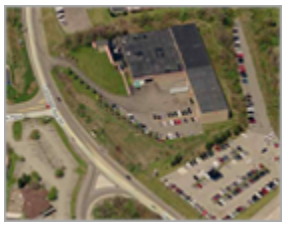
Sales Comparison Grid

	Comparable 1	Comparable 2	Comparable 3
			
Reference No.	.	.	.
Street Address	4 ZESTA DR	5177 CAMPBELLS RUN RD	5350 CAMPBELLS RUN RD
City, State, Zip Code	PITTSBURGH, PA 15205	Robinson Township, PA 15205	PITTSBURGH, PA 15205
Tax Map No.	0265F00308000000	0334C00070000000	0335P00017000000
Grantor	AUMA ACTUATORS INC	PUTT JAMES L & CAROLE A PUTT	TMI INTERNATIONAL LLC
Grantee	ZESTA PROPERTIES LLC	2B ASSOCIATES LP	BCL PITTSBURGH LLC
Sale Price	$1,360,000	$850,000	$3,600,000
Sale Date	02/17/2005	11/30/2007	12/21/2006
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market Terms	Market Terms	Market Terms
Conditions of Sale	Arms Length	Arms Length	Arms Length
Comp.Bldg.Net s.f.	30,000	17,000	53,043
Comp.Price/Net s.f.	**$45.33**	**$50.00**	**$67.87**
ADJUSTMENTS			
Time/Mkt Cond.Multiplier based on -2.00% annl.chg.	0.942	0.998	0.979
Time Adj.Price/Net s.f.	**$42.72**	**$49.90**	**$66.45**
Location			
Subject: Good	Equal	Equal	Equal
Construction Features			
Subject: 15% Finished	20% Finished	Any descriptive text up to 200 characters can be entered in the comment fields	30% Office
	-7.50%	0.00%	-15.00%
Age			
Subject: Eff.Age 25 yrs	Comp 29 yrs	Similar	Comp 15 yrs
	7.00%	0.00%	-15.00%
Condition			
Subject: Average	Average	Average	Good
	0.00%	0.00%	-5.00%
Access	Equal	Equal	Equal
Ceiling Height			
Subject: Ceiling Height 16'	Ceiling Height 18'	Ceiling Height 18'	Ceiling Height 20'
	-5.00%	-5.00%	-7.50%
Visibility			
Subject: Average	Average	Visible from I-376	Average
	0.00%	-10.00%	0.00%
Total Line Adjustments	**-5.50%**	**-15.00%**	**-42.50%**
Adj. Price/Net s.f.	**$40.37**	**$42.42**	**$38.21**
Subject Bldg. Net s.f.	43,510	43,510	43,510
Indicated Total Value	**$1,756,499**	**$1,845,694**	**$1,662,517**
Value Per Net s.f.	**$40.37**	**$42.42**	**$38.21**
Total Gross Adjustments	24.14%	15.17%	43.70%
Total Net Adjustments	-10.94%	-15.16%	-43.70%

Percentages are provided as a guide and include a Time Adjustment, if applied. Individual percentages may not add up due to rounding and compounding.

Mean Value Per Net S.F.	$40.33
Mean of Indicated Values	$1,754,903