

1-3 Oakland Ave		Acct 0025458	First National Stores [60%]	2+0025457		East Hartford	File 1
Parcel# 10396 SC 3650-0003		Vol 2243	M & G Associates Llp			Connecticut	Card Summary
CT 5103		Page 167	P O Box 281010				Of 12
VCS 2009 Lot 203 Map 26		Prfx	East Hartford CT 06128				

Property Location and Identification					Owner of Record		Pricing Control Fields		Assessment District			
Assessment Change Report	Card	#	Appraised		Assessed		Income Summary					
			Building	#	Out Building	Building	Out Building					
	01	1	399,060	0	0	279,340	0	Year				
	02	1	206,190	0	0	144,330	0	Primary Use				
	03	0	0	0	0	0	0	Income Method				
	04	1	79,950	0	0	55,960	0	Capitalization				
	05	1	82,970	0	0	58,080	0	Land/Out Bldg Value				
	06	1	453,030	0	0	317,120	0	Bldg Residual				
	07	1	645,380	0	0	451,770	0	Capitalization Market Corr.				
	08	0	0	2	20,440	0	14,310	Adjusted Appraised Building				
	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						
							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)					
							(c) Copyright 1987-2006, SLH Technology, Inc.					
							Additional Owners/Assessment History					
							40% 0025457 M & G Associates L L P					
							2005 2,425,490 First National Stores					
							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					
							No# Units					
							Utilities					
							Street					
							Topography					
							ALL Paved Good					
							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
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	248,390
											2,799,870	Building	10	1,959,900
											46,430	OutBldgs	5	32,500
LAND SUMMARY TOTALS			Acres 31 87			1,419,350	N-Other 25			354,840	3,201,140	TOTAL		2,240,790

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1-3 Oakland Ave Parcel# 10401 SC 3650-0003 CT 5103 VCS 2009 Lot 203 Map 26				Acct Vol Page Prfx				T&U Storage-82 Class 82 49 BL 17,226 BP 35 13 Perm 546 CF Wall Ratio 31 54 ABP 35 13				East Hartford Connecticut File 1 Card 05 Of 12			
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District			
1 Type and Use Storage-82 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement No Basement 5 Fascia Cement Block 5a Common Wall 6 Roof Type Flat 6a Roof/Floor System Steel 7 Floor Finish Cement Finish 8 Interior Finish Paint Block Mezzanine 60% Floor 9 Heating Unit System 9a Air Conditioning None 10 Plumbing Fixtures Adequate 11 Builtins/Other Features Sprinkler 1 88 Loading Dock 0 94 Add/Deduct Total 8 46				Principal Building and Addition Description +99+174 14 1S/CB/NB 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				Principal Building Add/Deduct Single Floor Area Price Schedule Value 1S/CB/NB 8.46 17,226 43.59 750,881 Sty Description Code				14 Total Schedule Value 750,881			
Assessment Change Report Land Bldg OutB Totl L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M				BLDG#5. STARK'S TRUCKING, 2006.				Assessor Transaction Information Listed TM 07/03/2006 Verified Verified 07/03/2006 Reviewed Action X Action Date 11/14/2006 Print Date 11/24/2006 12:11 Version 12.20 (Build 7321) (c) Copyright 1987-2006, SLH Technology, Inc.				COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 82.49 16 Repl Val 638,249 16a CF (1.26) 638,249 17 Norm Cond Normal 65 18a Market G-Poor loc 20 18b Market 19 Accrued 13 20 Appraised 82,970			
Frontage Avg Dep Dep Fact Eq Front Front Ref Classification 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 80,000 APPAISAL Item Count ASSESSMENT 82,970 Building 1 58,080 OutBldgs 82,970 TOTAL 58,080							

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1-3 Oakland Ave				Acnt		T&U		Class 82.55		File 1	
Parcel# 10404 SC 3650-0003				Vol		BL		BP		East Hartford	
CT 5103				Page		Perm		CF		Connecticut	
VCS 2009 Lot 203 Map 26				Prfx		Wall Ratio		ABP		Card 08	
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	
2 Story Height								14		0.00	
3 Design/Style								14.A			
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			
								14.I			
								14.J			
								14.K			
								14.L			
								14.M			
								14.N			
								14.O			
								14.P			
								14.Q			
								14.R			
								14.S			
								14.T			
								14.U			
								14.V			
								14.W			
								14.X			
								14.Y			
								14.Z			
								14.AA			
								14.AB			
								14.AC			
								14.AD			
								14.AE			
								14.AF			
								14.AG			
								14.AH			
								14.AI			
								14.AJ			
								14.AK			
								14.AL			
								14.AM			
								14.AN			
								14.AO			
								14.AP			
								14.AQ			
								14.AR			
								14.AT			
								14.AU			
								14.AV			
								14.AW			
								14.AX			
								14.AY			
								14.AZ			
								14.BA			
								14.BB			
								14.BC			
								14.BD			
								14.BE			
								14.BF			
								14.BG			
								14.BH			
								14.BI			
								14.BJ			
								14.BK			
								14.BL			
								14.BM			
								14.BN			
								14.BO			
								14.BP			
								14.BQ			
								14.BR			
								14.BS			
								14.BT			
								14.BU			
								14.BV			
								14.BW			
								14.BX			
								14.BY			
								14.BZ			
								14.CA			
								14.CB			
								14.CC			
								14.CD			
								14.CE			
								14.CF			
								14.CG			
								14.CH			
								14.CI			
								14.CJ			
								14.CK			
								14.CL			
								14.CM			
								14.CN			
								14.CO			
								14.CP			
								14.CQ			
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								14.CU			
								14.CV			
								14.CW			

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1-3 Oakland Ave Parcel# 10408 SC 3650-0003 CT 5103 VCS 2009 Lot 203 Map 26			Acnt Vol Page Prfx			T&U 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		
Property Location and Identification			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 5a 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 Totl L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M			Principal Building and Addition Description +37+72 14 3-25+15 -15+15 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			Principal Building Add/Deduct Single Floor Area Price Schedule Value 1S/BR/ST -4.40 2,664 65 13 173,506 106'DIAM 110 225 53.94 12,137					
1S/BR/ST A			Assessor Transaction Information 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) (c) Copyright 1987-2006, SLH Technology, Inc.			14 Total Schedule Value 185,643 COST/MARKET/CORRELATIVES/APPAISED 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 ALL 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 Msk Accr Appraised Value 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								
Frontage Avg Dep Dep Fact Eqt Front Front Ref Classification 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 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											