

### COMPARABLE SALES CHART

| Sale #       | Address<br>A.P.N.                 | Sale Date<br>Sale Price | G.B.A.<br>Price/SF                 | G.R.A.<br>Price/SF<br>(incl. bsmt) | Site Size<br>Coverage<br>Ratio | Year Built<br>Quality<br>Condition |
|--------------|-----------------------------------|-------------------------|------------------------------------|------------------------------------|--------------------------------|------------------------------------|
| 1            | 001-154-01<br>448 Ridge Street    | 2/08/08<br>\$550,000    | 1,313± sf<br>\$418.89              | 2,265± sf<br>\$206.38              | 5,489± sf<br>26%               | 1940±<br>Brick<br>Good             |
| 2            | 011-224-21<br>605 Forest Street   | 3/07/08<br>\$450,000    | 1,312± sf<br>\$342.999             | 2,624± sf<br>\$171.49              | 4,996± sf<br>26%               | 1934<br>Brick<br>Good              |
| 3            | 011-221-03<br>226 California Ave. | 2/19/08<br>\$868,150    | 2,988± sf<br>\$290.55              | 4,488± sf<br>\$193.44              | 7,013± sf<br>21%               | 1944<br>Brick<br>Good              |
| 4            | 011-214-04<br>440 Marsh Avenue    | 7/15/08<br>\$345,000    | 1,311± sf<br>\$263.16              | 1,811± sf<br>\$190.50              | 5,000± sf<br>25%               | 1928<br>Brick<br>Average           |
| 5            | 011-157-12<br>333 California Ave. | 9/04/08<br>\$480,000    | 2,106± sf<br>\$227.92              | 456± bsmt<br>Storage               | 5,619± sf<br>37%               | 1917<br>Ave. frame<br>Remodeled    |
| 6            | 011-211-19<br>548 California Ave. | 1/22/09<br>\$890,000    | 3,420± sf<br>\$260.23<br>1.5 Story | 600± sf<br>Finished<br>\$221.39    | 14,000± sf<br>Combined         | 1928<br>Brick<br>Good              |
| 7            | 011-163-09<br>115 Ridge Street    | 7/15/10<br>\$150,000    | 711± sf<br>\$210.97                | N/A                                | 3,006± sf<br>24%               | 1936<br>Frame<br>Average           |
| 8            | 011-226-10<br>701 S. Virginia St. | 9/30/10<br>\$175,000    | 1,198± sf<br>\$141.90              | 868± sf<br>Unfinished              | 6,708± sf<br>18%               | 1918<br>Frame<br>Fair              |
| 9            | 011-154-03<br>432 Ridge Street    | 10/12/10<br>\$255,000   | 1,276± sf<br>\$199.84              | 150± sf<br>Unfinished              | 3,878± sf<br>33%               | 1928<br>Frame/Stucco<br>Rmdl/Good  |
| 10           | 011-106-03<br>539 Riverside Dr.   | 12/23/10                | 3,181± sf<br>\$204.34<br>1.5 Story | 660± sf<br>Unfinished              | 10,067± sf<br>%                | 1914<br>Frame<br>Rmdl/Good         |
| Listing<br>2 | 011-164-03<br>126 Ridge Street    | Listing<br>\$499,000    | 2,318± sf<br>\$215.27<br>2 Story   | N/A                                | 5,619± sf<br>21%               | 1932<br>Frame/Stucco<br>Good       |