

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
Comp.Land per acre	\$117,630	\$83,723	\$55,758
ADJUSTMENTS			
Utilities	0.00%	0.00%	10.00%
Topography	-17.00%	0.00%	25.00%
Access/Visibility	-12.75%	0.00%	0.00%
Adj.Comp.Land per acre	\$82,630	\$83,723	\$75,273
Subject Land-Useable acres	6.810	6.810	6.810
Indicated Total Value	\$562,703	\$570,148	\$512,605
Total Gross Adjustments	29.75%	0.00%	35.00%
Total Net Adjustments	-29.75%	0.00%	35.00%
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 Acre	\$80,542		
Mean of Indicated Values	\$548,485		