



Justin Elicker
Mayor

LIVABLE CITY INITIATIVE
Housing Code Compliance Notice
165 Church Street, 3 Floor New Haven, CT 06510
Phone: (203) 946-7090 ~ Fax: (203) 946-4899

Certified Mail: 7020 2450 0001 6095 9635
(Must be returned within ten days if undeliverable)
RETURN RECEIPT REQUESTED

Date: 06/01/2021

MENACHEM GUREVITCH, MANAGING MEMBER
SFR 2 DE LLC
399 WHALLEY AVE, SUITE 103
NEW HAVEN, CT 06511

Re: 359 SHERMAN AV
Case # C-21-00657
Inspector: Nicole Minervini

ORDER

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 05/25/2021. The inspection revealed violations of the City of New Haven's Housing Code Ordinance. As owner (or as a designated agent of the owner) of the subject premises in question you are hereby ordered to correct all cited violations below in the time frame indicated. A re-inspection will be conducted at the expiration of the order period (see Deadline below).

The Details of the violations discovered, as well as the remedies required, are listed below to this order.

LIST OF VIOLATIONS

Location	Unit	Code	Description	Comment	Deadline
throughout yard		Sec. 9-51 (d)(1)(vii) Yards, courts and vacant lots shall be kept clean	Remove all trash and debris from property. Remove pile of tree limbs. Keep property free of animal feces.		21 Days
throughout		Par. 302(a) Replace rotted eaves and/or cornices	Replace rotted eaves and/or cornices		21 Days
front yard		Par. 302(m) Repair or replace dilapidated fences	Repair or replace dilapidated fences		21 Days
front porch		Par. 304 Remove accumulations of debris on porch	Remove accumulations of debris on porch		3 Days
2nd floor front porch		Par. 302(b) Replace broken glass in window(s)	Replace broken glass in window(s)		21 Days
rear yard		Sec. 9-51 (d)(2)(i) The exterior of buildings and structures shall be	Remove graffiti from wall. Repair garage to prevent wildlife harborage.		21 Days

rear of building		Par. 302(b) Repair holes in basement hatchway	Repair holes in basement hatchway		21 Days
throughout exterior		Par. 302(f) Replace rotted/defective/missing gutters and/or d	Replace rotted/defective/missing gutters and/or down spouts		21 Days
basement		Par. 301(b) Provide adequate minimum openable window area	Provide 2 openable windows		21 Days

Failure to comply with this Order represents a violation of the City of New Haven's Housing Code and may be subject to criminal prosecution by the State's Attorney's Office. Violators may also be subject to \$100.00 penalty per day of violation per paragraph 102 of the New Haven Housing Code Ordinance.

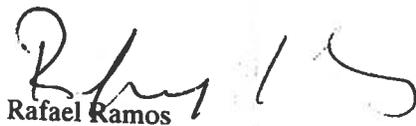
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 165 Church street or Online at www.municode.com

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7090 or 203-946-8386.

Your attention and cooperation to this matter is appreciated. Should you have any further questions or concerns, please contact this office at 203-946-7090 or 203-946-8386.

Sincerely,


Rafael Ramos
Deputy Director
Housing Code Enforcement, LCI

**"Custom" used under location indicates further information is provided in the comment section.
**"Throughout" if means throughout entire unit/structure, wherever the same violation is present.



LIVABLE CITY INITIATIVE
Housing Code Compliance Notice
 165 Church Street, 3 Floor New Haven, CT 06510
 Phone: (203) 946-7090 ~ Fax: (203) 946-4899

Justin Elicker
 Mayor

Certified Mail: 7020 2450 0001 6095 9628
 (Must be returned within ten days if undeliverable)
RETURN RECEIPT REQUESTED

Date: 06/01/2021

ESCOBAR ANA V
 43 FOURTH ST
 NEW HAVEN, CT 06519

Re: 41 SHEFFIELD AV
 Case # C-21-00659
 Inspector: Mark Stroud

ORDER

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 05/25/2021. The inspection revealed violations of the City of New Haven's Housing Code Ordinance. As owner (or as a designated agent of the owner) of the subject premises in question you are hereby ordered to correct all cited violations below in the time frame indicated. A re-inspection will be conducted at the expiration of the order period (see Deadline below).

The Details of the violations discovered, as well as the remedies required, are listed below to this order.

LIST OF VIOLATIONS

Location	Unit	Code	Description	Comment	Deadline
		Abide by the Residential Rental Business License	Abide by the Residential Rental Business License Ordinance of the City of New Haven Sec. 17-1.	contact LCI @ 203-946-7062 to initiate process	21 Days
		Par. 304	Remove accumulated bulk Trash/Debris/Rubbish in yard		3 Days

Failure to comply with this Order represents a violation of the City of New Haven's Housing Code and may be subject you to criminal prosecution by the State's Attorney's Office. Violators may also be subject to \$100.00 penalty per day of violation per paragraph 102 of the New Haven Housing Code Ordinance.

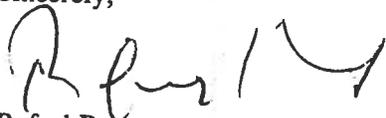
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Your attention and cooperation to this matter is appreciated. Should you have any further questions or concerns, please contact this office at 203-946-7090 or 203-946-8386.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rafael Ramos', written in a cursive style.

Rafael Ramos
Deputy Director
Housing Code Enforcement, LCI

**"Custom" used under location indicates further information is provided in the comment section.
***"Throughout" if means throughout entire unit/structure, wherever the same violation is present.

Receipt # 181903



Instr # 2021-04285
Local Tax \$ 1200
State Tax \$1800

VOL 10167PG 102
05/04/2021 03:58:44 PM
3 Pages
WARRANTY

Michael B. Smart City Clerk

After recording, please return to:

Trachten Law Firm
679 State Street
New Haven, CT 06511

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, THAT **VICTOR SILVA**, presently of Town of Meriden, County of New Haven and State of Connecticut, for the consideration of **TWO HUNDRED FOURTY THOUSAND, AND 00/100 DOLLARS (240,000.00)** grants to **SFR 2 DE LLC**, a Connecticut Limited Liability Company of the City New Haven, County of New Haven, and State of Connecticut with **WARRANTY COVENANTS**, all that certain piece or parcel of land known as 359 Sherman Avenue, New Haven, Connecticut and described more fully on Schedule A attached hereto and made part hereof.

Said premises are conveyed subject to the following:

1. Real estate taxes on the Grand List of October 1, 2020 and subsequent lists, which the Grantee herein assumes and agrees to pay as part consideration for this deed;
2. Any and all provisions of any ordinance, federal, state or municipal law or regulation or public or private law affecting said premises including any and all building, building line and zoning restrictions as of record appear.
3. An easement right of way set forth in a Deed recorded in Volume 5159 at Page 147 of the New Haven Land Records.
4. A right to continue to have the bay window on the second floor of the building know as No. 359 Sherman Avenue over the right of way set forth in the property description.
5. Rights of others over all rights appurtenant to said land as set forth in the property description.
6. The right of way set forth in the property description.

Being the same premises conveyed to the Grantor herein by deed of 359 Sherman Avenue, LLC dated November 21, 2006 and Recorded November 22, 2006 in Volume 7792 at Page 297 of the New Haven Land Records.

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IN WITNESS WHEREOF, **Victor Silva** has hereunto set his hand and seal on this 27th day of April, 2021.

Signed, Sealed and Delivered
In the Presence of:



Witness 1: Abigail Cruz



Victor Silva

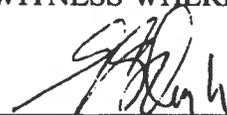


Witness 2: Elwyn Brewster Quirk

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN) ss. Meriden

On this 27th day of April 2021, personally appeared **Victor Silva** known to me to be the person(s) whose name is subscribed herein, and acknowledged that he executed the same as his free act and deed for the purpose herein contained.

IN WITNESS WHEREOF, I hereunto set my hand,



Elwyn Brewster Quirk, Esq.
Commission of the Superior Court

SCHEDULE A
Property Description

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, known as No. 359 Sherman Avenue, and bounded:

WEST: by Sherman Avenue, 35 feet;
NORTH: by land now or formerly of Edward McNutly, 143 feet, more or less;
EAST: by land now or formerly of Giovanni Mauro and Rosina Mauro, in part and in part by land now or formerly of Francesco Ferrino and Rosina Ferrino, in all, 35 feet;
SOUTH: by land now or formerly of Edward J. Mather, 139 feet, more or less;

Together with a right of way for all purposes whatsoever, in, through, over and upon each and every portion of a strip of land from off the North side of the premises known as No. 357 Sherman Avenue, belonging now or formerly to Edward J. Mather, bounded:

WEST: by Sherman Avenue, 4 feet, 6 inches;
NORTH: by the premises first herein described, 93 feet, 10 inches;
EAST: running to a point;
SOUTH: by the remaining land now or formerly of Edward J. Mather, 11 feet, 6 inches, by a straight line;
SOUTH: again, by the remaining land now or formerly of said Edward J. Mather, 40 feet, by a straight line which makes an angle of 176 degrees, 20 minutes with the bound next hereinafter described, when measured from the East through the South to the West;
SOUTH: again, by the remaining land now or formerly of Edward J. Mather, 52 feet, by a straight line which forms an exterior angle of 91 degrees, 52 minutes with the East line of Sherman Avenue;

A strip of land from off the Southerly side of the premises first herein described, bounded:

WEST: by Sherman Avenue, 3 feet, 2 inches;
NORTH: by the remaining portion of the premises first herein described, 23 feet, by a straight line drawn at a right angle to the Easterly line of Sherman Avenue;
WEST: again, by the remaining portion of the premises first herein described, 1 foot, by a straight line drawn at a right angle to said next hereinbefore described North bound;
NORTH: again, by the remaining portion of the premises first herein described, 65 feet, by a straight line drawn at a right angle to said next hereinbefore described bound;
EAST: by the remaining portion of the premises first herein described, 5 feet, 2 inches, by a straight line;
SOUTH: by land now or formerly of said Edward J. Mather, 88 feet,

is subject to a right of way for all purposes whatsoever, in through, over and upon each and every portion of the same; which right of way is also subject to the right to continue to have the bay window on the second floor of said building known as No. 359 Sherman Avenue, overhang said right of way.

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:

MENACHEM GUREVITCH, MANAGING MEMBER
SFR 2 DE LLC
399 WHALLEY AVE, SUITE 103
NEW HAVEN, CT 06511

2. Article Number (Transfer from service label)

7020 2450 0001 6095 9635

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

RECEIVED
JUN 22 2011
LIVABLE CITY INITI
6/10/11
6/21/00657

PS Form 3811, July 2020 PSN 7530-02-000-9083

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **C.21.00657**

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-03-000-5017 See Reverse for Instructions

7020 2450 0001 6095 9635

Business Inquiry

Business Details

Business Name: **SFR 2 DE LLC** Citizenship/State Inc: **Foreign/DE**
Business ID: **1380147** Last Report Filed Year: **NONE**
Business Address: **399 WHALLEY AVE, SUITE 103, NEW HAVEN, CT, 06511, USA** Business Type: **Foreign Limited Liability Company**
Mailing Address: **PO BOX 3616, WOODBRIDGE, CT, 06525, USA** Business Status: **Active**
Date Inc/Registration: **Mar 01, 2021** Name in Place of Formation: **SFR 2 DE LLC**
Commence Business Date: **Jan 04, 2021**
Annual Report Due Date: **03/31/2022**
NAICS Code: **Real Estate and Rental and Leasing (53)** NAICS Sub Code: **Lessors of Residential Buildings and Dwellings (531110)**

Principals Details

Name/Title	Business Address	Residence Address
MENACHEM GUREVITCH MANAGING MEMBER	399 WHALLEY AVE, SUITE 103, NEW HAVEN, CT, 06511, USA	1422 PRESIDENT ST, BROOKLYN, NY, 11213, USA
NETZ USA LLC MEMBER	399 WHALLEY AVE, SUITE 103, NEW HAVEN, CT, 06511, USA	NONE

Agent Summary

Agent Name: **MANDY MANAGEMENT LLC**
Agent Business Address: **399 WHALLEY AVE, SUITE 103, NEW HAVEN, CT, 06511, USA**
Agent Residence Address: **NONE**
Agent Mailing Address: **PO BOX 3616, WOODBRIDGE, CT, 06525**

OTHER ADDRESSES:

Address in the State of Formation: **3524 SILVERSIDE ROAD, SUITE 35B, WILMINGTON, DE, 19810, USA**
Mailing Address in the State of Formation: **3524 SILVERSIDE ROAD, SUITE 35B, WILMINGTON, DE, 19810, USA**