

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 L (W)	REGIONAL INDUSTRIAL DEVELOPMENT CORP	WESTERN ALLEGHENY COUNTY MUNICIPAL
Grantee	DIVITO BRIAN A	O'HARA CAPITAL PARTNERS LP	CICKO COMPANY LLC
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
Feature Comparison	Comparable is:	Comparable is:	Comparable is:
Utilities	Similar	Similar	Inferior
Topography	Superior	Similar	Inferior
Access/Visibility	Superior	Similar	Similar
Overall Comparison	Superior	Similar	Inferior