

1-3 Oakland Ave  
Parcel# 10396 sc 3650-0003  
CT 5103  
VCS 2009 Lot 203 Map 26

Acnt 0025458 First National Stores [60%]  
Vol 2243 M & G Associates Llp  
Page 167 P O Box 281010  
Prfx East Hartford CT 06128

2+0025457

East Hartford  
Connecticut

File 1  
Card Summary  
of 12

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Card	#	Appraised		Assessed		
		Building	#	Out Building	Building	
01	1	399,060	0	0	279,340	0
02	1	206,190	0	0	144,330	0
03	0	0	0	0	0	0
04	1	79,950	0	0	55,960	0
05	1	82,970	0	0	58,080	0
06	1	453,030	0	0	317,120	0
07	1	645,380	0	0	451,770	0
08	0	0	2	20,440	0	14,310
09	1	571,540	0	0	400,080	0
10	1	233,710	0	0	163,600	0
11	1	100,190	0	0	70,130	0
12	1	27,850	3	25,990	19,490	18,190
Tot	10	2,799,870	5	46,430	1,959,900	32,500

Income Summary

Year  
Primary Use  
Income Method  
  
Capitalization  
Land/Out Bldg Value  
Bldg Residual  
Capitalization Market Corr.  
Adjusted Appraised Building

Assessor Transaction Information

Listed TM 06/30/2006  
Verified Estimated 06/30/2006  
Action Date

X  
11/24/2006  
Run Date 11/24/2006 12:11  
Version 12.20 (Build 7321)

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Additional Owners/Assessment History

40% 0025457 M & G Associates L L P

2005	2,425,490 First National Stores	No# Units
2005	2,425,490 M & G Associates L L P	
2004	2,425,490 First National Stores	
2004	2,425,490 M & G Associates L L P	
2003	2,339,520 M & G Associates L L P	
2003	2,339,520 First National Stores	
2002	2,762,300 M & G Associates L L P	
2002	2,762,300 First National Stores	
2001	2,762,300 M & G Associates L L P	
2001	2,762,300 First National Stores	

Utilities ALL  
Street  
Topography  
Paved  
Good

Assessment Change Report

Land  
Bldg  
OutB  
Total  
  
142,390 23

L Vcs  
B Vcs  
Cls Listed/Vcs

S/Sf

Adj Sp  
Sale/Sf  
Sale/Un

V/M

Sale Date	Qual	Sale Price	Vol	Page	Grantee
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Frontage	Avg Dep	Dep Fact	Sq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
Front Ref	Classification	Acres/Units										
A-Site	28 00	50,000	1,400,000						1,400,000	Com	B-3	800
E-Bal	3 87	5,000	19,350						19,350	VCS Z/L	100	80,000
										APPRaisal	Item Count	ASSESSMENT
										354,840	Land	2
										2,799,870	Building	10
										46,430	OutBldgs	5
LAND SUMMARY TOTALS	Acres	31 87	1,419,350	N-Other 25					354,840	3,201,140	TOTAL	2,240,790

1-3 Oakland Ave  
Parcel# 10397 sc 3650-0003

CT 5103  
VCS 2009 Lot 203 Map 26

Property Location and Identification

Acnt

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T4U Mfg-79

Class 41 55

BL 9,795 BP 50 31

Perm 436 CF

Wall Ratio 22 46 ABP 50 31

East Hartford Connecticut

File 1

Card 01

of 12

Owner of Record

Principal Building and Addition Description

Mfg-79

2 Story Height

4 Story

Design/Style

Conventional

Foundation/Basement

No Basement

Fascia

Brick + Cb

Sa Common Wall

Roof Type

Flat

Sa Roof/Floor System

Fire Proof

Floor Finish

Cement Finish

Interior Finish

Glazed Block

Finished Area

30% Finished 5.16

Mezzanine

10% Floor 0.25

Heating

Unit System

Air Conditioning

No Climate Ctrl

Plumbing Fixtures

Adequate

Builtins/Other Features

Sprinkler 1 98

Freight Elevato 0.99

Loading Dock 0 99

Conveyor System

Add/Deduct Total 9.37

Assessment Change Report

Land

Bldg

OutB

Total

L Vcs

B Vcs

Cls Listed/Vcs

S/sf

Adj Sp

Sale/Sf

Sale/Un

V/M

Frontage

Front Ref

Avg Dep

Classification

Dep Fact

Eq Front

Acres/Units

Owner of Record

+77+141-68-118-9-23

14

2 -68-59 14.A  
2 +82+196-91-18-23-37+32-141 14.B  
2 +82-120-197+62+35+24+12-25+68+59 14.C  
2+82-120 -151-100 14.D  
1#+23 +9+12-25-44+16+32 14.E  
2+66-220 -130-75 14.F  
1#-120 -25-100 14.G  
1+10-226 -17-25 14.H  
14.I  
14.J  
14.K  
14.L  
14.M  
14.N  
14.O

Pricing Control Fields

Assessment District

Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value
4S/BR/CC	9.37	9,795	238,73	2,338,360
Sty Description	Code			
3S/BR/NB	250	4,012	110,89	444,891
1S/BR/OF	170	17,418	75,12	1,308,440
1S/BR/NB	080	17,190	35,41	608,698
1S/BR/NB	080	15,100	35,42	534,842
1S/BR/ST	105	812	47,38	38,473
1S/MT/NB	080	9,750	35,44	345,540
1SCB/NB	080	2,500	35,65	89,125
1SCB/NB	080	425	37,45	15,916

Assessor Transaction Information

14 Total Schedule Value 5,724,285

Listed TM 06/30/2006

COST/MARKET/CORRELATIVES/APPRaised BUILDING

Verified Estimated 06/30/2006

15 Class 41.55 16 Repl Val 5,724,285

16a CF 1.26) 5,724,285

17 Norm Cond Normal 65

18a Market C-Poor Layout 15

18b Market

19 Accrued [ 7] 20 Appraised 399,060

Additional Owners/Assessment History

Year Built 1935

Additions 1937

Modernized 1975

Effective 1950

No# Units

No# Rooms

No# Bedrooms 0

Utilities ALL

Street Paved

Topography Good

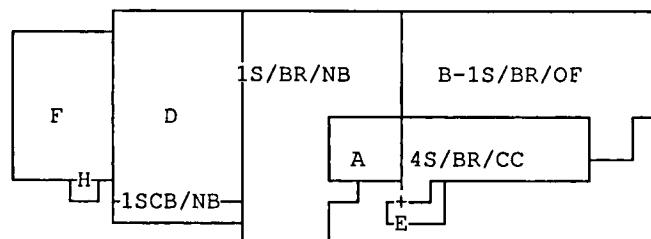
Total Area 114,411

Res Area

Non-res Area 114,411

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS

Units	Des	Item	Code	Repl Value	Nrm	Mrk Accr	Appraised Value
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BTR/1094, V/D, 10%I/E99. 10&I&E 2000 Replace a/c, N/C 2000. FIXED ASSMT + 10% I&E PENALTY 2001 REVAL. BAA 2001 N/C. 97,908 SQ.FT. OVERRIDE, 2002. \$22,100 RENOVATIONS, N/C 2002. STIP JUDGE 2001. BA A/COC V/I 2003

Sale Date Qual Sale Price Vol Page Grantee

Frontage	Avg Dep	Dep Fact	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
											B-3	800
											VCS Z/L 100 APPRAISAL	80,000 ASSESSMENT
											399,060	Building 1 279,340
											399,060	OutBldgs TOTAL 279,340
LAND SUMMARY TOTALS				Acres								













1-3 Oakland Ave Parcel# 10404 sc 3650-0003 CT 5103 VCS 2009 Lot 203 Map 26			Acnt Vol Page Prfx	T&U BL Perm Wall Ratio	Class 82.55 BP CF ABP	East Hartford Connecticut	File 1 Card 08 Of 12		
Property Location and Identification			Owner of Record	Pricing Control Fields		Assessment District			
1 Type and Use		Principal Building and Addition Description			Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value
2 Story Height					14		0.00		
3 Design/Style					14.A	Sty	Description	Code	
4 Foundation/Basement					14.B				
5 Fascia					14.C				
5a Common Wall					14.D				
6 Roof Type					14.E				
6a Roof/Floor System					14.F				
7 Floor Finish					14.G				
8 Interior Finish					14.H				
9 Heating					14.I				
9a Air Conditioning					14.J				
10 Plumbing Fixtures					14.K				
11 Builtins/Other Features					14.L				
Add/Deduct Total					14.M				
Assessment Change Report					14.N				
Land					14.O				
Bldg	14,310 100			Assessor Transaction Information			14 Total Schedule Value		
OutB				Listed	Reviewed	Action	COST/MARKET/CORRELATIVES/APPRaised BUILDING		
Total						X	15 Class 82 55	16 Repl Val	
L Vcs						Action Date 11/14/2006	16a CF (1.09)		
B Vcs						Print Date 11/24/2006 12:11	17 Norm Cond		
cls Listed/Vcs						Version 12.20 (Build 7321)	18a Market		
S/Sf						(c) Copyright 1987-2006, SLH Technology, Inc.	18b Market		
Adj Sp							19 Accrued	20 Appraised	
Sale/Sf									
Sale/Un									
V/M									
Frontage	Avg Dep	Dep Fact	Eq Front	Land Class	Land Zone	VCS Land Rate / Market			
Front Ref	Classification	Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	
									B-3 800
									VCS Z/L 100 80,000
									APPRaisal Item Count ASSESSMENT
									Land
									Building
									20,440 OutBldgs 2 14,310
									20,440 TOTAL 14,310
LAND SUMMARY TOTALS			Acres						





1-3 Oakland Ave Parcel# 10407 SC 3650-0003 CT 5103 VCS 2009 Lot 203 Map 26			Acct Vol Page Prfx	T&U Offices-Typical BL 9,271 BP 72 40 Perm 400 CF Wall Ratio 23.17 ABP 72 40	Class 25.53 25.53 East Hartford Connecticut	File 1 Card 11 of 12						
Property Location and Identification			Owner of Record			Pricing Control Fields	Assessment District					
1 Type and Use <b>Offices-Typical</b>			Principal Building and Addition Description			Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value		
2 Story Height <b>1 Story</b>						<b>+127+73</b>	<b>14</b>	<b>1S/BR/NB</b>	<b>8.55</b>	<b>9,271</b>	<b>80.95</b>	<b>750,487</b>
3 Design/Style <b>Conventional</b>						4+59	10+06	14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O	Sty Description	Code		
4 Foundation/Basement <b>No Basement</b>								ENC/ENT	080	60	47.16	2,830
5 Fascia <b>Brick</b>												
5a Common Wall												
6 Roof Type <b>Sawtooth</b>												
6a Roof/Floor System <b>Timber</b>												
7 Floor Finish <b>Cement Finish</b>												
8 Interior Finish <b>Various</b>												
9 Heating <b>Hot Water</b>												
9a Air Conditioning <b>Separate</b>												
10 Plumbing Fixtures <b>Adequate</b>												
11 Builtins/Other Features <b>Sprinkler</b>												
Add/Deduct Total 8.55												
Assessment Change Report												
Land Bldg OutB Totl												
L Vcs B Vcs Cls Listed/Vcs												
S/Sf												
Adj Sp Sale/Sf Sale/Un												
V/M												
Frontage Front Ref	Avg Dep Classification	Dep Fact	Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
										B-3	800	
										VCS Z/L 100 APPRAISAL	80,000	
										Item Count	ASSESSMENT	
										Land		
										Building 1	70,130	
										OutBldgs		
LAND SUMMARY TOTALS Acres												
100,190 TOTAL 70,130												

1-3 Oakland Ave  
Parcel# 10408 SC 3650-0003

CT 5103  
VCS 2009 Lot 203 Map 26

Property Location and Identification

Acnt  
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T4U Power Plant Class 41.55  
BL 2,664 BP 69.53  
Perm 218 CF  
Wall Ratio 12 22 ABP 69.53

East Hartford  
Connecticut

File 1  
Card 12  
of 12

Owner of Record

Pricing Control Fields

Assessment District

1 Type and Use

**Power Plant**

2 Story Height

**1 Story**

3 Design/Style

**Conventional**

4 Foundation/Basement

**No Basement**

5 Fascia

**Brick**

6a Common Wall

6 Roof Type

**Flat**

6a Roof/Floor System

**Steel**

7 Floor Finish

**Cement Finish**

8 Interior Finish

**Paint Block**

9 Heating

**Steam**

9a Air Conditioning

**None**

10 Plumbing Fixtures

**No Plumbing** -3 05

11 Builtins/Other Features

**Limited Lightin** -1.35  
**Power Equipment**

Add/Deduct Total -4 40

Assessment Change Report

Land

Bldg

OutB 18,190 100

Total

L Vcs

B Vcs

Cls Listed/Vcs

S/Sf

Adj Sp

Sale/Sf

Sale/Un

V/M

Frontage	Avg Dep	Dep Fact	Eq Front
Front Ref	Classification	Acres/Units	

Rate	Sched Val	Condition	Influence	Market	Land Value
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Land Class	Land Zone	VCS Land Rate / Market
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B-3 800

VCS Z/L 100 80.000

APPRAISAL Item Count ASSESSMENT

Land

27,850 Building 1 19,490

25,990 OutBldgs 3 18,190

53,840 TOTAL 37,680

LAND SUMMARY TOTALS Acres

Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value
1S/BR/ST	-4.40	2,664	65 13	173,506
Sty Description	Code			
106' DIAM	110	225	53.94	12,137
14.A				
14.B				
14.C				
14.D				
14.E				
14.F				
14.G				
14.H				
14.I				
14.J				
14.K				
14.L				
14.M				
14.N				
14.O				

Assessor Transaction Information		14 Total Schedule Value
Listed	TM	06/30/2006
Verified	Estimated	06/30/2006
Reviewed		
Action	X	
Action Date	11/14/2006	
Print Date	11/24/2006 12:11	
Version	12.20 (Build 7321)	
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		185,643
		COST/MARKET/CORRELATIVES/APPRaised BUILDING
15 Class	41 55	16 Repl Val 185,643
16a CF	( 1.26)	185,643
17 Norm Cond	Normal	65
18a Market	O-Other	20
18b Market		
19 Accrued [ 15] 20 Appraised		27,850

Additional Owners/Assessment History		Year Built
		1950
Additions		
Modernized		1975
Effective		1950
No# Units		1
No# Rooms		
No# Bedrooms		0
Utilities		
Street		Paved
Topography		Good
Total Area		2,889
Res Area		
Non-res Area		2,889

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS							
Units	Des	Item	Code	Repl Value	Nrm	Mkt	Accr
15,000GAL	OIL TANK	010		57,000	20	20	11,400
9,200GAL	UG/TANK	010		34,960	20	20	6,990
10,000GAL	UG/TANK	010		38,000	20	20	7,600

Sale Date Qual Sale Price Vol Page Grantee