

TABLE A-1: Development Yield Comparison - "The Collection" - Trumark Homes (5.05 acres with 18 lots)

#	Lot and Street Location	Lot Size	Unit Size (2 plans-8 ADUs)	First Floor	Garage	Total First Floor	Second Floor	1 <sup>st</sup> to 2 <sup>nd</sup> Ratio
1	Lot 1 - Private Alley 1	9,120	3,549 (2)	1,795	786	2,581	1,754	68.0%
2	Lot 2 - Private Alley 1	7,955	3,549 (2)	1,795	786	2,581	1,754	68.0%
3	Lot 3 - Private Alley 1	8,958	3,549 (2)	1,795	786	2,581	1,754	68.0%
4	Lot 4 - Private Alley 1	7,763	3,549 (2)	1,795	786	2,581	1,754	68.0%
5	Lot 5 - Fieldstone Drive	10,054	3,440 (1)	1,840	474	2,314	1,600	69.1%
6	Lot 6 - Fieldstone Drive	9,491	3,440 (1)	1,840	474	2,314	1,600	69.1%
7	Lot 7 - Private Alley 2	8,387	3,440 (1)	1,840	474	2,314	1,600	69.1%
8	Lot 8 - Private Alley 2	8,625	3,549 (2)	1,795	786	2,581	1,754	68.0%
9	Lot 9 - Private Alley 2	8,989	3,549 (2)	1,795	786	2,581	1,754	68.0%
10	Lot 10 - Private Alley 2	9,410	3,440 (1)	1,840	474	2,314	1,600	69.1%
11	Lot 11 - Private Alley 2	9,662	3,549 (2)	1,795	786	2,581	1,754	68.0%
12	Lot 12 - Private Alley 2	8,250	3,549 (2)	1,795	786	2,581	1,754	68.0%
13	Lot 13 - Private Alley 2	8,250	3,549 (2)	1,795	786	2,581	1,754	68.0%
14	Lot 14 - Private Alley 2	8,806	3,549 (2)	1,795	786	2,581	1,754	68.0%
15	Lot 15 - Private Alley 3	8,957	3,440 (1)	1,840	474	2,314	1,600	69.1%
16	Lot 16 - Private Alley 3	8,311	3,549 (2)	1,795	786	2,581	1,754	68.0%
17	Lot 17 - Private Alley 3	6,745	3,440 (1)	1,840	474	2,314	1,600	69.1%
18	Lot 18 - Private Alley 3	7,972	3,549 (2)	1,795	786	2,581	1,754	68.0%
	Subtotals	155,705	63,228	32,580	12,276	44,856	30,648	68.3%
--	Private Alleys 1, 2 and 3	26,700	--	--	--	--	--	--
--	Fieldstone Drive	14,700	--	--	--	--	--	--
--	Parcels A - E	23,200	--	--	--	--	--	--
	Subtotals	64,600	--	--	--	--	--	--
	Totals	220,305 (5.05 acres) (3.56 units per acre) (8,650 sq. ft. average lot size)	63,228 (3,513 sq. ft. average size of residences) Ratio net of ROWs (40.6% Floor Area)	32,580 (51.5% of conditioned space)	12,276 (682 sq. ft. average)	44,856 (28.8% coverage - net of ROWs)	30,648 (43.5% of conditioned space)	68.3% (Average 2 <sup>nd</sup> sq. ft. to 1 <sup>st</sup> sq. ft. gross ratio)

TABLE A-2: Development Yield Comparison - Lasata Ct./McNeil Ln./Sherburne Hills Rd. - "Lasata" (5.04 acres with 17 lots)

#	Address (Year Constructed) (APN Page and Parcel)	Lot Size (sf)	Unit Size (7 plans-no ADUs)	1st Floor Net (sf)	Garage (sf)	1st Floor Gross (sf)	2nd Floor Net (sf)	1st to 2nd Floor Ratio
1	108 Lasata Ct. (94) (440-001)	11,718	2,506 (1)	2,506	633	3,139	0	0.0%
2	118 Lasata Ct. (94) (440-002)	12,763	3,675 (2)	1,941	724	2,665	1,734	65.1%
3	128 Lasata Ct. (96) (440-003)	10,019	2,506 (1)	2,506	633	3,139	0	0.0%
4	138 Lasata Ct. (94) (440-004)	10,019	3,675 (2)	1,941	724	2,665	1,734	65.1%
5	148 Lasata Ct. (96) (440-005)	10,324	4,071 (3)	1,936	696	2,632	2,135	81.1%
6	168 Lasata Ct. (96) (440-006)	10,062	2,943 (4)	1,541	631	2,172	1,402	64.5%
7	178 Lasata Ct. (96) (440-007)	9,975	2,943 (4)	1,541	631	2,172	1,402	64.5%
8	188 Lasata Ct. (96) (440-008)	10,542	3,871 (5)	1,853	678	2,531	2,018	79.7%
9	198 Lasata Ct. (96) (440-009)	9,975	3,163 (6)	1,541	631	2,172	1,622	74.7%
10	193 Lasata Ct. (96) (440-010)	10,106	3,871 (5)	1,853	678	2,531	2,018	79.7%
11	183 Lasata Ct. (96) (440-011)	10,020	2,943 (4)	1,541	631	2,172	1,402	64.5%
12	37 McNeil Ln. (96) (440-013)	9,000	2,943 (4)	1,541	631	2,172	1,402	64.5%
13	27 McNeil Ln. (96) (440-014)	10,019	3,871 (5)	1,853	678	2,531	2,018	79.7%
14	17 McNeil Ln. (97) (440-015)	10,280	3,871 (5)	1,853	678	2,531	2,018	79.7%
15	117 Lasata Ct. (96) (440-016)	10,019	2,506 (1)	2,506	633	3,139	0	0.0%
16	103 Lasata Ct. (96) (440-017)	10,106	3,988 (7)	1,854	696	2,550	2,134	83.7%
17	18 Sher. Hills Rd (440-018)	9,975	3,871 (5)	1,853	678	2,531	2,018	79.7%
--	Common (Trail on 37 McNeil)	4,675	0	0	0	0	0	--
	Subtotals	179,597	57,217	32,160	11,284	43,444	25,057	57.7%
--	Public ROW - Lasata Ct.	31,150	--	--	--	--	--	--
--	Public ROW Sherburne Hills	8,975	--	--	--	--	--	--
--	Private ROW - 1/2 McNeil Ln.	1,500	--	--	--	--	--	--
--	Subtotals	40,000	--	--	--	--	--	--
	Totals	219,597 <small>(5.04 acres) 3.37 units per acre / (10,565 sq. ft. average lot size)</small>	57,217 <small>(3,366 sq. ft. average size of residences) (31.9% Floor Area Ratio net of ROWs)</small>	32,160 <small>(56.2% of conditioned space)</small>	11,284 <small>(664 sq. ft. average)</small>	43,444 <small>(24.2% coverage - net of ROWs)</small>	25,057 <small>(43.8% of conditioned space)</small>	57.7% <small>(Average 2nd sq. ft. to 1st sq. ft. gross ratio)</small>

\* Note: Held out from these calculations are Lots 12, 30, and 31 of the Lasata project, being the lots presumed for future subdivision, each into two parcels. The existing residences that were present at the time of the project approval have been retained to date. These three lots are twice the typical lot.

TABLE A-3: Development Yield Comparison - Fairwood Ct./Fairwood Dr. Area - Valerosa (5.05 acres with 16 lots)

#	Address (Year Constructed)	Lot Size (sf)	Unit Size (5 plans=4 ADUs)	1st Floor Net (sf)	Garage (sf)	1st Floor Gross (sf)	2nd Floor Net (sf)	1st to 2nd Floor Ratio
1	16 Fieldstone Dr. (99) 490-001	9,191	3,510 (1)	1,775	648	2,423	1,736	71.6%
2	14 Fieldstone Dr. (99) 490-002	8,625	3,481 (2)	1,745	648	2,393	1,736	72.5%
3	102 Fieldstone Ct. (98) 490-003	10,454	3,510 (1)	1,775	648	2,423	1,736	71.6%
4	100 Fieldstone Ct. (98) 490-004	11,848	3,985 (3)	1,867	849	2,716	2,118	78.0%
5	101 Fieldstone Ct. (98) 490-005	10,411	3,510 (1)	1,775	648	2,423	1,736	71.6%
6	103 Fieldstone Ct. (99) 490-006	7,841	3,510 (1)	1,867	782	2,649	1,638	61.8%
7	105 Fieldstone Ct. (99) 490-007	8,015	3,481 (2)	1,745	648	2,393	1,736	72.5%
8	107 Fieldstone Ct. (99) 490-008	8,189	3,510 (1)	1,775	648	2,423	1,735	71.6%
9	109 Fieldstone Ct. (98) 490-009	8,494	3,481 (2)	1,745	648	2,393	1,736	72.5%
10	111 Fieldstone Ct. (98) 490-010	8,756	3,510 (1)	1,775	648	2,423	1,735	71.6%
11	115 Fieldstone Ct. (98) 490-011	9,801	3,985 (3)	1,867	849	2,716	2,118	78.0%
12	117 Fieldstone Ct. (98) 490-012	10,237	3,510 (1)	1,867	782	2,649	1,638	61.8%
13	119 Fieldstone Ct. (98) 490-013	17,250	3,985 (3)	1,867	849	2,716	2,118	78.0%
14	116 Fieldstone Ct. (98) 490-014	16,901	4,493 (4)	2,313	849	3,162	2,180	68.9%
15	15 Fieldstone Dr. (98) 490-015	11,326	4,047 (5)	1,867	849	2,716	2,180	80.3%
16	17 Fieldstone Ct. (98) 490-016	11,500	3,985 (3)	1,867	849	2,716	2,118	80.0%
	Subtotals	168,839	--	--	--	--	--	--
--	Parcel A (ptn.) - Flood Control	7,161	--	--	--	--	--	--
--	Onsite Public ROW	44,000	--	--	--	--	--	--
	Subtotals	51,161	--	--	--	--	--	--
	Totals	220,000 <small>(5.05 acres) 3.17 units per acre (10,552 sq. ft. average lot size)</small>	59,487 <small>(3,718 sq. ft. average size of residences) Floor Area Ratio net of ROWs (35.2%)</small>	29,492 <small>(49.6% of conditioned space)</small>	11,842 <small>(740 sq. ft. average)</small>	41,334 <small>(24.5% coverage)</small>	29,994 <small>(50.4% of conditioned space)</small>	72.6% <small>(Average 2nd sq. ft. to 1st sq. ft. gross ratio)</small>

**TABLE A-4: Development Yield Comparison - Cross Bridge Dr./ Cross Bridge Pl./ Cross Bridge Ct./Sarah Ct. (5.06 acres with 21 lots)**

#	Address (Year Constructed) (APN Page and Parcel)	Lot Size (sf)	Unit Size (7 plans-No duets)	1st Floor Net (sf)	Garage (sf)	1st Floor Gross (sf)	2nd Floor Net (sf)	1st to 2nd Floor Ratio
1	201 Cross Bridge Dr. (97) (570-001)	7,500	3,087 (1)	1,607	633	2,240	1,480	66.1%
2	203 Cross Bridge Dr. (97) (570-002)	7,300	2,458 (2)	2,458	463	2,921	0	0.0%
3	205 Cross Bridge Dr. (97) (570-003)	9,000	2,879 (3)	1,528	626	2,154	1,351	62.7%
4	2 Cross Bridge Pl. (97) (570-004)	7,700	2,458 (2)	2,458	463	2,921	0	0.0%
5	4 Cross Bridge Pl. (97) (570-005)	6,800	2,879 (3)	1,528	626	2,154	1,351	62.7%
6	6 Cross Bridge Pl. (97) (570-006)	6,300	3,087 (1)	1,607	633	2,240	1,480	66.1%
7	8 Cross Bridge Pl. (97) (570-007)	6,800	2,879 (3)	1,528	626	2,154	1,351	62.7%
8	12 Cross Bridge Pl. (97) (570-009)	4,600	1,630 (4)	764	447	1,211	866	71.5%
9	9 Cross Bridge Pl. (97) (570-010)	9,000	3,087 (1)	1,607	633	2,240	1,480	66.1%
10	7 Cross Bridge Pl. (97) (570-011)	6,500	2,879 (3)	1,528	626	2,154	1,351	62.7%
11	3 Cross Bridge Pl. (97) (570-012)	5,600	3,087 (1)	1,607	633	2,240	1,480	66.1%
12	1 Cross Bridge Pl. (97) (570-013)	6,000	3,087 (1)	1,607	633	2,240	1,480	66.1%
13	206 Cross Bridge Dr. (97) (570-014)	5,000	3,087 (1)	1,607	633	2,240	1,480	66.1%
14	14 Cross Bridge Ct. (97) (570-015)	7,600	2,879 (3)	1,528	626	2,154	1,351	62.7%
15	16 Cross Bridge Ct. (97) (570-016)	10,000	3,087 (1)	1,607	633	2,240	1,480	66.1%
16	15 Cross Bridge Ct. (97) (570-017)	7,500	2,458 (2)	2,458	463	2,921	0	0.0%
17	11 Cross Bridge Ct. (97) (570-018)	7,500	3,087 (1)	1,607	633	2,240	1,480	66.1%
18	190 Cross Bridge Dr. (06) (600-004)	8,900	3,280 (4)	1,840	498	2,338	1,440	61.6%
19	20 Sarah Ct. (06) (600-005)	8,900	3,245 (5)	1,644	498	2,142	1,601	66.1%
20	30 Sarah Ct. (06) (600-006)	9,200	3,410 (6)	1,564 + 417	608	2,589	1,429	55.2%
21	40 Sarah Ct. (06) (600-007)	8,600	3,032 (7)	1,592	746	2,338	1,440	61.6%
	Subtotals	156,300	61,062	35,691	12,380	48,071	25,371	53.2%
--	Public ROW - SD 7960	51,300	--	--	--	--	--	--
--	Public ROW - SD 8610	12,650	--	--	--	--	--	--
--	Subtotals	63,950	--	--	--	--	--	--
	Totals	220,250 (5.06 acres) (4.15 units per acre) (7,443 sq. ft. average lot size)	61,062 (2,907 sq. ft. average size of residences) (39.1% Floor Area Ratio net of ROWs)	35,691 (58.5% of conditioned space)	12,380 (590 sq. ft. average)	48,071 (30.8% coverage - net of ROWs)	25,371 (41.5% of conditioned space)	52.8% (Average 2nd sq. ft. to 1st sq. ft. GROSS ratio)