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-----Original Message-----

From: Curtis, Raeanne [mailto:Raeanne.Curtis@ct.gov]  
Sent: Thursday, November 05, 2009 2:26 PM  
To: Mark S. Steiner  
Subject: FW: Seaside - Waterford

Dear Mr. Steiner,

The state intends to offer for sale the property known as Seaside in the Town of Waterford. As you were previously advised, the earlier contemplated transaction between the state and Seaside in Waterford, LLC was terminated upon the disapproval of the proposed purchase and sale agreement by the Government Administration and Elections Committee ("GAE"). Any sale of Seaside at this time will proceed in accordance with the requirements of law, including the process set forth in the Connecticut General Statutes.

Sincerely,

Raeanne Curtis

Raeanne Curtis

Commissioner

Department of Public Works

(860) 713-5800

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From: Mark S. Steiner [mailto:hccorp@earthlink.net]  
Sent: Monday, November 02, 2009 4:37 PM  
To: Curtis, Raeanne  
Subject: Seaside - Waterford

Dear Commissioner Curtis:

As you may recall on July 2, 2009, my attorney Joseph A. Vitale wrote to you inquiring about the status of the sale of Seaside. In a July 28, 2009 letter you responded to Mr. Vitale's inquiry stating in part that "DPW is reviewing alternative processes for the possible disposition of surplus state real property in DPW's custody and control including Seaside."

Prior to that, July 15, 2009 the Governor requested that each agency provide it with a list of surplus property which could be sold. The Governor was quoted as saying "We must consider parting with parcels we would never consider selling in the ordinary course of business - among them the Seaside property in Waterford." (The New London Day 7/16/09). On July 31, 2009 DPW provided such a list. Seaside was on that list.

As you also know, the 2010-2011 State of Connecticut State Budget mandates that \$15 million be raised in 2010 and \$45 million be raised in 2011 through the sale of surplus property.

According to The New London Day the Governor's office has informed them that Seaside is very likely on the list of properties to be sold.

Your letter of July 28, states in part, once the process is determined for Seaside, DPW will be in a position to address my offer to purchase Seaside.

Recently it has come to my attention that new appraisals have been ordered for Seaside. Presumably, the only reason for these appraisals is to move forward with the sale of Seaside. I assume therefore that the process for disposition of Seaside is moving forward.

In his letter to you, Mr. Vitale reiterated the fact that we maintain that we currently have a valid contract for the purchase of Seaside. Mr. Vitale's letter goes on to state that we are willing to abide by all of the terms of that contract. Despite the fact that the process of selling Seaside was suspended through no fault of ours, and the fact that we have a contract, we are also willing to consider adjusting our purchase price offer, should it become necessary, based on the new appraisals.

It is our understanding that the appraisals will be completed some time in December.

As you know, I've been very patient, spending more than ten years, and substantial sums of money as the state started, and then suspended the Seaside sale process.

Under the circumstances, I would appreciate it if you'd confirm that Seaside is one of the assets being sold, and that the property will be offered to me when the appraisals are complete.

Thank you for your attention to this matter.

Very truly yours,

Mark S. Steiner

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