

## Land Comparison Grid

Comparable 1



Comparable 2



Comparable 3



Reference No.			
Street Address	Bateman Road	Kappa Drive	Casteel Dr
City, State, Zip Code	OAKDALE, PA 15071	O'Hara Township, Pa	North Fayette, Pa 15108
Tax Map No.	0799A00010000000	291-J-23	413-p-4
Grantor	GERNEY GLENN A & PATRICIA	REGIONAL INDUSTRIAL	WESTERN ALLEGHENY
	L (W)	DEVELOPMENT CORP	COUNTY MUNICIPAL
Grantee	DIVITO BRIAN A	O'HARA CAPITAL PARTNERS	CICKO COMPANY LLC
		LP	
Sale Price	\$407,000	\$575,000	\$85,000
Sale Date	10/24/2007	08/28/2006	02/03/2006
Comp.Land-Useable acres	3.460	6.868	1.524
<b>Comp.Land per acre</b>	<b>\$117,630</b>	<b>\$83,723</b>	<b>\$55,758</b>
<b>ADJUSTMENTS</b>			
Utilities	0	0	5,576
Topography	-20,000	0	13,938
Access/Visibility	-15,000	0	0
<b>Adj.Comp.Land per acre</b>	<b>\$82,630</b>	<b>\$83,723</b>	<b>\$75,273</b>
Subject Land-Useable acres	6.810	6.810	6.810
<b>Indicated Total Value</b>	<b>\$562,703</b>	<b>\$570,148</b>	<b>\$512,605</b>
Total Gross Adjustments	29.75%	0.00%	35.00%
Total Net Adjustments	-29.75%	0.00%	35.00%
Mean Value Per Acre	\$80,542		
Mean of Indicated Values	\$548,485		