CITY OF NEW HAVEN
Justin Elicker, Mayor

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 - Fax: (203) 946-4899

FAX/EMAIL COVER SHEET

TO: 530 Eastern NH LLC
     50 Fitch Street Suite 206B
     New Haven, Ct 05615.

FROM: Nilda M. Torres

CC: Frank D’Amore, Jr.

DATE: May 1, 2023

RE: 269 Dixwell Avenue - UPDATED LIEN PAYOFF Through NOVEMBER 30, 2022

NO. of pages 1

Telephone # 203-946-7010
Fax # 203-946-4899

Email: ntorres@newhavenct.gov

Email: fdamore@newhavenct.gov

The requested information is as follow:

<table>
<thead>
<tr>
<th>Recorded Date</th>
<th>Volume &amp; Page No.</th>
<th>Amount</th>
<th>Recording fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/28/19</td>
<td>9865:249</td>
<td>Civil Citation</td>
<td>$60.00</td>
</tr>
<tr>
<td>5/02/23</td>
<td>Fines accrued to</td>
<td>$131,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11/30/22</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

The payoff total for lien(s) is $131,000.00, plus $60.00 for recording fees.

Please issue TWO separate checks payable to: Treasurer, City of New Haven. One check is for the liens and the other for the recording fees. Each check with the corresponding amounts and mail as follow:

The Livable City Initiative
Attn: Mr. Frank D’Amore, Jr.
165 Church Street
New Haven, CT 06510

Upon receipt of the payoff checks, the release of lien will be processed and recorded.

Revised 03/01/2016
# Anti-Blight Liens tally sheet

<table>
<thead>
<tr>
<th>Year</th>
<th>Start of accrual</th>
<th>days</th>
<th>x $100 =</th>
<th>Accrued to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Begin Fines May 1, 2019</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>May 1 through Dec 31, 2019</td>
<td>245</td>
<td>24,500.00</td>
<td>24,500.00</td>
</tr>
<tr>
<td>2020</td>
<td>Jan 1 through Dec 31, 2020</td>
<td>366</td>
<td>36,600.00</td>
<td>61,100.00</td>
</tr>
<tr>
<td>2021</td>
<td>Jan 1 through Dec 31, 2021</td>
<td>365</td>
<td>36,500.00</td>
<td>97,600.00</td>
</tr>
<tr>
<td>2022</td>
<td>Jan 1 through Nov.30, 2022</td>
<td>334</td>
<td>33,400.00</td>
<td>131,000.00</td>
</tr>
</tbody>
</table>

**Total Anti-Blight fines to date =** 1310 131,000.00 131,000.00

## Additional Liens against property (Property Maintenance)

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**GRAND TOTAL DUE UP TO:** 131,000.00

*Plus recording fees for each release* 60.00 0.00
# CIVIL CITATION

**ANTI-BLIGHT AND PROPERTY MAINTENANCE ORDINANCE**

Date: 6/10/2019  
Certified Mail No: 70180680000026612780

530 EASTERN NH LLC  
50 FITCH ST STE 206B  
NEW HAVEN CT 06515

RE: Property Location: 269 DIXWELL AV

Case Number: C-19-10544  
Inspector: Diondra Brown

Dear Sir/Madam:

This is to inform you, as owner, agent, tenant or person in control of the Property Location, that you are being cited for violation of the provisions of the City of New Haven's Anti-Blight and Property Maintenance Ordinance, Sections 9-51 et seq, of the New Haven Code of Ordinances.

You are being issued this Civil Citation because you have failed to remove, correct or abate the violations of the Ordinance within ten (10) calendar days after receipt of a Notice of Violation from the City of New Haven.

### Violation Information

**Building Maintenance, Rodent Harborage**

### Inspection Results

<table>
<thead>
<tr>
<th>Inspection Date</th>
<th>Location</th>
<th>Unit</th>
<th>Code</th>
<th>Description</th>
<th>Comment</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/12/2019</td>
<td></td>
<td></td>
<td>9-51(d)(2)(iv)</td>
<td>Exterior Walls (incl. Doors &amp; Windows)</td>
<td>All broken windows need to be replaced.</td>
<td>10 days</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9-51(d)(2)(vi)</td>
<td>Building Cleanliness</td>
<td>Around property needs to be cleaned.</td>
<td>10 days</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>9-51(d)(2)(vii)</td>
<td>Store Fronts</td>
<td>Needs to be secure from trespass with window and doors replaced.</td>
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<td>Needs to be rodent free.</td>
<td>10 days</td>
</tr>
</tbody>
</table>

Property maintenance is deficient or lacking, leading to progressive deterioration of said property and the creation of blighted conditions. Property maintenance violations cause an unreasonable impact on the enjoyment of or value of neighboring properties. The exterior of buildings and structures shall be maintained so that it is not dilapidated or decaying, not open to the elements, and so its appearance shall not have the tendency to depreciate adjoining property.
CITY OF NEW HAVEN
Toni N. Harp, Mayor

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phonc: (203) 946-7000 Fax: (203) 946-4890

Serena Neal-Sanjurjo
Executive Director

Matthew Nemerson
Economic Development
Administrator

This Civil Citation shall result in the imposition of a fine up to One Hundred Dollars ($100.00) per day for each day the violation continues. If you correct or abate the violations of the Ordinance, you will no longer be subject to the fine for violation of the Ordinance.

You may contest your liability for this fine before the City's duly appointed Hearing Officer by delivering written notice in person or by mail to said hearing Officer /o/ Director, Livable City Initiative, City Hall, 165 Church Street, 3rd Floor, New Haven, CT 06510 within ten (10) calendar days from the date of your receipt of this Civil Citation.

If you do not demand such a hearing before the Hearing Officer within such ten (10) calendar days, you will be deemed to have admitted liability, and the Hearing Officer may assess the fine without further notice.

If you request a hearing, you shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than fifteen (15) days nor more than thirty (30) days from the date of the mailing of the notice, unless you agree to an earlier date. The Hearing Officer shall grant upon good cause shown any reasonable request by any you or any interested party for postponement or continuance.

The City shall present at the hearing the original notice of violation, a certified copy of such notice, the violator's copy or a certified copy of the violator's copy issued by an Enforcement Officer, and such original or certified copy shall be deemed to be a business record within the scope of Connecticut General Statutes, Section 52-180 and evidence of the facts contained therein. The Enforcement Officer may, but is not required, to appear at the hearing, but shall be required to appear if you specifically request the Enforcement Officer's presence.

If you wish to contest your liability, you must appear at the hearing, and may present evidence on your own behalf, or you may request that the hearing be conducted by mail, and may submit documents and copies of reports for the Hearing Officer's review. The Hearing Officer may grant a request for a hearing by mail, or may determine at any time (including after a hearing by mail has been granted and undertaken) that a hearing in person is necessary to fairly adjudicate the matter, and that you must appear in person at a hearing. If the Enforcement Officer is not able to attend the hearing, and his/her presence has not been specifically requested by you, a designated City official, other than the Hearing Officer and other than the Enforcement Officer, may present evidence on behalf of the City.

If you fail to appear at the hearing, or fail to request a hearing by mail within the timeframe set forth herein, the Hearing Officer may enter a default upon finding of proper notice and liability under applicable law. The Hearing Officer shall conduct the hearing in the order and form, and with such methods of proof as he/she deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his/her decision at the end of the hearing.

If you demonstrate that you intend to rehabilitate or demolish the Property Location, by the submission of documentation such as construction plans, permits and the availability of sufficient funds to pay for such work satisfactorily to the Hearing Officer, then the Hearing Officer shall stay the matter and enter his/her determination in writing accordingly. Said stay shall be expressly conditioned upon the rehabilitation or demolition of the Premises within a specified period of time not to exceed ninety (90) days, unless the Director requests in writing to the Hearing Officer within the time specified by the Hearing Officer that the stay should be extended for an additional period of time, in which case, the Hearing Officer shall extend such stay for the additional time requested by the Director. If the conditions of the stay have not been met within the specified time period, or the time period as it may be extended, as provided above, the Hearing Officer shall enter and assess the fines against you as provided in the Ordinance retroactive to the date of the hearing.

If the Hearing Officer determines that you are not liable, he/she shall dismiss the matter, and enter his/her determination in writing accordingly. If he/she determines that you are liable for the violation(s), the Hearing Officer shall forthwith enter and assess the fines against you, and levy such fines as provided for in the Ordinance. The Hearing Officer shall forward a Notice of Assessment to the Enforcement Officer for further action.

If such assessment is not paid on the date of its entry, the Enforcement Officer shall send by first class mail a Notice of Assessment to you and shall file, not less than thirty (30) days nor more than twelve (12) months after such mailing, a certified copy of the Notice of Assessment with the Clerk of the Superior Court, Housing Session, 121 Elm Street, New Haven, CT 06510, together with the appropriate entry fee. The certified copy of the Notice of Assessment shall constitute a record of assessment. Within such twelve (12) month period, assessments against the same person may be
accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of
assessment with appropriate court costs against you and in favor of the City. Notwithstanding any other provision of the
General Statutes, the Notice of Assessment, when entered as a court judgment, shall have the effect of a civil money
judgment and a levy of execution on such judgment may issue without further notice to you.

If an assessment has been entered against you pursuant to the Ordinance, you are entitled to judicial review by way of
appeal. An appeal must be instituted within thirty (30) days of the mailing of the notice of such assessment by filing a
petition to reopen the assessment, together with an entry fee with the Clerk of the Superior Court, Housing Session 121
Elm Street, , CT 06510, which shall entitle such person to a court hearing.

If you wish to admit liability for violation of the Ordinance, you may, without requesting a hearing, pay the full amount of
the fine in person or by mail to the City by delivering it to the Director, Livable City Initiative at the address given above.
Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the owner, agent,
tenant or person in control of the Property Location or the person making the payment.

The City may file a lien against the Property Location, in accordance with Connecticut General Statutes, Section 7-
148aa, for the amount of any unpaid fine from the date of the fine. Any lien filed against the Property Location for unpaid
fines may be enforced in the same manner as a property tax lien.
The lien shall be continued, recorded, released and enforced as provided by such statute. Such lien shall take
precedence over all other liens and encumbrances, except taxes, filed after July 1, 1997.

In the case of violations of the Ordinance which are determined to pose a danger to the public health, welfare or safety,
the City may cause the conditions to be corrected, removed or abated at your expense, and the amount of such costs
for correction, removal or abatement may also become a lien against the Property Location.

You may also be eligible for Special Consideration and the Enforcement Officer may grant you additional time to correct
the violation if you are an Elderly Individual, a Disabled Individual or a Low-Income Individual, as those terms are
defined in the Ordinance. If you believe that you may qualify for such Special Consideration, please contact the
undersigned Enforcement Officer within ten (10) calendar days after receiving this Civil Citation.

If you have any questions, please contact me at the Livable City Initiative at telephone (203) 946-8562.
Sincerely,

Frank D'Amore, Jr.
Deputy Director Property Division
Livable City Initiative
City of New Haven
(203) 946-2258

CC: Sachem Capital Corp.
    23 Laurel Street
    Branford, Ct 06405
Article Addressed to:
530 Eastern NH LLC
50 Fitch St. 206 B.
New Haven, CT 06515

Signature: Nadia Garcia

Received: JUN 26 2019

Service Type:
- [ ] Certified Mail
- [ ] Express Mail
- [ ] Registered
- [ ] Return Receipt for Merchandise
- [ ] Insured Mail
- [ ] C.O.D.

Restricted Delivery? (Extra Fee):
- [ ] Yes

Date of Delivery:

Complete this section on delivery:

A. Signature: Nadia Garcia

B. Received by (Printed Name): Nadia Garcia

C. Date of Delivery: JUN 26 2019

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

E. Service Type:
- [ ] Certified Mail
- [ ] Express Mail
- [ ] Registered
- [ ] Return Receipt for Merchandise
- [ ] Insured Mail
- [ ] C.O.D.

F. Restricted Delivery? (Extra Fee): Yes
Date: 4/12/2019

530 EASTERN NH LLC
50 FITCH ST STE 208B
NEW HAVEN CT 06515

RE: Property Location: 269 DIXWELL AV

Case Number: C-19-10544

Inspector: Diodrea Brown

Dear Sir/Madam:

This is to inform you that an inspection of the referenced property was made by the City of New Haven on 4/12/2019 3:25:46 PM. The inspection revealed that you, as owner, agent, tenant, or person in control of the Property Location, are in violation of the provisions of the City of New Haven’s Anti-Blight and Property Maintenance Ordinance, Section 9-51 et Seq. of the New Haven Code of Ordinances.

Specifically, the Property Location was found to have the following violations of the Ordinance:

Violation Information

Building Maintenance, Rodent Harborage

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You are hereby directed to remove, correct or abate the violations of the Ordinance within ten (10) calendar days after receipt of this Notice of Violation. Failure to remove, correct or abate the violations within said ten (10) calendar days shall result in the issuance of a civil citation which shall be served upon you.
SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
580 Eastern NH LLC
50 Fitch St. STE 206B
New Haven, CT 06515

9590 9402 4252 8121 1941 36

2. Article Number / Fenza from Service label
7018 0680 0000 2661 2919

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? □ Yes
If YES, enter delivery address below: □ No

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Re: 8639-Dawell

Domestic Return Receipt