<table>
<thead>
<tr>
<th>Reference No.</th>
<th>Street Address</th>
<th>City, State, Zip Code</th>
<th>Tax Map No.</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Sale Price</th>
<th>Sale Date</th>
<th>Comp.Land-Useable acres</th>
<th>Comp.Land per acre</th>
<th>Feature Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bateman Road</td>
<td>OAKDALE, PA 15071</td>
<td>0799A00010000000</td>
<td>GERNEY GLENN A &amp; PATRICIA (W)</td>
<td>DIVITO BRIAN A</td>
<td>$407,000</td>
<td>10/24/2007</td>
<td>3.460</td>
<td>$117,630</td>
<td>Similar</td>
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<tr>
<td></td>
<td>Kappa Drive</td>
<td>O'Hara Township, Pa</td>
<td>291-J-23</td>
<td>REGIONAL INDUSTRIAL DEVELOPMENT CORP</td>
<td>O'HARA CAPITAL PARTNERS LP</td>
<td>$575,000</td>
<td>08/28/2006</td>
<td>6.868</td>
<td>$83,723</td>
<td>Similar</td>
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<tr>
<td></td>
<td>Casteel Dr</td>
<td>North Fayette, Pa 15108</td>
<td>413-p-4</td>
<td>WESTERN ALLEGHENY COUNTY MUNICIPAL</td>
<td>CICKO COMPANY LLC</td>
<td>$85,000</td>
<td>02/03/2006</td>
<td>1.524</td>
<td>$55,758</td>
<td>Inferior</td>
</tr>
</tbody>
</table>

**Utilities**
- Comparable 1: Similar
- Comparable 2: Similar
- Comparable 3: Inferior

**Topography**
- Comparable 1: Superior
- Comparable 2: Similar
- Comparable 3: Inferior

**Access/Visibility**
- Comparable 1: Superior
- Comparable 2: Similar
- Comparable 3: Similar

**Overall Comparison**
- Comparable 1: Superior
- Comparable 2: Similar
- Comparable 3: Inferior