

Property Location: 1 RIVERSIDE DR

MAP ID: 10 / 1 / 5 / 6 / 1

Bldg Name:

State Use: 201

Vision ID: 12015

Account # 12015

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/22/2013 11:25

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			6043 EAST HARTFORD, CT	
GOODWIN COLLEGE INC		A Good	I All	1 Paved		Description	Code	Appraised Value	Assessed Value	
ONE RIVERSIDE DR						COM LAND	2-1	500,220	350,150	
EAST HARTFORD, CT 06118						COM BLDG	2-2	3,681,280	2,576,900	
Additional Owners:		SUPPLEMENTAL DATA								
Other ID: 4250-0001		Locn Suffix								
Homeowner Cr		Zoning DDD1								
Census	5108	Res Area								
VCS	1609	Non Res Area0								
# Units	1	Lot Size 9.92								
Class	Com	ASSOC PID#								
GIS ID:						Total	4,181,500	2,927,050		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
GOODWIN COLLEGE INC		2875/ 295	03/07/2007	Q	I	1,500,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
RIVERSIDE ENTERPRISES L L C		2127/ 297	09/03/2002	U	I	0	B03	2011	2-1	359,830	2010	2-1	291,670	
S L LIQUIDATING TRUST L L C		2109/ 254	07/12/2002	U	I	0	B03	2011	2-2	172,184	2010	2-2	226,410	
SALAND CORPORATION		1366/ 323	06/17/1980	U	I	300,000	B03							
CONVENIENT PETROLEUM CORP		730/ 148	06/17/1980	U	I	300,000	B							
AUTOMATIC COMFORT CORP		1/ 1	01/01/1900	Q	I	0	NC	Total:		532,014	Total:	518,080	Total:	518,080

EXEMPTIONS			OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	
									3,681,280	0	0	500,220	0	
		Total:												

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES									
INTERIOR & EXTERIOR RENOVATIONS, COSTS									
\$15,500, SKETCH REVISIONS, REVAL 2006.									
ADD I&E PENALTY 2006. REMOVE I&E									
PENALTY 2007. DEMO 9165 SF PORTION OF BUILDING, 2009. DEMO ALL BLDGS 2011-2012									
TO REDEVELOP WITH SCHOOL & PARKING GARAGE									

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
P-12-322	09/06/2012	RV	Review	132,700		0		plumbing for parking ga	01/04/2012					
M-12-224	08/01/2012	RV	Review	4,639,000		0		mechanical work for Co	03/28/1994					
E-12-289	05/17/2012	RV	Review	443,746		0		install site lighting, teled						
E-12-261	05/04/2012	RV	Review	2,448,000		0		base electric power, lighti						
P-12-142	04/27/2012	RV	Review	1,546,800		0		install water systems, un						
B-11-1081	12/23/2011	DM	Demolish	672,660		0		demolish 4 buildings						
B-11-1011	11/18/2011	RV	Review	16,754		0		renovate 2 conference ro						

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	201	Commercial		DDD1	720			9.92	AC	125,000.00	0.4802	C		0.60	2200	1.40	Wetlands		1.00	
		Total Card Land Units:						9.92	AC	Parcel Total Land Area:	9.92 AC							Total Land Value:	500,220	

CONSTRUCTION DETAIL**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	114		College - Modern				
Model	94		Comm/Ind				
Grade	55		1.00				
Stories	4						
Occupancy	1						
Exterior Wall 1	20		Brick				
Exterior Wall 2	15		Concr/Cinder				
Roof Structure	01		Flat				
Roof Cover	13		Rubber				
Interior Wall 1	05		Drywall				
Interior Wall 2	4		Full Finish				
Interior Floor 1	11		Ceramic Tile				
Interior Floor 2	08		Mixed				
Heating Fuel	03		Gas				
Heating Type	04		Forced Hot Air				
AC Type	03		Central				
Finished %	100						
Bldg Use	201		Commercial				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	0						
Basement %	0						
Heat/AC	2		Combined				
Frame Type	4		Fproof Steel				
Baths/Plumbing	04		Extensive				
Common Wall	F		None				
Wall Height	0						
Perimeter							

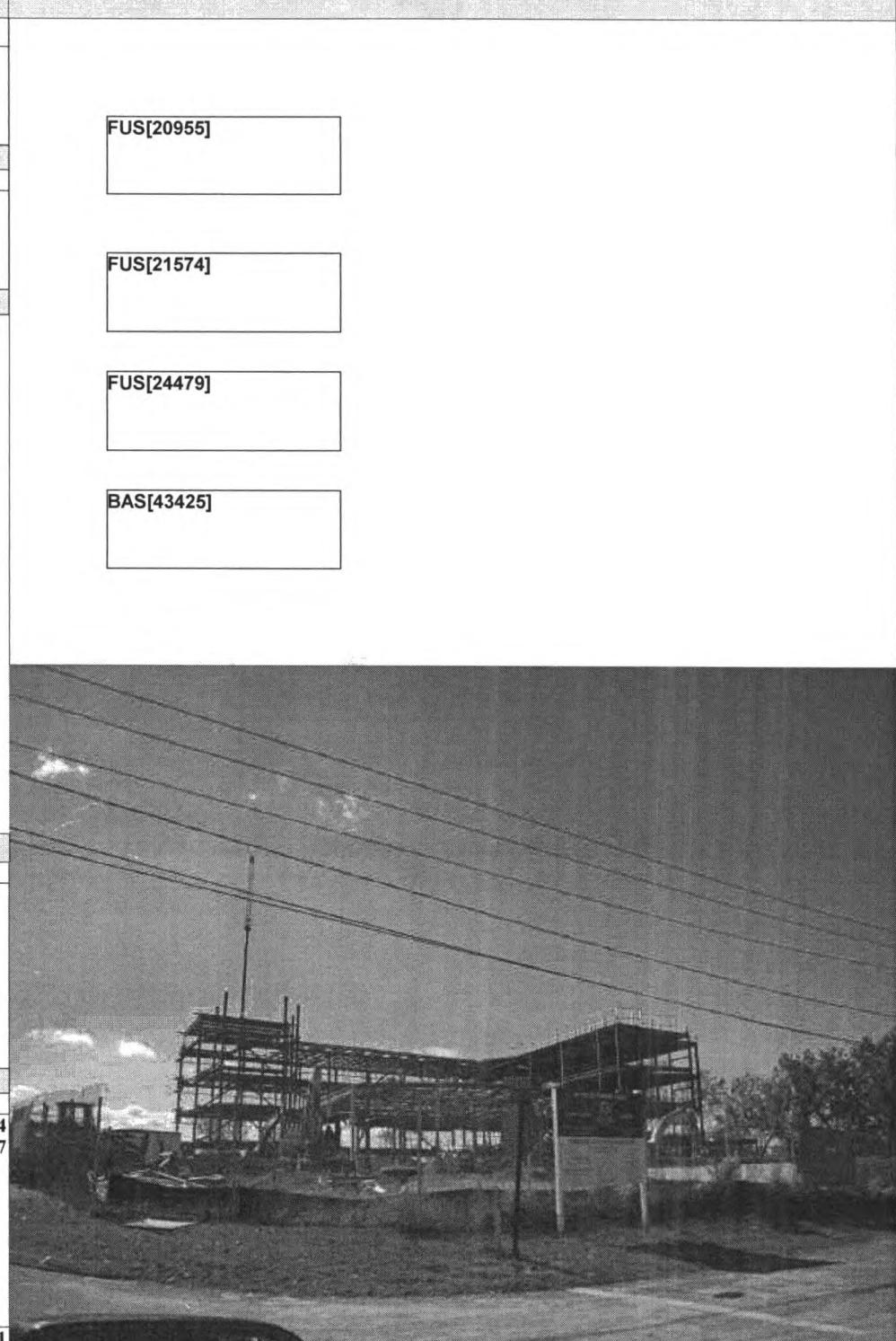
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	43,425	43,425	43,425	333.35	14,475,724
FUS	Finished Upper Story	67,008	67,008	67,008	333.35	22,337,117

Ttl. Gross Liv/Lease Area: 110,433 110,433 110,433 36,812,841



3. etc

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10 Apr.

.974

16.96

MUHLI STORE

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94,000

WILHELM

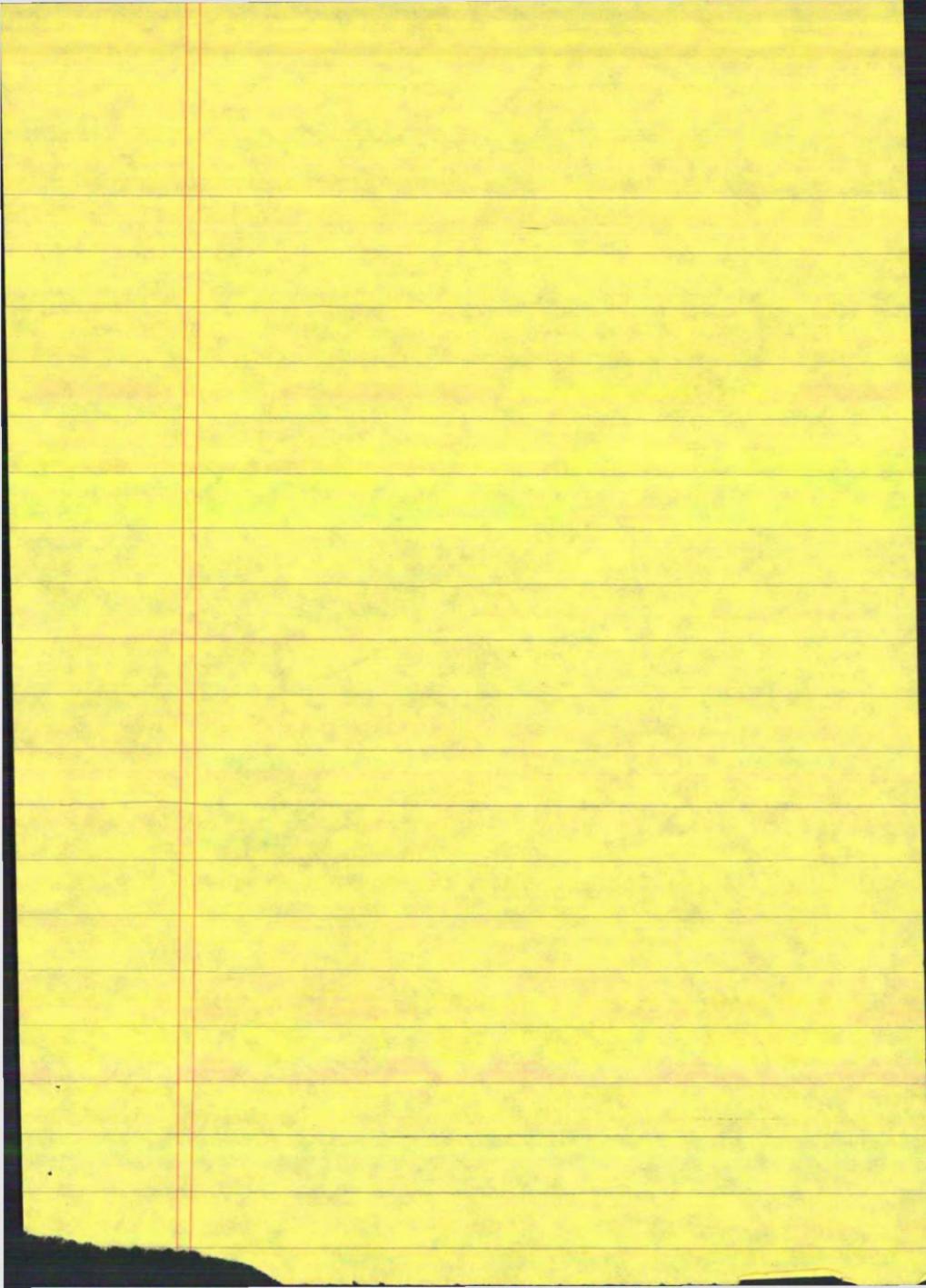
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1155 C - EXCELSIOR 194.00

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State of Connecticut



Town of East Hartford

740 Main Street East Hartford, CT 06108 (860) 291-7340

PERMIT REPORT BY ADDRESS

Address: 1-5 RIVERSIDE DR

PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
B-11-1011	Alteratio/Interior Renovation-C	12015	Commercial	Service Garage	Renovate two conference rooms to three offices and conference room. (1st Fl)	\$16,754.00	\$460.00
B-11-1081	Demolition	12015	Commercial	Service Garage	Demolish (4) buildings. (16,000 sf, built in 1920)	\$672,660.00	\$2,672.00
B-11-395	Alteration/Renovation-R	12015	Commercial	Restrnt/Lounge	Install temporary tent 60' x 60' (Graduation ceremony from 6/8/11 to 6/12/11)	\$0.00	\$40.00
B-11-858	Commercial Construction New	12015	Commercial	Service Garage	Install 30' x 40' temporaty tent for one day event. (Oct 11)	\$0.00	\$40.00
B-11-947	Commercial Construction New	12015	Commercial	Business	CONNECTICUT RIVER ACADEMY: Demolish and remove (5) existing structures, Build new parking garage and magnet school. (Includes Heating, Electrical, A/C, plumbing and Fire Sprinkler)	\$25,245,847.00	\$631,185.00
C-12-17	Inland Wetland Permit	12015	Non-profit	Municipal	Removal and replacement of an existing pier within the Connecticut River	\$0.00	\$135.00
C-12-9	Inland Wetland Permit	12015	Commercial	Commercial	Remove soil contaminated with petroleum products and replace with clean fill and associated work.	\$0.00	\$125.00
E-10-186	Electrical: Commercial	12015	Commercial	Service Garage	Install three dedicated 120V circuits for new plugs to audio/video equipment. (No Plans)	\$1,500.00	\$35.00
E-10-242	Electrical: Commercial	12015	Commercial	Service Garage	Pull (12) strand fiber from 1 -Riverside Dr and (6) strand from 167 to 133 Riverside Dr. (Conduit installed by others) No Plans	\$3,500.00	\$115.00
E-10-247	Electrical: Commercial	12015	Commercial	Service Garage	120V wiring provision for rooftop L.E.D. sign.	\$1,500.00	\$65.00
E-10-33	Electrical: Commercial	12015	Commercial	Business	Run electrical wire for A/C unit for IT department. (1st fl)	\$1,600.00	\$35.00
E-10-9	Electrical: Commercial	12015	Commercial	Commercial	Run electrical wire for free standing cubical on 2nd fl. (Through concrete floor)	\$800.00	\$20.00



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PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
E-11-111	Electrical: Commercial	12015	Commercial	Service Garage	Secondary low voltage wiring (RV) LED sign lighting - connect primary 120v - 12A total circuit UL file #E-191973.	\$2,500.00	\$50.00
E-12-17	Electrical: Commercial	12015	Commercial	Service Garage	Temporary 120/240V, 400amp feed to construction trailers. CRS #1846847 Est. Value \$15,000	\$0.00	\$0.00
E-12-179	Electrical: Commercial	12015	Commercial	Service Garage	Install conduit, wire and light pole (165 & 197 Riverside) Riverside walk, install wire and light poles only. (Per building prints)	\$15,000.00	\$390.00
E-12-261	Electrical: Commercial	12015	Commercial	Service Garage	Base electric power, lighting, fire alarm, tele/data, railways, security, grounding ring, garage security. (NE Lighting protection, Simplex, programming/start-up) Est. Cost \$2,448.000.00 See Fee B-11-1011	\$0.00	\$0.00
E-12-289	Electrical: Residential	12015	Commercial	Service Garage	Install site lighting, teledata cabling system. (Per Plans) Est. Cost \$443,746 See Fee B-11-947	\$0.00	\$0.00
E-12-834	Electrical: Commercial	12015	School	School	new garage lighting, power outlets and garage fire alarm. (4-story garage building) Est Cost \$200,000 See Fee B-11-947	\$0.00	\$0.00
M-10-5	HVAC: - C	12015	Commercial	Commercial	Install a ductless split air conditioning unit for IT room.	\$4,850.00	\$80.00
M-12-224	HVAC: - C	12015	Commercial	Commercial	Mechanical work for Connecticut River Academy. Est. Cost \$4,639.000 See Fee B-11-947	\$0.00	\$0.00



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PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
M-12-366	HVAC: - C	12015	Commercial	Commercial	Temporary heat for construction activities in cold weather, use (4) 1,000 btu's indirect fired heaters, hard piped with gas, second operation is temporary heat for masonry construction using direct fired ducted heaters. Est Cost \$40,000 See Fee B-11-947	\$0.00	\$0.00
M-12-393	HVAC: - C	12015	Commercial	Commercial	Install (4) rooftop units. (Luxair, Model #DBPZ-F042AC)	\$10,000.00	\$265.00
M-12-41	Mechanical: Liquid Storage Tank	12015	Commercial	Service Garage	Excavate, remove and dispose 1,000 gallon underground storage tank, backfill and restore to original grade.	\$2,000.00	\$65.00
P-12-142	Plumbing: Commercial	12015	Commercial	Service Garage	Install domestic hot/cold water, recirculation water, non-portable water, natural gas, underground and above ground sanitary waste and vent, under and above ground storm water, under/above ground acid waste, vent, rain water reclamation, solar water heating. (400 gallon tank, two solar/gas water heater, PVI manufacturer) Est. Cost \$1,546,800 See Fee B-11-947	\$0.00	\$0.00
P-12-322	Plumbing: Commercial	12015	Commercial	Commercial	plumbing for parking garage. Est. Cost \$132,700	\$0.00	\$0.00
P-12-374	Fire Suppression	12015	Commercial	Commercial	Install wet sprinkler system with manual wet class I standpipe. Est Cost \$342,800 See fee B-11-947	\$0.00	\$0.00
P-12-393	Plumbing: Commercial	12015	Commercial	Commercial	Connect modular building to site utilities, water and drain lines, make inter modular connections.	\$4,280.00	\$140.00
TE-13-33	Low voltage(cabling,alarms)	12015	School	School	Installation of HVAC temperature control wiring, plenum rated cable	\$121,000.00	\$0.00



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PERMIT REPORT BY ADDRESS

PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
TPL-12-99	Flood Hazard Zone - Major Development	12015			APPLICATION FOR MAJOR FLOOD HAZARD DEVELOPMENT PERMIT - Under Section 601 to allow a repair/restoration of an existing timber pier facility and installation of an overlook platform and ADA compliant ramping on land located behind 1-5 Riverside Drive. Assessors Map # 10 Lot# 5/6 Applicant: Bryan Harrell, Goodwin College	\$0.00	\$160.00

Total Permits 29

\$26,103,791.00 \$636,077.00