

 Edit  Categorize   Delete 

● **HC - RECHECK (76 THOMPSON ST - EXT)**

 Thu 7/1/2021 11:00 AM - 11:30 AM

 MARK STROUD

 Red Category

 Remind me: 15 minutes before 

 **TRASH, DEBRIS, DEAD STORAGE VEHICLES**

Edit Categorize Delete ...

Please apply
For Warren L

● HC - RECHECK (76 THOMPSON ST - EXT)

Thu 7/1/2021 11:00 AM - 11:30 AM

All items file

MARK STROUD

Red Category

Remind me: 15 minutes before

☰ TRASH, DEBRIS, DEAD STORAGE VEHICLES



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: 7019 1120 0002 0997 6103
 (Must be returned within ten days if undeliverable)
RETURN RECEIPT REQUESTED

Date: 04/29/2021

SHMUEL ALZENBERG MANAGER
 OCEAN 100 DELAWARE LLC
 50 FITCH ST, SUITE 206B
 NEW HAVEN, CT 06515

Re: 76 THOMPSON ST
 Case # C-21-00437
 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 04/23/2021. 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 to initiate process		0 Hours
		Par. 304 Remove accumulated Trash/Debris/Rubbish in yard	Remove accumulated Trash/Debris/Rubbish in yard		3 Days
		Par. 304(a) Remove dead storage/unsafe/unregistered vehicles	Remove dead storage/unsafe/unregistered vehicles		0 Hours

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.

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.

7019 1120 0002 0997 6103

U.S. Postal ServiceTM
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 _____

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

City, State, ZIP+4[®] _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

C-21-00437

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:

SHMUEL ALZENBERG MANAGER
 OCEAN 100 DELAWARE LLC
 50 FITCH ST, SUITE 206B
 NEW HAVEN, CT 06515



9590 9402 6488 0346 2937 57

2. Article Number (Transfer from service label)

7019 1120 0002 0997 6103

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

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

MAY 17 2021

LIVABLE CITY INITIATIVE 00437

3. Service Type

- Adult Signature Priority Mail Express[®]
- Adult Signature Restricted Delivery Registered MailTM
- Certified Mail[®] Registered Mail Restricted Delivery
- Certified Mail Restricted Delivery Signature ConfirmationTM
- Collect on Delivery Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery

Mail Restricted Delivery (00)

WHEN RECORDED RETURN TO:

DANISH AMIN
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
10.4COL-09237

Receipt # 137492



Instr # 2018-00123
Local Tax \$ 0
State Tax \$ 0

VOL 9666 PG 39
01/05/2018 12:19:30 PM
3 Pages
WARRANTY

Michael B. Smart City Clerk

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, EL NINO HOLDINGS, LLC, a Connecticut limited liability company (herein, "Grantor"), whose address is 50 Fitch Street, Suite 206B, New Haven, CT 06515, hereby grants to OCEAN 100 DELAWARE, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 50 Fitch Street, Suite 206B, New Haven, CT 06515, with SPECIAL WARRANTY COVENANTS, all of Grantor's interest in and to the following described real property located in the municipality of New Haven, County of New Haven, State of Connecticut:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 76 Thompson Street Unit 1, Unit 2, Unit 3, New Haven, CT 06511

TO HAVE AND TO HOLD the above premises, with all the appurtenances thereof, unto the said Grantee, and Grantee's successors and assigns forever, to Grantee and Grantee's own proper use, subject to easements, reservations, restrictions, covenants, conditions and all other matters of record, if any.

AND Grantor, on behalf of Grantor and Grantor's successors and assigns does hereby warrant that Grantor is lawfully seized in fee simple of the premises granted herein, that such premises are free from all encumbrances except as herein set forth, that Grantor has the good right, full power and lawful authority to sell and convey such premises to Grantee and that Grantor shall, and Grantor's successors and assigns shall, warrant and defend such premises to Grantee and Grantee's assigns forever against the claims and demands of all persons claiming by and through Grantor, but none other, except as herein set forth.

Being the same property conveyed to Grantor by deed recorded on April 12, 2016, in Volume 9407, Page 134, in the Office of the Clerk of New Haven, Connecticut.

[Signatures on following page(s)]

No Tax

Dated this 29 day of December, 2017.

GRANTOR:

Signed, sealed and delivered

El Nino Holdings, LLC, a Connecticut
limited liability company

in the presence of:

By: Ocean Management, LLC. its
manager

Melissa Fainer
Witness #1 signature

By: Danielle Trivers

Melissa Fainer
Printed name of witness #1

Printed Name: Danielle Trivers
Title: Authorized Signatory

Ivette Rodriguez
Witness #2 signature

Ivette Rodriguez
Printed name of witness #2

STATE OF CONNECTICUT)
) ss
COUNTY OF New Haven)

This instrument was acknowledged before me on December 29, 2017, by Danielle Trivers, as Authorized Signatory for Ocean Management, LLC, manager of El Nino Holdings, LLC, a Connecticut limited liability company, on behalf of the limited liability company.

[Affix Notary Seal]

Notary Signature: Melissa Saint

Printed name: MELISSA SAINT

My commission expires: 11-30-21

GRANTEE ADDRESS:

OCEAN 100 DELAWARE, LLC
50 FITCH STREET, SUITE 206B
NEW HAVEN, CT 06515

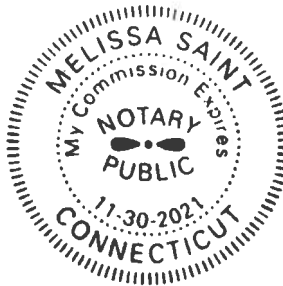


EXHIBIT A

[Legal Description]

Address: 76 THOMPSON STREET UNIT 1, UNIT 2, UNIT 3, NEW HAVEN, NEW HAVEN, CT 06511
Parcel Identification Number: 286/ 0432/ 01300
Client Code: 09237

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON SITUATED IN THE TOWN OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTION KNOWN AS #76-78 THOMPSON STREET AND BOUNDED:NORTHERLY: BY THOMPSON STREET, 50 FEET;EASTERLY: 146 FEET, MORE OR LESS, BY LAND NOW OR FORMERLY OF FRANK A. WARNER, FROM WHICH IT IS SEPARATED BY A LINE PARALLEL WITH AND 50 FEET DISTANT ON THOMPSON STREET WESTERLY FROM THE LINE OF LAND NOW OR FORMERLY OF ROBERT GOODWIN;SOUTHERLY: 50 FEET BY LAND OF OWNERS UNKNOWN; ANDWESTERLY: 146 FEET, MORE OR LESS, BY LAND NOW OR FORMERLY OF CHARLES A. HARTUNG.

The parties herein confirm and agree by their signatures above and or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

01/05/2018 12:19:30 PM
Michael B. Smart City Clerk
City of New Haven

17-002612 (JL)

Business Inquiry

Business Details

Business Name: **OCEAN 100 DELAWARE LLC** Citizenship/State Inc: **Foreign/DE**
Business ID: **1256161** Last Report Filed Year: **NONE**
Business Address: **50 FITCH ST, SUITE 206B, NEW HAVEN, CT, 06515** Business Type: **Foreign Limited Liability Company**
Mailing Address: **50 FITCH ST, SUITE 206B, NEW HAVEN, CT, 06515** Business Status: **Active**
Date Inc/Registration: **Nov 21, 2017** Name in Place of Formation: **OCEAN 100 DELAWARE LLC**
Commence Business Date: **Nov 21, 2017**
Annual Report Due Date: **03/31/2018**
NAICS Code: **NONE** NAICS Sub Code: **NONE**

Principals Details

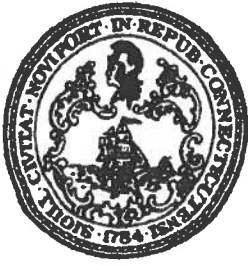
Name/Title	Business Address	Residence Address
SHMUEL AIZENBERG MANAGER	50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515	50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515

Agent Summary

Agent Name: **OCEAN MANAGEMENT, LLC**
Agent Business Address: **50 FITCH ST, SUITE 206B, NEW HAVEN, CT, 06515**
Agent Residence Address: **NONE**
Agent Mailing Address: **50 FITCH ST, SUITE 206B, NEW HAVEN, CT, 06515**

OTHER ADDRESSES:

Address in the State of Formation: **NONE**
Mailing Address in the State of Formation: **1013 CENTRE RD, SUITE 403-B, WILMINGTON, DE, 19805**



Justin Elicker
Mayor

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