

DOCKET NO: CV12-5036404

LISA F. DZIS : SUPERIOR COURT
V : HARTFORD/NEW BRITAIN
CITY OF HARTFORD : DECEMBER 16, 2014

MEMORANDUM IN SUPPORT OF MOTION FOR DEFAULT

Description of the Case

In March 2012, the plaintiff's three-family residence in Hartford was cited by the defendant for blight, resulting, several weeks thereafter and following a clean-up effort by the plaintiff and helpers, in the imposition of fines of \$100 per day per violation and the recording of liens to secure them. The plaintiff's property was one of 41 targeted for aggressive enforcement and was among the first to be assessed with fines. The plaintiff appealed the citation, unsuccessfully, to a hearing officer (as had several other property owners; all appealed citations were upheld), whereupon she appealed the hearing officer's decision to this court, in which proceeding the liens were discharged and the fines rescinded by stipulation of the parties. The plaintiff complains that the citation issued to her was without foundation and that the process used to cite her was arbitrary and capricious. The plaintiff complains that the citation and consequent liens resulted in the sudden diminution in the value of her property, forcing her to sell it at a depressed price, and, further, that the citation and liens caused her to incur expenses for legal services and to be disturbed in the quiet enjoyment of her property. The defendant denies that its process was deficient and pleads by way of special defense that the plaintiff's action should be precluded as *res judicata*, by operation of the stipulation of the parties in the appeal of the citation, fines and liens. The plaintiff denies the material allegations of

the special defense.

The plaintiff and defendant jointly agreed in the Trial Management Report that the materials requested by the plaintiff and itemized in Schedule A had not been disclosed. The defendant disclosed some but not all of the requested items at the Trial Management Conference, and the plaintiff now moves the court to default the defendant for its failure to produce certain of those items and for its willful refusal to disclose several of them. Each of four critical items is discussed in turn, followed by a discussion of defense prospects, all by way of rationale for entering a default and judgment for the plaintiff. Evidence to be adduced at the trial of this matter, including documents that were made a part of the record in the appeal of the citation, has been aggregated for convenience at www.guy2k.com/dzis, where there are links to individual items.

Internal Review

The plaintiff has requested the full text of a certain preliminary internal review prepared by the City's Chief Operating Officer and Corporation Counsel for the Court of Common Council, to which reference was made in a certain article in the Hartford Courant of August 31, 2012, the text of which article is attached as Exhibit A. This suppressed internal review is known to be highly critical of those responsible for administering the policy that injured the plaintiff. According to the account of Courant reporter Jenna Carlesso, who will be subpoenaed by the plaintiff and who was afforded access to the review, its author Chief Operating Officer David Panagore made admissions that city officials involved in the regime failed to properly supervise their employees and were in dire need of professional leadership training. The article refers to an admission that there was a breakdown in communication and coordination among the initiative's

four team captains and other city departments, including housing, health and human services, public works and license and inspection. The report also says that city managers in several departments, including health and human services, housing, and license and inspection, didn't provide the proper oversight to employees involved in the initiative.

It is reasonable to infer that the admissions contained in this suppressed document describe instances of mismanagement of precisely the character complained of by the plaintiff, detailing criticism of the regime's selective enforcement protocols with their overly harsh penalties and criticism of the arbitrary choice of premises to cite, sham citations, premature lien filings, corrupt inspectors, no-documentation complaints, and biased hearing officers, all subjects of the plaintiff's claims.

Suppressed Report

The plaintiff requested the full text of a certain final report of the Chief Operating Officer to the Court of Common Council, to which reference was made in a certain article in the Hartford Courant of September 10, 2012, the text of which article is attached as Exhibit B. According to Courant reporter Jenna Carlesso's account, this report reflects the critical findings of the internal review discussed above and was never released to the public but suppressed in favor of a replacement report that was much less critical of the administration of the anti-blight regime. According to Carlesso's account, the author of the report admits that LSNI (the abbreviation used by the City to refer to the anti-blight regime) repeatedly received complaints from property owners stating that when they try to contact the housing division to find out about the funding opportunities, no one answers the phone or returns their calls. In the revised report, this is abbreviated to a failure of the LSNI and housing division funding programs to effectively integrate. The

disparities between the suppressed report and its replacement tend to support the plaintiff's claims of arbitrariness and malfeasance. There are likely admissions by the City anticipating the disaster that finally resulted from this regime. The author of the suppressed report, Chief Operating Officer David Panagore, resigned a few days after the less critical report was released, and the sanitized report went out over the name of the corporation counsel and acting chief operating officer Sandra Kee Borges, who held both positions for many months thereafter. There is every reason to infer that David Panagore's resignation involved issues surrounding mismanagement of the anti-blight regime, a circumstance that would materially support the plaintiff's claims.

Quarterly Reports

The plaintiff requested quarterly Chief Operating Officer's reports after September 12, 2012. The reports are mandatory under Section 9-96 of the anti-blight ordinance. The lack of reporting puts the acting chief operating officer in violation of the city code and signals the abandonment of the policy that brought financial ruin to the plaintiff and brought most of the regime's priority projects themselves to ruin. Two years and three months after the final report, there is serious decay in the precise areas targeted by the city. The mayor and former acting chief operating officer will be asked at trial to account for the condition of the properties whose equity of ownership was confiscated by their administration under this regime. They will be presented with graphic evidence (linked from guy2k.com/dzis) of the failure of their regime. The absence of quarterly reports for over two years will oblige them to confess failure and admit mismanagement amounting to malfeasance and a denial of due process and equal protection of the laws.

Hearing Officer Performance

The plaintiff has been rebuffed in her request for notes, memoranda, forms, transcripts or other documents prepared, completed or generated by or at the direction of Matthew Forrest in his capacity as attorney hearing officer in connection with anti-blight citations. It seems unlikely that this hearing officer would have decided only a single case. It is a fair inference that this hearing officer decided others of the several citations upheld and that his decisions follow a format similar to the one employed in the plaintiff's case, which is reproduced as Exhibit C. This hearing officer set aside without comment an entirely fabricated claim that there was a documented history of complaints about the plaintiff's property. He had access to photographs showing a worn condition involving the surface of the house, not uncommon after a damaging winter, the worst of which the plaintiff repaired. He made no mention of the plaintiff's efforts to remedy that condition or any other defective condition that might have existed. His draftsmanship was unprofessional throughout, truly an embarrassment to the legal profession, and he made pronouncements, such as a statement about community standards, that were without evidentiary foundation. He managed to hang two violations--two are required to sustain a citation--on a single condition, as the photos ([linked from guy2k.com/dzis](http://guy2k.com/dzis)) seem to indicate. So insubstantial was the recital of the second violation that the inspector said explicitly in the notice of violation that it would be abated when other violations were abated. Nevertheless, the citation proved sufficient, in the hearing officer's opinion, to impose fines of \$100 per day per violation, with no upper limit. According to Exhibit D, a table showing the status of properties initially targeted for enforcement, the plaintiff had accrued fines totaling over \$26,000 as of August 31, 2012. This is more than the

maximum fine for murder.

Defense Prospects

Defense prospects are grim even without the withheld documents. Documents made part of the record in the appeal of the citation and other materials, including up-to-date photos of the first properties singled out for fines, gathered at www.guy2k.com/dzis, betray utter disdain on the part of the City for due process and equal protection. The hearing officer's decision, standing alone, constitutes grounds for a constitutional challenge, but it does not stand alone among deficiencies in the process.

The notices of violation, intended as liens against the property, were recorded with the town clerk before any fines had accrued and well before the plaintiff was given any opportunity to be heard on the citations. There was no statutory authority for the City to record these notices as encumbrances on the plaintiff's interest. One notice was based on a history of complaints when there was no history of complaints. Two notices were based on the same defective condition, the result of routine winter wear and tear. One notice cited graffiti visible from the street when there never was graffiti anywhere on the property. Two violations were required for the imposition of fines. Fines were imposed, but there never were two violations.

The property was singled out for aggressive enforcement for reasons other than the condition of the house, which was occupied, intact, and in compliance with all laws and regulations, as contemporaneous photos clearly indicate. Like so many of the South End properties targeted in the first wave of citations and fines, it was never a blighted property within the generally understood meaning of that term. Most of the others, two years later, have since fallen victim to decay. The City, owner of the lion's share of equity in these

properties, maintains them as nuisances and firetraps, as up-to-date photos clearly indicate.

The anti-blight regime was conceived to treat property owners unequally. The documents published by the City touting the program refer unambiguously to targeted enforcement. Of 771 potentially blighted properties identified in Autumn of 2011--one in 30 of the 20,000 properties surveyed--the City selected 541 Maple Avenue and five dozen others to serve as an example to other property-owners. The petitioner was among the first 103 owners to receive a preliminary notice of violation and among the first 41 properties receiving a citation imposing daily fines. A cursory comparison of the photo of 541 Maple Avenue in the City's Neighborhood Conditions Report with photos of properties not burdened with fines--including many subject to non-punitive "Monitoring"-- gives no hint of the criteria that might have been applied to trigger fines of \$200 per day in some cases and not in others. A detailed examination of that same June 2012 report clearly indicates that the imposition of two-hundred-dollar-a-day fines could not have been targeted to gain compliance from the most serious cases. The most serious cases were not among those burdened with fines, and many of the properties burdened with fines were not blighted.

In the September 10 report, the makers of the policy celebrate having "reached property owners who, although not directly targeted for enforcement, have responded to the City 's renewed emphasis on property maintenance." This statement acknowledges that the purpose of aggressive enforcement targeting this petitioner and a few dozen others was to scare the owners of other blighted properties--hundreds of them--into compliance by openly confiscating the targeted owners' equity in their homes. The

City's statements indicate that it abandoned all pretense of consistent and even-handed enforcement in an effort to gain widespread compliance. It is a regime that could not provide equal protection of the laws and that did not provide due process of law, as the undisclosed documents are likely to demonstrate conclusively. Other evidence will show that the selective enforcement regime failed to effect compliance anywhere at any time and that the anti-blight regime has long since been abandoned, along with so many of the unfortunate properties it laid waste.

The undisclosed documents are also likely to buttress the plaintiff's sworn statement that the City's inspector Michael Landry offered to connect her with an employer of illegal immigrants who would abate the allegedly blighted condition in a weekend for \$2,000. It is reasonable to infer from the suppression of material documents that they will contain admissions that Landry and others operated with so little effective supervision that they could engage freely in corrupt practices without risk of detection. It is not unlikely that there are charges of misconduct of this specific type. It may become evident from the suppressed documents that, from the inspectors' standpoint, the object of the regime was to generate business for local contractors.

There can be no harm to the defendant in a default. It has no prospect of prevailing on the merits of this case.

The Special Defense

The defendant pins its hopes on a special defense pleading that this matter is *res judicata* by reason of the stipulation of the parties in the petition to vacate the blight citation. In Connecticut, under the doctrine of *res judicata* a former judgment on a claim, if rendered on the merits, is an absolute bar to a subsequent action between the same

parties on the same claim or any claim based on the same operative facts that might have been made, Nestor v. Pratt & Whitney, 466 F.3d 65, 73 (2006); however, *res judicata* does not bar later actions that assert claims or seek relief that could not have been pressed or recovered in the prior proceeding. Nestor v. Pratt & Whitney at page 74.

In the proceeding claimed as *res judicata* here, there was no judgment on the merits but a stipulated judgment. That proceeding was not a suit at law but a petition to review a municipal citation, an altogether statutory proceeding with no tort jurisdiction. The sole issue was the legality of the citations supporting liens placed on the property. The City removed the citations by stipulation when the petitioner raised the issue of equal protection of the laws. That issue was not litigated. The plaintiff here, as petitioner in that proceeding, based her demand to vacate the citations on many of the same acts of malfeasance cited here, but it is in no way the same claim. Rather, the fact that the plaintiff was required to undergo that proceeding at all is an element of the claim in this case, and the legal costs she incurred there are part of her claimed damages.

It is worth noting that this matter is indistinguishable from the cited case, Nestor v. Pratt & Whitney. That case was initiated as a sex discrimination complaint before the Commission on Human Rights and Opportunities, claiming back wages with interest. Nestor won that claim. Her federal case arose out of the same issues litigated in CHRO but claimed other compensatory damages, attorney fees, and punitive damages. The trial court ruled her suit was barred as *res judicata*, but the appellate court overturned that decision, finding that the federal suit afforded relief that wasn't available in the CHRO proceeding. The relief sought here--money damages--was not available in the proceeding to vacate the City's citations. The defendant's special defense is frivolous and should be

disposed of as such by non-suit.

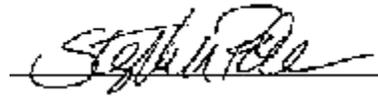
Open Defiance

The boldness with which the defendant attempts to evade its legal obligations and defy rules of this court by withholding critical evidence suggests a determination to be sanctioned. It may be that default is preferable as a defense strategy to other means of resolving this case.

Respectfully submitted

The Plaintiff

By:



Stephen Fournier
74 Tremont Street
Hartford, CT 06105
Tel 860 233 3044
stepfour@stepfour.com
Juris No 020655
Her attorney

A true copy of the foregoing was mailed to defense counsel on December 16, 2014

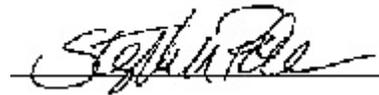


Exhibit A

Report Slams Hartford's Anti-Blight Initiative

By JENNA CARLESSO, jcarlesso@courant.com

7:24 p.m. EDT, August 31, 2012

HARTFORD —

A preliminary internal review of a city anti-blight initiative found that city managers involved in the effort — designed to "engender a new level of accountability" — failed to properly supervise their employees and are "in dire need of professional leadership training."

The report also says that bills for at least \$27,571 worth of city work done to clean up blighted private properties as part of the livable and sustainable neighborhoods initiative (LSNI) contain so many discrepancies that none of them should be sent out.

The report was completed by the chief operating officer and corporation counsel's offices. A final version is expected to be released in the coming weeks.

It points to a breakdown in communication and coordination among the initiative's four team captains and other city departments, including housing, health and human services, public works and license and inspection. The breakdown led to numerous discrepancies in the paperwork for the private property cleanups, the report states.

"City departments outside of LSNI continue to exhibit fiefdom-like cultures that create difficulties in coordinating city response to constituent concerns," the report says.

Mayor Pedro Segarra, Corporation Counsel Sandra Kee Borges and David Panagore, the chief operating officer, did not return multiple calls seeking comment Friday.

The initiative was designed to be "a blight strike force" to "pinpoint targets in vulnerable areas and complete designated projects within two years," Segarra wrote in *The Courant* in June 2011. The city hired four team captains to coordinate blight cleanup in four districts — the north, south, west and central areas.

The public works department cleaned 37 properties whose owners were in violation of the city's blight ordinances and had failed to correct the problems when notified. But the city's license and inspection department, which was responsible for tallying up the work and billing the owners, had records for only 13 of the properties cleaned.

According to the report, it became apparent to initiative employees in March and April that the public works and license and inspection departments "were not willing to take on the responsibility of generating invoices for the work performed by LSNI clean city crews," according to the report.

The city is owed at least \$27,571.86 for work performed on the 13 properties, but by early August it still hadn't billed the property owners. It was unclear Friday if any bills have been sent.

The report also recommends further investigation into the license and inspection department.

'No One Answers'

When the neighborhoods initiative was being developed, the city's housing division director, Yasha Escalera, and program manager, Julianne Lugo, notified city officials about various programs run by the division that could help property owners pay for necessary repairs. The suggestion was designed to create incentives for the property

owners to comply with the city's anti-blight ordinance, according to the report. City officials later developed a "preliminary anti-blight ordinance letter," which advised owners of blighted properties that the city had programs and information available to help them.

But attorneys from the corporation counsel's office researched the housing division's programs and found that the programs "did not functionally exist beyond the planning stages," the report says. Housing officials disputed those claims and assured that the programs were funded, it says.

After the preliminary letters began to circulate, the report says, "LSNI repeatedly received complaints from property owners stating that when they try to contact the housing division to find out about the funding opportunities, no one answers the phone or returns their calls."

"Of note is that of the 175 property owners [that] have received preliminary notices to date, LSNI has not been able to confirm whether any property owner has received funding," according to the report. "One property was pushed through the process by LSNI members but the housing division delayed the paperwork to the point that the property owner reneged after months of waiting for financial assistance."

The report says that city managers in several departments, including health and human services, housing, and license and inspection, didn't provide the proper oversight to employees involved in the initiative.

"Since the inception of the LSNI program, the housing division has repeatedly failed to coordinate its efforts due to lack of 'buy-in' from Director Yasha Escalera," the report says.

Escalera could not be reached for comment Friday.

Exhibit B

Report: Billing Method For Hartford Blight Cleanups Was 'Inefficient'

Final Report Much Different From Earlier Version

By JENNA CARLESSO, jcarlesso@courant.com

The Hartford Courant

8:36 p.m. EDT, September 10, 2012

HARTFORD —

The city's method for billing the private properties it cleaned as part of an effort to combat blight had "too many variables, was unnecessarily inefficient and presented far too many opportunities for failure," according to a review of the anti-blight initiative. The final report released Monday — much different from an earlier version — on the Livable and Sustainable Neighborhoods Initiative, an anti-blight effort started eight months ago by Mayor Pedro Segarra, found that the system set up to bill owners of private properties cleaned by the city did not work, and that the money could not be recovered.

"The system failed and in its failure demonstrated the need for greater uniformity and less reliance [on] personnel resources," the report says. "Although the various city officials and staff involved in the billing process blame one another for the failure, the 37 nuisance clean-ups performed in the first six months of LSNI were not properly invoiced or billed and therefore the costs of those abatements could not be recovered."

The public works department cleaned 37 properties whose owners were in violation of the city's blight ordinances. But the city's license and inspection department, which was responsible for tallying up the work and billing the owners, had records for only 13 properties. The city is owed at least \$27,571.86, but had yet to bill the property owners. The version of the report released Monday is drastically different than an earlier version completed by the offices of Chief Operating Officer David Panagore and Corporation Counsel Sandra Kee Borges. The new version lists Kee Borges as its sole author. Panagore, who had recently been overseeing LSNI, resigned from his post effective Sept. 14.

The earlier version of the report used blunt language and said that city managers involved in LSNI failed to properly supervise their employees and are "in dire need of professional leadership training."

It also said city departments outside of LSNI exhibited "fiefdom-like cultures" that created "difficulties in coordinating city response to constituent concerns."

The final version focuses less on the negatives and more on the successes of the program, as well as the changes to come.

"Following the resignation and reassignment of several members of the LSNI staff, and a period of careful study of various personnel challenges ... staff resources and departmental priorities are being adjusted to streamline the program, provide more clearly defined leadership and management, and thereby encourage greater inter-departmental support for LSNI by the various associated departments," the report says.

The initial report said that city officials developed a "preliminary anti-blight ordinance letter," which advised owners of blighted properties that the city had programs and information available to help them.

It said, however, that attorneys from the corporation counsel's office researched the

housing division's programs and found that the programs "did not functionally exist beyond the planning stages." The city's housing division has disputed those claims. After the preliminary blight letters began to circulate, the initial report said, "LSNI repeatedly received complaints from property owners stating that when they try to contact the housing division to find out about the funding opportunities, no one answers the phone or returns their calls."

The revised report says that city managers will continue to investigate "this failure of the LSNI and housing division funding programs to effectively integrate."

Segarra said Monday that he's not giving up on the LSNI program, and that city officials are working to reorganize the effort.

"I'm not throwing up my hands in the air and giving up," Segarra said. "What I'm doing is getting focused on what I intended this program to be about, which is to really have an impact on blight."

He said Kee Borges, who is serving as the city's interim chief operating officer, will oversee the program and officials are exploring the possibility of having two assistant chief operating officers serve as team captains in the initiative, as opposed to four. LSNI previously had team captains covering four city districts: the North, South, West and Central.

"We learned that we don't necessarily need to have one [assistant chief operating officer] for each district," Segarra said. "We could have two."

The mayor also said he plans to send "a strong message to anyone who's not committed" to the effort.

"You inherit an organization and do with it the best you can," he said. "It's made me look critically at the organization. I'm going to push this forward and anyone that gets in the way, they're going to be pushed aside."

Segarra did not offer a clear answer on why the report was revised from its initial version. The revised version says the original report "provides an honest and candid assessment by the LSNI team and is credible to the extent that it reflects the perceptions and frustrations of the team members."

"While the frustrations of the authors may be valid in some cases," the finalized report says, "their perception of the cause of the frustration does not reflect an experienced and objective assessment of what they characterize as managerial failures."

Exhibit C

Decision of hearing officer on appeal of citations

CITATION HEARING DECISION FORM

CITATION HEARING OFFICE
CITY OF HARTFORD
CORPORATION COUNSEL
HARTFORD, CT 06103



HEARING OFFICER: M. Forrest HEARING DECISION DATE: 7-12-2012

Property Owner Name: LISA DZIS Case Reference Number: _____

Address: 541 Maple Ave. Re: Violation Location: 541 maple ave

City: Hartford State: CT Zip Code: 06114

Telephone Number: _____

Property Owner Signature: _____ Date: _____

Prima Facia Case Analysis:

- Meets Notice Requirements Pursuant to C.G.S. Sec. 47a-58(a) - (if necessary)
- Meets Notice Requirements Pursuant to C.G.S. Sec. 7-152c (d)

| Citation Number | Ticket Issue Date | Original Amount | Penalties | Disposition |
|-----------------|-------------------|-----------------|-----------|---------------------------|
| | | | | Liable(L), Not Liable(NL) |
| 9-91(2) | 5/23/12 | | | |
| 9-91(7) | 5/23/12 | | | |
| 9-91(10) | 5/23/12 | | | (NL) |

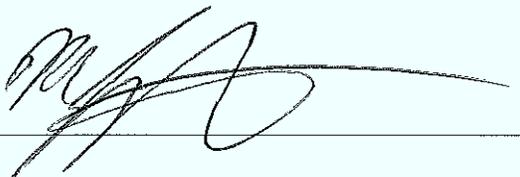
Judgment Code: L= Liable NL= Not Liable AL= Admitted Liability Pursuant to C.G. S. Section 7-152c(d)

Reason/Notes: The City provides proper evidence that there was violation of 9-91(7) and 9-91(2). The evidence shows rot and deterioration in violation of 9-91(2). They also show substantial peeling which has peeled and been removed in violation of 9-91(7). I consider a house to be painted or sided as a community standard. ^{property}
I therefore find the defendant in violation of these two code sections. Evidence did not prove violation of 9-91(10) and therefore I find the defendant not liable.

In finding the defendant liable, I recognize that Hearing Officer McDermid gave the defendant up until June 25, 2012 to abate said violations. It is not ~~the~~ this hearing officer's opinion that Mr. McDermid's ruling should be put aside. Rather the evidence presented shows that, in this Hearing Officer's opinion, June 25 was the proper amount of time to be able to remedy the code violations.

In addition to the accommodation given by Hearing Officer McDermid and supported by ~~the~~ this hearing, we have recognized that fines are to be stayed ~~up~~ until a final decision has been made.

We make that decision today. The defendant is therefore liable for fines accruing at 100/day/violation, starting on July 13, 2012. I find the defendant in violation of two code sections and therefore will be fined 200 per day until ~~the~~ both violations are abated. Again the fines shall begin ~~the~~ ^{accruing} on July 13, 2012.

Hearing Officer Signature: 

Date: 7/12/12

Exhibit D

Table of Accruing Fines from 6 Month Assessment

LSNI: Accruing Fines from ABO Citations (as of 8/30/12)

| Full Address | RD | Legal Status | Owner | Notice Date | ABO Inspection Date | Notice of Violation Letter | 30 Day Inspection Correction Date | Appeal Correction Date | Via Citid | # of Violations Citid | Fines Amount Per Day | Accruing Days | Accruing Interest | Accruing Days | Current Date | Total in Fines | Fines Collected | 2011 Fair Market Value of Property |
|-----------------|----|--------------|------------------------------|-------------|---------------------|----------------------------|-----------------------------------|------------------------|-----------|-----------------------|----------------------|---------------|-------------------|---------------|--------------|------------------|-----------------|------------------------------------|
| 554 GARBER ST | 1 | 1 | Wells Fargo Bank | 1/13/12 | 2/6/12 | 7/23/12 | 5/20/12 | 6/6/12 | 5 | 1.2,5,6,7,9 | \$500 | 112 | | | 8/31/2012 | \$0 | \$0 | 61,000.00 |
| 103 EARLE ST | 1 | 1 | Usher, Cassandra D. // | 1/13/12 | 2/6/12 | 7/23/12 | 5/20/12 | 6/6/12 | 7 | 1.2,3,5,6,7,9 | \$700 | 112 | | | 8/31/2012 | \$78,400 | \$78,400 | 78,000.00 |
| 159 CARPEN | 1 | 1 | Mayo Brown, Sheila | 1/13/12 | 2/6/12 | 7/23/12 | 5/20/12 | 6/6/12 | 7 | 1.2,3,5,6,7,9 | \$700 | 112 | | | 8/31/2012 | \$78,400 | \$78,400 | 78,000.00 |
| 414 GARBER ST | 1 | 1 | Morgan, Vina T. E. | 1/13/12 | 2/6/12 | 7/23/12 | 5/20/12 | 6/6/12 | 5 | 1.2,5,6,7,9 | \$500 | 88 | | | 8/31/2012 | \$44,000 | \$44,000 | 203,000.00 |
| 972 WILLIAMS ST | 1 | 1 | Bank New York Trust | 1/13/12 | 2/8/12 | 7/23/12 | 5/20/12 | 6/6/12 | 7 | 1.2,3,4,5,6,7,9 | \$700 | 112 | | | 8/31/2012 | \$78,400 | \$78,400 | 21,700.00 |
| 280 GARBER ST | 2 | 2 | Gaddy, Charles Henry | 2/7/12 | 3/5/12 | 3/12/12 | 7/13/12 | 7/13/12 | 6 | 1.2,4,5,6,7 | \$600 | 49 | | | 8/31/2012 | \$29,400 | \$29,400 | 43,800.00 |
| 68 JUDSON | 2 | 2 | Dicks, Austin D. | 2/7/12 | 3/5/12 | 3/12/12 | 6/12/12 | 6/12/12 | 6 | 1.2,3,5,6,7 | \$600 | 80 | | | 8/31/2012 | \$48,000 | \$48,000 | 64,000.00 |
| 78 MARTIN | 2 | 2 | McBride, Stephanie Ann | 2/7/12 | 3/5/12 | 3/12/12 | 5/10/12 | 5/10/12 | 2 | 2,4 | \$200 | 46 | 1% | 34 | 6/23/2012 | \$4,732 | \$4,732 | 86,500.00 |
| 128 EDGEWOOD | 2 | 2 | Managing Solutions LLC | 2/7/12 | 3/5/12 | 3/12/12 | 6/12/12 | 6/12/12 | 3 | 1.2,7 | \$300 | 88 | | | 8/31/2012 | \$26,400 | \$26,400 | 165,000.00 |
| 270 ALABANY AVE | 2 | 2 | Hooks, Robert SR | 2/7/12 | 3/5/12 | 3/12/12 | 6/4/12 | 6/4/12 | 5 | 1.2,4,5,6,7 | \$500 | 88 | | | 8/31/2012 | \$44,000 | \$44,000 | 78,500.00 |
| 86 NELSON | 2 | 2 | Sunhouse, Fay | 2/7/12 | 3/5/12 | 3/12/12 | 6/12/12 | 6/12/12 | 7 | 1.2,3,4,5,6,7 | \$700 | 80 | | | 8/31/2012 | \$56,000 | \$56,000 | 74,200.00 |
| 86 OKLAND TER | 2 | 2 | Trisley, Tyron H | 2/7/12 | 3/5/12 | 3/12/12 | 6/5/12 | 6/5/12 | 7 | 1.2,3,5,6,7 | \$700 | 87 | | | 8/31/2012 | \$60,900 | \$60,900 | 81,500.00 |
| 2 PLINY ST | 2 | 2 | Morrison, Luvai | 2/27/12 | 4/10/12 | 4/23/12 | 7/13/12 | 7/13/12 | 5 | 1.2,4,5,7 | \$500 | 49 | | | 8/31/2012 | \$24,500 | \$24,500 | 22,600.00 |
| 712 GARBER ST | 3 | 3 | Quinlan, Anthony | 2/27/12 | 4/10/12 | 4/23/12 | 7/13/12 | 7/13/12 | 5 | 1.2,5,6,7 | \$500 | 49 | | | 8/31/2012 | \$24,500 | \$24,500 | 82,200.00 |
| 109 OKLAND TER | 3 | 3 | West, Louis R. // ATFH | 2/27/12 | 4/10/12 | 4/23/12 | 6/20/12 | 6/20/12 | 6 | 1.2,3,5,6,7 | \$600 | 72 | | | 8/31/2012 | \$43,200 | \$43,200 | 66,300.00 |
| 119 OKLAND TER | 3 | 3 | James, Marva | 3/6/12 | 4/20/12 | 4/27/12 | 7/13/12 | 7/13/12 | 6 | 1.2,3,4,6,7 | \$600 | 49 | | | 8/31/2012 | \$29,400 | \$29,400 | 147,800.00 |
| 11 JUDSON ST | 4 | 4 | New Antioch Baptist Church | 3/6/12 | 4/20/12 | 4/27/12 | 6/20/12 | 6/20/12 | 6 | 1.2,3,4,5,7 | \$600 | 72 | | | 8/31/2012 | \$43,200 | \$43,200 | 16,800.00 |
| 68 GARBER ST | 4 | 4 | Coombs, Sharon T. | 3/6/12 | 4/20/12 | 4/27/12 | 7/13/12 | 7/13/12 | 5 | 1.2,3,4,6,7 | \$600 | 49 | | | 8/31/2012 | \$29,400 | \$29,400 | 139,200.00 |
| 48 BROAD ST | 4 | 4 | Shannon, Clifton & Bertha K. | 3/6/12 | 4/23/12 | 4/27/12 | 6/20/12 | 6/20/12 | 2 | 1,6 | \$200 | 49 | | | 8/31/2012 | \$9,800 | \$9,800 | 389,200.00 |
| 710 WINDSOR | 4 | 4 | Hartford Rescue Mission Inc. | 3/6/12 | 4/27/12 | 5/1/12 | 6/20/12 | 6/20/12 | 5 | 1.2,3,5,7 | \$300 | 72 | 1% | | 8/31/2012 | \$11,800 | \$11,800 | 66,100.00 |
| 100 WAINUT | 4 | 4 | Morgan Reed, Edwards, LLC | 3/6/12 | 4/27/12 | 5/1/12 | 6/20/12 | 6/20/12 | 4 | 2,3,5,7 | \$400 | 72 | | | 8/31/2012 | \$28,800 | \$28,800 | 115,000.00 |
| 9 ACTON | 4 | 4 | BNI Housing LLC | 3/6/12 | 4/27/12 | 5/1/12 | 6/20/12 | 6/20/12 | 5 | 1.2,5,6,7 | \$500 | 49 | 1% | | 8/31/2012 | \$24,500 | \$24,500 | 85,900.00 |
| 175 TOWER | 4 | 4 | McLean, Aida | 3/6/12 | 4/27/12 | 5/1/12 | 6/20/12 | 6/20/12 | 4 | 4 | \$400 | 72 | | | 8/31/2012 | \$28,800 | \$28,800 | 85,900.00 |
| 684 GARBER | 4 | 4 | Mansfield, Ruth & Lambert | 3/6/12 | 4/27/12 | 5/1/12 | 6/20/12 | 6/20/12 | 4 | 1,6,7 | \$400 | 49 | | | 8/31/2012 | \$19,600 | \$19,600 | 106,300.00 |
| 424 HONESTEAD | 5 | 5 | 777 Supermarket LLC James | 4/16/12 | 5/4/12 | 5/9/12 | 7/13/12 | 7/13/12 | 4 | 1,2,4,7 | \$600 | 49 | | | 8/31/2012 | \$19,600 | \$19,600 | 315,000.00 |
| 397 SLOUNTER | 5 | 5 | Britton, Christopher | 4/16/12 | 5/4/12 | 5/9/12 | 6/20/12 | 6/20/12 | 7 | 1.2,3,4,5,6,7 | \$700 | 72 | | | 8/31/2012 | \$50,400 | \$50,400 | 22,500.00 |
| 26 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | \$991,152 | \$0 | \$ 2,683,437.00 |
| NORTH | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | \$601,876 | \$0 | \$ 2,330,400.00 |
| CENTRAL | | | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | \$0 | \$22,320 | \$ 2,330,400.00 |
| 605 WINDHILL AV | 1 | 1 | SVL Associates LLC | 1/13/12 | 1/13/12 | 3/2/12 | 5/4/12 | 5/4/12 | 6 | 1.2,4,5,9,10, | \$800 | 119 | | | 12/06/2011 | \$0 | \$22,320 | 167,500.00 |
| 49 Annawan St | 1 | 1 | Helen and George Leaphart | 1/13/12 | 2/21/12 | 3/9/12 | 4/16/12 | 4/16/12 | 8 | 2,5,7,9,10,11 | \$600 | 130 | | | 8/31/2012 | \$95,200 | \$95,200 | 134,800.00 |
| 16 Warner St | 1 | 1 | Ramona Manning | 1/13/12 | 1/31/12 | 3/9/12 | 4/16/12 | 4/16/12 | 7 | 2,3,6,7,9,10,11 | \$700 | 130 | | | 8/31/2012 | \$97,300 | \$97,300 | 156,200.00 |
| 98 Whitmore St | 1 | 1 | Aleca F. Walters | 1/13/12 | 3/3/12 | 3/3/12 | 4/16/12 | 4/16/12 | 5 | 1.2,5,7,9 | \$500 | 119 | | | 8/31/2012 | \$69,500 | \$69,500 | 157,000.00 |
| 5 Barnard St | 1 | 1 | 1180 Broad St Inc | 1/30/12 | 1/31/12 | 3/3/12 | 5/4/12 | 5/4/12 | 5 | 2,5,7,9,10 | \$500 | 119 | | | 8/31/2012 | \$59,500 | \$59,500 | 134,800.00 |
| 1180 Broad St | 2 | 2 | Timothy Gaffney | 2/20/12 | 2/21/12 | 3/4/12 | 5/4/12 | 5/4/12 | 3 | 2,7,9 | \$300 | 106 | | 1% | 7/25/2012 | \$0 | \$2,000 | 188,500.00 |

| Full Address | RD | Legal Status | Owner | Prelim Notice Letter | Auto Inspection Date | Notice of Violation Letter | 30 Day Inspection for Citation | Appeal Correction Date | W/o Cited | # of Violations Cited | Fines Amount Per Day | Accruing Days | Accruing Interest | Accruing Interest Days | Current Date or Stop Date | Total In Fines | Fines Collected | 2011 Fair Market Value of Property |
|---------------------|----|--------------|--------------------------|----------------------|----------------------|----------------------------|--------------------------------|------------------------|-----------|-----------------------|----------------------|---------------|-------------------|------------------------|---------------------------|----------------|-----------------|------------------------------------|
| 68 Bonner St | 2 | Upheld | Miguel Franco Sr | 1/30/12 | 2/21/12 | 3/3/12 | 4/17/12 | 8/25/12 | 5 | 2,479.10 | \$500 | 119 | 1% | 7 | 8/31/2012 | \$59,500 | | \$ 83,700.00 |
| 541 Maple St | 2 | Upheld | Lisa Diaz | 1/30/12 | 2/21/12 | 3/3/12 | 4/17/12 | 8/31/12 | 2 | 2.7 | \$400 | 426 | 1% | 7 | 8/31/2012 | \$26,954 | | \$ 152,200.00 |
| 591 Hillside Av | 2 | Upheld | Daniel Papp | 1/30/12 | 2/21/12 | 4/9/12 | 5/11/12 | 8/31/12 | 1 | 7 | \$400 | 426 | 1% | 8 | 9/7/2012 | \$1,728 | | \$ 124,300.00 |
| 197 Bond St | 3 | | Terrance Mcants | 2/23/12 | 3/23/12 | 4/9/12 | 5/11/12 | 8/31/2012 | 5 | 2,567.10 | \$500 | 112 | 1% | 12 | 8/31/2012 | \$56,000 | | \$ 106,100.00 |
| 601 Wethersfield Av | 3 | Upheld | Ree LLC | 2/23/12 | 3/23/12 | 4/9/12 | 5/11/12 | 8/20/12 | 6 | 1,279.10,11 | \$600 | 112 | 1% | 12 | 8/31/2012 | \$85,792 | | \$ 97,500.00 |
| 161 Franklin Av | 4 | | Virginia Falcon | 3/12/12 | 3/29/12 | 4/9/12 | 6/14/12 | | 4 | 1,26.7 | \$400 | 79 | 1% | | 8/31/2012 | \$31,600 | | \$ 113,068.00 |
| 35 Benton St | 5 | | Louis Sterling | 4/17/12 | 4/27/12 | 5/8/12 | 7/2/12 | | 5 | 2,672.10,11 | \$500 | 60 | 1% | | 8/31/2012 | \$30,000 | | \$ 144,600.00 |
| 63/65 Amherst St | 5 | | Omar Frank | 4/17/12 | 4/27/12 | 5/8/12 | 7/2/12 | | 7 | 1,236.7,10,11 | \$200 | 60 | 1% | | 8/31/2012 | \$42,000 | | \$ 67,700.00 |
| 55 Lincoln St | 5 | Upheld | David Marthner | 4/17/12 | 4/27/12 | 5/8/12 | 7/9/12 | | 4 | 4,710.11 | \$800 | 53 | 1% | | 8/31/2012 | \$21,200 | | \$ 133,700.00 |
| 28 Benton St | 5 | Upheld | David Marthner | 4/17/12 | 4/27/12 | 5/8/12 | 7/9/12 | | 4 | 1,26.7 | \$400 | 44 | 1% | | 8/31/2012 | \$4,000 | | \$ 107,900.00 |
| 14/16 Shules Pl | 7 | | Association Trustee HSBC | 5/19/12 | 6/25/12 | 6/27/12 | 8/6/12 | | 3 | 2.56 | \$300 | 25 | 1% | | 8/31/2012 | \$7,500 | | \$ 183,300.00 |
| 24 Shufas Pl | 7 | | Isidor Solis | 5/19/12 | 6/25/12 | 6/27/12 | 8/6/12 | | 3 | 1.24 | \$300 | 28 | 1% | | 8/31/2012 | \$8,400 | | \$ 147,800.00 |
| 97-99 Lincoln St | 7 | | Michael Beer | 5/19/12 | 6/25/12 | 6/27/12 | 8/6/12 | | 4 | 1,24.6 | \$200 | 25 | 1% | | 8/31/2012 | \$10,000 | | \$ 169,900.00 |

SOUTH \$787,584 \$29,320 \$ 2,824,168.00

| Full Address | RD | Legal Status | Owner | Prelim Notice Letter | Auto Inspection Date | Notice of Violation Letter | 30 Day Inspection for Citation | Appeal Correction Date | W/o Cited | # of Violations Cited | Fines Amount Per Day | Accruing Days | Accruing Interest | Accruing Interest Days | Current Date or Stop Date | Total In Fines | Fines Collected | 2011 Fair Market Value of Property |
|--------------------|----|--------------|----------------------------|----------------------|----------------------|----------------------------|--------------------------------|------------------------|-----------|-----------------------|----------------------|---------------|-------------------|------------------------|---------------------------|----------------|-----------------|------------------------------------|
| 26 Chatham Street | 1 | | MCGRIDE, LUTHER S. III | 1/13/12 | 1/31/12 | 3/2/12 | 5/2/12 | | 4 | 1,25.7 | \$400 | 121 | 1% | | 8/31/2012 | \$48,400 | | \$ 85,600.00 |
| 23 Sargeant Street | 2 | Upheld | HUTTON, WALTER and CYNTHIA | 2/7/12 | 2/21/12 | 3/5/12 | 5/3/12 | 7/28/12 | 3 | 2.57 | \$300 | 92 | 1% | | 8/31/2012 | \$27,600 | | \$ 122,700.00 |
| 335 Laurel Street | 2 | Upheld | GOBROAN, JAMES, MARLENE | 2/7/12 | 2/21/12 | 3/5/12 | 5/2/12 | | 3 | 1.27 | \$100 | 121 | 1% | 34 | 8/31/2012 | \$28,810 | | \$ 128,100.00 |
| 63 Niles St | 2 | Upheld | MARONEY, MICHELLE | 2/7/12 | 2/21/12 | 3/5/12 | 4/25/12 | | 2 | 2.7 | \$200 | 128 | 1% | | 8/31/2012 | \$30,800 | | \$ 131,600.00 |
| 366 Laurel St | 2 | Upheld | MARONEY, MICHELLE | 2/7/12 | 2/21/12 | 3/5/12 | 5/3/12 | | 3 | 1.27 | \$300 | 92 | 1% | | 8/31/2012 | \$7,800 | | \$ 181,000.00 |
| 64 Hartland Street | 2 | | TURNER, CATALINA | 2/7/12 | 2/21/12 | 3/5/12 | 5/2/12 | | 3 | 2.57 | \$300 | 121 | 1% | | 8/31/2012 | \$36,300 | | \$ 114,600.00 |
| 26 Gray Street | 2 | Upheld | CANDILLO, PATRICK and REIF | 2/7/12 | 2/21/12 | 3/5/12 | 5/3/12 | | 2 | 2.7 | \$200 | 92 | 1% | | 8/31/2012 | \$18,400 | | \$ 161,000.00 |
| 169 Bartholomew Av | 2 | Upheld | JOHN ADAMS of PARTNERS F | 2/7/12 | 2/21/12 | 3/5/12 | 5/2/12 | 8/24/12 | 5 | 1,24.6,7 | \$500 | 116 | 1% | 8 | 8/31/2012 | \$18,900 | | \$ 322,600.00 |
| 16 Marshall St | 4 | Upheld | Self and Sarah Lynn | 3/8/12 | 3/20/12 | 4/12/12 | 5/31/12 | | 2 | 1.2 | \$200 | 92 | 1% | | 8/31/2012 | \$700 | | \$ 80,000.00 |

WEST \$217,710 \$0 \$ 1,328,800.00