

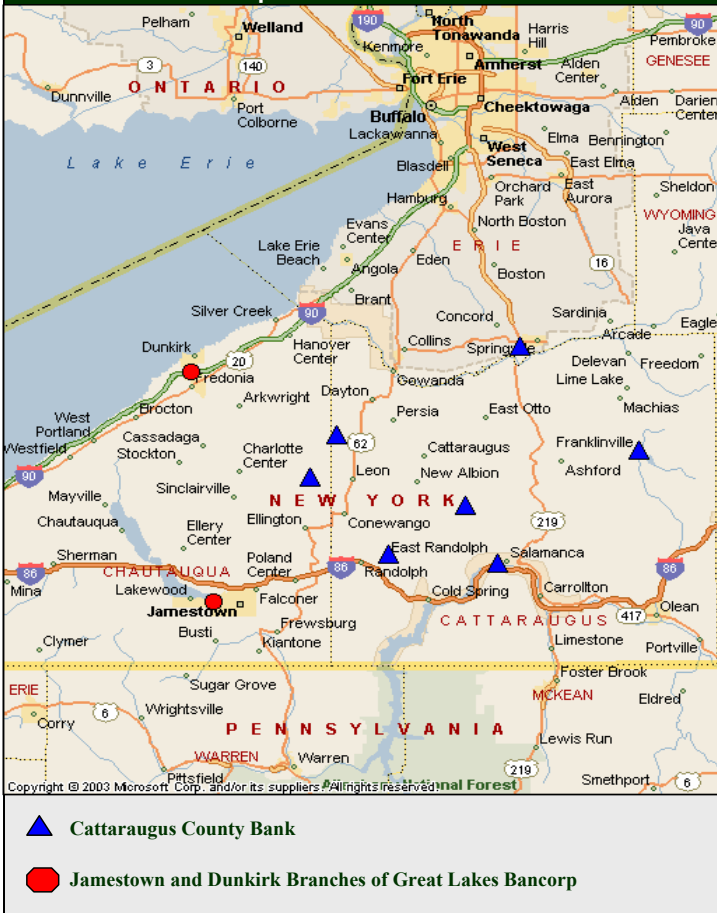
**C.C. Bancorp, Inc. (Little Valley, New York)**  
*has announced its intention to acquire*  
**2 Branches of Great Lakes Bancorp, Inc. (Buffalo, New York) \***

\*(Great Lakes Bancorp, Inc. has since merged with First Niagara Financial Group, Inc.)

*- Austin Associates served as financial advisor to C.C. Bancorp, Inc.*

**Transaction Summary Information**

- Greater Buffalo Savings Bank, a unit of Great Lakes Bancorp, has entered into an agreement with Cattaraugus County Bank, a unit of C.C. Bancorp ("CCB"), for the sale of two Greater Buffalo Savings branches located in Jamestown and Dunkirk, New York.
- Since the announcement of this deal, Great Lakes has merged with First Niagara Financial Group.
- CCB will further expand its footprint into Chautauqua County with the acquisition of the two Great Lakes branches. The Dunkirk branch is located in the northeastern portion of the county along Lake Erie and the Jamestown branch is located in the southern portion of the county along Chautauqua Lake.
- CCB will purchase the real property, improvements and equipment of the two branches for book value and will assume the deposits of the branches.
- According to the terms of the deal at announcement, CCB will pay a premium on core deposits of \$545,000 and will acquire the \$22 million in total deposits held at the two branches. The core deposit premium totals 3.5 percent.
- This is CCB's second branch acquisition since 2004. In 2004, CCB purchased the Cherry Creek (Chautauqua County) and South Dayton (Cattaraugus County), New York branches of HSBC Holdings.

**Pro Forma Branch Map**

**Pro Forma Deposit Market Share Data (As of June 30, 2007)**

<b>Dunkirk, NY</b>			
<u>Name</u>	<u>Deposits (\$000)</u>	<u>% of Total</u>	<u>C.A.G.R.* 6/02 - 6/07</u>
Lake Shore Bancorp Inc.	\$102,575	33.6%	0.35%
Community Bank Sys.	\$69,647	22.8%	5.75%
KeyCorp	\$57,416	18.8%	2.52%
HSBC Holdings	\$36,495	12.0%	1.16%
M&T Bank Corp.	\$24,617	8.1%	-0.88%
<b>C.C. Bancorp Inc.</b>	<b>\$9,916</b>	<b>3.3%</b>	<b>NA</b>
Dunkirk Schl Emps FCU	\$4,310	1.4%	6.99%
Western Division FCU	\$0	0.0%	NA
Greater Chautauqua FCU	\$0	0.0%	NA
<b>City Total</b>	<b>\$304,976</b>	<b>100.0%</b>	<b>2.40%</b>

<b>Jamestown, NY</b>			
<u>Name</u>	<u>Deposits (\$000)</u>	<u>% of Total</u>	<u>C.A.G.R.* 6/02 - 6/07</u>
HSBC Holdings	\$131,216	27.38%	1.15%
KeyCorp	\$88,968	18.57%	2.30%
Northwest Bancorp Inc.	\$79,426	16.58%	9.48%
M&T Bank Corp.	\$47,604	9.93%	-2.01%
Lake Shore Bancorp Inc.	\$33,220	6.93%	-0.84%
Jamestown Cmnty FCU	\$29,620	6.18%	2.63%
Community Bank Sys.	\$23,461	4.90%	2.25%
Affinity One FCU	\$19,902	4.15%	4.14%
<b>C.C. Bancorp Inc.</b>	<b>\$9,925</b>	<b>2.1%</b>	<b>NA</b>
Royal Bank of Scotland	\$7,062	1.47%	NA
All Other Institutions	\$8,761	1.83%	-6.61%
<b>City Total</b>	<b>\$479,165</b>	<b>100.00%</b>	<b>2.83%</b>

\* CAGR - Compound Annual Growth Rate