

### **Exhibit C – Account of events from Ron Schuett, Building Official**

- I received a forwarded email from Real Estate on 6/2/2020 that the rear building at 266 Charles Street was being turned into an apartment and that a second living unit had been added to 1110 North Liberty Street. Copy of email sent to Chris Perez-Leon.
- I looked at the city records and determined that the existing permit issued for 266 Charles Street had no residential work permitted in its permit and there were no permits to add an apartment to a 3-bedroom, 1-bathroom single family home at 1110 North Liberty Street
- Both myself and Rachel Drescher went out to the property at 1:30 on 6/2/2020
- We walked over to the entrance door at 266 Charles and there was no one there. I observed work that appeared residential which would not meet the requirements of the commercial permit that was issued.
- We verified that there were two mailboxes at the residential 1110 North Liberty address with what appeared to be two entrances into the structure. Since Real Estate had already confirmed that there was a second dwelling unit, we did not feel any further investigation was need at this point.
- We started to walk over to 260 Charles Street which was the address that the permit for 266 Charles Street was associated with.
- On the way over there, we came upon another structure that appeared to have recently been renovated, but no permits had been applied for. There was no address for this building.
- Upon arriving at 260 Charles Street and noticed upon entering the office that recent work had also been done without permits. The entrance door frame had been replaced with residential door hardware and a threshold that was not suitable for commercial construction. New HVAC and electrical appeared to also have been added. The person in the office could not really answer any of our questions so we left our business cards and asked that Mr. Turner call us to further discuss his property.
- Sometime in the next week, I believe I got a call from Sandy Turner. I believe that she said that the City had shut down the construction at 266 Charles and also confirmed that they had intended to turn it into an apartment. I explained that we had some issues on a variety of the buildings out there and we would like to meet someone. She said someone would be in touch from their office.
- On 6/10/2020, it could have been earlier I received an email from Nathan Beal, who said that he would try and meet up with us.
- After quite a few back and forths and reminders, we met him out there on 7/2/2020. We discussed our concerns, but he was only able to talk about what was done at 260 Charles and the other building that they had enclosed. He admitted to the installation of two mini-split HVAC systems, the associated electrical and the front entrance door system. The building without an address was enclosed and a residential door, frame, and hardware installed. He did not have a key for the back building and was not able to speak about the residential structure. I told him

permits would be needed and that the zoning issue about the house would have to be addressed. He thought that they had permits and all the required inspections and would look into it.

- Rachel asked for the original complaint from real estate on 8/17/2020 and I forwarded it again to her. I thought that she was taking care of the house at 1110 N Liberty St and 266 Charles use.
- I then went out on medical the next week and it fell off of my radar unfortunately until about April 2021. There may have been a phone call.
- I spoke with Tommy Branner about Mr. Turner's claim that Tommy had approved the construction work for the second unit at 1110 N Liberty Street. Tommy said he inspected a separate structure on the property and has never been inside the home.