

NOTICE

TO ALL PERSONS INTERESTED IN ANY PROPERTY AFFECTED BY THE STAMFORD URBAN TRANSITWAY PROJECT (the "Project"), including, but not limited to the property owners identified in the Director of Administration's Estimate of Damages dated December 21, 2004, attached hereto and made a part hereof.

On May 3, 2004, pursuant to the provisions and requirements of the Charter of the City of Stamford, the Board of Representatives of the City of Stamford approved "Resolution No. 2887 Authorizing the Acquisition by Negotiation or Eminent Domain of Rights of Way for the Stamford Urban Transitway Project," indicating its intention to exercise the powers granted to it by Charter Section C8-60-1, et seq. Thereafter the Mayor caused the Director of Operations to prepare a report (the "Mayor's Report") pursuant to the provisions of Charter section C8-60-3, which references preliminary engineering work for the Project, including, but not limited to, necessary surveys, plans, profiles, specifications and estimates of the total cost of the Project. The Mayor's Report was submitted to the Director of Administration on December 20, 2004.

The Director of Administration has prepared estimates of the value of any land proposed to be taken for the Project and estimates of the amount of the damages which should be assessed in favor of each piece of property affected compiled in a report entitled "Director of Administration's Estimate of Damages; Stamford Urban Transitway Project," dated December 21, 2004. The Director of Administration will conduct hearings with all parties interested in property affected by the Project at the time and place specified in the attached Schedule of Hearings. The Director of Administration has designated Rachel A. Goldberg, Esquire to conduct these hearings.

A copy of the Mayor's Report is on file in the Department of Operations, Engineering Bureau.

Director of Administration's Estimate of Damages: Stamford Urban Transitway Project

December 21, 2004

Project PO #	Add. PO #s	Property Owner	Street Address #	Street	Property Use	Partial Take (PT) or Full Take (FT)	Estimate of Total Compensation
1		CT DOT	343	Elm Street	Train yard	PT	\$136,000
2	63	Elm-Jeff, LLC	372	Elm Street	Auto Repair	PT	\$180,000
3	4	Christos Seitaridis, et al	417	Elm Street	Donuts Delite	PT	\$175,000
5	6	Paul Romanos + Anthony Malizia	463	Elm Street	Rest/Food Prep	PT	\$780,000
7		320 Elm Street LP	320	Elm Street	Restaurant	PT	\$130,000
8		Berman and Klein Realty Associates	2	Dock Street	Indust./Retail	FT	\$1,070,000
9	58, 59	Mary F. DiCarlo	161	Jefferson Street	Mixed-Use Comm/Res	FT	\$440,000
10		Victor and Elvira Roman	158	Jefferson Street	4-Family House	FT	\$505,000
11		Seaboard Equities LLC	396	Pacific Street	Office Building	PT	\$1,500,000
12		The Estate of James N. Stamas	448	Pacific Street	Mixed-Use Comm/Res	FT	\$245,000
13		The Estate of James N. Stamas	460	Pacific Street	Commercial	FT	\$250,000
14		Ina Cameron-Winn	12	Garden Street	3-Family House	FT	\$265,000
15		Estate of Mary A. Czescik	542	Atlantic Street	Mixed-Use Comm/Res	FT	\$440,000
16	17	Estate of Mary A. Czescik	560	Atlantic Street	Mixed-Use Comm/Res	FT	\$390,000
18	19,33	Alfred J. and Linda DeMarco	568	Atlantic Street	Mixed-Use Comm/Res	FT	\$930,000
20		Parking Authority of the City of Stamford	590	Atlantic	Parking lot	PT	\$135,000
21		Tomasello Enterprises LLC	600	Atlantic	Light Industrial	PT	\$220,000
22	23	Anthony J. Truglia, et al	608	Atlantic	Light Indus/Office	PT	\$200,000
24		Pitney Bowes, Inc.	650	Atlantic	Industrial	PT	\$65,000
25		South End Atlantic Limited Partnership	658	Atlantic	Residential	PT	\$8,800
26		Estate of Mary A. Czescik	13	Manhattan	Mixed-Use Comm/Res	FT	\$83,000
27	28,35,35A	Pacific Plumbing & Heating Supply Company	484	Pacific Street	Plumbing Supply	PT	\$560,000
29	30	Estate of Annette Baxter	16	Garden Street	2-Family House	FT	\$410,000
31		Gerardo and Catherine Montero	18	Garden Street	4-Family House	FT	\$450,000
32		Estate of Mary A. Czescik	11	Garden	vacant lot	PT	\$25,000
34		Verna Wong	19	Garden Street	2-Family House	FT	\$490,000
36		Alpine Enterprises	459	Pacific Street	Industrial	FT	\$190,000
37		Ronald J. and Tanya DiSette	467	Pacific Street	Industrial	FT	\$365,000
38		Nancy J. Steinegger	495	Pacific Street	vacant lot	PT	\$55,000
39		Cinemark, LLC	413	Canal	Antiques showroom	FT	\$1,150,000
40	41A	First National Joint Venture, LLC	465	Canal	Office/Retail	PT	\$700,000
41		First National Joint Venture, LLC	0	Canal	vacant lot	PT	\$172,300
42		U-Haul Co. of Connecticut	25	Jefferson	Self Storage	PT	\$15,000
43	44,45	O & G Industries, Inc.	45	Jefferson	Indust./Retail	PT	\$33,000
46		William J. and Dawn E. Rogers	115	Jefferson	Used Car	PT	\$200,000
47	48	Minchin-Buick, Inc.	129	Jefferson	Diner/Buick	PT	\$300,000
49		Betty Jane Miller Revocable Trust	124	Jefferson	3-family/Bait Shop	PT	\$295,000
50		Mary A. Ferrara, et al	126	Jefferson	Drycleaner	PT	\$9,900
51		Joseph W. Garra and Philip S. Garra	134	Jefferson	Auto Parts	PT	\$33,000
52	53,54	Joseph W. Garra and Philip S. Garra	144	Jefferson	3-Family + land	PT	\$208,720
55		If-Off Company	154	Jefferson	vacant lot	PT	\$89,000
56		The First Stamford Corporation	21	Harborview	Commercial	PT	\$1,000,000
57		John J. Bello and Ann Bello	--	Jefferson	Parking lot	PT	\$1,350
60		G & M Consulting Corporation	345	Elm Street	Commercial	PT	\$60,000
61	62	Eleanora Lola Vavala, et al	359	Elm Street	Comm/Res	PT	\$257,500
64		Zofia Brice and Kelly J. Brice	429	Elm Street	Commercial	PT	\$75,000
65		Alfred C. and Elizabeth A. Sanseverino	433	Elm Street	Commercial	PT	\$11,500
66		Alfred C. and Elizabeth A. Sanseverino	443	Elm Street	Commercial	PT	\$11,500
67		Josephine Socci, et al.	449	Elm Street	Car Wash	PT	\$100,000
68		John and Vaso Bakes	479	Elm Street	5-Family	PT	\$250,000
69	70	Gerald A. and Dorothy Lombardi	503	Elm Street	4-Family	PT	\$30,000
71		Inwood Management Corporation	513	Elm Street	Commercial	PT	\$5,100
01A		CT DOT	--	Canal	Railroad land	PT	\$80,000

Total Appraised Values: \$15,780,670
Rounded, \$15,780,000

HEARING SCHEDULE

Project PO #	Add. PO #s	Property Owner	#	Street Address Street	Hearing Date	Hearing Time
2	63	Elm-Jeff, LLC	372	Elm Street	1.3.05	1:00 PM
3	4	Christos Seitaridis, et al	417	Elm Street	1.3.05	3:00 PM
5	6	Paul Romanos + Anthony Malizia	463	Elm Street	1.3.05	5:00 PM
7		320 Elm Street LP	320	Elm Street	1.6.05	10:00 AM
8		Berman and Klein Realty Associates	2	Dock Street	1.6.05	12:00 noon
9	58, 59	Mary F. DiCarlo	161	Jefferson Street	1.6.05	2:00 PM
10		Victor and Elvira Roman	158	Jefferson Street	1.6.05	4:00 PM
11		Seaboard Equities LLC	396	Pacific Street	1.6.05	6:00 PM
12		The Estate of James N. Stamas	448	Pacific Street	1.6.05	8:00 PM
13		The Estate of James N. Stamas	460	Pacific Street	1.6.05	8:00 PM
14		Ina Cameron-Winn	12	Garden Street	1.7.05	10:00 AM
15		Estate of Mary A. Czescik	542	Atlantic Street	1.7.05	12:00 noon
16	17	Estate of Mary A. Czescik	560	Atlantic Street	1.7.05	12:00 noon
18	19,33	Alfred J. and Linda DeMarco	568	Atlantic Street	1.7.05	2:00 PM
20		Parking Authority of the City of Stamford	590	Atlantic	N/A	N/A
21		Tomasello Enterprises LLC	600	Atlantic	1.7.05	4:00 PM
22	23	Anthony J. Truglia, et al	608	Atlantic	1.10.05	10:00 AM
24		Pitney Bowes, Inc.	650	Atlantic	1.10.05	12:00 noon
25		South End Atlantic Limited Partnership	658	Atlantic	1.10.05	2:00 PM
26		Estate of Mary A. Czescik	13	Manhattan	1.7.05	12:00 noon
27	28,35,35A	Pacific Plumbing & Heating Supply Company	484	Pacific Street	1.10.05	4:00 PM
29	30	Estate of Annette Baxter	16	Garden Street	1.10.05	6:00 PM
31		Gerardo and Catherine Montero	18	Garden Street	1.10.05	8:00 PM
32		Estate of Mary A. Czescik	11	Garden	1.7.05	12:00 noon
34		Verna Wong	19	Garden Street	1.11.05	10:00 AM
36		Alpine Enterprises	459	Pacific Street	1.11.05	12:00 noon
37		Ronald J. and Tanya DiSette	467	Pacific Street	1.11.05	2:00 PM
38		Nancy J. Steinegger	495	Pacific Street	1.11.05	4:00 PM
39		Cinemart, LLC	413	Canal	1.11.05	6:00 PM
40	41A	First National Joint Venture, LLC	465	Canal	1.13.05	10:00 AM
41		First National Joint Venture, LLC	0	Canal	1.13.05	10:00 AM
42		U-Haul Co. of Connecticut	25	Jefferson	1.13.05	12:00 noon
43	44,45	O & G Industries, Inc.	45	Jefferson	1.13.05	2:00 PM
46		William J. and Dawn E. Rogers	115	Jefferson	1.13.05	4:00 PM
47	48	Minchin-Buick, Inc.	129	Jefferson	1.13.05	6:00 PM
49		Betty Jane Miller Revocable Trust	124	Jefferson	1.14.05	10:00 AM
50		Mary A. Ferrara, et al	126	Jefferson	1.14.05	12:00 noon
51		Joseph W. Garra and Philip S. Garra	134	Jefferson	1.14.05	2:00 PM
52	53,54	Joseph W. Garra and Philip S. Garra	144	Jefferson	1.14.05	2:00 PM
55		If-Off Company	154	Jefferson	1.14.05	4:00 PM
56		The First Stamford Corporation	21	Harborview	1.17.05	10:00 AM
57		John J. Bello and Ann Bello	--	Jefferson	1.17.05	12:00 noon
60		G & M Consulting Corporation	345	Elm Street	1.17.05	2:00 PM
61	62	Eleanora Lola Vavala, et al	359	Elm Street	1.17.05	4:00 PM
64		Zofia Brice and Kelly J. Brice	429	Elm Street	1.17.05	6:00 PM
65		Alfred C. and Elizabeth A. Sanseverino	433	Elm Street	1.18.05	10:00 AM
66		Alfred C. and Elizabeth A. Sanseverino	443	Elm Street	1.18.05	10:00 AM
67		Josephine Socci, et al.	449	Elm Street	1.18.05	12:00 noon
68		John and Vaso Bakes	479	Elm Street	1.18.05	2:00 PM
69	70	Gerald A. and Dorothy Lombardi	503	Elm Street	1.18.05	4:00 PM
71		Inwood Management Corporation	513	Elm Street	1.18.05	6:00 PM

Any interested party or property owner may call 327-9180 to request alternative hearing times or dates.

Hearings may be adjourned until all interested parties have been heard.

All hearings will be at 888 Washington Boulevard, 9th Floor conference room of the Urban Redevelopment Commission.