

Immediate Neighborhood

APN	#	Street	Lot Size	Living Area	Garage	Stories	GFA	FAR	Notes
21329076	805	Tamarack	6,755	2,629	400	2	3,029	45%	54% 2nd/1st Fl. Ratio
21329077	809	Tamarack	6,313	2,441	400	2	2,841	45%	45% 2nd/1st Fl. Ratio
21329069	813	Tamarack	6,109	2,756	427	2	3,183	52%	High FAR, 30% 2nd/1st Fl. Ratio
21329051	817	Tamarack	5,529	1,532	400	2	1,932	35%	39% Approx. 2nd/1st Fl. Ratio
21329052	821	Tamarack	5,529	1,039	400	1	1,439	26%	
21329054	829	Tamarack	5,529	1,039	400	1	1,439	26%	
21329055	833	Tamarack	5,529	1,039	400	1	1,439	26%	
21329056	837	Tamarack	5,529	1,039	390	1	1,429	26%	
21329057	841	Tamarack	5,529	1,039	400	1	1,439	26%	
21329058	845	Tamarack	5,843	1,857	400	2	2,257	39%	54% 2nd/1st Fl. Ratio
21329059	849	Tamarack	5,560	1,039	400	1	1,439	26%	
21329060	853	Tamarack	5,508	1,039	400	1	1,439	26%	
21329061	857	Tamarack	5,508	1,039	400	1	1,439	26%	
21330030	816	Tamarack	5,914	1,549	400	1	1,949	33%	
21330031	808	Tamarack	5,914	2,646	400	2	3,046	52%	FAR > 50%, 50% 2nd/1st Fl. Ratio
21331006	1101	Poinciana	5,742	1,439	None	1	1,439	25%	
21331007	850	Tamarack	5,665	1,039	400	1	1,439	25%	
21331008	846	Tamarack	6,036	1,039	400	1	1,439	24%	
21331009	840	Tamarack	5,728	1,439	190	1	1,629	28%	
21331020	830	Tamarack	5,928	1,383	None	1	1,383	23%	Low FAR
21331021	826	Tamarack	5,926	1,039	400	1	1,439	24%	
Avg							1,834	31%	

Toll Bros. 51-Lot SFR Development, Approx 600' to the Northeast (Completed 2013)

APN	#	Street	Lot Size	Living Area	Garage	Stories	GFA	FAR	Notes
21312035	702	Timberpine	6,130	3,106	441	2	3,547	58%	
21312036	706	Timberpine	6,000	3,089	427	2	3,516	59%	
21312037	710	Timberpine	6,000	3,106	441	2	3,547	59%	
21312038	714	Timberpine	6,000	3,089	427	2	3,516	59%	
21312039	718	Timberpine	6,000	3,106	441	2	3,547	59%	
21312040	722	Timberpine	6,000	3,087	454	2	3,541	59%	
21312041	726	Timberpine	6,000	3,087	454	2	3,541	59%	
21312042	730	Timberpine	6,000	3,106	441	2	3,547	59%	
21312043	734	Timberpine	6,000	3,087	454	2	3,541	59%	
21312044	738	Timberpine	6,000	3,087	454	2	3,541	59%	
21312045	742	Timberpine	6,000	3,106	441	2	3,547	59%	
21312046	746	Timberpine	6,000	3,089	427	2	3,516	59%	
21312047	750	Timberpine	6,609	3,087	454	2	3,541	54%	
21312048	751	Torreya	6,555	3,087	441	2	3,528	54%	
21312049	747	Torreya	6,000	3,106	441	2	3,547	59%	
21312050	743	Torreya	6,000	3,087	454	2	3,541	59%	
21312051	739	Torreya	6,000	3,089	427	2	3,516	59%	
21312052	735	Torreya	6,000	3,087	454	2	3,541	59%	
21312053	731	Torreya	6,000	3,089	427	2	3,516	59%	
21312054	727	Torreya	6,000	3,087	454	2	3,541	59%	
21312055	723	Torreya	6,000	3,089	441	2	3,530	59%	
21312056	719	Torreya	6,000	3,106	441	2	3,547	59%	

21312057	715	Torreya	6,000	3,089	427	2	3,516	59%	
21312058	711	Torreya	6,000	3,106	441	2	3,547	59%	
21312059	707	Torreya	6,000	3,089	427	2	3,516	59%	
21312060	703	Torreya	6,070	3,119	454	2	3,573	59%	
21312061	750	Torreya	6,395	3,087	454	2	3,541	55%	
21312062	746	Torreya	6,000	3,089	427	2	3,516	59%	
21312063	742	Torreya	6,000	3,106	441	2	3,547	59%	
21312064	738	Torreya	6,000	3,106	441	2	3,547	59%	
21312065	734	Torreya	6,000	3,089	427	2	3,516	59%	
21312066	730	Torreya	6,000	3,087	454	2	3,541	59%	
21312067	726	Torreya	6,000	3,089	427	2	3,516	59%	
21312068	722	Torreya	6,000	3,087	454	2	3,541	59%	
21312069	718	Torreya	6,000	3,106	441	2	3,547	59%	
21312070	714	Torreya	6,000	3,089	427	2	3,516	59%	
21312071	710	Torreya	6,000	3,087	454	2	3,541	59%	
21312072	1150	Dahlia	6,545	3,087	454	2	3,541	54%	
21312073	1154	Dahlia	6,031	3,106	441	2	3,547	59%	
21312074	1158	Dahlia	7,050	3,087	454	2	3,541	50%	
21312075	711	Toyon	6,019	3,089	427	2	3,516	58%	
21312076	715	Toyon	6,019	3,089	427	2	3,516	58%	
21312077	719	Toyon	6,020	3,087	454	2	3,541	59%	
21312078	723	Toyon	6,020	3,106	441	2	3,547	59%	
21312079	727	Toyon	6,020	3,089	427	2	3,516	58%	
21312080	731	Toyon	6,020	3,106	441	2	3,547	59%	
21312081	735	Toyon	6,021	3,087	454	2	3,541	59%	
21312082	739	Toyon	6,021	3,106	441	2	3,547	59%	
21312083	743	Toyon	6,021	3,089	427	2	3,516	58%	
21312084	747	Toyon	6,022	3,087	454	2	3,541	59%	
21312085	751	Toyon	6,264	3,087	454	2	3,541	57%	
Avg							3,536	58%	

Averages for both neighborhoods	2,685	45%
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