincinnati-Dayton Road

The primary objective of this comprehensive report is to provide a detailed assessment of the current condition of the single-family home and associated garage, located at 9023 Cincinnati-Dayton Road, West Chester, Ohio 45069. This report is based on the current conditions as the result of the devastating fire incident that occurred on December 16, 2022, at 23:06 hours. This report aims to offer insights into the extent of the damage sustained to the property which includes the detached garage, assess the associated hazards and risks and provide actionable recommendations for the safe and effective management of the aftermath.

By conducting a thorough analysis of the property's condition and identifying potential safety hazards and risks, this report seeks to guide the West Chester Township Administration in making informed decisions regarding remediation efforts, structural assessments and community outreach initiatives. Furthermore, the report aims to foster collaboration among all parties involved, including property owners, local authorities, engineering professionals and community members, to ensure a coordinated and compassionate response to the aftermath of the fire incident.

Ultimately, the overarching objective of this report is to promote the safety, well-being and resilience of the community affected by the fire incident. Through proactive risk management, adherence to regulatory standards and a commitment to supporting those impacted by the tragedy, we aim to facilitate the recovery and restoration or ultimate destruction of the property while safeguarding the welfare of all stakeholders involved.

Incident Background:

Exhibit A

Upon dispatch, Battalion Chief Ryan Berter responded from Fire Department headquarters at 9119 Cincinnati Road and arrived at the scene of 9023 Cincinnati-Dayton Road on the night of December 16, 2022. Upon arrival, he observed heavy smoke showing from the Alpha side of the building, indicating significant fire activity within the single-family home. Additionally, neighbors reported that the occupant was trapped and visible at the front door, adding urgency to the rescue operation.

Battalion Chief Berter attempted to open the front door prior to the arrival of Engine 71 and sustained burns on his hands in the process, highlighting the hazardous conditions and the immediate need for coordinated firefighting efforts. With the assistance of Engine 71, the victim was located inside the structure. Battalion Chief Berter bravely dragged the victim to the sidewalk, where the occupant and Battalion Chief Berter were promptly treated by the first due paramedic crew, emphasizing the collaborative efforts of all emergency responders involved in the rescue operation.

Further complicating the rescue effort, the interior of the home was reported to be in an extreme hoarding condition, with combustible materials stored to the ceiling. This cluttered environment posed significant obstacles to navigation and increased the risk of injury to both occupants and emergency responders. Additionally, it was noted that there was no power to the home and heating was provided by propane heating systems that were haphazardly assembled, potentially contributing to the severity of the fire and presenting additional safety concerns for firefighting operations.

Casualties:

Tragically, the sole occupant of the single-family home, identified as Mr. Dennis Bradbury, suffered extreme burns to a significant portion of his body during the fire. Despite immediate medical attention and efforts to extricate him from the premises, Mr. Bradbury's injuries were extensive and he tragically succumbed to them the severity of his burns. This loss is deeply regrettable and our sympathies are extended to the family and loved ones affected by this heartbreaking outcome.

Current Condition:

As of the date of this report, the single-family home remains in a state of disrepair due to the severity of the fire damage. The structural integrity of the building has been compromised, with sections of the walls severely weakened. Interior spaces have suffered extensive heat and smoke damage, rendering them uninhabitable.

Furthermore, the property has been boarded from entry since the night of the incident to prevent unauthorized access and ensure public safety. This precautionary measure was implemented due to the compromised structural integrity of the building, as well as the presence of potential hazards such as unstable ceilings / walls and weakened support beams. The boarding of the property serves to mitigate the risk of injury to individuals attempting to enter the premises without proper authorization.

Given the extent of the damage and the ongoing safety concerns associated with the property, access is restricted to authorized personnel only. It is imperative that all actions taken in relation

Exhibit A

to the property consider both the physical safety and legal liability implications of any unauthorized entry or tampering with the boarded-up structure.

Hazards and Risks:

Given the compromised state of the structure and the aftermath of the fire incident, there are several significant hazards and risks associated with the property:

1. **Structural Instability:** The structural integrity of the building has been severely compromised due to the fire damage. Sections of the walls are weakened and there is a risk of collapse, particularly in areas exposed to intense heat and flames during the incident. This poses a significant risk of injury to individuals entering or attempting to access the property without proper authorization.
2. **Hazardous Materials:** The fire may have caused the release of hazardous materials into the environment, including toxic gases, chemicals and asbestos (assumed until confirmed absent) from building materials. Exposure to these substances poses health risks to individuals, including respiratory issues, skin irritation and long-term health effects. Proper precautions must be taken to mitigate the risk of exposure to hazardous materials during any activities conducted on or around the property.
3. **Electrical Hazards:** The property has no power supply since the night of the incident, but there may still be residual electrical hazards present. Damaged electrical wiring, outlets and appliances within the structure pose a risk of electrical shock or fire if inadvertently activated or tampered with. Precautions should be taken to ensure that all electrical systems are properly deactivated and secured to prevent any potential incidents.
4. **Fire and Combustible Materials:** The property was heated by propane heating systems, which were haphazardly assembled. This indicates a potential lack of proper installation and maintenance, increasing the risk of fire or explosion. Additionally, the extreme hoarding condition observed inside the property, with materials stored to the ceiling, presents a significant fuel load for potential fires and obstructs firefighting efforts.
5. **Public Safety:** The boarding of the property from entry since the night of the incident serves to prevent unauthorized access and ensure public safety. However, unauthorized entry or tampering with the boarded-up structure may pose risks of injury to individuals and liabilities for the property owner. It is essential to enforce access restrictions and implement measures to deter trespassing and vandalism effectively.

Given these hazards and risks, it is imperative that all activities conducted on or around the property prioritize safety and adhere to established protocols and regulations. Proper precautions, including personal protective equipment (PPE), hazard assessments and safety briefings, should be implemented to mitigate the potential for accidents or injuries during any operations related to the damaged structure.

Recommendations:

Exhibit A

1. **Structural Assessment:** Given the compromised state of the building's structural integrity, it is imperative to conduct a comprehensive assessment by qualified engineers. This assessment should evaluate the extent of fire damage, identify areas of weakness or instability and determine the feasibility of salvage and reconstruction efforts. Additionally, engineers should assess the risk of potential collapse and recommend necessary stabilization measures to mitigate this risk effectively.
2. **Safety Measures:** Erect barricades and warning signs around the property perimeter to prevent unauthorized access and ensure public safety. Implement measures to deter trespassing and vandalism, such as increased security patrols or surveillance cameras. It is crucial to enforce access restrictions and communicate the potential hazards associated with the damaged structure to neighboring properties and the community.
3. **Hazardous Materials Management:** Implement protocols for the safe handling, removal and disposal of hazardous materials that may have been released during the fire incident. Conduct thorough assessments to identify and mitigate any remaining risks associated with toxic gases, chemicals, or asbestos contamination. Coordinate with environmental agencies and qualified professionals to ensure compliance with regulations and standards for hazardous materials management.
4. **Electrical Safety:** Inspect and secure all electrical systems within the property to prevent the risk of electrical shock or fire hazards. Ensure that damaged wiring, outlets and appliances are properly deactivated and secured. Consider implementing additional safety measures, such as installing temporary barriers or signage to alert personnel to potential electrical hazards.
5. **Legal and Regulatory Compliance:** Ensure compliance with local building codes, zoning regulations and safety standards during any remediation or reconstruction efforts. Obtain necessary permits and approvals from relevant authorities before commencing any work on the property. Consult with legal counsel to address any liability issues and mitigate potential risks associated with the damaged structure.
6. **Community Outreach:** Maintain open communication with the community and stakeholders affected by the fire incident. Provide regular updates on the status of the property and any remediation efforts underway. Offer support and resources to neighbors and residents impacted by the incident, such as counseling services or assistance with insurance claims.
7. **Documentation and Record-Keeping:** Maintain detailed records of all assessments, remediation activities and communications related to the damaged property. Document any findings, recommendations, or decisions made by engineering professionals, regulatory agencies, or legal counsel. This documentation will serve as valuable evidence in insurance claims, legal proceedings and future property management efforts.

Recommendation for Destruction of the Property:

Exhibit A

Based on the conditions observed following the fire incident on December 16, 2022 and considering the current state of deterioration and safety hazards present at the property including the ancillary structures (garage), it is recommended that the single-family home and garage located at 9023 Cincinnati-Dayton Road be demolished and razed in accordance with the requirements outlined in the Ohio Fire Code.

1. **Ohio Fire Code, “Unsafe Buildings”**
 - a. See Appendix “A”
2. **Ohio Revised Code, “3737.41 – Citation to Remedy Dangerous Condition”**
 - a. See Appendix “B”
3. **Ohio Revised Code, “3737.43 – Notice of Penalty and Right to Appeal”**
 - a. See Appendix “C”
4. **Safety Concerns:** The extensive fire damage and subsequent deterioration of the structure have compromised its structural integrity, posing significant safety risks to individuals entering or accessing the property. Sections of the walls have been weakened and there is a potential risk of collapse, particularly in areas exposed to intense heat and flames during the incident. Additionally, unstable flooring, hazardous materials and electrical hazards further exacerbate the safety concerns associated with the property.
5. **Compliance with Regulations:** The Ohio Fire Code mandates that properties damaged by fire must be brought into compliance with applicable safety standards and regulations to ensure the protection of public safety and welfare. Given the extent of the damage sustained by the property and the presence of hazardous conditions, demolition and removal of the structure are necessary to eliminate the inherent risks associated with the damaged building.
6. **Prevention of Future Incidents:** Demolishing the structure and razing the property will mitigate the risk of future incidents, including fires, collapses, or accidents resulting from the compromised condition of the building. Removing the damaged structure will also eliminate the potential for unauthorized access, trespassing and vandalism, thereby enhancing public safety and reducing liability concerns for the property owner and local authorities.
7. **Community Well-being:** The presence of a dilapidated and unsafe structure within the community can have adverse effects on the well-being and aesthetics of the neighborhood. Demolishing the property and clearing the site will contribute to the revitalization and beautification of the area, improving property values and enhancing the overall quality of life for residents.

Based on these considerations, it is evident that demolishing and razing the single-family home at 9023 Cincinnati-Dayton Road is the most prudent course of action to address the safety hazards, regulatory requirements and community concerns associated with the property. By

Exhibit A

adhering to the recommendations outlined in the Ohio Fire Code and prioritizing public safety, we can ensure a safe and resilient future for the community affected by the fire incident.

Conclusion:

The fire incident at 9023 Cincinnati-Dayton Road on December 16, 2022, had a profound impact on the property and the surrounding community. The extensive fire damage and subsequent hazards present significant challenges for recovery and remediation efforts.

Moving forward, it is imperative that all stakeholders remain committed to prioritizing safety, compliance with regulations and the well-being of the community. The recommendations outlined in this report provide a framework for addressing the immediate risks associated with the damaged structure and laying the groundwork for long-term recovery and resilience.

By conducting a thorough structural assessment, implementing appropriate safety measures, managing hazardous materials responsibly and engaging with the community in a transparent and supportive manner, we can mitigate the impacts of the fire incident and facilitate the destruction of the property.

It is essential to approach the recovery process with diligence, patience and empathy, recognizing the human toll of the tragedy and the importance of supporting those affected by the incident. Through collaborative efforts and a shared commitment to safety and resilience, we can overcome the challenges posed by the fire incident and rebuild a stronger, more resilient community.

As we move forward, let us remain vigilant, compassionate and determined in our efforts to ensure the safety, well-being and recovery of all those impacted by this unfortunate event. Together, we can emerge from this adversity stronger and more united than before.

Prepared By:

J. Scott Brooks
Loss Prevention Bureau Chief
West Chester Fire Department

Exhibit A

Appendix "A" Ohio Fire Code (2017 ed.)

Unsafe Buildings

(J) Section 110 Unsafe buildings

(1) **110.1 General.** If during the inspection of a premises, *the fire code official finds* a building or structure or any building system, in whole or in part, constitutes a *dangerous condition described in division (A), (B) or (C) of section 3737.41 of the Revised Code*, the fire code official shall issue such *citation and orders to remove or remedy the conditions as shall be deemed necessary in accordance with section 3737.41 of the Revised Code* and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required. *Nothing in this paragraph shall be construed as prohibiting or limiting a fire code official's ability to take any other enforcement actions authorized by Chapter 3737. of the Revised Code, including issuance of citation pursuant to section 3737.42 of the Revised Code.*

(a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by *paragraph (K)(311) of rule 1301:7-7-03 of the Administrative Code* shall be deemed unsafe.

(i) *If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.*

(ii) *If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.*

(b) **110.1.2 Structural hazards.** Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with *paragraph (J)(1)(110.1) of this rule.*

Exhibit A

Appendix "B"

Ohio Revised Code

3737.41 – Citation to Remedy Dangerous Condition

Title 37 Health-Safety-Morals - Chapter 3737 Fire Marshal; Fire Safety - Section 3737.41 | Citation to remedy dangerous condition.

(A) If the Fire Marshal, an Assistant Fire Marshal, or any Certified Fire Safety Inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, **demolished**, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

(D) The Fire Marshal, an Assistant Fire Marshal, or any certified Fire Safety Inspector may proceed, on a citation issued under this section, to seek enforcement by use of the procedures established by section [3737.43](#) or [3737.44](#) of the Revised Code.

Exhibit A

Appendix "C" Ohio Revised Code

3737.43 – Notice of Penalty and Right to Appeal

Title 37 Health-Safety-Morals - Chapter 3737 Fire Marshal; Fire Safety - Section 3737.43 | Notice of penalty and right to appeal.

(A) If, after an inspection or investigation, the Fire Marshal, an Assistant Fire Marshal, or a certified Fire Safety Inspector issues a citation under section [3737.41](#) or [3737.42](#) of the Revised Code, the issuing authority shall, within a reasonable time after such inspection or investigation and in accordance with Chapter 119. of the Revised Code, notify the responsible person of the citation and penalty, if any, proposed to be assessed under section [3737.51](#) of the Revised Code, and of the responsible person's right to appeal the citation and penalty, under Chapter 119. of the Revised Code, to the State Board of Building Appeals established under section [3781.19](#) of the Revised Code within thirty (30) days after receipt of the notice.

(B) If the responsible person is aggrieved by an order of the board, the person may appeal to the Court of Common Pleas where the property that is the subject of the citation is located, within thirty (30) days after the board renders its decision.

(C) As used in this section, "issuing authority" means the office of the Fire Marshal, in the case of a citation issued by the Fire Marshal or an Assistant Fire Marshal, or the applicable township or municipal corporation, in the case of a citation issued by a certified Fire Safety Inspector.

Exhibit A

Appendix "D" Ohio Revised Code

Property Photographs (4/19/2024)

The following appendix presents a collection of photographs taken of the property located at 9023 Cincinnati Dayton Road. These images serve to illustrate the unsafe conditions that the building is currently experiencing as a result of the fatal fire that occurred on December 16, 2022. The photographs provide visual evidence of the extensive damage sustained to the property, showcasing the structural integrity compromised by the fire and its aftermath.

The images included within this appendix depict various areas of the property, capturing the extent of the destruction caused by the fire. From compromised walls to charred remnants, each photograph offers insight into the hazardous state of the building, highlighting the urgent need for remediation and restoration efforts or the complete demolition of the property.

It is imperative to note that these photographs serve as documentation of the property's condition following the tragic incident on December 16, 2022. They are intended to provide a visual record of the challenges posed by the fire damage and underscore the importance of addressing safety concerns associated with the property.



Exhibit D1.1 – Alpha / Delta Corner

Exhibit A



Exhibit D1.2 – Charlie Side



Exhibit D1.3 – Auxiliary Structure (Garage)

Exhibit A



Exhibit D1.4 – Bravo Side & Auxiliary Structure (Garage)



Exhibit D1.5 – Bravo / Charlie Corner

Exhibit A



Exhibit D1.6 – Bravo Side

Exhibit A



Exhibit D1.7 – Bravo Side (Disconnected Electric Meter)

Exhibit A



Exhibit D1.8 – Alpha / Bravo Corner



Exhibit A

Exhibit D1.9 – Alpha / Delta Corner



Exhibit D1.10 – Garage

Exhibit A



Exhibit D1.11 – Garage