

Hannah Real Estate Investors—

Enhancing Communities and the Environment

“Our goal is to consistently be involved with development that makes a positive impact on the surrounding community and the environment,” says Seth G. Weinstein, Principal of Hannah Real Estate Investors (Hannah). Personally involved in the real estate development business for more than three decades, Mr. Weinstein has developed award-winning residential and commercial projects throughout the East Coast, from Vermont down to central Florida. Today, coastal Connecticut is benefiting from that experience through an alliance between Hannah, Stillwater Investment Management and other local partners.

Eastside Commons



The success of Hannah's work is evidenced from Stamford to Stonington. Just take a look at The Metropolitan, Stamford's first luxury loft experience, which speaks volumes about the ability of Hannah and its partners to create a truly unique and sophisticated urban living environment. Representing a first-of-its kind conversion of a 66,000 square-foot office building in Stamford, the 39 luxury condominium residences sport 10-11 foot ceilings with sleek interiors. Penthouse units boast large private terraces with panoramic views. Its exterior is enveloped in soft gray stucco, natural copper and a stainless steel façade that opens to a striking modern lobby. Rising adjacent to this building are twelve four-story brick and stone Townhomes echoing The Metropolitan's sophistication. "The Townhomes are the most well-appointed and architecturally appealing on the market in Stamford," Weinstein says.

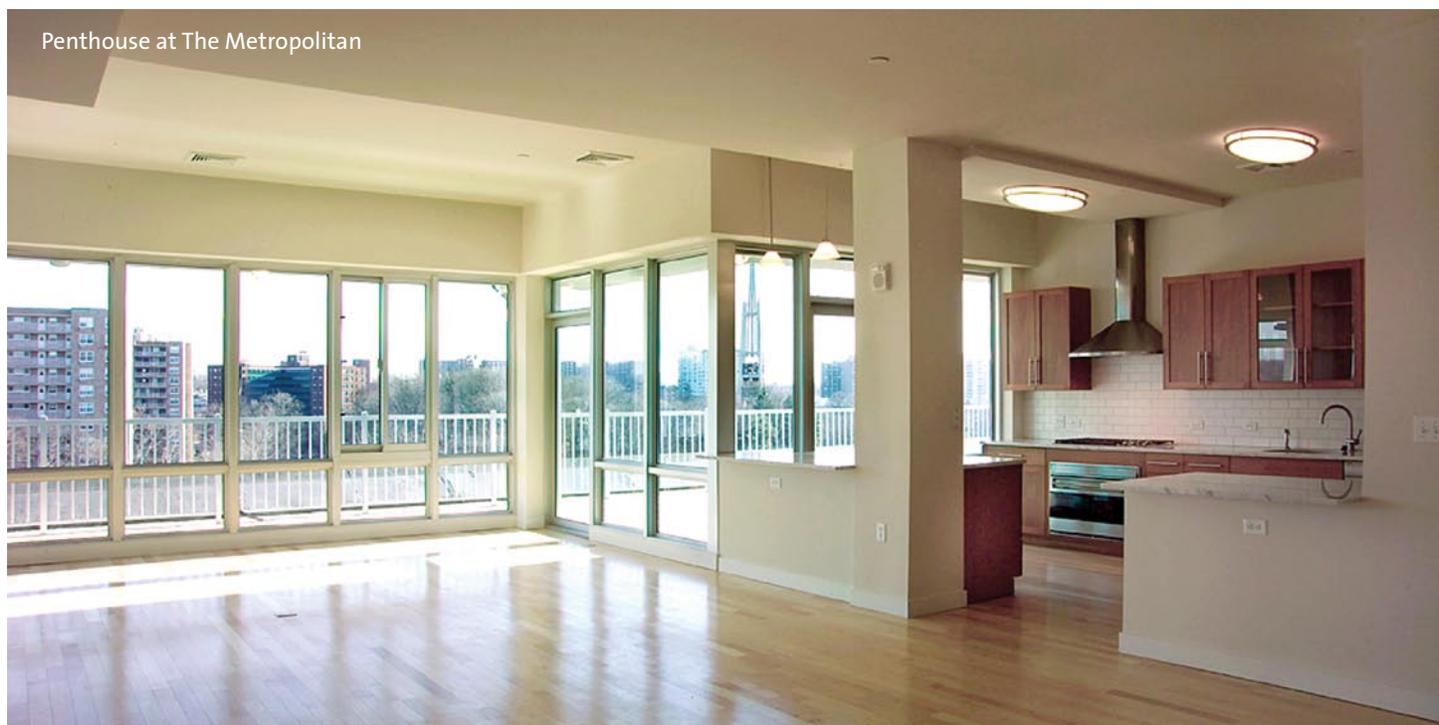
Eastside Commons and Glen View House, located within blocks of each other on East Main Street in downtown Stamford, are revitalizing the city's eastside. These developments represent a significant investment in this neighborhood and will dramatically transform the East Main Street gateway. Glen View House is converting a 2.435 acre site of a former Cadillac automobile dealership and service facility into a mixed-use building consisting of 15,000 square feet of retail space leased to Walgreens and 146 residential rental apartments. Eastside Commons is a conversation of the 1.9-acre site of a former Chrysler automobile dealership and service facility. The project will offer 108 luxury residential units integrated with a ground-level 15,000 sq.-ft. commercial/retail space. A few weeks ago, Fairfield County Bank signed a lease for a significant portion of the commercial space at Eastside Commons, the bank's first



The Metropolitan

branch in Stamford. Located just two blocks from I-95 and within a mile of the Metro-North Train Station, residents of both buildings will benefit from a quick and stress-free commute into Manhattan and are close to the corporate headquarters, shopping, dining and entertainment experiences that make Stamford one of the region's most vibrant new urban centers.

"These projects contribute to the city's goal of creating more housing within walking distance of mass transit and downtown amenities. They are strong contributors to the transformation of the Eastside Corridor into a wonderful mixed-use residential and retail neighborhood. Developing former Brownfield sites that allow for a pedestrian friendly, urban life-style also helps the environment," Weinstein says.



Penthouse at The Metropolitan

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The desire to act as an agent for positive change extends into the arena of providing affordable homeownership. In developing Mill River House and Adams Mill River House, Hannah and Stillwater were the first private developers to bring affordable for-sale units within an integrated housing model to the Stamford market. The project was also the first major contributor to Stamford's recently instituted Mill River Corridor Plan and Design District that encourages environmental restoration and enhancement along the Mill River.

The firm's dedication to community is also evidenced in the Borough of Stonington, where Hannah, as part of Stonington Water Street Associates, helped transform an abandoned, Brownfield historic factory site into a luxurious landmark mixed-use community. The waterfront complex, which also provides a new home to the Stonington Harbor Yacht Club, allows pedestrian access on the site for the first time in 250 years. A waterfront nature walk, boardwalk and gazebo were also built to allow individuals to experience the historic character of the site and pristine coastal landscape while preserving the site's environmental quality for future generations.

It is no surprise that both Stonington Commons and Mill River House have been the recipient of multiple prestigious building awards. Both projects were winners in the 2006 Connecticut Real Estate Awards competition where Stonington Commons captured the Blue Ribbon Award for Project of the Year and Mill River House took home the award in the Residential Development category. Mill River House was recognized for its architectural excel-



Seth G. Weinstein

lence, neighborhood transformation, Brownfield conversion, and inclusionary affordability. Stonington Commons won for the Adaptive Re-use of an abandoned Brownfield site, while preserving historically significant buildings dating back to 1812 and granting public waterfront access. "Extensive environmental clean up, geotechnical challenges, flood plain issues and making sure that our vision as developers paralleled that of the community all required enormous preplanning as well as architectural and engineering sophistication," Weinstein says. "I am extremely proud to have been part of these very successful projects."

In February, Fairfield Commons in Fairfield, Connecticut was unanimously approved for development. Hannah, along with Stillwater, will convert a one-acre blighted site into a beautiful retail building to help jump start the revitalization of the surrounding neighborhood. Hannah and Stillwater are working on other projects in Fairfield and New Haven counties and along the Connecticut waterfront. Mr. Weinstein says, "We look forward to continuing to create value in the tri-state region, while improving the environment and community life."



Glen View House

"Our goal is to create projects that will make a positive impact on the environment and the community."

- Seth G. Weinstein