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August 27, 2018

Via Electronic Filing

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

**Re: Letter of Notification of Duquesne Light Company for Approval to Reconfigure Existing and Construct New 138 kV Transmission Lines in Allegheny County, Pennsylvania
Docket No. A-2018-3002896**

Dear Secretary Chiavetta,

Enclosed please find a copy of Duquesne Light Company's response to the Data Request of the Bureau of Technical Utility Services, No. 22. Please feel free to contact me with any questions, comments, or concerns.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Emily M. Farah", is written over the typed name. The signature is fluid and cursive.

Emily M. Farah

Enclosures

cc: Jordan Van Order
Certificate of Service

**Bureau of Technical Utility Services
Data Requests to Duquesne Light Company**

Docket No. A-2018-3002896

Witness: Lesley Gannon

Set A-22

A-22 Reference the Application, Paragraph 15. Please provide a detailed description of the methodology used to determine the purchase prices for the two parcels. Additionally, provide a copy of any appraisals used to determine these prices.

Response:

At the time the properties were considered for acquisition, neither were listed for sale or encumbered by any liens. After the Company approached the owners regarding purchasing the property, they each retained legal counsel.

While Duquesne Light did secure appraisals, the Company did not have access to the interior of the properties. Accordingly, the Company relied on appraisals provided by the property owners. The appraisals are attached to this response. Ultimately, Duquesne agreed to pay the owners the appraised value of the property, plus a flat amount intended to compensate the owners for related incidental expenses such as packing, moving, appraisals and other expenses.

**REAL ESTATE
APPRAISAL OF:**

2092 FOREST GROVE ROAD
ROBINSON TOWNSHIP
ALLEGHENY COUNTY

PREPARED FOR:

RUSSELL RUBILINO and JENNIFER LYNN RUBILINO

EFFECTIVE DATE OF APPRAISAL:

February 28, 2018

APPRAISED BY:

DENNIS A. CESTRA, SRA
AND
SCOTT F. LAZARUS
HOWARD HANNA APPRAISAL SERVICES

Appraisal No. H180211568

March 20, 2018

Mr. Russell Rubilino
Ms. Jennifer L. Rubilino
5604 Aiken Road
McKees Rocks, PA 15136

Dear Mr. & Ms. Rubilino:

Pursuant to your authorization and for the purpose of estimating Market Value, we have completed a real estate appraisal of the residential single family dwelling and land owned by Jennifer L. Rubilino identified as:

**2092 FOREST GROVE ROAD (aka State Route 3074)
ROBINSON TOWNSHIP
ALLEGHENY COUNTY**

The appraisal included a personal inspection of the property, the collection and analysis of relevant market information and the application of the Sales Comparison Approach to Value. Certain conditions and assumptions considered in the assignment are listed as follows:

Appraisal Conditions and Assumptions:

1. The purpose of the report is to assist the client in establishing the Market Value of the property for possible disposition. The property consists of a residential dwelling situated on a home-site of 20,038 SF. It is identified in the Allegheny County records as Tax Map #0271-D-00204-0000-00. This report does not consider any development possibility of the land being subdivided into smaller lots.
2. The function of the appraisal is to estimate the value of the real estate as a single property. A highest and best use analysis was completed in light of all legal, physically possible and feasible uses of the property as improved. It was appraised in fee simple ownership. The effective date of the report is February 28, 2018 which is the day of inspection.

Mr. R. Rubilino & Ms. Jenifer L. Rubilino
March 20, 2018

The report was completed in accordance with the Code of Ethics and Standards of the Appraisal Institute. In addition, the appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The contents of the analysis represent an "Appraisal Report" as defined by the Standards Board of the Appraisal Foundation within the Uniform Standards of Professional Appraisal Practice. The assignment is subject to assumptions and limiting conditions.

After considering all the factors affecting Market Value, it is our opinion that the estimated worth of the appraised property (real estate only) as of February 28, 2018 is:

One Hundred Twenty-Four Thousand (\$124,000.00) Dollars

The valuation is based on the data, analyses and conclusions contained in this report and is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. The data used in this assignment is true and correct to the best of our knowledge subject to the assumptions and limiting conditions set forth.

Respectfully submitted,



Dennis Cestra, SRA
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-000293-L



Scott F. Lazarus
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-004025

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SUMMARY OF PERTINENT FACTS

Property Location: 2092 Forest Grove Road (aka State Route 3074) / Robinson Township / Allegheny County / Pennsylvania

Clients: Russell Rubilino (Father), 5604 Aiken Road, McKees Rocks, PA 15136
Jennifer L. Rubilino (Daughter), 2092 Forest Grove Road, Coraopolis, PA 15108

Appraisers: Dennis Cestra, SRA Scott F. Lazarus
PA Certified General Appraiser PA Certified General Appraiser
Certification No. GA-000293-L Certification No. GA-004025

Intended Users: The assignment is intended for use by the clients and those deemed authorized by the client. The function of the appraisal is to provide valuation information for potential disposition purposes. The use of the report by others is not intended or authorized.

Owner of Record: Jennifer Lynn Rubilino

Tax Identification: Tax Map #0271-D-00204-0000-00

Effective Date: February 28, 2018 (Day of Inspection)

Date of Report: March 20, 2018

Interest Valued: Fee Simple

Zoning: "R-2" Single Family Residential

Land Area: 0.460 Acres (per Plan of Survey prepared by Steve Puskar-Registered Surveyor, 518 Northview Drive, Glenshaw, PA 15116, Phone# 412-486-9428, on August 28, 2016, attached hereto in the Addendum and made a part hereof)

Improvements: The parcel is improved with a concrete block foundation, one-story brick single-family dwelling. The residence contains a gross living area of approximately 900 square feet. The property includes site improvements associated with this type of residential property such as concrete entry pads and walkways. The overall condition of the property is average.

Highest and Best Use: The highest and best use of the subject property is for its continued residential utilization as improved.

Property Valuation:

Sales Comparison Approach:	\$124,000.00
Cost Approach:	Not Applicable
Income Approach:	Not Applicable
Final Estimate of Value:	\$124,000.00

GENERAL
APPRAISAL
INFORMATION

USPAP STATEMENT

The assignment is intended to comply with the reporting requirements as set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP). It presents only summary discussions of the data, reasoning, and analyses used in the valuation process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained on file. The depth of discussion contained within the report is specific to the client's needs and for the intended use stated. The appraisers are not responsible for any unauthorized use of the report.

The report is the result of a complete appraisal process. While the appraisers considered all three approaches to value, only the Sales Comparison Approach was regarded applicable and developed for estimating the Market Value for the subject property. The Income and Cost Approaches were not employed for reasons stated in the report. All calculations and supporting assumptions for the estimated value derived from the Sales Comparison Approach are reported in summary form. In completing this assignment, the appraisers believe they complied with the USPAP guidelines.

SCOPE OF WORK

The estimation of an opinion of value is a culmination of the appraisal process. There are six steps in this process, which includes defining the appraisal problem, establishing a valuation plan, the collection and analysis of market data, the application of the approaches to value, a reconciliation of value, and the conclusion of the final opinion of value. In addition, the appraisal involved the use of pertinent analytical techniques, as well as the application of knowledge, experience and professional judgment to develop an appropriate solution to the appraisal problem.

Information contained in the Letter of Transmittal and Summary of Pertinent Facts is supplemental to this Scope of Work disclosure. It is supportive to the identification of the appraisal problem and in establishing an appropriate plan to develop a credible valuation result. Conditions and assumptions considered within the appraisal are summarized on Page 1 of the report.

The assignment involved the systematic research and analysis necessary to estimate the property's value assuming fee simple ownership based upon its highest and best use as improved. The initial step was to inspect the property and its market area. Investigations were made of various economic indicators and other market sources to determine the strengths and weaknesses of the economy as they affect the value of the property. Appropriate research was conducted relevant to the appraisal process, including observing competitive properties and collecting comparable sales information, as well as the study of other data pertinent to the valuation. A highest and best use analysis was completed considering all legal, physically possible and economically feasible uses of the property.

Economic information was studied and utilized for a basis of supported market conclusions. The final value opinion was based on a review and analysis of all elements of the appraisal. The report is a written record of our conclusions and opinions. It contains the most pertinent data used and discussions of the reasoning underlying the final value estimate for the appraised property.

PURPOSE AND INTENDED USE

The purpose of the appraisal is to express an opinion of Market Value for the property for potential disposition. The report was completed to provide a valuation guideline as to the estimated price for which the property should command if it were exposed for sale as of the effective date of the appraisal. No other use is intended. The function of the report is to estimate the value of the real estate as a single property.

INTEREST APPRAISED

The property was valued in fee simple ownership which is defined in the Appraisal of Real Estate, published by the Appraisal Institute as:

"An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of eminent domain, escheat, police powers and taxation."

DEFINITION OF MARKET VALUE

The definition of Market Value as adopted by the Standards Board of the Appraisal Foundation, publicized within the Uniform Standards of Professional Appraisal Practice is:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their best interest;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

PROPERTY IDENTIFICATION

The property is identified in the Allegheny County records as Tax Map #0271-D-00204-0000-00. This tax number includes the entire property considered within this appraisal report.

MARKET HISTORY INFORMATION

Title to the property has transferred within the past three-year period prior to the effective date. It was acquired as itemized below. Per the Allegheny County records, the most recent transfer took place between the grantors, Russell A. (Husband) & Joanne P. (Wife) Rubilino and the grantee, Jennifer Lynn Rubilino (Daughter) on June 8, 2016, for \$1.00. This was a nominal inter-family transfer from the parents to their daughter. To our knowledge, the property was not listed for sale on the open market nor was it under any option for purchase as of the effective date of the appraisal.

Deed Summary

Date: June 8, 2016
Reference: Deed Book# 16535, Deed Page#428
Sale Price: \$1.00
Grantor: Russell A. (Husband) & Joanne P. (Wife) Rubilino
Grantee: Jennifer Lynn Rubilino (Daughter)

ESTIMATED EXPOSURE TIME

After completing an analysis of the general marketing area for the property, the appraisal is based on an estimated exposure period of four-eight months.

CENSUS TRACT INFORMATION

Based upon the 2018 U.S. Census Tract Boundary Maps, the appraised property is located within Census Tract Number 4591.01.

ENVIRONMENTAL DISCLAIMER

We have no knowledge of the existence of any hazardous materials in the property which could affect the marketability of the real estate since we are not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The final value is predicated upon the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed in the appraisal for such conditions or for any expertise or engineering knowledge required discovering them. If it's determined that any hazardous situations or soil conditions affect the property, we reserve the right to reconsider the value conclusion projected in this report.

AREA DESCRIPTIONS

The greatest influence on the value of real estate is location. This section of the appraisal analyzes the property's location and factors that impact its market appeal. Property values are affected by social, governmental, economic and environmental forces. The interaction of these forces produce an economic climate in which real estate transfers occur.

Regional Description: The property is situated in the southwestern section of the Commonwealth of Pennsylvania within Allegheny County. This region of Pennsylvania is bounded by The Ohio River to the north, Collier Township to the south, Moon Township to the west and Kennedy Township to the east. It is part of the Greater Pittsburgh Metropolitan Statistical Area. The region encompasses a four county area that includes Allegheny, Beaver, Washington and Westmoreland Counties. It primarily comprised of a bedroom community and a service-related economy. The average unemployment rate for the six county Pittsburgh Metropolitan Statistical Area (PMSA) has constantly been lower than the national rate. The population of Allegheny County has remained relatively stable since the 2010 Census. The property is located in the community of Robinson Township, which is situated in the northwestern quadrant of Allegheny County.

Robinson Township: The subject residence is located in the northern portion of Robinson Township. This community is situated to the north of Washington County, to the east of Beaver County, to the south of Butler County and to the west of Westmoreland County. Robinson Township is located at 40°27'28"N 80°7'41"W 40.45778°N 80.12806°W 40.45778; -80.12806 (40.458008, -80.128259). According to the United States Census Bureau, the township has a total area of 14.9 square miles, of which 14.8 square miles is land and 0.2 square miles, or 1.21%, is water. The City of Pittsburgh is the economic heart and governmental seat of Allegheny County. Robinson Township consists of a suburban residential community containing single family and executive style dwellings, in addition to schools, parks, recreation areas, commercial and service type properties. It is bound by the communities of Coraopolis, Thornburg, Carnegie, Kennedy, Stowe, Pennsbury Village, Bridgeville, Mt. Lebanon, Upper St. Clair, North and South Fayette. Population stability and demand for properties in this market results largely from the community's proximity and accessibility to the City of Pittsburgh. The population of Robinson Township, as of the 2010 US Census Bureau estimate, indicates a population of 13,354 people, with the estimate for 2016 at 13,719 people. Accessibility into Robinson Township is mainly provided by Interstate 79 in the eastern part of the community. Robinson Township is known in the area as a retail hub. The Mall at Robinson is located in the township, as well as the open-air Settlers Ridge and several smaller plazas. Bayer USA is based in Robinson Township as well. Robinson Township has always been regarded a desirable suburban community with a good school system. The community's location benefits by its proximity to road transportation links, and an available and diversified work force, all within a reasonable distance of the City of Pittsburgh.

Neighborhood Information: The appraised property fronts along the western side of Forest Grove Road. The neighborhood is mainly comprised of a suburban residential area with vacant land, single and multi-family dwellings with some commercial and industrial uses further north and adjacent to the Ohio River. The subject property is in close proximity to a Duquesne Light Company electricity transformer station. The neighborhood properties were observed in average to good condition at the time of inspection. All public amenities are available in this area of Robinson Township.

Conclusion: The probability of the property's continued residential utilization is supported by its location. This area should remain stable and property values should be maintained.

ZONING INFORMATION

Zoning for the property is classified as an "R-2" Single Family Residential District. The use of the real estate is subject to Chapter 300 Article IV of the Robinson Township zoning regulations. Information was provided by a review of the regulations. It was verified by Mr. Richard Urbano (412-788-8120 Ext. 252), the Zoning Officer for Robinson Township. The purpose of this zoning district is to promote the use of a single-family residential area of moderately sized lots along with other compatible uses authorized by conditional use or special exception. The minimum lot size in this district is 14,500 SF for single-family dwellings, 10 acres for farms, nursery or greenhouses, non-retail, and cemeteries. The authorized uses permitted within this district are summarized as follows:

"R-2" Single Family Residential District – Authorized Uses

Residential Uses

<i>Permitted by Right</i>	<i>Conditional Uses:</i>	<i>Special Exception</i>
Single Family Dwellings	None	In home daycare
Planned Residential Developments		

Non-Residential Uses

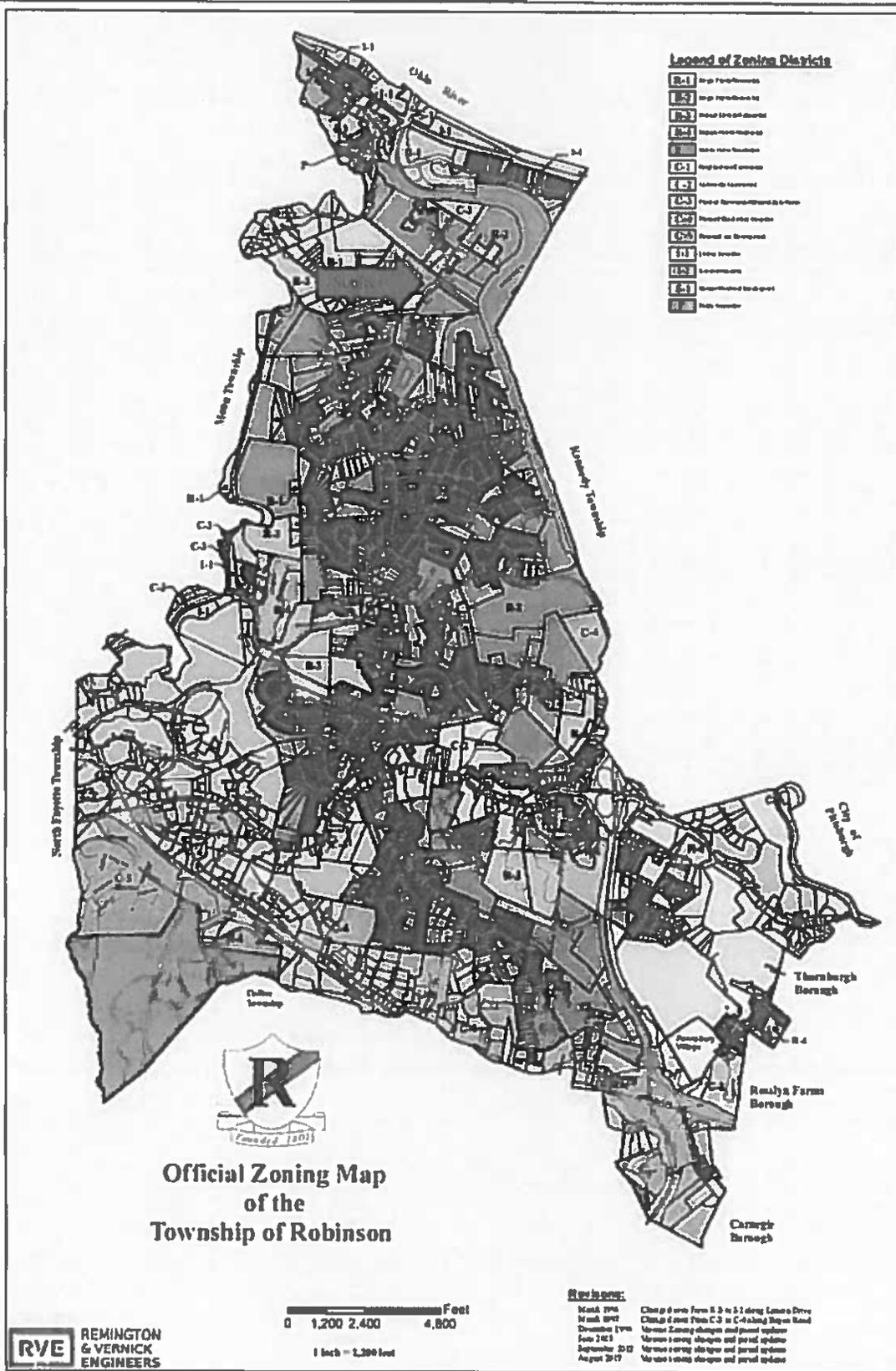
<i>Permitted by Right</i>	<i>Conditional Uses:</i>	<i>Special Exception</i>
Farms	Public buildings or uses	Home based business, low impact
Public and Essential Services	Recreational Facilities, public or non-profit	Recreational stable and an accessory use to a dwelling
Home based business, no impact	Places of Worship	Day-care center, child, as an accessory use to an authorized school or place of worship
Forestry	Accessory uses to the above conditional uses	Nursery or greenhouse, non-retail
Accessory uses to the above principal uses		Cemetery
		Accessory uses to the above special exception uses

The minimal dimensional site standards for the "R-2" district are as follows:

<i>Minimum Lot Area</i>	<i>Minimum Lot Width</i>	<i>Max. Lot Coverage</i>	<i>Max. Bldg. Height</i>	<i>Minimum Front Yard</i>	<i>Minimum Rear Yard</i>	<i>Minimum Side Yard</i>
See Above	80' (SFR); All other uses 150'	20% SFR; All other 30%	35'; Places of worship 45'; Accessory uses 20'	40'	All principal uses 35'; All Accessory Uses 6'	SFR 15'; Other Principal uses 40'; non-conforming lots of record less than 80' in width not less than 12.5'; Accessory uses on corner lots 6'

Zoning Conclusion: The property consists of an existing single-family dwelling on a land area of 20,038 SF. The subject is a legal conforming use to the zoning regulations. It complies with the site requirements. The appraisal assumes that the property's continued use as improved would be permitted by Robinson Township. A copy of the pertinent zoning regulations is retained on file.

ZONING MAP



SITE DESCRIPTION

General Information: Data pertaining to the site was based on a physical inspection completed on February 28, 2018, as well as a review of the Allegheny County records and a survey prepared by Steve Puskar – Registered Surveyor, dated August 2016. The site’s attributes are as follows:

Land Area: The parcel contains a land area of 20,038 SF. The site dimensions are shown on the Puskar survey. The attached aerial tax map and survey are included for illustrative purposes only.

Access: The property consists of an interior parcel situated along the western side of Forest Grove Road. The site contains adequate visibility and accessibility.

Shape/Topography: The site consists of an irregular shaped parcel. It is level at its frontage with Forest Grove Road and slopes downward to the rear behind the dwelling. The majority of the property is usable. The site drainage appears satisfactory. The shape and topography of the property are satisfactory for its continued residential use as improved.

Improvements: The parcel is improved with a one-story single-family dwelling containing a gross living area of 900 square feet. The footprint of the residence incorporates 4.49% of the property’s land area. The site improvements include a front gravel driveway, grass lawn, concrete walkways and entry pads, and mature trees. There is approximately 100 SF of concrete walkways and entry pads. The site amenities were in average condition and are adequate to support the continued use of the property.

Property Note: The subject site is adjacent to a site improved with a Duquesne Light Company electricity transformer station.

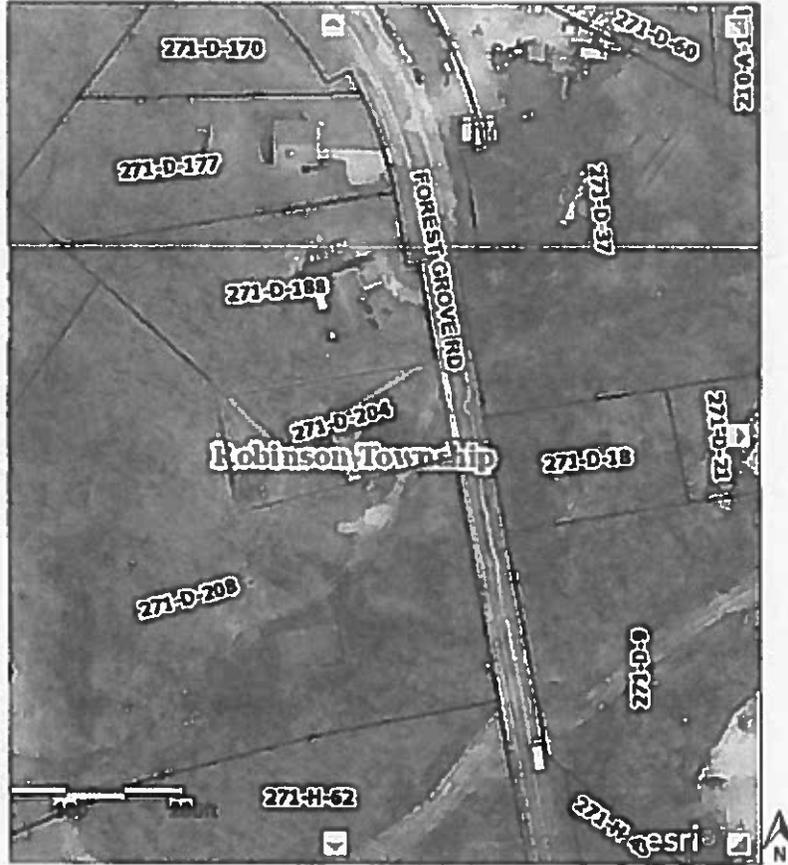
Utilities: All utilities are available to the site. Electricity is provided by DLC; however the remaining utilities are private and on-site including natural gas, well water and sewage.

Easements: Except for public utility right-of-ways and an obvious driveway access easement for 2094 Forest Grove Road, no other easements are known or suspected pertaining to the property.

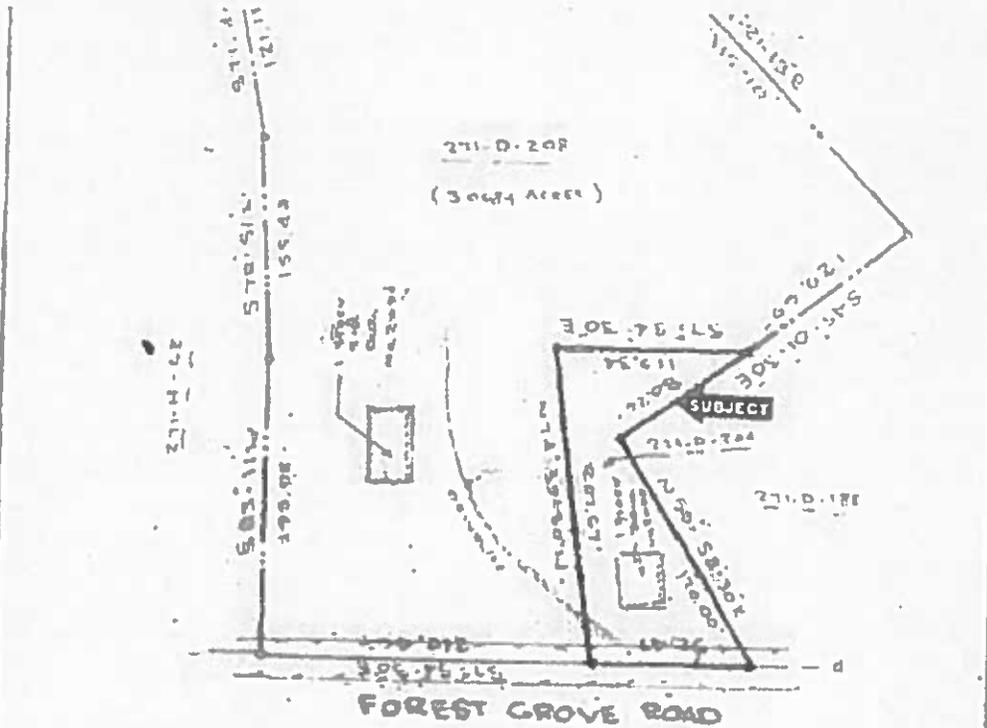
FLOOD INFORMATION

Based on federal insurance maps, the subject property is not located in a designated flood hazard area and has a zone designator of “X”. The flood rate map is identified as Community No. 4200-3C-0307H. It has an effective date of September 26, 2014. A copy of the FEMA flood map is retained in the appraisal file.

AERIAL TAX MAP



PUSKAR SURVEY



PLAN OF SURVEY

MADE FOR

RUSSELL A. RUBOLINO

SITUATE IN

ROBINSON TOWNSHIP, ALLECHENY CO., PA.

STEVE PUSKAR—REGISTERED SURVEYOR

810 NORTHVIEW DRIVE
GLENDALE PA 15116

PHONE (412) 486-9420

DATE: APR. 28, 2016

SCALE: 1" = 80'

D & B LEACH CO. ONLY

164-77

DWELLING DESCRIPTION

The report contains a summary dwelling description. Detailed information is retained on file. Data was based upon a physical inspection completed on February 28, 2018, the effective date of this appraisal report. All calculations were based on measurements taken at the time of inspection.

General Information:

Classification: "Class-D" / Average Quality / Single Family Residential Dwelling / According to the "Marshall Valuation Cost Service"

Occupancy: The residence is occupied by the owner, Jennifer Lynn Rubilino

Gross Living Area:	1 st Floor -	900 SF	Actual Age:	60 to 70 Years +/-
	Basement -	900 SF	Dwelling Height:	1 Story
	GLA	900 SF	Condition:	Average

Room Count: 5 Rooms – 2 Bedrooms – 1 Full Bathroom

Construction Details:

Foundation: Poured concrete footers / concrete block foundation walls

Exterior Walls: Brick veneer exterior walls

Roof: Pitched roof / asphalt shingles covering / aluminum gutters and aluminum downspouts

Windows: Insulated vinyl clad double hung windows with screens

Utilities Services: On site free natural gas, private well water and a private septic sewage system.

Features: Concrete walkways and concrete entry pads (100 SF +/-)

Basement: Full basement (900 SF) / unfinished laundry and mechanical areas / concrete slab floor / concrete block walls / wood joist ceiling /

Mechanics: HVAC – Gas FA furnace / no central A/C; however, the unit was configured to accept and A/C unit but was not connected to a condenser

Hot Water - Gas fired 40 gallon hot water heater

Electric - 100 Amp main panel / multiple circuit / plastic coated metallic wiring

DWELLING DESCRIPTION (Continued)

Interior Information:

First Floor: Living Room / Kitchen / Bedroom /Bedroom / Bathroom

Interior Finish: Wood, vinyl & ceramic tile floors / painted plasterboard walls and ceilings

Kitchen: Wood base and wall cabinets / Formica countertop / Appliances

Bedroom: Wood flooring / painted plasterboard walls and ceiling

Bedroom: Wood flooring / painted plasterboard walls and ceiling

Bathroom: Vanity sink, toilet, ceramic tile wainscot, metal tub

Overall Condition: The site is improved with a concrete block foundation, one-story brick single-family dwelling in average condition.

Other Amenities: The basement has rough-in plumbing for an additional full bathroom, but has no fixtures. Newer glass block windows installed at basement.

Observed Depreciation:

Physical: The dwelling exhibits normal wear and tear. No needed major repairs were observed at the time of inspection.

Functional: None observed

External: None observed

BUILDING SKETCH

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO										
File No	Parcel No									
Property Address:										
City	County	State	Zip Code							
Owner										
LEPN#	LIPI# ADDRESS#	Inspection Date								
Address# Name:										
SKETCH										
FOREST GROVE ROAD										
AREA CALCULATIONS SUMMARY				AREA CALCULATIONS BREAKDOWN						
Code	Description	Fcbs	Net Sls	Perimeter	Net Total	Name	Base x	Height x	Width x	Area
GLA1	First Floor	1	900	122	900	First Floor	36 x		25 x	900
BSMT	Basement	1	900	122	900					
Net LIVABLE			(rounded)		900	1 total Items			(rounded)	900

SUBJECT PHOTOGRAPHS



DWELLING FRONT VIEW



DWELLING FRONT VIEW

SUBJECT PHOTOGRAPHS



DWELLING REAR VIEW



DWELLING REAR VIEW

SUBJECT PHOTOGRAPHS



KITCHEN



LIVING ROOM

SUBJECT PHOTOGRAPHS



BEDROOM



BATHROOM

SUBJECT PHOTOGRAPHS



FAU & WATER HEATER



UNFIXTURED BASEMENT BATHROOM

SUBJECT PHOTOGRAPHS



SOUTHERN VIEW OF FOREST GROVE ROAD



WESTERN VIEW OF FOREST GROVE ROAD

HIGHEST AND BEST USE

The definition of highest and best use as found in the Dictionary of Real Estate, published by the Appraisal Institute is:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

An important step in the valuation process involves the determination of the property's highest and best use. To render an opinion of highest and best use, the appraiser must consider the location of the property, as well as the nature of its neighborhood, zoning and physical characteristics of the real estate, including the condition and the economic life of the existing improvements. In projecting the highest and best use, there are essentially four stages of analysis:

1. Physically Adaptable Use - Determining what uses of the property are physically possible.
2. Legal Use - Determining what uses are permitted by zoning and by deed restrictions on the property in question.
3. Feasible Use - Determining which possible and permissible uses will produce a net return to the owner of the property in question.
4. Highest and Best Use - Determining which among the feasible uses will produce the highest net return or the highest present worth.

These tests were applied to determine the highest and best use of the property. The highest and best use of the appraised property was projected as follows:

HIGHEST AND BEST USE CONCLUSIONS:

As Vacant: If the property were vacant and available for redevelopment, the likely use of the site would be for an alternative residential single-family building lot as permitted by its R-2 zoning. No other use would be economically feasible. The property is physically sufficient to support that use. It is unlikely that the site would be sub-divided due to the size, location and nature of the property's lot; therefore, the highest and best use as vacant would be for the development of a residential single-family residence.

As Improved: Estimating highest and best use depends upon many factors in addition to the property's physical features. These may be legal, contractual or economic restrictions on the use of the property. They may also relate to market conditions such as supply and demand. The highest and best use of a property is that use from among reasonably probable and legal alternative uses, which is physically possible, appropriately supported, financially feasible and results in the highest and best value. All factors impacting the highest and best use of the property were considered in the completion of this appraisal report. From that analysis, it is our opinion that the appropriate highest and best use of the property as improved is for a continuation use of its single-family residential status. The probability of the subject's continued residential use is supported by its size, location and R-2 zoning. The current single-family residential use of the property is the most economically feasible use at this time. The appraisal is predicated upon such utilization of the property.

PROPERTY
VALUATION

THE APPRAISAL PROCESS

VALUATION METHODOLOGY: Appraisers render an opinion of Market Value by analyzing data utilizing three traditional valuation approaches summarized as follows:

Cost Approach – The cost new of all improvements, less accrued depreciation, including physical deterioration, functional obsolescence and external obsolescence, plus the value of the land. The principle underlying this value approach is that no one would pay more for an improved site than the price for which it could be constructed, less the total accrued depreciation suffered by the improvements, plus the estimated value of the land.

Sales Comparison Approach – The correlation of the property with the verified selling prices of sold comparable properties. The principle behind the approach is that no one would pay more for an individual property than the amount at which a comparable property could be purchased.

Income Approach – The value that would render a typical investor the prevailing expected rate of return on their investment, plus the recapture of the original capital. This approach is based on the “Principle of Anticipation” which affirms that value is created by benefits derived in the future. People purchase income-producing real estate because they anticipate that ownership will provide them with a return on their capital investment, plus a build-up of equity.

VALUATION METHODOLOGY CONCLUSIONS

Conclusions: It is not always prudent or possible to apply all three methods in every assignment. The relative merits given each approach to value depend on the appraiser’s judgment with respect to the type of property being valued, and the availability and dependability of the various market data. A summary of the data used, and the procedures and reasoning employed in the processing of the Sales Comparison Approach is contained in the appraisal. This is the appropriate valuation method for a single-family residential dwelling. The Cost and Income Approaches were considered, but were not necessary for the report. Supporting documentation pertaining to comparables, reasoning and analyses are retained in the appraisers file.

Comparable land sales were also considered in the assignment. Upon completion of both analyses, the value of the appraised property as improved as found to exceed the worth of the land as vacant. Therefore, the highest and best use of the property is for a continuation of its residential utilization as a single-family residence.

SALES
COMPARISON
APPROACH

SALES COMPARISON APPROACH

This approach is a method of estimating value by comparison to other properties having similar characteristics. In applying the approach, the appraiser takes five steps:

1. Seeks out similar properties for which pertinent sales data are available.
2. Qualifies the sale prices as to terms, motivating forces, and bonafide nature.
3. Analyzes each of the comparable properties important attributes based on time, location, physical characteristics and conditions of sale.
4. Considers all dissimilarities in terms of their probable affect upon value.
5. Formulates an opinion of the value based on analysis of the comparable data.

The appraisers completed extensive research in order to collect comparable sales for this appraisal. In completing the assignment, we considered the following transactions relevant:

SALES COMPARISON CHART

Item	Subject	Sale #1	Sale #2	Sale #3	Sale #4
Address:	2092 Forest Grove Rd. Robinson Township	333 Coraopolis Rd. Robinson Township	1037 Silver Lane Robinson Township	1311 Silver Lane Robinson Township	39 Norfolk Drive Robinson Township
Sales Price:	Not Applicable	\$140,000	\$115,500	\$136,000	\$122,900
Date of Sale:	Not Applicable	October 13, 2016	March 13, 2016	April 10, 2014	September 10, 2014
Deed Confirmation:	DB:16535 PG:428	DB:16570 PG:280	DB:16321 PG:179	DB:15565 PG:492	DB:15765 PG:221
Gross Living Area:	900 SF	1,090 SF	1,008 SF	874 SF	864 SF
Distance from Subject:	Not Applicable	3.1 Miles NW	2.2 Miles SW	0.08 Miles SW	1.2 Miles SW
<i>Adjustments</i>					
Financing Terms:	Not Applicable	FHA Sale	Conventional Sale	Conventional Sale	FHA Sale
Sale Concessions:	Not Applicable	(\$2K) Concession	No Concessions	(\$3K) Concession	(5%) Concession
Effective Date of Report (Time):	Effective Date February 28, 2018	16 Months +2.66%	24 Months +4.00%	38 Months + 6.33 %	44 Months +7.33%
Adj. \$ per Unit:	Not Applicable	\$143,732	\$120,120	\$144,608	\$131,909
Location:	Suburban	Superior / -\$7,200	Superior / -\$6,000	Superior / -\$7,250	Superior / -\$6,600
Site Area: (\$2.00/SF)	20,038 SF	16,568 SF / +\$6,950	15,000 SF / +\$10,000	18,911 SF / +\$2,250	22,099 SF / -\$4,200
Design and Appeal:	1 Story Dwelling	Similar	Similar	Similar	Similar
Condition:	Average	Superior / -\$5,000	Similar	Superior / -\$10,000	Superior / -\$5,000
Bed / Bath Count	2/1	3/1: -\$2,500	2/1	2/2: -\$2,500	3/2: -\$5,000
Dwelling Size: (\$50/SF)	900 SF	1,090 SF / - \$9,500	1,008 SF / - \$5,400	874 SF / +1,300	864 SF / +1,800
Basement:	Full - Unfinished	Similar	Similar	Superior: -\$3,000	Similar
HVAC:	GFA - No Cen. A/C	AC / Sup. -\$3,000	AC / Sup. -\$3,000	Similar	AC / Sup. -\$3,000
Fireplace:	None	Fireplace / - \$1,000	Fireplace / - \$1,000	Similar	Fireplace / - \$1,000
Garage:	On-Site Parking	1 Integral / - \$3,000	1 Integral / - \$3,000	1 Integral / - \$3,000	1 Integral / - \$3,000
Other Amenities:	Walkway/Entry Pads	Similar	Similar	Similar	Similar
Utilities:	Electric - Public	Public / Similar	Public / Similar	Public / Similar	Public / Similar
	Water Well - Private	Public / +\$3,600	Public / +\$3,000	Public / +\$3,625	Public / +\$3,600
	Gas - Private (Free)	Public / +\$7,200	Public / +\$6,000	Public / +\$7,250	Public / +\$6,600
	Septic - Private	Private / Similar	Public / +\$3,000	Public / -\$3,625	Public / -\$3,600
Site Amenities:	Walkway/Entry Pad	Similar	Similar	Patio / -\$1,000	Similar
Net Adjustments:	Not Applicable	-12,450	-\$3,600	-\$7,700	-\$12,200
Adj. Sale Price:	Not Applicable	\$131,282	\$123,720	\$136,908	\$119,709
Indicated Value by the Sales Comparison Approach:			"Say" \$124,000.00		

Adjustments were rounded to the nearest \$100

SALES COMPARISON VALUATION

Four residential single-family dwelling sales were analyzed and compared to the subject property in order to arrive at an indication of its value as improved. The sales used were the best available for comparison to the property. The data from the comparables indicated an unadjusted range in values from \$115,500 to \$140,000 for sales occurring between the years of 2014 and 2016.

Explanation of Adjustments: Extensive research was completed in order to collect the sales used in the appraisal. All of the comparables were arms length transactions. Each was verified. The adjustments employed were based upon analysis of the comparables to each other and the subject property. The adjustments used were concluded reasonable and appropriate for use in the report. The Sales Grid includes dollar adjustments reflecting typical buyer market reactions to those items of significant variation between the subject and the comparables. All adjustments were rounded to the nearest \$100.00. The comparables were adjusted as follows:

Seller Concessions: Although the need for seller concessions is typical in this market, an adjustment was not applied to the transfers of the comparable properties since the amounts conceded were immaterial to the market value of the property. Typically, a material amount of the concession is adjusted if the amount of the concession meets or exceeds 6% of the purchase price. Since none of the concessions granted by the sellers in the Sales exceeded 6%, no adjustments were warranted.

Time: The sales were adjusted for time appreciation at a rate of 2% per year. Each adjustment for time was calculated by multiplying the monthly difference between the sale date of the comparable and the effective date of the report, by the monthly decimal percentage of 2% per year or 0.00167. This figure was then multiplied by the price of the comparable to arrive at the total dollar amount of appreciation reflected for that sale. Adjustments were warranted to all four Sale transfers which occurred well before the effective date of the appraisal.

Location: This adjustment considered differences in the market appeal of the location of the sales as compared to the subject. All of the Sales utilized were suburban parcels located in Robinson Township and the Montour School District; however, the Subject site is located adjacent to a Duquesne Light Company electrical transformer station which is perceived by the market as being an inferior location when compared to the improved sale comparables. Therefore, adjustments were deemed necessary to all sales comparables.

Site Area: The subject comprises a land area of 20,038 SF. Three separate residential land sales situated in Robinson Township and the Montour School District (Same as Subject) were analyzed. Data from the land sales indicated unadjusted values in unit prices of \$1.61/SF (Land Comp 3 - 5507 Glass Road - 4.5 miles south from Subject), \$1.97/SF (Land Comp 1 - 5507 Glass Road - 4.5 miles south from Subject) and \$4.01/SF (Land Comp 2 - Lot 4 Tudor Lane - 4.5 miles south from Subject), for the land sale transfers occurring during the years of 2014 - 2016. After adjustments to the comparables, a land value for the appraised property of \$2.00 per SF was indicated. A copy of the land comparables utilized for a grid land adjustment amount is retained within the appraisal file. Each improved sale was adjusted for differences between its land area and the subject parcel at the adjusted rate of \$2.00 per SF. The sales were adjusted as follows:

Land Sale #1: 20,038 SF (Subject) - 21,780 SF (0.50 AC) (Sale) = 1,742 SF x \$2.00 per SF (Land Rate) = - \$3,484

Land Sale #2: 20,038 SF (Subject) - 17,424 SF (0.40 AC) (Sale) = 2,614 SF x \$2.00 per SF (Land Rate) = + \$5,228

Land Sale #3: 20,038 SF (Subject) - 21,780 SF (0.50 AC) (Sale) = 1,742 SF x \$2.00 per SF (Land Rate) = - \$3,484

SALES COMPARISON VALUATION

Explanation of Adjustments: (Continued)

Condition: This adjustment reflects the condition of the appraised dwelling in comparison to the comparables. The subject was in average condition at the time of inspection. Sale #1 was superior in this attribute due to a newer roof and double paned vinyl clad windows and was negatively adjusted. Sale #2 was similar in condition to the subject and no adjustments were warranted. Sale #3 was in superior condition due to new carpeting, bamboo flooring, new kitchen amenities and newer bathrooms was negatively adjusted accordingly. Sale #4 was in superior condition to the subject due to a newer roof, upgraded electrical panel, newer windows and front & storm doors and was negatively adjusted accordingly.

Bed & Bath Count: This adjustment was made to reflect the differing value indications of bedroom and bathroom counts unique to each improved sale in comparison to the subject. Sales #1, 3 & 4, were adjusted for bathroom and bedroom counts accordingly at the rate of \$2,500 for each of a bathroom and bedroom.

Dwelling Size: Adjustments were completed to each comparable for differences in gross living areas based on the contributory value of the additional above grade floor space. The adjustment compensates for differences in room counts and baths between the subject and the sales. The rate of adjustment employed was \$50.00 per square foot. The adjustments were calculated as follows:

Sale #1: 900 SF (Subject) – 1,090 SF (Sale) = 190 SF x \$50.00 per SF (GLA Rate) = - \$ 9,500

Sale #2: 900 SF (Subject) – 1,008 SF (Sale) = 108 SF x \$50.00 per SF (GLA Rate) = - \$ 5,400

Sale #3: 900 SF (Subject) – 874 SF (Sale) = 26 SF x \$50.00 per SF (GLA Rate) = + \$ 1,300

Sale #4: 900 SF (Subject) – 864 SF (Sale) = 36 SF x \$50.00 per SF (GLA Rate) = + \$ 1,800

Basement: This category reflects differences in basements. All of the Sales Comparables had basements and only Sale #3 required an adjustment for this category due to its basement being finished. A negative adjustment was deemed necessary.

HVAC: Sales #1, #2 & #4 included central A/C. A negative adjustment was warranted for this valuation category to the aforementioned Sales.

Fireplace: The market adjustment for a fireplace is \$1,000 and a wood stove is \$500. Sales #1, #2 & #4 included fireplace amenities and were adjusted accordingly.

Garage: The subject includes only on-site parking. The market adjustment for a garage space is \$3,000 and a carport space is \$1,500. Sales #1, #2, #3 & #4 included the benefit of vehicle storage and were adjusted accordingly.

Site Amenities: The subject contains concrete walkways and concrete entry pads. The adjustment for an open porch, patio or deck is \$1,000 and an enclosed porch is \$3,000. Sales #1, #2 and #4 were similar to the subject and no adjustment was necessary. Sale #3 had a patio benefit and was negatively adjusted accordingly.

Utilities: The subject has mostly private utilities i.e. well water, free gas and a septic system. The only public utility serving the site is electricity. A statistical poll of real estate agents in the subject area which revealed that the majority of agents believe that there is a benefit to well water, free gas and a septic system. This beneficial attitude towards "free" utilities is also shared by the appraisers. Except for Sale #1 which has a private septic system, all Sales were slightly adjusted for lack of free gas, well water and a septic system.

Sales Comparison Valuation: The adjustments were based on the estimated contributory value of each of these attributes. The market adjustments were added together in order to arrive at a total net worth for each sale. After the adjustments were made to the comparables, a range in adjusted values was indicated from \$119,709 to \$136,908. Of all the Sales selected, the appraisers are of the opinion that Sale #2 most closely resembles the Subject and the best indicator of value due to the time of the sale, dwelling size, bedroom and bathroom counts and the lowest overall adjustment amount. Based on an analysis of the selected Sales and the consideration stated above it is our opinion that the appropriate "As-Is" value for the subject property via the Sales Comparison Approach can be projected as follows:

Indicated Market Value via the Sales Comparison Approach "Say" \$124,000.00

COMPARABLE SALE NO. 1

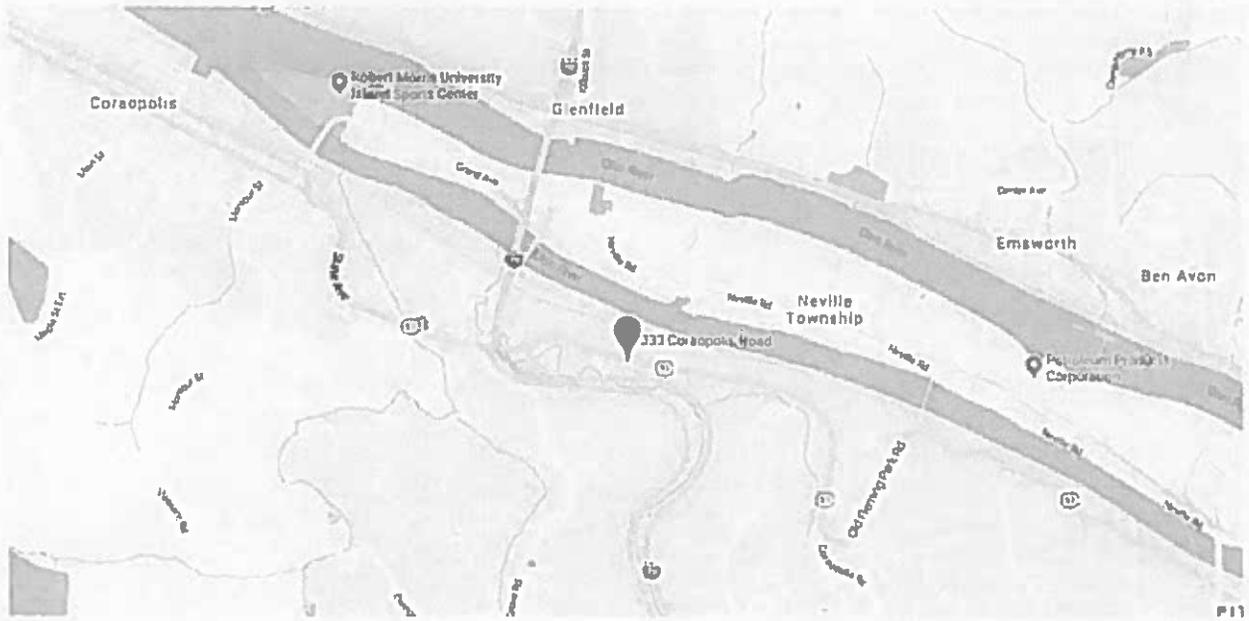


Location: 333 Coraopolis Road / Robinson Township / Allegheny County
Tax No: 0211-P-00251-0000-00 **Reference:** DBV 16570, PG 280
Grantor: Brian M. Flavin **Sale Date:** October 13, 2016
Grantee: Nikki L. Andransko **Sale Price:** \$140,000.00
GLA: 1,090 SF **Land Area:** 16,568 SF
Sale Condition: Arms Length- (\$2K) Buyer Concession **Financing:** FHA
Zoning: "R-1" Single Family Residential District

Description: This sale is situated in Robinson Township. Access is achieved from either Pine Hollow Road or I-79 McKees Rocks exit on to Coraopolis Road. The property consists of a partially wooded level home-site located in a single-family residence sub-division. The parcel is improved with a one-story brick single-family dwelling. The residence contains gross living area of 1,090 square feet. It was approximately 63 years old at the time of the most recent sale. The home contains a total of 6 rooms, including a living room, dining room, kitchen, 3 bedrooms and 1 bathroom above grade. Heating is provided by a gas forced air unit and a fireplace. There is an electric served central A/C. All public utilities are available, except for sewerage (septic system). The dwelling was in good average condition at the time of sale with superior improvements as noted in the foregoing grid of adjustments. The basement is full, walk-out and unfinished. Other superior amenities consist of a 1 car integral garage. Ms. Bolin indicated that a buyer concession was agreed to by the parties involved in the sale. The agents accepted a 3% commission instead of the typical 6% commission which was adjusted in the Sales grid accordingly.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Mr. Randa Boling (412) 377-3752, the buyer agent with Howard Hanna Real Estate.

SALE NO. 1 LOCATION MAP



COMPARABLE SALE NO. 2



Location: 1037 Silver Lane / Robinson Township / Allegheny County
Tax No: 0267-G-00135-0000-00 **Reference:** DBV 16321, PG 179
Grantor: Adv. Medical/Mental Health Outreach **Sale Date:** March 13, 2016
Grantee: David A. & Wanda M. Scisciani **Sale Price:** \$115,500.00
GLA: 1,008 SF **Land Area:** 15,000 SF
Sale Condition: Arms Length-No Concessions **Financing:** Conventional Sale
Zoning: R-1 Single Family Residential District

Description: This sale is situated in Robinson Township. The dwelling is accessed via Beaver Grade Road or Clever Road. This Sale is located within a subdivision of single-family residences. The property is partially wooded and level at street grade. It is improved with a one-story brick and stone frame dwelling. The residence contains gross living area of 1,008 SF. The home contains a total of 5 rooms, including a living room, kitchen/dining area, 2 bedrooms and 1 bathroom above grade. Heating is provided by a gas forced air unit, with cooling provided by a central A/C system. All public utilities are available. The dwelling was in average condition at the time of sale. The basement is a full walk-out unfinished space. Other amenities consist of an integral 1-car garage and a fireplace. This sale was in above average condition at the time of sale.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Ms. Melinda Lynch (412-266-6116), the selling agent with Howard Hanna Real Estate.

SALE NO. 2 LOCATION MAP



COMPARABLE SALE NO. 3



Location: 1311 Silver Lane / Robinson Township / Allegheny County
Tax No: 0208-E-00253-0000-00 **Reference:** DBV 15565, PG 492
Grantor: Scott E. & Kimberly A. Larue **Sale Date:** April 10, 2014
Grantee: Denise S. Snell **Sale Price:** \$136,000.00
GLA: 874 Square Feet **Land Area:** 18,911 SF
Sale Condition: Arms Length - (\$3K) Buyer Concession **Financing:** Conventional Sale
Zoning: "R-1" Single Family Residential District

Description: This sale consists of a one-story brick and frame single-family dwelling. Access to this Sale is achieved via Forest Grove Road, Beaver Grade Road or Clever Road. This Sale's parcel is an interior home-site that has an upward sloping lot that levels at the plateau level to the rear. The residence contains gross living area of 874 square feet. It contains a total of 6 rooms, including a living room, eat-in kitchen, 2 bedrooms and 2 bathrooms above grade. The flooring materials installed include ceramic tile, wood and carpeting. HVAC is provided by a gas FA system with no central A/C. All public utilities are available. The home was in good condition at the time of sale and superior in comparison to the subject in terms of upgrades and quality of construction materials. The basement is full with the walls finished and designed as a game room. Other amenities consist of a 1 car integral garage and a 10'x13' rear patio.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Joe Crown (412-855-8348), the listing agent with Howard Hanna Real Estate.

COMPARABLE SALE NO. 4

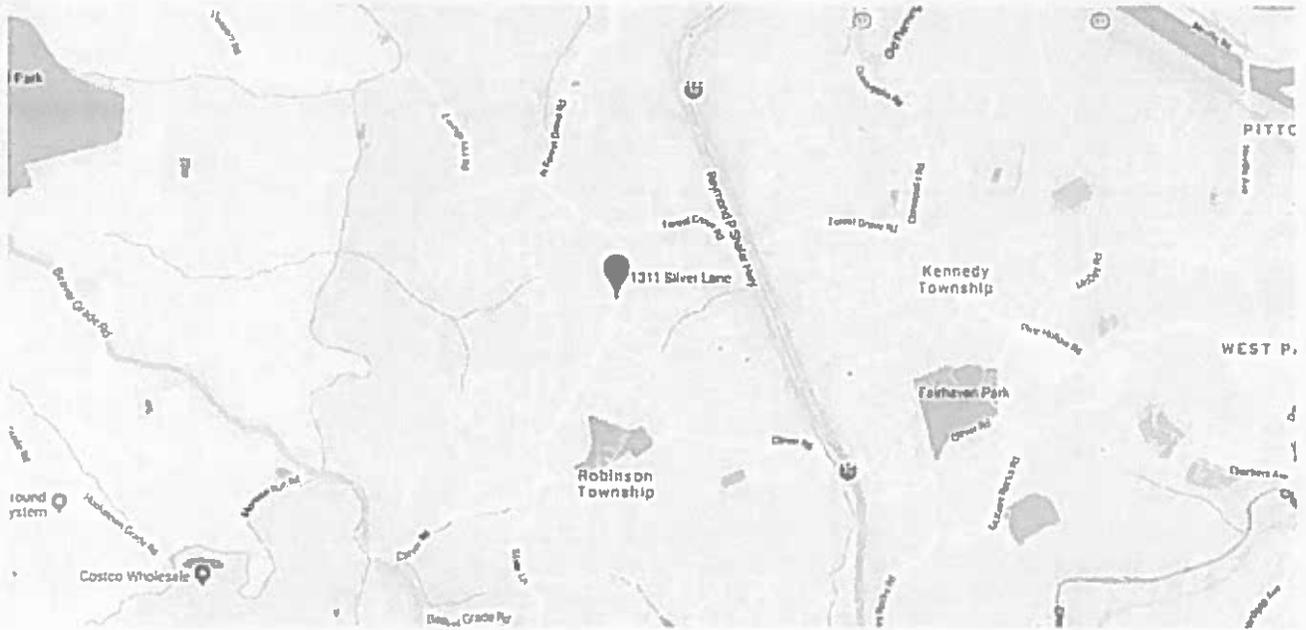


Location: 39 Norfolk Drive / Robinson Township / Allegheny County
Tax No: 0208-E-00253-0000-00 **Reference:** DBV 15765, PG 221
Grantor: Scott E. & Kimberly A. Larue **Sale Date:** September 10, 2014
Grantee: Denise S. Snell **Sale Price:** \$122,900.00
GLA: 874 Square Feet **Land Area:** 22,099 SF
Sale Condition: Arms Length - (5.0%) Buyer Concession **Financing:** FHA Sale
Zoning: "R-1" Single Family Residential District

Description: This sale consists of a one-story brick and frame single-family dwelling. Access to this Sale is achieved via Essex Road or West Calvin Road. This Sale's parcel is a partially wooded level (at street grade) interior home-site that plateaus and then slopes to the rear. The residence contains gross living area of 864 square feet. It contains a total of 8 rooms, including a living room, kitchen, dining room, 3 bedrooms and 2 bathrooms above grade. The flooring materials installed include vinyl, wood and carpeting. HVAC is provided by a gas FA system with central A/C. All public utilities are available. The home was in above average condition at the time of sale and superior in comparison to the subject in terms of upgrades and quality of construction materials. The basement is full with a walk out ingress and egress. Other amenities consist of a 1-car integral garage and a fireplace.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Beverly Abbott (412-849-9476), the listing agent with Northwood Realty Services.

SALE NO. 4 LOCATION MAP



APPRAISAL
CONCLUSION

RECONCILIATION OF VALUE

The valuation process is a systematic procedure employed to develop a well-supported estimate in value which is based on the consideration of all pertinent general and specific data. Towards this goal, three traditional methods for analyzing market information are relied on. They are the Sales Comparison, Income and Cost Approaches to Value. For the purpose of this assignment, only the Sales Comparison Approach was considered applicable and used for estimating the Market Value of the property. The Income and Cost Approaches were not developed for reasons stated within the report. The value indicator arrived at by the Sales Comparison Approach is as follows:

PROPERTY VALUATION

Sales Comparison Approach:	\$124,000.00
Income Approach:	Not Applicable
Cost Approach:	Not Applicable

In conclusion, it is our opinion from the analysis of all the relevant data contained herein, that the estimated Market Value of the appraised property as of the February 28, 2018 effective date is:

One Hundred Twenty-four Thousand (\$124,000.00) Dollars

ADDENDA

- 1) Engagement Letter
- 2) Land Sale Comparables
- 3) Assumption and Limiting Conditions
- 4) Appraiser Certification
- 5) Appraiser Qualifications

ENGAGEMENT LETTER

Appraisal Services
110 Gamma Drive
Pittsburgh, PA 15238-2902
(412) 987-9000
Fax: (412) 987-9402
Email: appr@howardhanna.com



Real Estate Services

February 12, 2018

Jennifer L. Rubolino
c/o Mr. Russell Rubolino
5604 Aiken Road
McKees Rocks, PA 15136

RE: Appraisal Proposal
2092 Forest Grove Road
Portion of B&L #0271-D-00204
Robinson Township

Dear Ms. Rubolino:

Per your request, this letter is a proposal to provide a real estate appraisal on the above referenced property. The purpose of the appraisal is to estimate the Market Value of the land and as improved, based upon its projected highest and best use as of the effective date.

The appraisal, in a narrative format, will be completed in compliance with the Code of Professional Ethics and Standards of the Appraisal Institute, as well as in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. In order to complete the assignment, we will inspect the property and research data considered appropriate for use in our valuation. The appraisal will estimate the value of the land as vacant and as improved. No consideration will be given to the possible lease terms for the property or equipment and furniture.

Our fee to complete this appraisal is One Thousand Eight Hundred (\$1,800.00) Dollars. We will deliver two copies of the completed report to your legal representative, Mr. William Bresnahan, and one copy to you. A retainer of 50% of the total fee is required immediately upon your acceptance of our proposal with the balance due upon your receipt of our report. Professional services for appraisal updates or revisions after a period of six months will be billed at a rate of \$175.00 per hour. Payment is due within 30 days of receipt of rendering each additional service. Our per hour rate pertains to travel time portal to portal, additional consultation, witness testimony, court preparation, depositions and any other additional tasks we perform for your case.

If this proposal meets with your approval, please sign a copy of this letter and return it to my attention along with a check made payable to Howard Hanna Appraisal Services for 50% of the appraisal fee. It will serve as written authorization to proceed.

Respectfully submitted,

Handwritten signature of Dennis Cestra in black ink.

Dennis Cestra, SRA
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-000293-L

Handwritten signature of Russell Rubolino in black ink.

Client Acceptance
Date Feb 22, 2018

LAND SALE COMPARABLES

Matrix

Page 2 of 3

Farm-Acreage-Lot



5507 Glass Rd

MLS #: 1004542 Status: **Sold** List Price: **\$50,000**
 Address: **5507 Glass Rd**
 Area: **Robinson Twp - NWA** Zip Code: **15305**
 Postal/Planning City: County: **Allegheny**
 Northwest

Directions: **Campbell's Run Rd to Glass Rd to LEFT at fork in road Property on left**
 Lot:

Acres: **0.50** Front: **65**
 Depth: **271** Zone: **Res**
 School Dist: **Northwest**
 School Term: **Public Trans:**



General Information			
Bedrooms:	0	Full Baths:	0
Buildings:	new	Partial Baths:	
Uses:	home site	Inspection:	
Terrain:	flat, rolling	Improvements:	DEP permit
		Foundations:	note

Remarks:
 Great Location!! So close to all amenities, yet "Off the beaten Path." Surrounded by newer homes. Bring your Builder - Area growing rapidly, desired lot in Robinson Twp

DEP permit transferable

Agent Remarks

Type Property:		Features:	
Style:	Residential Lot	Year Built:	
Construction:		Access:	
Electricity:	Dug Sight	Gas:	Equitable
Maps/Decls/Lets/Info:	204-j-03	Sewer:	Public
Water:	Public	Show:	Appraisal With Lister
Possession:	Closing	Tenant Occ:	No
Value:		Taxes:	\$174

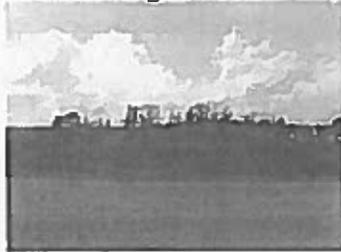
Office Information			
ICD:	No	ENT:	NO: OFC
SAC:	3	TLC:	0
Dwner:	Marie Fattore	Forclosure:	No
Contact:	Michelle	Short Sale:	No
Agent:	Michelle Fattore	Tour Date:	
Email:	MICHELLE@NWA11@BERKSTAN.COM	Phone:	724-601-9831
Agent State License #:		Tour URL:	
List Office:	13418 - HOWARD HANNA BEAVER COUNTY OFFICE	Broker State License #:	
Last Date:	11/02/2013	Phone:	724-775-5700 ext.238
		Expire Date:	
		Pending Date:	03/26/2016

Sales Information			
Sold Date:	03/21/2016	Sold Price:	\$43,000
Selling Office ID:	11182 - KELLER WILLIAMS REALTY	Sold Terms:	Conventional
Sell Agent:	118725 - Marie Fattore	Phone:	412-571-3800
DOB:	118	Phone:	412-571-3800
	Dwner Name:	Diackmann	Seller Concessions:

Tuesday, March 13, 2018 10:51 AM Requested By: James McCreedy

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Farm-Acreage-Lot



Lot 4 Tudor Lane

MLS #: 981828 Status: Sold List Price: \$49,900
 Address: Lot 4 Tudor Lane Est. Cost: \$8888
 NEA Business Trp + WRR County: Allegheny-
 Postal/Mailing City: Northwest
 Directions: Parkway West to Neeslyn Farms exit, Left on Kings Highway, Right on Baldwin, Left on
 Loc:
 Acres: 0.49 Front: 84
 Depth: 219 Zoning: R3
 School District: None/No Public Trans: No
 School Trans: Yes



General Information

Bedrooms: 0 Full Bath: 1 Partial Bath:
 Out/Steps: 0 Insulation:
 Use: single family dwelling Improvements: Roads, Utilities
 Tenor: Encumbrances:

Agency

Agent Remarks

Features

Type Property: Residential Lot Year Built:
 Style: Access:
 Construction: Gas: Equitable
 Electricity: Duquesne Sewer: Public
 Heat/Block#/Lot/Info: 151-B-30 Appointment With Lister
 Water: Public No Taxes: \$0
 Position:
 Value:

Price Information

ICD: No ENT: PC: OPC: Foreclosure: No
 BAC: 2.3 TLC: 2.3 Short Sale: No
 SAC: 2.5
 Owner: FIVE C ENTERPRISES
 Contact: AGENT
 Agent: PAITI CASTELLUCCI
 Email: pcastellu@fivec.com
 Agent State License #: 12009 - BROKER/REALTOR/SALES
 List Office: REALTY
 UR LR#1: US/157/1113
 UR LR#2: Family Dist: 01/EE/0010

Sale Information

Sold Date: 08/28/2014 Sold Price: \$49,900 Sold Terms: Cash
 Selling Office ID: 12209 - BROKER/REALTOR/SALES Phone: 412-262-4030
 SELLER: BEATTY
 DOM: 205 Buyer Name:
 Thursday, March 13, 2014 10:51 AM Requested By: James McCready

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Agent Full

Farm-Acreage-Lot



5507 Glass Road

MLS #: 1067884 Status: Sold
 Address: 5507 Glass Road
 Area: Robinson Twp - NWA
 Postal/Mailing City: Robinson
 List Price: \$44,000
 Zip Code: 15283
 County: Allegheny-
 Northwest

Directions: Campbell's Run Road to Glass Road, to Left at fork in road, to property on Left.

Lot:
 Acres: 6.80 Front: 65
 Depth: 371 Zone: Res.
 Subject District: Hantsbar
 School Tract: Yes Public Trans: No



Lot/Property Information		Partial Data	
Bedrooms:	0	Full Baths:	0
Basement:	None	Improvements:	None
Use:	Residential Building	Encroachments:	None
Terrain:	Flat, Rolling		

Remarks:
 Great Location! So close to all amenities, yet "Off the Beaten Path." Surrounded by newer Homes. Bring your Builder and be in your New Home by Fall. Area growing rapidly and not too many vacant Lots left in Robinson Twp.

Agent Remarks:
 Only needs Drainage Pipe at bottom of Lot and then Topsoil up at top can be pushed down to get a Flat Lot.

Property Information		Financial	
Type Property:	Residential Lot	Year Built:	
Style:		Access:	
Construction:		Gas:	Equitable
Electricity:	Dom. Light	Street:	Public
Map/District/Info:	204-J-03	Shown:	Other
Water Possession:	Public	Year of Sale:	
Yield:	Closing		4194

Office Information		Marketing	
ICD:	No	EMI:	JW: OPC
SAC:	2000	TIC:	2000
SAC:	2000	Foreclosure:	No
Order:	Beamata Land Dev., Inc.	Short Sale:	No
Contact:	Judy K. Wilson	Tour Date:	
Agent:	Judy K. Wilson	Phone:	412-860-8900
Email:	JKW@BEAMATA.COM	Cell Phone:	412-860-8900
Agent State License #:	12125	Tour URL:	
Int Office:	13201 - BIRKENHIRE PATHWAY THE PRESERVE	Broker State License #:	
Int Office:	0782 TY	Phone:	412-262-4630 ext.231
List Date:	08/11/2014	Expire Date:	
		Pending Date:	08/01/2014

Sold Information		Seller Information	
Sold Date:	10/14/2014	Sold Price:	\$39,000
Selling Office ID:	11121 - ELLER WILLIAMS REALTY	Sold Term.:	Cash
Sol Agent:	207211 - Alan Dawson	Phone:	412-831-3800
DOM:	88	Phone:	412-839-7652
		Buyer Name:	
		Seller Controversy:	No

Tuesday, March 13, 2018 10:38 AM Requested By: James McCready

Copyright © West Penn MLS, Inc. Information may be provided from other sources such as County records. All information is deemed reliable, but is not guaranteed. The Buyer(s) are ultimately responsible for the verification of any material information that is material to their decision making process as it pertains to this property. All measurements and calculations of area (i.e. square footage and acreage) are approximate.

ASSUMPTIONS AND LIMITING CONDITIONS

1. All three approaches to value were considered. However, only the Sales Comparison Approach was deemed relevant for the valuation. All calculations and supporting assumptions for the estimated value derived from the Sales Comparison Approach are included and reported in summary form.
2. This assignment is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. However, for the purpose of the report and in order to satisfy the Federal Financial Institutions Regulatory Agencies requirements of an "Evaluation", discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value are included. Supporting documentation concerning the data, reasoning and analyses is retained in the appraisers' file. The data contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal and/or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered within this report.
11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

ASSUMPTIONS AND LIMITING CONDITIONS: (Continued)

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed and/or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise noted in this report.
14. Appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraisers' value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If it is determined that the subject property is affected by any type of environmentally hazardous situations, we reserve the right to reconsider the final conclusions projected in this report.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is and/or is not in conformance with the requirements of the American with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature or that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. Proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
17. The distribution, if any, of the total valuation in this report between and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.

APPRAISER CERTIFICATION:

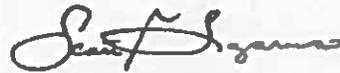
We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in the assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. We have made a personal inspection of the property that is the subject of this report.
10. That we are certified appraisers in good standing in the state where the property is located.
11. That Dennis Cestra belongs to the following appraisal organization: The Appraisal Institute.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the *Uniform Standards of Professional Appraisal Practice*.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's duly authorized representatives.

Date: March 20, 2018



Dennis Cestra, SRA, IFA
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-000293-L



Scott F. Lazarus
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-004025

Re-certification: The Appraisal Institute has mandatory programs of continuing education of its designated members. Those who meet the standards of the programs are considered to be re-certified. Mr. Dennis Cestra is currently re-certified by this organization.

PROFESSIONAL QUALIFICATIONS

DENNIS A. CESTRA

REAL ESTATE APPRAISER

Pennsylvania Certified General Appraiser:
Certification No. - GA-000293-L
Expiration Date - June 30, 2019

Pennsylvania Real Estate Associate Broker:
Certification No. - AB 028367A
Expiration Date - May 31, 2018

EDUCATION

Bachelor of Arts, Point Park University, 1972

PROFESSIONAL MEMBERSHIP AND DESIGNATIONS

Appraisal Institute (SRA - Member #34103)
Employee Relocation Council (CRP - Certified Relocation Professional - Member#462)
Realtors Association of Metropolitan Pittsburgh (33 Year Realtor Member)
Pennsylvania Association of Realtors (GRI - Graduate of Real Estate Institute)
National Association of Realtors (GAA - General Accredited Appraiser - Member #3066)
Council of Pennsylvania Real Estate Appraisers, Inc. - Director, Past President

PROFESSIONAL ACTIVITIES

Vice President of Appraisal and Commercial Development Services, Howard Hanna Company
Appraisal Institute - Current Chapter Vice President, 2013
President, Council of Pennsylvania Real Estate Appraisers, Inc., 1998
President Pittsburgh Chapter, National Assoc. of Independent Fee Appraisers, 1988-1989
Real Estate Appraiser - Full Time, December, 1975
Real Estate Associate Broker - December, 1975
Real Estate Salesman, Property Manager and Rental Agent, Sept. 1972

REAL ESTATE TEACHING EXPERIENCE

Director, Alan Kells School of Real Estate (RE 000066-L), April 4, 1995, Bureau of Professional and Occupational Affairs, State Real Estate Commission, Commonwealth of Pennsylvania

Approved Instructor of Real Estate by the Department of Education of the Commonwealth of Pennsylvania, August 4, 1978, State Instructors Number: RI000068A

Faculty Member, Pennsylvania Bar Institute, 2002

REAL ESTATE TEACHING EXPERIENCE (Continued)

Professional schools served as a Real Estate Instructor:

1) Alan Kells School of Real Estate - Present 2) Pennsylvania Bar Institute

119 Gamma Drive
Pittsburgh, PA 15238

Pittsburgh, PA
Harrisburg, PA

3) Allegheny Community College
South Campus
West Mifflin, PA 15122

4) Robert Morris University
610 Fifth Avenue
Pittsburgh, PA 15219

5) Greater Pittsburgh Board of Realtors
1427 W. Liberty Avenue
Pittsburgh, PA 15226

Appraising for Federal Land Transfers (Yellow Book)

CLIENTS SERVED

PUBLIC AUTHORITIES

Pennsylvania Turnpike Commission
County of Allegheny, Dept. of Aviation
Pennsylvania Department of Transportation
Veterans Administration
Riverview School District
Butler Area School District
Carlow University
Adams Township Water Authority
Bradford Regional Airport
Butler County Airport Authority
DuBois-Jefferson County Airport
Lehigh Northampton Airport Authority

County of Allegheny, Dept. of Law
HUD Lender Selection Roster Approved
Port Authority of Allegheny County
Urban Redevelopment Authority
City of Pittsburgh
Fox Chapel Area School District
Mars Area School District
Township of O'Hara
Washington & Jefferson College
Indiana County Redevelopment Authority
Washington County Airport Authority
Westmoreland County Airport Authority

EXPERT WITNESS

U.S. District Court
Court of Common Pleas
Board of Viewers

Board of Adjustment
Board of Assessors

LENDERS

Accurate Valuations, LLC
Citi Bank
Dollar Bank
EquiVantage
First National Bank of PA
Greater Pittsburgh Federal Credit Union
Merchants Home Mortgage Corporation
Nations Valuation Services (NVS)
TriState Capital Bank

Bank One
Citizens Bank
Community Bank
ESB Bank
First Western Bancorp, Inc.
Flagstar Bank
Gateway Bank
PNC Mortgage Service
V.A.H. Federal Credit Union

RELOCATION CORPORATIONS

Americorp, Inc.
Busch Properties, Inc.
Cartus
Coldwell Banker Relocation
Dupont Company
Executive Relocation Corporation
GMC Mortgage Corporation
Johns Manville Corporation

Associates Relocation Management
Armstrong Realty Group, Inc.
Carolina Relocation Group, Inc.
Corporation Relocation Management
EDS Relocation & Assignment Service
Fidelity Valuation Service
Hewitt Relocation Services, Inc.
Kirk & Company

NRI Relocation, Inc.
PNC Realty Services
Sibcy Cline Relocation Services
USS Real Estate
Vertice Global Relocation, Inc.
Weichert Relocation

Prudential Relocation Management
Remax International Relocation
Sirva Relocation
TRC Global Solutions, Inc.
The Relocation Center, Inc.

CERTIFICATIONS

Commonwealth of Pennsylvania:

- General Appraiser / Certified through June 30, 2019
- Associate Broker / Certified through May 31, 2018

Appraisal Institute

- SRA Member

Employee Relocation Council

- CRP - Certified through 2014

Federal National Mortgage Association

- Appraiser No. 1086253

Department of Veterans Affairs

- Appraiser ID No. 3110007

Dennis A. Cestra PA Certified General License

18 0011769

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

Certificate Type
Certified General Appraiser

Certificate Status
Active

Initial Certification Date
08/08/1981

Expiration Date
08/30/2019

Certificate Number
GA000293L

DENNIS ANTHONY CESTRA
810 WEST WALDHEM ROAD
Pittsburgh PA 15219

Signature: *Dennis A. Cestra*

Signature: *[Signature]*

COMMISSIONER OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

PROFESSIONAL QUALIFICATIONS

SCOTT F. LAZARUS

CERTIFIED GENERAL REAL ESTATE APPRAISER

Scott Franklin Lazarus
PA Certified General Appraiser
Howard Hanna Real Estate Appraisal Services.
119 Gamma Drive
Pittsburgh, PA 15238
Office (412) 784-3878; Cell: (412) 610-2313; Fax: (412) 967-9402
E-Mail: scottlazarus@howardhanna.com

EXPERIENCE

09/2016-Present Howard Hanna Real Estate Appraisal Services – Commercial Appraiser
06/2016-Present Allegheny County - Commercial Property Tax Appeal Hearing Officer
06/2014-Present Lazarus Real Estate Services – Certified Gen. Appraiser/Broker/Prop. Mgr.
11/2013-06/2014 CBRE / Pittsburgh – Senior Certified General Appraiser
06/1998-09/2013 Lazarus Brokerage & Realty Services – Gen. Appraiser/Broker/Prop. Mgr.
03/2005-01/2009 Mark Curry & Associates – Certified General Appraiser
09/1999-03/2004 John Pino Real Estate – Certified General Appraiser
06/1996-01/2001 Factory 2-U Stores, Inc. (T)– Director of Lease Administration
01/1995-06/1996 Petco Animal Supplies (T)– Manager of Lease Administration
01/1994-01/1995 FAISON Shopping Centers (LL)– Lease Administration Paralegal
06/1987-12/1993 Gans, Blackmar & Stevens, APC- Real Estate Paralegal

EDUCATION

San Diego State University: B.S. Degree Business - Real Estate Finance, December 1993
San Diego City College: A.S. Degree Business Administration May 1992 (Honors)
University of San Diego: Certificate Generalist Paralegal, June 1988 (Honors)
Serra Catholic High School: Graduate, McKeesport, PA June 1982

Licenses/Professional Affiliations/ Post Grad Education:

Former Member Appraisal Institute – Former MAI Candidate
Former Member, Nevada Coalition of Appraisers-Chair of Gov't Relations 2011-2013 - appeared and testified before Nevada State Legislature to successfully argue against revisions to Nevada State appraisal standards

Litigation Appraisal Practice 2009
Appraising for the IRS 2010
Appraising the Appraisal 2015
Advanced Income Capitalization 2016
Advanced Discounted Cash Flow 2017
Appraising for Federal Land Transfers (Yellow Book) 2017

PA CG RE Appraiser

Lic# GA004025
Expires: 06/30/2019

PA RE Broker

Lic# SB065612
Expires: 05/31/2018

Scott F. Lazarus PA Certified General License

DISPENSING THIS CERTIFICATE PROMPTLY TO NOTIFY AGENCY WITHIN 30 DAYS OF ANY CHANGE

17 0349452

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

Certificate Type
Certified General Appraiser

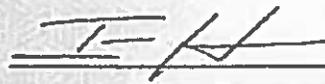
Certificate Status
Active

Initial Certification Date
09/10/2013

Expiration Date
06/30/2019

Certificate Number
GA004025

SCOTT FRANKLIN LAZARUS
4674 ALLEGHENY RIVER BLVD
Verona PA 15147


Commissioner of Professional and Occupational Affairs


Signature

REGISTRATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER PENN. LAWS

**REAL ESTATE
APPRAISAL OF:**

2094 FOREST GROVE ROAD
ROBINSON TOWNSHIP
ALLEGHENY COUNTY

PREPARED FOR:

RUSSELL RUBILINO and JASON M. RUBILINO

EFFECTIVE DATE OF APPRAISAL:

February 28, 2018

APPRAISED BY:

DENNIS A. CESTRA, SRA
AND
SCOTT F. LAZARUS
HOWARD HANNA APPRAISAL SERVICES

Appraisal No. H180211569

March 20, 2018

Mr. Russell Rubilino
Mr. Jason M. Rubilino
5604 Aiken Road
McKees Rocks, PA 15136

Dear Messrs. Rubilino:

Pursuant to your authorization and for the purpose of estimating Market Value, we have completed a real estate appraisal of the residential single family dwelling and land owned by Jason M. Rubilino identified as:

**2094 FOREST GROVE ROAD (aka State Route 3074)
ROBINSON TOWNSHIP
ALLEGHENY COUNTY**

The appraisal included a personal inspection of the property, the collection and analysis of relevant market information and the application of the Sales Comparison Approach to Value. Certain conditions and assumptions considered in the assignment are listed as follows:

Appraisal Conditions and Assumptions:

1. The purpose of the report is to assist the client in establishing the Market Value of the property for possible disposition. The property consists of a residential dwelling situated on a home-site of 3.0684. It is identified in the Allegheny County records as Tax Map #0271-D-00208-0000-00. Be advised that the appraisers have noted a discrepancy in the acreage of Allegheny County and the survey performed by Steve Puskar a registered surveyor. The acreage reported in the survey (3.0684 Acres) is utilized in this appraisal report. This report does not consider any development possibility of the land being subdivided into smaller lots.
2. The function of the appraisal is to estimate the value of the real estate as a single property. A highest and best use analysis was completed in light of all legal, physically possible and feasible uses of the property as improved. It was appraised in fee simple ownership. The effective date of the report is February 28, 2018 which is the day of inspection.
3. The report was completed in accordance with the Code of Ethics and Standards of the Appraisal Institute. In addition, the appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The contents of the analysis represent an "Appraisal Report" as defined by the Standards Board of the Appraisal Foundation within the Uniform Standards of Professional Appraisal Practice. The assignment is subject to assumptions and limiting conditions.

Messrs. Russell R. Rubilino & Jason M. Rubilino
March 20, 2018

After considering all the factors affecting Market Value, it is our opinion that the estimated worth of the appraised property (real estate only) as of February 28, 2018 is:

One Sixty Thousand (\$160,000.00) Dollars

The valuation is based on the data, analyses and conclusions contained in this report and is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. The data used in this assignment is true and correct to the best of our knowledge subject to the assumptions and limiting conditions set forth.

Respectfully submitted,



Dennis Cestra, SRA
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-000293-L



Scott F. Lazarus
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-004025

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SUMMARY OF PERTINENT FACTS

Property Location: 2094 Forest Grove Road (aka State Route 3074) / Robinson Township / Allegheny County / Pennsylvania

Clients: Russell Rubilino (Father), 5604 Aiken Road, McKees Rocks, PA 15136
Jason M. Rubilino (Son), 2094 Forest Grove Road, Coraopolis, PA 15108

Appraisers: Dennis Cestra, SRA Scott F. Lazarus
PA Certified General Appraiser PA Certified General Appraiser
Certification No. GA-000293-L Certification No. GA-004025

Intended Users: The assignment is intended for use by the clients and those deemed authorized by the client. The function of the appraisal is to provide valuation information for potential disposition purposes. The use of the report by others is not intended or authorized.

Owner of Record: Jason M. Rubilino

Tax Identification: Tax Map #0271-D-00208-0000-00

Effective Date: February 28, 2018 (Day of Inspection)

Date of Report: March 20, 2018

Interest Valued: Fee Simple

Zoning: "R-2" Single Family Residential

Land Area: 3.0684 Acres (utilized in appraisal report per the Plan of Survey prepared by Steve Puskar-Registered Surveyor, 518 Northview Drive, Glenshaw, PA 15116, Phone# 412-486-9428, on August 28, 2016, attached hereto in the Addendum and made a part hereof). Allegheny County public records indicate 3.86 acres, which the appraisers believe is incorrect due to a recent survey of the subject property by a licensed registered surveyor.

Improvements: The parcel is improved with a concrete block foundation, one-story, vinyl-sided single-family dwelling. The residence contains a gross living area of approximately 1,215 square feet. The recent upgrades include siding, gutters and downspouts, roof, vinyl double paned windows, glass block windows at basement, soffit and fascia, exterior door. The property includes site improvements associated with this type of residential property such as concrete entry pads and walkways. The overall condition of the property is good.

Highest and Best Use: The highest and best use of the subject property is for its continued residential utilization as improved.

Property Valuation:

Sales Comparison Approach:	\$160,000.00
Cost Approach:	Not Applicable
Income Approach:	Not Applicable
Final Estimate of Value:	\$160,000.00

GENERAL
APPRAISAL
INFORMATION

USPAP STATEMENT

The assignment is intended to comply with the reporting requirements as set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP). It presents only summary discussions of the data, reasoning, and analyses used in the valuation process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained on file. The depth of discussion contained within the report is specific to the client's needs and for the intended use stated. The appraisers are not responsible for any unauthorized use of the report.

The report is the result of a complete appraisal process. While the appraisers considered all three approaches to value, only the Sales Comparison Approach was regarded applicable and developed for estimating the Market Value for the subject property. The Income and Cost Approaches were not employed for reasons stated in the report. All calculations and supporting assumptions for the estimated value derived from the Sales Comparison Approach are reported in summary form. In completing this assignment, the appraisers believe they complied with the USPAP guidelines.

SCOPE OF WORK

The estimation of an opinion of value is a culmination of the appraisal process. There are six steps in this process, which includes defining the appraisal problem, establishing a valuation plan, the collection and analysis of market data, the application of the approaches to value, a reconciliation of value, and the conclusion of the final opinion of value. In addition, the appraisal involved the use of pertinent analytical techniques, as well as the application of knowledge, experience and professional judgment to develop an appropriate solution to the appraisal problem.

Information contained in the Letter of Transmittal and Summary of Pertinent Facts is supplemental to this Scope of Work disclosure. It is supportive to the identification of the appraisal problem and in establishing an appropriate plan to develop a credible valuation result. Conditions and assumptions considered within the appraisal are summarized on Page 1 of the report.

The assignment involved the systematic research and analysis necessary to estimate the property's value assuming fee simple ownership based upon its highest and best use as improved. The initial step was to inspect the property and its market area. Investigations were made of various economic indicators and other market sources to determine the strengths and weaknesses of the economy as they affect the value of the property. Appropriate research was conducted relevant to the appraisal process, including observing competitive properties and collecting comparable sales information, as well as the study of other data pertinent to the valuation. A highest and best use analysis was completed considering all legal, physically possible and economically feasible uses of the property. Land sales were also researched. We also conducted a survey of Howard Hanna's West Suburban office realtors for statistical information utilized in the determination of improved properties that lacked the benefit of private septic systems, private water wells and private "free" natural gas verses public provided sewerage systems, public water and public provided natural gas.

Economic information was studied and utilized for a basis of supported market conclusions. The final value opinion was based on a review and analysis of all elements of the appraisal. The report is a written record of our conclusions and opinions. It contains the most pertinent data used and discussions of the reasoning underlying the final value estimate for the appraised property.

PURPOSE AND INTENDED USE

The purpose of the appraisal is to express an opinion of Market Value for the property for potential disposition. The report was completed to provide a valuation guideline as to the estimated price for which the property should command if it were exposed for sale as of the effective date of the appraisal. No other use is intended. The function of the report is to estimate the value of the real estate as a single property.

INTEREST APPRAISED

The property was valued in fee simple ownership which is defined in the Appraisal of Real Estate, published by the Appraisal Institute as:

"An absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of eminent domain, escheat, police powers and taxation."

DEFINITION OF MARKET VALUE

The definition of Market Value as adopted by the Standards Board of the Appraisal Foundation, publicized within the Uniform Standards of Professional Appraisal Practice is:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their best interest;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

PROPERTY IDENTIFICATION

The property is identified in the Allegheny County records as Tax Map #0271-D-00208-0000-00. This tax number includes the entire property considered within this appraisal report.

MARKET HISTORY INFORMATION

Title to the property has transferred within the past three-year period prior to the effective date. It was acquired as itemized below. Per the Allegheny County records, the most recent transfer took place between the grantors, Russell A. (Husband) & Joanne P. (Wife) Rubilino and the grantee, Jason M. Rubilino (Son) on June 6, 2016, for \$1.00. This was a nominal inter-family transfer from the parents to their son. To our knowledge, the property was not listed for sale on the open market nor was it under any option for purchase as of the effective date of the appraisal.

Deed Summary

Date: June 6, 2016
Reference: Deed Book# 16535, Deed Page#434
Sale Price: \$1.00
Grantor: Russell A. (Husband) & Joanne P. (Wife) Rubilino
Grantee: Jason M. Rubilino (Son)

ESTIMATED EXPOSURE TIME

After completing an analysis of the general marketing area for the property, the appraisal is based on an estimated exposure period of four-eight months.

CENSUS TRACT INFORMATION

Based upon the 2018 U.S. Census Tract Boundary Maps, the appraised property is located within Census Tract Number 4591.01.

ENVIRONMENTAL DISCLAIMER

We have no knowledge of the existence of any hazardous materials in the property which could affect the marketability of the real estate since we are not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The final value is predicated upon the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed in the appraisal for such conditions or for any expertise or engineering knowledge required discovering them. If it's determined that any hazardous situations or soil conditions affect the property, we reserve the right to reconsider the value conclusion projected in this report.

AREA DESCRIPTIONS

The greatest influence on the value of real estate is location. This section of the appraisal analyzes the property's location and factors that impact its market appeal. Property values are affected by social, governmental, economic and environmental forces. The interaction of these forces produce an economic climate in which real estate transfers occur.

Regional Description: The property is situated in the southwestern section of the Commonwealth of Pennsylvania within Allegheny County. This region of Pennsylvania is bounded by The Ohio River to the north, Collier Township to the south, Moon Township to the west and Kennedy Township to the east. It is part of the Greater Pittsburgh Metropolitan Statistical Area. The region encompasses a four county area that includes Allegheny, Beaver, Washington and Westmoreland Counties. It primarily comprised of a bedroom community and a service-related economy. The average unemployment rate for the six county Pittsburgh Metropolitan Statistical Area (PMSA) has constantly been lower than the national rate. The population of Allegheny County has remained relatively stable since the 2010 Census. The property is located in the community of Robinson Township, which is situated in the northwestern quadrant of Allegheny County.

Robinson Township: The subject residence is located in the northern portion of Robinson Township. This community is situated to the north of Washington County, to the east of Beaver County, to the south of Butler County and to the west of Westmoreland County. Robinson Township is located at 40°27'28"N 80°7'41"W 40.45778°N 80.12806°W 40.45778; -80.12806 (40.458008, -80.128259). According to the United States Census Bureau, the township has a total area of 14.9 square miles, of which 14.8 square miles is land and 0.2 square miles, or 1.21%, is water. The City of Pittsburgh is the economic heart and governmental seat of Allegheny County. Robinson Township consists of a suburban residential community containing single family and executive style dwellings, in addition to schools, parks, recreation areas, commercial and service type properties. It is bound by the communities of Coraopolis, Thornburg, Carnegie, Kennedy, Stowe, Pennsbury Village, Bridgeville, Mt. Lebanon, Upper St. Clair, North and South Fayette. Population stability and demand for properties in this market results largely from the community's proximity and accessibility to the City of Pittsburgh. The population of Robinson Township, as of the 2010 US Census Bureau estimate, indicates a population of 13,354 people, with the estimate for 2016 at 13,719 people. Accessibility into Robinson Township is mainly provided by Interstate 79 in the eastern part of the community. Robinson Township is known in the area as a retail hub. The Mall at Robinson is located in the township, as well as the open-air Settlers Ridge and several smaller plazas. Bayer USA is based in Robinson Township as well. Robinson Township has always been regarded a desirable suburban community with a good school system. The community's location benefits by its proximity to road transportation links, and an available and diversified work force, all within a reasonable distance of the City of Pittsburgh.

Neighborhood Information: The appraised property fronts along the western side of Forest Grove Road. The neighborhood is mainly comprised of a suburban residential area with vacant land, single and multi-family dwellings with some commercial and industrial uses further north and adjacent to the Ohio River. The subject property is in close proximity (adjacent to subject site boundary lines) to a Duquesne Light Company electricity transformer station. The neighborhood properties were observed in average to good condition at the time of inspection. All public amenities are available in this area of Robinson Township.

Conclusion: The probability of the property's continued residential utilization is supported by its location. This area should remain stable and property values should be maintained.

AREA MAP



ZONING INFORMATION

Zoning for the property is classified as an "R-2" Single Family Residential District. The use of the real estate is subject to Chapter 300 Article IV of the Robinson Township zoning regulations. Information was provided by a review of the regulations. It was verified by Mr. Richard Urbano (412-788-8120 Ext. 252), the Zoning Officer for Robinson Township. The purpose of this zoning district is to promote the use of a single-family residential area of moderately sized lots along with other compatible uses authorized by conditional use or special exception. The minimum lot size in this district is 14,500 SF for single-family dwellings, 10 acres for farms, nursery or greenhouses, non-retail, and cemeteries. The authorized uses permitted within this district are summarized as follows:

"R-2" Single Family Residential District – Authorized Uses

Residential Uses

<i>Permitted by Right</i>	<i>Conditional Uses:</i>	<i>Special Exception</i>
Single Family Dwellings	None	In home daycare
Planned Residential Developments		

Non-Residential Uses

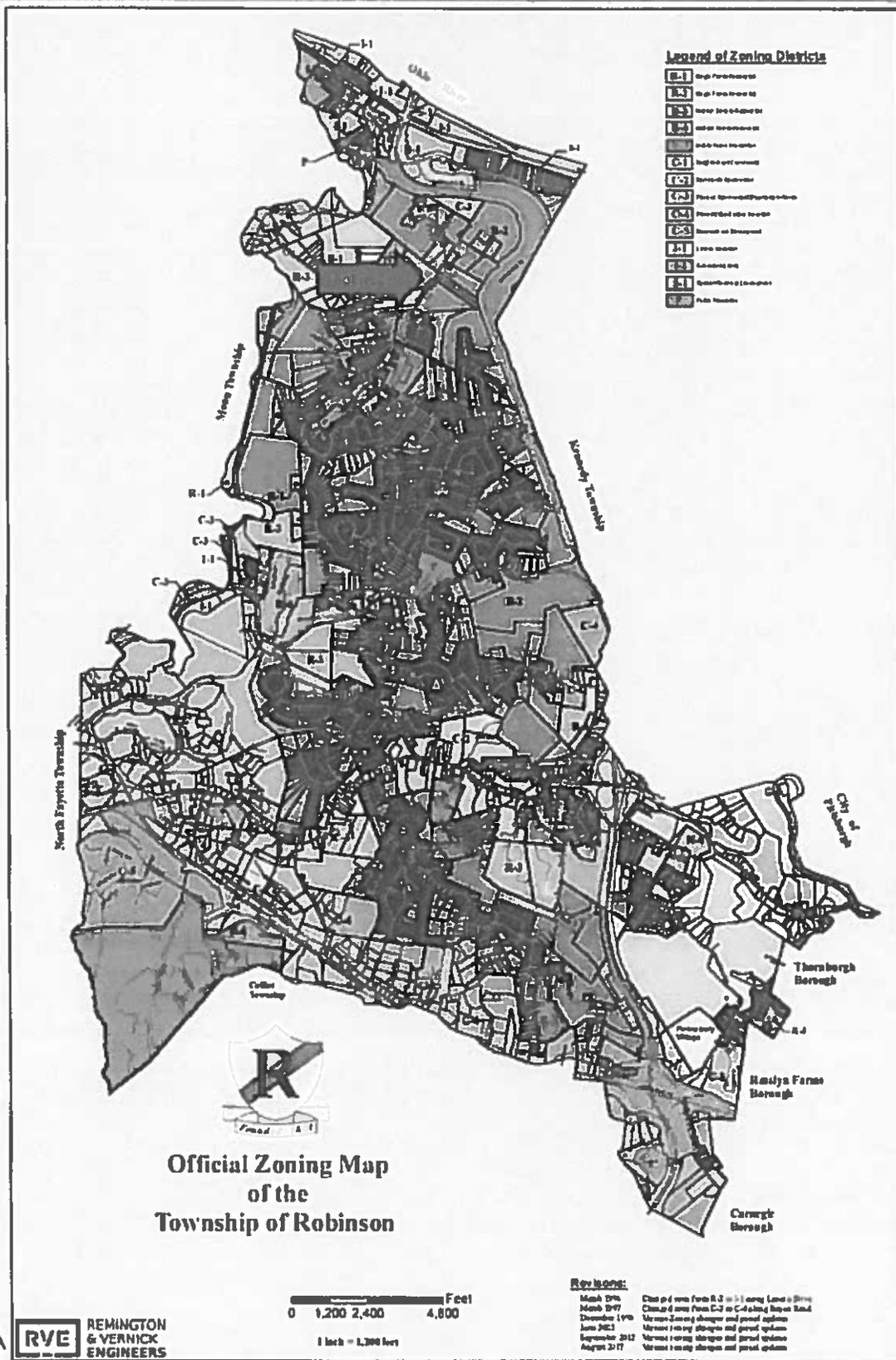
<i>Permitted by Right</i>	<i>Conditional Uses:</i>	<i>Special Exception</i>
Farms	Public buildings or uses	Home based business, low impact
Public and Essential Services	Recreational Facilities, public or non-profit	Recreational stable and an accessory use to a dwelling
Home based business, no impact	Places of Worship	Day-care center, child, as an accessory use to an authorized school or place of worship
Forestry	Accessory uses to the above conditional uses	Nursery or greenhouse, non-retail
Accessory uses to the above principal uses		Cemetery
		Accessory uses to the above special exception uses

The minimal dimensional site standards for the "R-2" district are as follows:

<i>Minimum Lot Area</i>	<i>Minimum Lot Width</i>	<i>Max. Lot Coverage</i>	<i>Max. Bldg. Height</i>	<i>Minimum Front Yard</i>	<i>Minimum Rear Yard</i>	<i>Minimum Side Yard</i>
See Above	80' (SFR); All other uses 150'	20% SFR; All other 30%	35'; Places of worship 45'; Accessory uses 20'	40'	All principal uses 35'; All Accessory Uses 6'	SFR 15'; Other Principal uses 40'; non-conforming lots of record less than 80' in width not less than 12.5'; Accessory uses on corner lots 6'

Zoning Conclusion: The property consists of an existing single-family dwelling on a land area of 3.0684 acres. The subject is a legal conforming use to the zoning regulations. It complies with the site requirements. The appraisal assumes that the property's continued use as improved would be permitted by Robinson Township. A copy of the pertinent zoning regulations is retained on file.

ZONING MAP



SITE DESCRIPTION

General Information: Data pertaining to the site was based on a physical inspection completed on February 28, 2018, as well as a review of the Allegheny County records and a survey prepared by Steve Puskar – Registered Surveyor, dated August 2016. The site's attributes are as follows:

Land Area: The parcel contains a land area of 3.0684 acres. The site dimensions are shown on the Puskar survey. The attached aerial tax map and survey are included for illustrative purposes only.

Access: The property consists of an interior parcel situated along the western side of Forest Grove Road. The site contains adequate visibility and accessibility.

Shape/Topography: The site consists of an irregular shaped parcel. It is level at its frontage with Forest Grove Road and slopes downward to the rear behind the dwelling. The majority of the property is usable. The site drainage appears satisfactory. The shape and topography of the property are satisfactory for its continued residential use as improved.

Improvements: The parcel is improved with a one-story single-family dwelling containing a gross living area of 1,215 square feet. The footprint of the residence incorporates 0.9090% of the property's land area. The site improvements include a front gravel driveway, grass lawn, concrete walkways and entry pads, and mature trees. There is approximately 106 SF of concrete walkways and entry pads. The site amenities were in average condition and are adequate to support the continued use of the property.

Property Note: The subject site is adjacent to a site improved with a Duquesne Light Company electricity transformer station.

Utilities: All utilities are available to the site. Electricity is provided by DLC; however the remaining utilities are private and on-site including natural gas, well water and sewage.

Easements: Except for public utility right-of-ways and an obvious driveway access easement for 2092 Forest Grove Road, no other easements are known or suspected pertaining to the property.

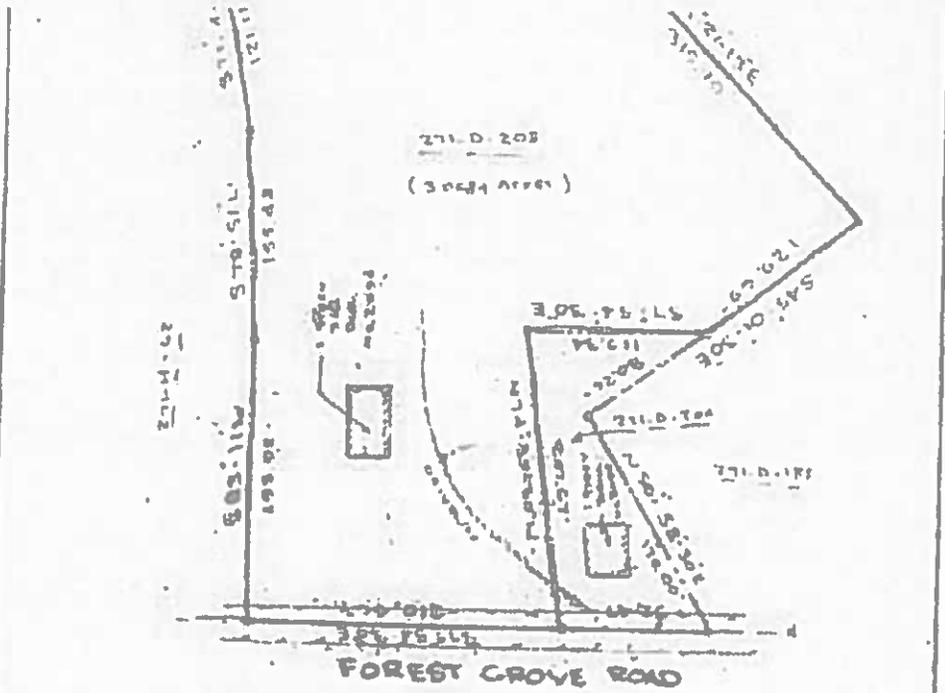
FLOOD INFORMATION

Based on federal insurance maps, the subject property is not located in a designated flood hazard area and has a zone designator of "X". The flood rate map is identified as Community No. 4200-3C-0307H. It has an effective date of September 26, 2014. A copy of the FEMA flood map is retained in the appraisal file.

AERIAL TAX MAP



PUSKAR SURVEY (Only Partial Available)



PLAN OF SURVEY	
MADE FOR	
RUSSELL A. RUBOLINO	
SITUATE IN	
ROBINSON TOWNSHIP, ALLEGHENY CO., PA.	
STEVE PUSKAR-REGISTERED SURVEYOR 518 NORTHVIEW DRIVE BLENDHAR, PA 15116 PHONE (412) 486-6428	DATE: APR. 28, 2016 SCALE: 1" = 80'

164 75

DWELLING DESCRIPTION

The report contains a summary dwelling description. Detailed information is retained on file. Data was based upon a physical inspection completed on February 28, 2018, the effective date of this appraisal report. All calculations were based on measurements taken at the time of inspection.

General Information:

Classification: "Class-D" / Average Quality / Single Family Residential Dwelling /
According to the "Marshall Valuation Cost Service"

Occupancy: The residence is occupied by the owner, JASON M. RUBILINO

Gross Living Area:	1 st Floor - 1,215 SF	Actual Age:	60 to 70 Years +/-
	Basement - 1,000 SF	Dwelling Height:	1 Story
	GLA 1,215 SF	Condition:	Good

Room Count: 5 Rooms – 2 Bedrooms – 1 Full Bathroom

Construction Details:

Foundation: Poured concrete footers / concrete block foundation walls

Exterior Walls: Vinyl sided exterior walls

Roof: Pitched roof / asphalt shingles covering / vinyl soffit & fascia / aluminum gutters and aluminum downspouts

Windows: Insulated vinyl clad double hung windows with screens

Utilities Services: On site free natural gas, private well water and a private septic sewage system.

Features: Concrete walkways and concrete entry pads (100 SF +/-)

Basement: Partial basement (1,000 SF) - due to configuration / unfinished laundry and mechanical areas / concrete slab floor / concrete block walls / wood joist ceiling

Mechanics: HVAC – Gas FA furnace / no central A/C; however, the unit was configured to accept and A/C unit but was not connected to a condenser

Hot Water - Gas fired 40 gallon hot water heater

Electric - 150 Amp main panel / multiple circuit / plastic coated metallic wiring

DWELLING DESCRIPTION (Continued)

Interior Information:

First Floor: Living Room / Kitchen / Bedroom /Bedroom / Bathroom

Interior Finish: Wood, vinyl & ceramic tile floors / painted plasterboard walls and ceilings

Kitchen: Wood base and wall cabinets / Formica countertop / Appliances

Bedroom: Wood flooring / painted plasterboard walls and ceiling

Bedroom: Wood flooring / painted plasterboard walls and ceiling

Bathroom: Vanity sink, toilet, ceramic tile wainscot, metal tub

Overall Condition: The site is improved with a concrete block foundation, one-story vinyl sided single-family dwelling in good condition.

Other Amenities: Newer glass block windows installed at basement.

Observed Depreciation:

Physical: The dwelling exhibits normal wear and tear. No needed major repairs were observed at the time of inspection.

Functional: None observed

External: Subject adjacent to Duquesne Light Company electrical

BUILDING SKETCH

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO																																								
File No.	Parcel No.																																							
Property Address:																																								
City:	County: State: ZipCode:																																							
Owner:																																								
Client:	Client Address:																																							
Appraiser Name:	Inspection Date:																																							
SKETCH																																								
Sketch by Apex Sketch																																								
AREA CALCULATIONS SUMMARY	AREA CALCULATIONS BREAKDOWN																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Facts</th> <th>Net Size</th> <th>Permits</th> <th>Net Total</th> </tr> </thead> <tbody> <tr> <td>GLA</td> <td>Gross Living</td> <td>1</td> <td>1215</td> <td>144</td> <td>1215</td> </tr> <tr> <td>BSM1</td> <td>Basement</td> <td>1</td> <td>1215</td> <td>144</td> <td>1215</td> </tr> <tr> <td colspan="2">Net LIVABLE</td> <td></td> <td>(rounded)</td> <td></td> <td>1,215</td> </tr> </tbody> </table>	Code	Description	Facts	Net Size	Permits	Net Total	GLA	Gross Living	1	1215	144	1215	BSM1	Basement	1	1215	144	1215	Net LIVABLE			(rounded)		1,215	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Base x</th> <th>Height x</th> <th>Width x</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Gross Living</td> <td>45 x</td> <td>27 x</td> <td></td> <td>1215</td> </tr> <tr> <td>1 total Items</td> <td></td> <td></td> <td>(rounded)</td> <td>1,215</td> </tr> </tbody> </table>	Name	Base x	Height x	Width x	Area	Gross Living	45 x	27 x		1215	1 total Items			(rounded)	1,215
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SUBJECT PHOTOGRAPHS



DWELLING FRONT VIEW



DWELLING WEST SIDE VIEW

SUBJECT PHOTOGRAPHS



DWELLING REAR VIEW



DWELLING EAST SIDE VIEW

SUBJECT PHOTOGRAPHS



KITCHEN



LIVING ROOM

SUBJECT PHOTOGRAPHS



BEDROOM



BATHROOM

SUBJECT PHOTOGRAPHS



FAU



UNFINISHED BASEMENT

SUBJECT PHOTOGRAPHS



SUBJECT PARCEL LOOKING SOUTHEAST



VIEW OF DLC ELECTRIC TRANSFORMER STATION LOOKING SOUTHWEST

SUBJECT PHOTOGRAPHS



SOUTHERN VIEW OF FOREST GROVE ROAD



WESTERN VIEW OF FOREST GROVE ROAD

HIGHEST AND BEST USE

The definition of highest and best use as found in the Dictionary of Real Estate, published by the Appraisal Institute is:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

An important step in the valuation process involves the determination of the property's highest and best use. To render an opinion of highest and best use, the appraiser must consider the location of the property, as well as the nature of its neighborhood, zoning and physical characteristics of the real estate, including the condition and the economic life of the existing improvements. In projecting the highest and best use, there are essentially four stages of analysis:

1. Physically Adaptable Use - Determining what uses of the property are physically possible.
2. Legal Use - Determining what uses are permitted by zoning and by deed restrictions on the property in question.
3. Feasible Use - Determining which possible and permissible uses will produce a net return to the owner of the property in question.
4. Highest and Best Use - Determining which among the feasible uses will produce the highest net return or the highest present worth.

These tests were applied to determine the highest and best use of the property. The highest and best use of the appraised property was projected as follows:

HIGHEST AND BEST USE CONCLUSIONS:

As Vacant: If the property were vacant and available for redevelopment, the likely use of the site would be for an alternative residential single-family building lot as permitted by its R-2 zoning. No other use would be economically feasible. The property is physically sufficient to support that use. It is unlikely that the site would be sub-divided due to the size, location and nature of the property's lot; therefore, the highest and best use as vacant would be for the development of a residential single-family residence.

As Improved: Estimating highest and best use depends upon many factors in addition to the property's physical features. These may be legal, contractual or economic restrictions on the use of the property. They may also relate to market conditions such as supply and demand. The highest and best use of a property is that use from among reasonably probable and legal alternative uses, which is physically possible, appropriately supported, financially feasible and results in the highest and best value. All factors impacting the highest and best use of the property were considered in the completion of this appraisal report. From that analysis, it is our opinion that the appropriate highest and best use of the property as improved is for a continuation use of its single-family residential status. The probability of the subject's continued residential use is supported by its size, location and R-2 zoning. The current single-family residential use of the property is the most economically feasible use at this time. The appraisal is predicated upon such utilization of the property.

PROPERTY
VALUATION

THE APPRAISAL PROCESS

VALUATION METHODOLOGY: Appraisers render an opinion of Market Value by analyzing data utilizing three traditional valuation approaches summarized as follows:

Cost Approach – The cost new of all improvements, less accrued depreciation, including physical deterioration, functional obsolescence and external obsolescence, plus the value of the land. The principle underlying this value approach is that no one would pay more for an improved site than the price for which it could be constructed, less the total accrued depreciation suffered by the improvements, plus the estimated value of the land.

Sales Comparison Approach – The correlation of the property with the verified selling prices of sold comparable properties. The principle behind the approach is that no one would pay more for an individual property than the amount at which a comparable property could be purchased.

Income Approach – The value that would render a typical investor the prevailing expected rate of return on their investment, plus the recapture of the original capital. This approach is based on the “Principle of Anticipation” which affirms that value is created by benefits derived in the future. People purchase income-producing real estate because they anticipate that ownership will provide them with a return on their capital investment, plus a build-up of equity.

VALUATION METHODOLOGY CONCLUSIONS

Conclusions: It is not always prudent or possible to apply all three methods in every assignment. The relative merits given each approach to value depend on the appraiser’s judgment with respect to the type of property being valued, and the availability and dependability of the various market data. A summary of the data used, and the procedures and reasoning employed in the processing of the Sales Comparison Approach is contained in the appraisal. This is the appropriate valuation method for a single-family residential dwelling. The Cost and Income Approaches were considered, but were not necessary for the report. Supporting documentation pertaining to comparables, reasoning and analyses are retained in the appraisers file.

Comparable land sales were also considered in the assignment. Upon completion of both analyses, the value of the appraised property as improved as found to exceed the worth of the land as vacant. Therefore, the highest and best use of the property is for a continuation of its residential utilization as a single-family residence.

SALES
COMPARISON
APPROACH

SALES COMPARISON APPROACH

This approach is a method of estimating value by comparison to other properties having similar characteristics. In applying the approach, the appraiser takes five steps:

1. Seeks out similar properties for which pertinent sales data are available.
2. Qualifies the sale prices as to terms, motivating forces, and bonafide nature.
3. Analyzes each of the comparable properties important attributes based on time, location, physical characteristics and conditions of sale.
4. Considers all dissimilarities in terms of their probable affect upon value.
5. Formulates an opinion of the value based on analysis of the comparable data.

The appraisers completed extensive research in order to collect comparable sales for this appraisal. In completing the assignment, we considered the following transactions relevant:

SALES COMPARISON CHART

Item	Subject	Sale #1	Sale #2	Sale #3
Address:	2094 Forest Grove Rd. Robinson Township	21 Bellan Lane Robinson Township	2 Buratti Drive Robinson Township	421 McCoy Road Stowe Township
Sales Price:	Not Applicable	\$117,500	\$188,500	\$139,900
Date of Sale:	Not Applicable	February 6, 2015	February 19, 2018	September 22, 2014
Gross Living Area:	1,215 SF	1,458 SF	1,218 SF	960 SF
Distance from Subject:	Not Applicable	2.1 Miles NW	1.7 Miles NW	3.1 Miles SE
<i>Adjustments</i>				
Financing Terms:	Not Applicable	Conventional Sale	Conventional Sale	FHA Sale
Sale Concessions:	Not Applicable	Sale Concession	Sale Concession	Sale Concession
Effective Date of Report (Time):	Effective Date February 28, 2018	37 Months +6.16%	Less Than 1 Month + 0%	41 Months +6.83%
Adj. \$ per Unit:	Not Applicable	\$124,738	\$188,500	\$149,455
Proximity to DLC	Suburban	Superior / -\$15,000	Superior / -\$15,000	Superior / -\$15,000
Transformer Station:				
Site Area: (\$0.25/SF)	3.0684 Acres	2.38 AC / +\$7,500	1.02 AC / +\$22,300	7.36 AC / \$0
Design and Appeal:	1 Story Dwelling	Similar	Similar	Similar
Condition:	Good	Inferior / +\$40,000	Similar	Similar
Bed / Bath Count	2/1	4/1	3/1	2/1
Dwelling Size: (\$50/SF)	1,215 SF	1,458 SF / - \$12,000	1,218 SF / Similar	960 SF / +12,800
Basement:	Full - Unfinished	Inferior / +5,000	Similar	Similar
HVAC:	GFA - No Cen. A/C	Oil Forced Air - Similar	GFA - Similar	Oil Forced Air - Similar
Fireplace:	None	Fireplace / - \$1,000	Similar	Similar
Garage:	On-Site Parking	1 Integral / - \$3,000	2 Car Det. / -\$6,000	Similar
Other Amenities:	Walkway/Entry Pads	Similar	Superior / -\$25,000	Similar
Utilities:	Electric - Public	Public / Similar	Public / Similar	Public / Similar
Water	Water Well - Private	Similar	Public / +\$4,500	Public / +\$3,800
Gas	Gas - Private (Free)	Public / +\$6,300	Public / +\$9,000	Public / +\$7,500
Septic	Septic - Private	Similar	Public / +\$4,500	Public / +\$3,800
Net Adjustments:	Not Applicable	+\$27,800	-\$5,700	+\$12,900
Adj. Sale Price:	Not Applicable	\$152,538	\$182,800	\$162,355
Indicated Value b Sales Comparison Approach:			"Say" \$160,000	

Adjustments were rounded to the nearest \$100

SALES COMPARISON VALUATION

Four residential single-family dwelling sales were analyzed and compared to the subject property in order to arrive at an indication of its value as improved. The sales used were the best available for comparison to the property. The data from the comparables indicated an unadjusted range in values from \$117,500 to \$188,500 for sales occurring between the years of 2014 and 2018.

Explanation of Adjustments: Extensive research was completed in order to collect the sales used in the appraisal. All of the comparables were arms length transactions. Each was verified. The adjustments employed were based upon analysis of the comparables to each other and the subject property. The adjustments used were concluded reasonable and appropriate for use in the report. The Sales Grid includes dollar adjustments reflecting typical buyer market reactions to those items of significant variation between the subject and the comparables. All adjustments were rounded to the nearest \$100.00. The comparables were adjusted as follows:

Seller Concessions: Although the need for seller concessions is typical in this market, an adjustment was not applied to the transfers of the comparable properties since the amounts conceded were immaterial to the market value of the property. Typically, a material amount of the concession is adjusted if the amount of the concession meets or exceeds 6% of the purchase price. Since none of the concessions granted by the sellers in the Sales exceeded 6%, no adjustments were warranted.

Time: The sales were adjusted for time appreciation at a rate of 2% per year. Each adjustment for time was calculated by multiplying the monthly difference between the sale date of the comparable and the effective date of the report, by the monthly decimal percentage of 2% per year or 0.00167. This figure was then multiplied by the price of the comparable to arrive at the total dollar amount of appreciation reflected for that sale. Adjustments were warranted to all four Sale transfers which occurred well before the effective date of the appraisal.

Proximity to DLC Electric Transformer Station: This adjustment considered differences in the market appeal of the location of the sales as compared to the subject. All of the Sales utilized were suburban parcels located in Robinson Township and the Montour School District, except for Sale #3 which is in Stowe Township and Stowe Rocks school district. The Subject site however, is located adjacent to a Duquesne Light Company electrical transformer station which is perceived by the market as being an inferior location when compared to the improved sale comparables in a typical single-family subdivision. Therefore, adjustments were deemed necessary to all sales comparables.

Site Area: The subject comprises a land area of 3.0684 AC or 133,660 SF. Three separate residential land sales situated in Robinson Township and the Montour School District (Same as Subject) were analyzed. Data from the land sales indicated unadjusted values in unit prices of \$1.61/SF (Land Comp 3 - 5507 Glass Road - 4.5 miles south from Subject), \$1.97/SF (Land Comp 1 - 5507 Glass Road - 4.5 miles south from Subject) and \$4.01/SF (Land Comp 2 - Lot 4 Tudor Lane - 4.5 miles south from Subject), for the land sale transfers occurring during the years of 2013 - 2018. After adjustments to the comparables, a land value for the appraised property of \$0.25 per SF was indicated due to the market indications of the development of smaller lots for single-family residences in this market. Appraisal theory dictates that smaller lots have higher unit values than larger sites because of diminishing returns to the real estate. A copy of the land comparables utilized for a grid land adjustment amount is retained within the appraisal file. After an exhaustive search of public records of land and improved sales, over the past 5-years, this market indicates that single-family home-sites do not exceed the land area of the subject with the exception of Improved Sale Comparable #3 which is located in Stowe Township. Therefore, any land over the size of the subject site are considered excess land and given no value as "excess" land. Since the rate of land value is capped at the subject's site size, the appraisers utilized available single-family lot sales for a reduced adjustment amount in this appraisal report. Each improved sale was adjusted for

differences between its land area and the subject parcel at the adjusted rate of \$0.25 per SF up to the size of the subject site due to diminished utility as a residential home-site. The sales were adjusted as follows:

SALES COMPARISON VALUATION

Explanation of Adjustments: (Continued)

Land Sale #1: 133,660 SF (Subject) – 21,780 SF (0.50 AC) (Sale) = 111,880 SF x \$0.25 per SF (Land Rate) = -\$28,000 (Rd)

Land Sale #2: 133,660 SF (Subject) – 17,424 SF (0.40 AC) (Sale) = 116,236 SF x \$0.25 per SF (Land Rate) = + \$29,000 (Rd)

Land Sale #3: 133,660 SF (Subject) – 21,780 SF (0.50 AC) (Sale) = 111,880 SF x \$0.25 per SF (Land Rate) = -\$28,000 (Rd)

Improved Sale #1: 133,660 SF (Subject) – 103,673 SF (2.38 AC) (Sale) = 29,987 SF x \$0.25 per SF (Land Rate) = + \$7,500 (Rd)

Improved Sale #2: 133,660 SF (Subject) – 44,431 SF (1.02 AC) (Sale) = 89,229 SF x \$0.25 per SF (Land Rate) = + \$22,300 (Rd)

Improved Sale #3: 133,660 SF (Subject) – 320,602 SF (7.36 AC) (Sale) = Capped at Subject Site Area (Land Rate) = \$0 (Rd)

Condition: This adjustment reflects the condition of the appraised dwelling in comparison to the comparables. The subject was in good condition at the time of inspection. Sale #1 was inferior in this attribute due to being reported in fair condition and the need for updating to current market standards and was adjusted upward accordingly. The remaining Sales were in similar condition and therefore required no adjustment.

Bed & Bath Count: This adjustment was made to reflect the differing value indications of bedroom and bathroom counts unique to each improved sale in comparison to the subject. Since a GLA was adjusted accordingly, there was no need to “double” adjust the Sales for bedroom and bathroom counts.

Dwelling Size: Adjustments were completed to each comparable for differences in gross living areas based on the contributory value of the additional above grade floor space. The adjustment compensates for differences in room counts and baths between the subject and the sales. The rate of adjustment employed was \$50.00 per square foot. The Sales utilized bracketed the square footage of the subject property. Sale #1, larger GLA than subject, was adjusted downward to reflect the greater square footage of this sale. Sale #2 was considered similar and no adjustment was made. Sale #3, smaller GLA than subject, was adjusted upward to reflect the greater square footage of the subject.

Basement: This category reflects differences in basements. All of the Sales Comparables, except for Sale #1 had unfinished basements and required no adjustment. Sale #1 was adjusted upward to compensate for the lack of an unfinished basement.

HVAC: This category was to reflect the differences in heating and cooling systems, all were similar with no adjustment necessary.

Fireplace: The market adjustment for a fireplace is \$1,000. Sales #1 & #2, included a fireplace amenity and were adjusted downward accordingly.

Garage: The subject includes only on-site parking. The market adjustment for a garage space is \$3,000. Sales #1 & #2 included the benefit of vehicle storage and were adjusted downward accordingly. Sale #1 for a 1 car integral garage and Sale #2 for a 2 car attached garage.

Other Amenities: The subject contains concrete walkways and concrete entry pads. Sales #1, #2 and #3 were similar to the subject and no adjustment was necessary. Sale #2 however had an additional building structure behind the 2 car detached garage utilized as a seasonal space for a potential bedroom, office or work-out room and was adjusted downward accordingly.

Utilities: The subject has mostly private utilities i.e. well water, free gas and a septic system. The only public utility serving the site is electricity. A statistical poll of real estate agents in the subject area which revealed that the majority of agents believe that there is a 10% (of the sale price) benefit to well water, free gas and a septic system. This beneficial attitude towards "free" utilities is also shared by the appraisers. Except for Sale #1 which has a private septic system, all Sales were adjusted for lack of free gas, well water and a septic system. The appraisers adjusted well water and septic system at 2.5% each and free gas at a 5% adjustment amount. The survey of realtors was conducted by Bebe English (412-967-9000), a regional sales manager for Howard Hanna Real Estate Services for the West Suburban Region of Pittsburgh, PA.

Sales Comparison Valuation: The adjustments were based on the estimated contributory value of each of these attributes. The market adjustments were added together in order to arrive at a total net worth for each sale. After proper adjustments were made to the improved sales comparables, a range in adjusted values was indicated a range from \$152,538 to \$182,800. Of all the Sales selected, the appraisers are of the opinion that Sales #1 & #2 most closely resemble the Subject and are the best indicators of value due to the time of the sale, dwelling size and larger than typical lot sizes in this market. Based on an analysis of the selected Sales and the consideration stated above it is our opinion that the appropriate "As-Is" value for the subject property via the Sales Comparison Approach can be projected as follows:

Indicated Market Value via the Sales Comparison Approach "Say" \$160,000.00

COMPARABLE SALE NO. 1

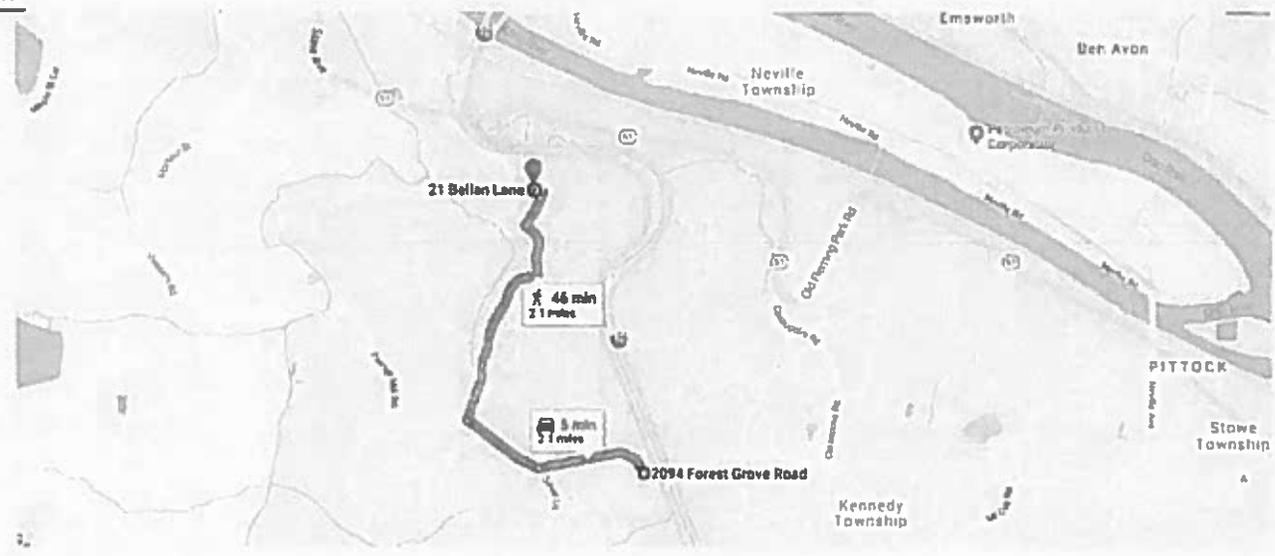


Location: 21 Bellan Lane / Robinson Township / Allegheny County
Tax No: 0210-E-00080-0000-00 **Reference:** DBV 15878, PG 448
Grantor: Jane W. Sambolt RE Trust **Sale Date:** February 6, 2015
Grantee: Daniel N. & Kristen L. Manius **Sale Price:** \$117,500.00
GLA: 1,458 SF **Land Area:** 2.38 Acres
Sale Condition: Arms Length - Buyer Concession **Financing:** Conventional
Zoning: "R-1" Single Family Residential District

Description: This sale is situated in Robinson Township. Access is achieved from Forest Grove Road. The property consists of a partially wooded level home-site located in a single-family residence sub-division. The parcel is improved with a one-story vinyl sided single-family dwelling. The residence contains gross living area of 1,458 square feet. It was approximately 63 years old at the time of the most recent sale. The home contains a total of 8 rooms, including a living room, dining room, kitchen, 4 bedrooms and 1 bathroom above grade. Heating is provided by a oil forced air unit and a fireplace with no A/C. This sale was a raze and a build of a new home. All public utilities are available, except for sewerage (septic system) and water (well). The dwelling was in fair condition at the time of sale. There is no basement. The amenities consist of a 1 car integral garage. Harry Kuruce of Re/Max indicated that a buyer concession was agreed to by the parties involved in the sale.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Mr. Harry Kuruce (412) 303-3894, the listing agent with Re/Max.

SALE NO. 1 LOCATION MAP



COMPARABLE SALE NO. 2

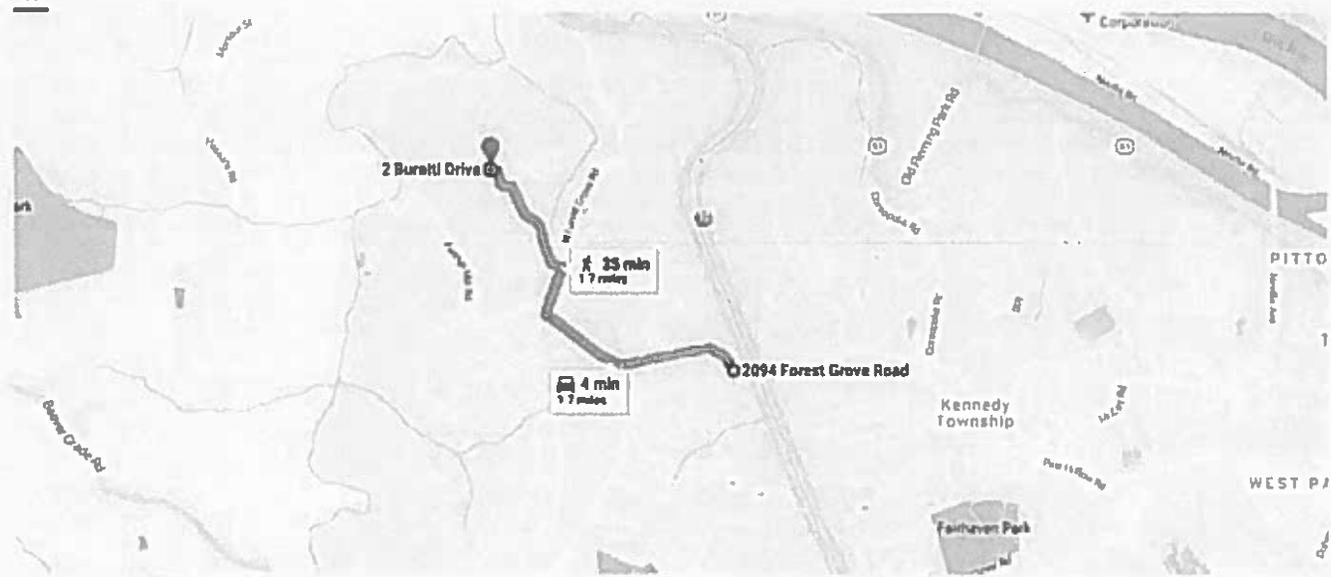


Location: 2 Buratti Drive / Robinson Township / Allegheny County
Tax No: 0271-P-00212-0000-00 **Reference:** DBV 17126, PG 106
Grantor: Arron Goodyear **Sale Date:** February 19, 2018
Grantee: Marcia A. Medvid **Sale Price:** \$188,500.00
GLA: 1,218 SF **Land Area:** 1.02 Acres
Sale Condition: Arms Length- Sale Concession **Financing:** Cash
Zoning: R-1 Single Family Residential District

Description: This sale is situated in Robinson Township. The dwelling is accessed via Forest Grove Road and South Petrie Road. This sale is located within a suburban area of single-family residences. The property is partially wooded with a slight upslope from the street grade. It is improved with a 1.5 story wood frame and vinyl sided dwelling. Other improvements include a detached 2-car garage and an additional structure behind the garage utilized as a potential bedroom, office or game room. The residence contains gross living area of 1,218 SF. The home contains a total of 6 rooms, including a living room, kitchen/dining area, 3 bedrooms and 1 bathroom above grade. Heating is provided by a gas forced air unit, with no cooling provided. All public utilities are available. The dwelling was in good condition at the time of sale. The basement is a full unfinished space. An amenity of a fireplace was also noted. This sale was in good condition at the time of sale.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Mr. Allen Wheeler (412-525-0340), the listing agent with Howard Hanna Real Estate.

SALE NO. 2 LOCATION MAP



COMPARABLE SALE NO. 3

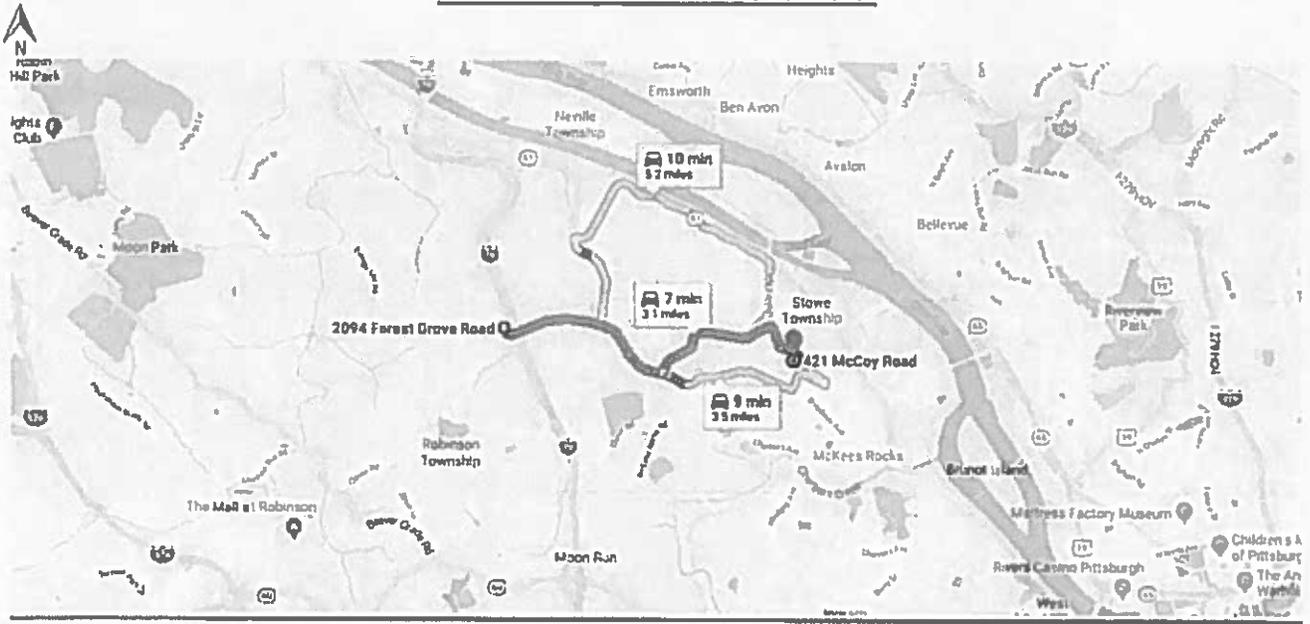


Location: 421 McCoy Road / Stowe Township / Allegheny County
Tax No: 0073-F-00310-0000-00 **Reference:** DBV 15763, PG 501
Grantor: LM Zinkhan Living Trust **Sale Date:** September 22, 2014
Grantee: James M. Grimm **Sale Price:** \$139,900.00
GLA: 960 Square Feet **Land Area:** 7.36 Acres
Sale Condition: Arms Length - Buyer Concession **Financing:** FHA
Zoning: "R-1" Single Family Residential District

Description: This sale consists of a 63 year old updated one-story frame single-family dwelling. Access to this Sale is achieved via McCoy Road behind The Tap Club bar. This Sale's parcel is an interior home-site that is level at street grade. The residence contains gross living area of 960 square feet. It contains a total of 5 rooms, including a living room, eat-in kitchen, 2 bedrooms and 1 bathroom above grade. The flooring materials installed include ceramic tile, wood and carpeting. Heat is provided by an oil fueled forced air system with no central A/C. All public utilities are available. The home was in good condition at the time of sale and similar in comparison to the subject in terms of upgrades and quality of construction materials. The basement is full and unfinished. No other amenities were noted by the appraisers.

Verification: Data pertaining to this sale was provided by the West Penn Multi-List Service and the Allegheny County records. It was verified by Dereck Latch (412-519-6241), the listing agent with Howard Hanna Collier Real Estate.

SALE NO. 3 LOCATION MAP



APPRAISAL
CONCLUSION

RECONCILIATION OF VALUE

The valuation process is a systematic procedure employed to develop a well-supported estimate in value which is based on the consideration of all pertinent general and specific data. Towards this goal, three traditional methods for analyzing market information are relied on. They are the Sales Comparison, Income and Cost Approaches to Value. For the purpose of this assignment, only the Sales Comparison Approach was considered applicable and used for estimating the Market Value of the property. The Income and Cost Approaches were not developed for reasons stated within the report. The value indicator arrived at by the Sales Comparison Approach is as follows:

PROPERTY VALUATION

Sales Comparison Approach:	\$160,000.00
Income Approach:	Not Applicable
Cost Approach:	Not Applicable

In conclusion, it is our opinion from the analysis of all the relevant data contained herein, that the estimated Market Value of the appraised property as of the February 28, 2018 effective date is:

One Hundred Sixty Thousand (\$160,000.00) Dollars

ADDENDA

- 1) Engagement Letter
- 2) Land Sale Comparables
- 3) Assumption and Limiting Conditions
- 4) Appraiser Certification
- 5) Appraiser Qualifications

ENGAGEMENT LETTER

Appraisal Services
110 Gamma Drive
Pittsburgh, PA 15238-2902
(412) 987-9000
Fax: (412) 907-9402
Email: appr@howardhanna.com



Real Estate Services

February 12, 2018

Jennifer L. Rubolino
c/o Mr. Russell Rubolino
5604 Aiken Road
McKees Rocks, PA 15136

RE: Appraisal Proposal
2092 Forest Grove Road
Portion of B&L #0271-D-00204
Robinson Township

Dear Ms. Rubolino:

Per your request, this letter is a proposal to provide a real estate appraisal on the above referenced property. The purpose of the appraisal is to estimate the Market Value of the land and as improved, based upon its projected highest and best use as of the effective date.

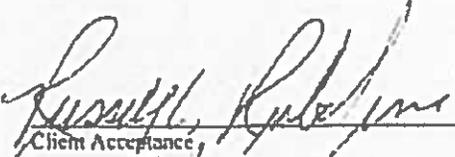
The appraisal, in a narrative format, will be completed in compliance with the Code of Professional Ethics and Standards of the Appraisal Institute, as well as in accordance with the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation. In order to complete the assignment, we will inspect the property and research data considered appropriate for use in our valuation. The appraisal will estimate the value of the land as vacant and as improved. No consideration will be given to the possible lease terms for the property or equipment and furniture.

Our fee to complete this appraisal is One Thousand Eight Hundred (\$1,800.00) Dollars. We will deliver two copies of the completed report to your legal representative, Mr. William Bresnahan, and one copy to you. A retainer of 50% of the total fee is required immediately upon your acceptance of our proposal with the balance due upon your receipt of our report. Professional services for appraisal updates or revisions after a period of six months will be billed at a rate of \$175.00 per hour. Payment is due within 30 days of receipt of rendering each additional service. Our per hour rate pertains to travel time portal to portal, additional consultation, witness testimony, court preparation, depositions and any other additional tasks we perform for your case.

If this proposal meets with your approval, please sign a copy of this letter and return it to my attention along with a check made payable to Howard Hanna Appraisal Services for 50% of the appraisal fee. It will serve as written authorization to proceed.

Respectfully submitted,


Dennis Cestra, SRA
Howard Hanna Appraisal Services
IA Certified General Appraiser
Certification No. GA-000293-L


Client Acceptance
Date Feb 22, 2018

LAND SALE COMPARABLES

Nutrix

Page 2 of 3

Farm-Acreage-Lot



5507 Glass Rd

MLS #: 1884542 Status: **Sold** List Price: **150,000**
 Address: **5507 Glass Rd** Zip Code: **15205**
 Area: **Robinson Twp - NWA** County: **Allegheny-**
 Postal/Mailing City: **Northwest**

Directions: **Campbell's Run Rd to Glass Rd to LEFT at forkin road Property on left**
 Lot:

Area: **0.50** Front: **85**
 Depth: **271** Zone: **Res**
 School District: **Nantour**
 School Term: **Public Trans**



Bedrooms: **0**
 Buildings: **none**
 Uses: **home site**
 Terrain: **flat, rolling**

General Information
 Full Baths: **0** Partial Baths:
 Improvements:
 Encumbrances: **ESP permit none**

Remarks

Great Location!! So close to off amenities, yet "Off the Beaten Path." Surrounded by newer Homes. Bring your Builder - Area growing rapidly, desired lot in Robinson Twp

Agent Remarks

DEP permit transferable

Type Property: **Residential Lot**
 Style:
 Construction:
 Capacity:
 Map/Block/Lot/Trp: **784-J-83**
 Water:
 Possession:
 Value:

Features

Year Built:
 Access:
 Gas: **Equitable**
 Sewer:
 Show:
 Tenure Dec: **Public Appointment With Lister Taxes 8174**

ICD: **No**
 SAC: **3**
 SAC: **0**
 Owner: **Marie Fattore**
 Contact: **Michelle**
 Agent: **Michelle Schreiber**
 Email: michelle.schreiber@kellerwilliams.com
 Agent State License #: **13428 - HOWARD HANNA BLAYER COUNTY OFFICE**
 List Office: **13428 - HOWARD HANNA BLAYER COUNTY OFFICE**
 List Date: **11/02/2015**

Other Information

EXT: **MLS/CVC** Foreclosure: **No**
 TLC: **0** Short Sale: **No**
 Tour Date:
 Phone: **724-601-9831** Cell Phone: **724-601-9831**
 Tour URL:
 Broker State License #: **714-778-5700 ext.236**
 Phone:

Expire Date

Pending Date: **01/28/2016**

Sold Date: **03/21/2016** Sold Price: **\$43,000**
 Selling Office ID: **11102 - KELLER WILLIAMS REALTY**
 Sell Agent: **218125 - Rob Schreiber**
 COB: **188** Buyer Name: **Blackman**

Sold Information

Sold Terms: **Conventional**
 Phone: **412-571-2800**
 Phone: **412-571-2800**
 Seller Concessions: **No**

Tuesday, March 13, 2016

19:51 AM

Requested By: **James McCready**

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Farm-Acreage-Lot



Lot 4 Tudor Lane

MLS #: 961630 Status: **Sold** List Price: **649,990**
 Address: Lot 4 Tudor Lane
 NEB: RUSHBURG TWP + NWB
 Postal/Mailing City: Cy Endt County: Allegheny-Northwest

Directions: Parkway West to Rosslyn Farms exit, Left on Kings Highway, Right on Baldwin, Left on

Lot:
 Acres: 6.40 Front: 84
 Depth: 210 Zone: R2
 School District: None
 School Trans: Yes Public Trans: No

General Information		Partial Baths	
Bedrooms:	0	FH Baths:	
Buildings:		Insulation:	
Uses:	single family dwelling	Improvements:	Roads, Utilities
Terrain:		Encumbrances:	

Remarks

Agent Remarks

Type Property		Year Built	
Residential Lot		Access:	State
Construction:		Gas:	Squareable
Electricity:	Downspout	Sewer:	Public
Map/Block/Lot/Info:	131-D-30	Slab:	Appointment With Lister
Water:	Public	Tenant Occ:	Taxes
Possession:			60
Value:			

Office Information

ICO:	No	ENT:	PGI:	OPC:	Foreclosure:	No
BAC:	2.3	TLC:	2.3		Short Sale:	No
SAC:	2.3					
Owner:	FIVE C ENTERPRISES	Tour Date:				
Contact:	AGENT	IMAGE:	412-881-3448			
Agent:	PATRICIA CASTELLUCCI	Phone:	412-881-3448	Ext. Phone:	412-881-3448	
Email:	pcastellu@fivec.com	Tour URL:				
Agent State License #:		Broker State License #:				
List Office:	13208 - BERKSHIRE HATHAWAY THE PREMIER	Broker Phone:	412-262-4839 ext.			
LIST USE:	REALTY	EXPIRE DATE:		Listing Date:	02/21/2014	
	05/13/2015					

Sale Information

Sold Date:	08/20/2014	Sold Price:	649,990	Sold Terms:	Cash
Selling Office ID:	13208 - BERKSHIRE HATHAWAY THE PREMIER	Phone:	412-262-4839		
SELLER:	REALTY	Phone:			
COM:	285	Buyer Name:		Phone:	
		Seller Commission %:			
		Requested By:	James McCreedy		

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Agent Full

Farm-Acreage-Lot



5507 Glass Road

MLS #: 1987864 Status: **Sold** List Price: **\$44,000**
 Address: **5507 Glass Road** Zip Code: **15203**
 Area: **Robinson Twp - MVA** County: **Allegheny**
 Postal/Mailing City: **Northwest**

Directions: **Campbell's Run Road to Glass Road, to Left at fork in road, to property on Left.**

Lot:
 Acres: **6.50** Front: **85**
 Depth: **371** Zone: **Res.**
 Flood District: **None**
 School Trans: **Yes** Public Trans: **No**



Bedrooms:	0	Full Baths:	0	Partial Baths:	0
Basement:	None	Improvements:	None	Encroachments:	None
Uses:	Residential Building				
Terms:	Flat, Rolling				

Remarks:
Great Location! So close to all amenities, yet "Off the Beaten Path." Surrounded by newer homes. Bring your Builder and be in your New Home by Fall. Area growing rapidly and not too many vacant lots left in Robinson Twp.

Agent Remarks:
Only needs Drainage Pipe at bottom of Lot and then Topsoil up at top can be pushed down to get a Flat Lot.

Type Property:	Residential Lot	Year Built:	
Style:		Access:	
Construction:		Gas:	Equitable
Electricity:	Dom. Light	Water:	Public
Map/Parcel #/Date/Info:	204-3-03	Other:	None
Water:	Public	Taxes:	6174
Possession:	Closing		
Value:			

ICB:	No	EMI:	JW: OPC	Foreclosure:	No
SAC:	2000	TIC:	2000	Short Sale:	No
Owner:	Scoramate Land Dev., Inc.	Tour Date:			
Contact:	Judy K. Wilson	Phone:	412-860-8908	Cell Phone:	412-860-8908
Agent:	Judy K. Wilson	Tour URL:			
Email:	Judy.K.Wilson@scor.com	Broker State License #:	412-262-6638 ext.251		
Agent State License #:		Phone:			
Ref Office:	11201 - PARKSHIRE PATHWAY THE PREPARED REALTY	Expire Date:		Pending Date:	08/01/2014
Ref ID:	08/11/2014				

Sold Date:	10/14/2014	Sold Price:	\$35,000	Sold Form:	Cash
Selling Office ID:	11191 - KYLLER WILLIAMS REALTY	Phone:	412-631-3808	Phone:	412-631-3808
Sel Agent:	207211 - Alex Beach	Phone:	412-631-3808	Phone:	412-631-3808
DOM:	08	Buyer Name:		Seller Commission:	No

Tuesday, March 13, 2018 10:51 AM Requested By: James McCreedy

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ASSUMPTIONS AND LIMITING CONDITIONS

1. All three approaches to value were considered. However, only the Sales Comparison Approach was deemed relevant for the valuation. All calculations and supporting assumptions for the estimated value derived from the Sales Comparison Approach are included and reported in summary form.
2. This assignment is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. However, for the purpose of the report and in order to satisfy the Federal Financial Institutions Regulatory Agencies requirements of an "Evaluation", discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value are included. Supporting documentation concerning the data, reasoning and analyses is retained in the appraisers' file. The data contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal and/or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered within this report.
11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

ASSUMPTIONS AND LIMITING CONDITIONS: (Continued)

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed and/or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise noted in this report.
14. Appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraisers' value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If it is determined that the subject property is affected by any type of environmentally hazardous situations, we reserve the right to reconsider the final conclusions projected in this report.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is and/or is not in conformance with the requirements of the American with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature or that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. Proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
17. The distribution, if any, of the total valuation in this report between and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.

APPRAISER CERTIFICATION:

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in the assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. We have made a personal inspection of the property that is the subject of this report.
10. That we are certified appraisers in good standing in the state where the property is located.
11. That Dennis Cestra belongs to the following appraisal organization: The Appraisal Institute.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the *Uniform Standards of Professional Appraisal Practice*.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Date: March 20, 2018



Dennis Cestra, SRA
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-000293-L



Scott F. Lazarus
Howard Hanna Appraisal Services
PA Certified General Appraiser
Certification No. GA-004025

Re-certification: The Appraisal Institute has mandatory programs of continuing education of its designated members. Those who meet the standards of the programs are considered to be re-certified. Mr. Dennis Cestra is currently re-certified by this organization.

PROFESSIONAL QUALIFICATIONS

DENNIS A. CESTRA

REAL ESTATE APPRAISER

Pennsylvania Certified General Appraiser:
Certification No. - GA-000293-L
Expiration Date - June 30, 2019

Pennsylvania Real Estate Associate Broker:
Certification No. - AB 028367A
Expiration Date - May 31, 2018

EDUCATION

Bachelor of Arts, Point Park University, 1972

PROFESSIONAL MEMBERSHIP AND DESIGNATIONS

Appraisal Institute (SRA - Member #34103)
Employee Relocation Council (CRP - Certified Relocation Professional - Member#462)
Realtors Association of Metropolitan Pittsburgh (33 Year Realtor Member)
Pennsylvania Association of Realtors (GRI - Graduate of Real Estate Institute)
National Association of Realtors (GAA - General Accredited Appraiser - Member #3066)
Council of Pennsylvania Real Estate Appraisers, Inc. - Director, Past President

PROFESSIONAL ACTIVITIES

Vice President of Appraisal and Commercial Development Services, Howard Hanna Company
Appraisal Institute - Current Chapter Vice President, 2013
President, Council of Pennsylvania Real Estate Appraisers, Inc., 1998
President Pittsburgh Chapter, National Assoc. of Independent Fee Appraisers, 1988-1989
Real Estate Appraiser - Full Time, December, 1975
Real Estate Associate Broker - December, 1975
Real Estate Salesman, Property Manager and Rental Agent, Sept. 1972

REAL ESTATE TEACHING EXPERIENCE

Director, Alan Kells School of Real Estate (RE 000066-L), April 4, 1995, Bureau of Professional and Occupational Affairs, State Real Estate Commission, Commonwealth of Pennsylvania

Approved Instructor of Real Estate by the Department of Education of the Commonwealth of Pennsylvania, August 4, 1978, State Instructors Number: RI000068A

Faculty Member, Pennsylvania Bar Institute, 2002

REAL ESTATE TEACHING EXPERIENCE (Continued)

Professional schools served as a Real Estate Instructor:

- 1) Alan Kells School of Real Estate - Present
- 2) Pennsylvania Bar Institute

119 Gamma Drive
Pittsburgh, PA 15238

Pittsburgh, PA
Harrisburg, PA

3) Allegheny Community College
South Campus
West Mifflin, PA 15122

4) Robert Morris University
610 Fifth Avenue
Pittsburgh, PA 15219

5) Greater Pittsburgh Board of Realtors
1427 W. Liberty Avenue
Pittsburgh, PA 15226

Appraising for Federal Land Transfers (Yellow Book)

CLIENTS SERVED

PUBLIC AUTHORITIES

Pennsylvania Turnpike Commission
County of Allegheny, Dept. of Aviation
Pennsylvania Department of Transportation
Veterans Administration
Riverview School District
Butler Area School District
Carlow University
Adams Township Water Authority
Bradford Regional Airport
Butler County Airport Authority
DuBois-Jefferson County Airport
Lehigh Northampton Airport Authority

County of Allegheny, Dept. of Law
HUD Lender Selection Roster Approved
Port Authority of Allegheny County
Urban Redevelopment Authority
City of Pittsburgh
Fox Chapel Area School District
Mars Area School District
Township of O'Hara
Washington & Jefferson College
Indiana County Redevelopment Authority
Washington County Airport Authority
Westmoreland County Airport Authority

EXPERT WITNESS

U.S. District Court
Court of Common Pleas
Board of Viewers

Board of Adjustment
Board of Assessors

LENDERS

Accurate Valuations, LLC
Citi Bank
Dollar Bank
EquiVantage
First National Bank of PA
Greater Pittsburgh Federal Credit Union
Merchants Home Mortgage Corporation
Nations Valuation Services (NVS)
TriState Capital Bank

Bank One
Citizens Bank
Community Bank
ESB Bank
First Western Bancorp, Inc.
Flagstar Bank
Gateway Bank
PNC Mortgage Service
V.A.H. Federal Credit Union

RELOCATION CORPORATIONS

Americorp, Inc.
Busch Properties, Inc.
Cartus
Coldwell Banker Relocation
Dupont Company
Executive Relocation Corporation
GMC Mortgage Corporation
Johns Manville Corporation

Associates Relocation Management
Armstrong Realty Group, Inc.
Carolina Relocation Group, Inc.
Corporation Relocation Management
EDS Relocation & Assignment Service
Fidelity Valuation Service
Hewitt Relocation Services, Inc.
Kirk & Company

NRI Relocation, Inc.
PNC Realty Services
Sibcy Cline Relocation Services
USS Real Estate
Vertice Global Relocation, Inc.
Weichert Relocation

Prudential Relocation Management
Remax International Relocation
Sirva Relocation
TRC Global Solutions, Inc.
The Relocation Center, Inc.

CERTIFICATIONS

Commonwealth of Pennsylvania:

- General Appraiser / Certified through June 30, 2019
- Associate Broker / Certified through May 31, 2018

Appraisal Institute

- SRA Member

Employee Relocation Council

- CRP – Certified through 2014

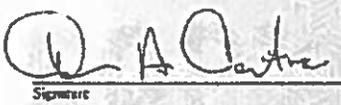
Federal National Mortgage Association

- Appraiser No. 1086253

Department of Veterans Affairs

- Appraiser ID No. 3110007

Dennis A. Cestra PA Certified General License

Commonwealth of Pennsylvania Department of State Bureau of Professional and Occupational Affairs PO Box 2649 Harrisburg PA 17105-2649		18 0011769
Certificate Type Certified General Appraiser		Certificate Status Active
DENNIS ANTHONY CESTRA 810 WEST WALDHEM ROAD Pittsburgh PA 15215	Certificate Number GA000293L	Initial Certification Date 09/06/1981
 Commissioner of Professional and Occupational Affairs	 Signature	Expiration Date 08/30/2019

Scott F. Lazarus PA Certified General License

INSPECTION THIS CERTIFICATE FROM HERE ONLY • FROM THE AGENCY WITHIN 10 DAYS OF ANY CHANGE

17-0349452

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 249 Harrisburg PA 17105-2649

Certificate Type
Certified General Appraiser

Certificate Status
Active

Initial Certification Date
09/10/2013

Expiration Date
06/30/2019

Certificate Number
GA004025

SCOTT FRANKLIN LAZARUS
4574 ALLEGHENY RIVER BLVD
Verona PA 15147


Commissioner of Professional and Occupational Affairs


Signature

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BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

Letter of Notification of Duquesne Light :
Company, Filed Pursuant to 52 Pa. Code :
Chapter 57 Subchapter D, for Approval to : Docket No. A-2018-3002896
Upgrade an Existing 138KV Ring Bus at :
Montour Substation in Robinson Township, :
Allegheny County. :
:

VERIFICATION

I, Lesley Gannon, SENIOR MANAGER OF REAL ESTATE AND RIGHTS OF WAY at Duquesne Light Company hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief, and that I expect Duquesne Light Company to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).



Lesley Gannon
Senior Manager, Real Estate and Rights of Way

Date: 8/27/2018

BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

Letter of Notification of Duquesne Light :
Company, Filed Pursuant to 52 Pa. Code :
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Upgrade an Existing 138KV Ring Bus at :
Montour Substation in Robinson Township, :
Allegheny County. :
:

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the Data Request Responses upon the participants listed below in accordance with the requirements of 52 Pa. Code § 57.74(b) (relating to service of copies):

VIA FIRST CLASS MAILING

Rick Urbano – Chairman
Robinson Township Planning Commission
1000 Church Hill Road
Pittsburgh, PA 15205

Allegheny County Planning Commission
Rich Fitzgerald – County Executive
Allegheny County
436 Grant Street
Pittsburgh, PA 15219

Patrick McDonnell – Acting Secretary
Department of Environmental Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101

Leslie S. Richards – Secretary
PA Department of Transportation
Keystone Building
400 North St.
Harrisburg, PA 17120

Nancy Moses – Chairman
Historical and Museum Commission
State Museum Building
300 North Street
Harrisburg, PA 17120

Donna Killingsworth – Manager Real Estate
Pittsburgh & Ohio Central RR Co, c/o
Genesee & Wyoming Railroad Services, Inc.
13901 Sutton Park Dr., S Suite 160
Jacksonville, FL 32224

Donald Newman – Chairman of the Board
Allegheny County Conservation District
River Walk Corporate Center
33 Terminal Way, Suite 325B
Pittsburgh, PA 15219

John Soprano – Director
Bureau of Enforcement and Investigation
Penn Center, 2601 N. 3rd Street
Harrisburg, PA 17110

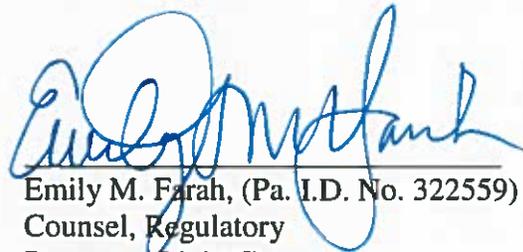
Tanya J. McCloskey – Acting Consumer Advocate
Pennsylvania Office of Consumer Advocate
555 Walnut Street
Forum Place, 5th Floor
Harrisburg, PA 17101-1923

Jennifer Lynn Rubolino
2092 Forest Grove Road
Coraopolis, PA 15108

Jason M. Rubolino
2094 Forest Grove Road
Coraopolis, PA 15108

John R. Evans – Small Business Advocate
Pennsylvania Office of Small Business
300 North Second Street, Suite 202
Harrisburg, PA 17101

Richard Kanaskie
Bureau of Investigation & Enforcement
Commonwealth Keystone Building
400 North Street, 2nd Floor West
PO Box 3265
Harrisburg, PA 17105-3265



Emily M. Farah, (Pa. I.D. No. 322559)
Counsel, Regulatory
Duquesne Light Company
411 Seventh Avenue, 15th Floor
Pittsburgh, PA 15219
Phone: 412-393-6431
Email: efarah@duqlight.com

Counsel for Duquesne Light Company

Date: August 27, 2018