

**Pennsylvania-American Water Company
Exeter Wastewater System
Wastewater System
Investor-Owned Utility
As of January 1, 2018**

Comparable Sales Approach

Market Sales Basis

Description	New Garden Wastewater System	McKeesport Wastewater System	Limerick Wastewater System	East Bradford Wastewater Collection System	Simple Average / Standard Deviation	Remove Outliers Simple Average / Standard Deviation	Weighted Average	Remove Outliers Weighted Average / Standard Deviation	Use
System Description									
Type of System	Wastewater Collection & Treatment	Wastewater Collection & Treatment	Wastewater Collection & Treatment	Wastewater Collection Only					
System Attributes									
Purchase Price	29,500,000 11%	159,000,000 59%	75,100,000 28%	5,000,000 2%	100%		268,600,000	263,600,000	
Acquirer Date	Aqua-PA	PA-American	Aqua-PA	Aqua-PA					
Customers									
Original Cost									
Depreciated Original Cost (AUS Consultants) OCLD	18,567,728	101,915,080	46,153,867	5,383,591			172,020,266	166,636,675	
Purchase Price to OCLD	1.5888	1.5601	1.6272	0.9287	1.4262	1.592	1.5614	1.5819	1.5819
Variance to Simple Mean	0.1626	0.1339	0.201	-0.4975	0.2882	0.0275			
Variance to Wtd Mean	0.0274	-0.0013	0.0658	-0.6327				0.0161	
Replacement Cost New less Depreciation RCNLD	30,615,410	160,301,491	86,086,756	9,236,581			286,240,238	277,003,657	
Purchase Price to RCNLD	0.9636	0.9919	0.8724	0.5413	0.8423	0.9426	0.9384	0.9516	0.9516
Variance to Simple Mean	0.1213	0.1496	0.0301	-0.301	0.1793				
Variance to Wtd Mean	0.0252	0.0535	-0.066	-0.3971				0.0244	