

PROPERTY COMPARISONS -- WESTRIDGE COMMUNITY

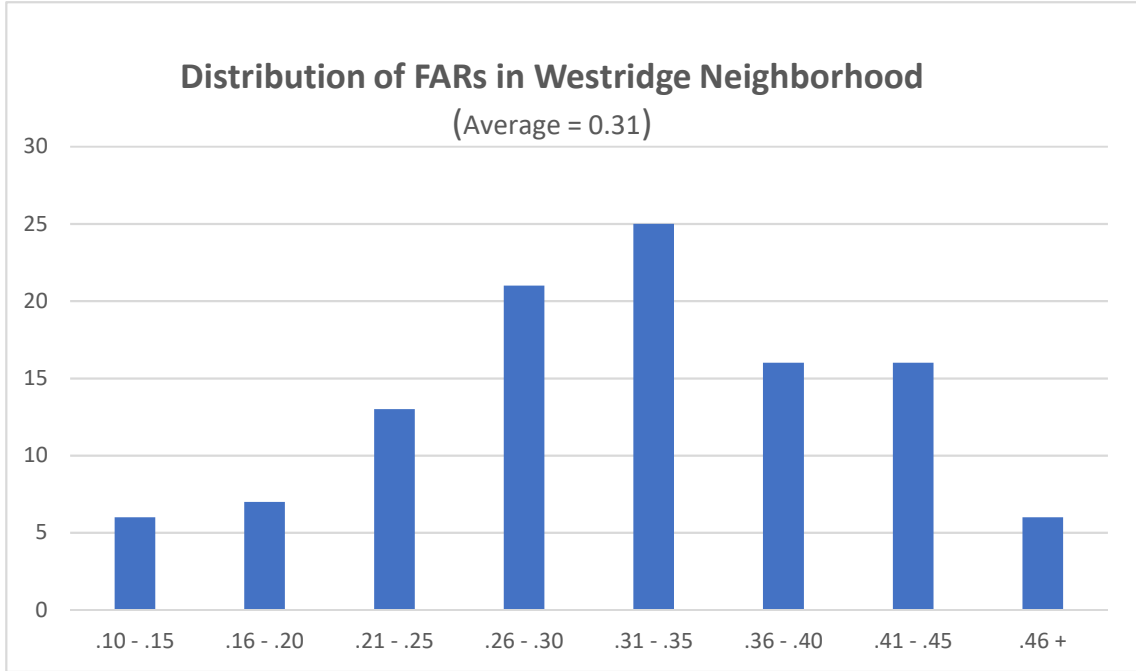
| ADDRESS | Lot Size | Floor Area | Floor Area Ratio | Subarea FAR Averages | Front Yard Setback (Feet) | Subarea Setback Avg |
|---------------------------|-----------------|-------------------|-------------------------|-----------------------------|----------------------------------|----------------------------|
| 23925 PARK GRANADA | 20,434 | 4436 | 0.22 | | 15 | |
| 23921 PARK GRANADA | 32,781 | 4470 | 0.14 | | 0 | (N/A) |
| 23919 PARK GRANADA | 23,085 | 4992 | 0.22 | | 0 | (N/A) |
| 23918 PARK GRANADA | 25,425 | 3416 | 0.13 | | 40 | |
| 23936 PARK GRANADA | 20,945 | 4530 | 0.22 | | 45 | |
| 23939 PARK GRANADA | 24,960 | 4470 | 0.18 | | 38 | |
| 23942 PARK GRANADA | 20,546 | 5056 | 0.25 | | 45 | |
| 23948 PARK GRANADA | 16,033 | 5182 | 0.32 | | 35 | |
| 23956 PARK GRANADA | 17,766 | 3515 | 0.20 | | 35 | |
| 23911 PARK GRANADA | 22,865 | 4006 | 0.18 | | 30 | |
| 24001 PARK GRANADA | 19,572 | 4476 | 0.23 | | 30 | |
| 23971 PARK GRANADA | 29,756 | 4176 | 0.14 | | 45 | |
| 23955 PARK GRANADA | 33,130 | 4169 | 0.13 | | 40 | |
| 23917 PARK GRANADA | 20,441 | 4169 | 0.20 | | 0 | (N/A) |
| 23964 PARK GRANADA | 15,376 | 3302 | 0.21 | | 45 | |
| 23972 PARK GRANADA | 18,053 | 4169 | 0.23 | | 25 | |
| 23980 PARK GRANADA | 15,288 | 4530 | 0.30 | 0.22 | 25 | 35.2 |
| 24001 PARK GRANADA | 19,572 | 4476 | 0.23 | | 30 | |
| 24008 PARK GRANADA | 15,982 | 4176 | 0.26 | | 20 | |
| 24022 PARK GRANADA | 12,510 | 3302 | 0.26 | | 15 | |
| 24030 PARK GRANADA | 14,063 | 4176 | 0.30 | | 20 | |
| 24040 PARK GRANADA | 17,904 | 4185 | 0.23 | | 20 | |
| 24011 PARK GRANADA | 18,733 | 5056 | 0.27 | | 30 | |
| 24017 PARK GRANADA | 19,460 | 3739 | 0.19 | | 25 | |
| 24033 PARK GRANADA | 20,015 | 5182 | 0.26 | | 20 | |
| 24047 PARK GRANADA | 17,096 | 4992 | 0.29 | | 25 | |
| 24059 PARK GRANADA | 16,274 | 3302 | 0.20 | | 25 | |
| 24109 PARK GRANADA | 14,304 | 4176 | 0.29 | | 20 | |
| 24119 PARK GRANADA | 13,095 | 3515 | 0.27 | | 25 | |
| 24123 PARK GRANADA | 22,869 | 4470 | 0.20 | | 0 | (N/A) |
| 24125 PARK GRANADA | 34,585 | 5182 | 0.15 | | 0 | (N/A) |

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|--------------------|--------|------|------|------|----|-------------|
| 24129 PARK GRANADA | 14,221 | 4470 | 0.31 | | 35 | |
| 24141 PARK GRANADA | 19,066 | 4403 | 0.23 | | 0 | (N/A) |
| 24137 PARK GRANADA | 11,085 | 4992 | 0.45 | | 25 | |
| 24201 PARK GRANADA | 21,492 | 4266 | 0.20 | | 0 | (N/A) |
| 24205 PARK GRANADA | 13,031 | 3302 | 0.25 | | 20 | |
| 24215 PARK GRANADA | 20,309 | 5182 | 0.26 | | 42 | |
| 24100 PARK GRANADA | 17,590 | 5606 | 0.32 | | 18 | |
| 24221 PARK GRANADA | 12,018 | 4176 | 0.35 | | 25 | |
| 24229 PARK GRANADA | 10,461 | 4185 | 0.40 | | 15 | |
| 24235 PARK GRANADA | 11,785 | 4992 | 0.42 | | 20 | |
| 24241 PARK GRANADA | 14,370 | 3515 | 0.24 | | 35 | |
| 24247 PARK GRANADA | 13,430 | 3908 | 0.29 | | 15 | |
| 24255 PARK GRANADA | 10,990 | 5272 | 0.48 | | 20 | |
| 24261 PARK GRANADA | 12,397 | 4470 | 0.36 | | 16 | |
| 24273 PARK GRANADA | 11,658 | 4169 | 0.36 | | 15 | |
| 24289 PARK GRANADA | 15,237 | 4562 | 0.30 | | 15 | |
| 24216 PARK GRANADA | 16,655 | 4582 | 0.28 | | 20 | |
| 24226 PARK GRANADA | 12,135 | 4992 | 0.41 | | 15 | |
| 24236 PARK GRANADA | 11,287 | 4470 | 0.40 | | 15 | |
| 24246 PARK GRANADA | 10,999 | 5056 | 0.46 | | 15 | |
| 24258 PARK GRANADA | 10,232 | 4176 | 0.41 | | 15 | |
| 24266 PARK GRANADA | 10,475 | 4992 | 0.48 | | 15 | |
| 24278 PARK GRANADA | 18,824 | 4992 | 0.27 | 0.31 | 20 | 21.4 |
| 24202 PARK ATHENA | 12,156 | 5182 | 0.43 | | 26 | |
| 24208 PARK ATHENA | 11,201 | 4992 | 0.45 | | 24 | |
| 24214 PARK ATHENA | 10,033 | 4169 | 0.42 | | 27 | |
| 24220 PARK ATHENA | 9,653 | 4506 | 0.47 | | 18 | |
| 24226 PARK ATHENA | 10,206 | 3515 | 0.34 | | 22 | |
| 24234 PARK ATHENA | 11,452 | 5812 | 0.51 | | 28 | |
| 24242 PARK ATHENA | 11,948 | 4992 | 0.42 | | 15 | |
| 24248 PARK ATHENA | 18,308 | 4176 | 0.23 | 0.41 | 30 | 23.8 |
| 24108 PARK ROSSO | 12,288 | 4176 | 0.34 | | 15 | |
| 24120 PARK ROSSO | 11,967 | 4992 | 0.42 | | 18 | |
| 24130 PARK ROSSO | 11,608 | 4185 | 0.36 | | 15 | |

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|--------------------|--------|------|------|------|-----|-------------|
| 24138 PARK ROSSO | 13,446 | 4169 | 0.31 | | 18 | |
| 24146 PARK ROSSO | 18,036 | 5056 | 0.28 | | 20 | |
| 24152 PARK ROSSO | 16,424 | 5642 | 0.34 | | 52 | |
| 24158 PARK ROSSO | 35,064 | 4420 | 0.13 | 0.31 | 164 | 43.1 |
| 24108 PARK RIVIERA | 12,922 | 4176 | 0.32 | | 15 | |
| 24120 PARK RIVIERA | 12,332 | 4185 | 0.34 | | 15 | |
| 24132 PARK RIVIERA | 14,263 | 4169 | 0.29 | | 15 | |
| 24142 PARK RIVIERA | 15,454 | 4992 | 0.32 | | 15 | |
| 24151 PARK RIVIERA | 36,189 | 4169 | 0.12 | | 85 | |
| 24152 PARK RIVIERA | 11,260 | 4176 | 0.37 | | 15 | |
| 24162 PARK RIVIERA | 15,182 | 4776 | 0.31 | | 15 | |
| 24172 PARK RIVIERA | 12,030 | 4330 | 0.36 | | 15 | |
| 24178 PARK RIVIERA | 13,879 | 4992 | 0.36 | | 15 | |
| 24182 PARK RIVIERA | 12,162 | 4185 | 0.34 | 0.31 | 15 | 22.0 |
| 4570 PARK MARBELLA | 12,240 | 3515 | 0.29 | | 15 | |
| 4560 PARK MARBELLA | 9,824 | 4176 | 0.43 | | 15 | |
| 4550 PARK MARBELLA | 10,849 | 3416 | 0.31 | | 15 | |
| 4540 PARK MARBELLA | 13,025 | 4992 | 0.38 | | 15 | |
| 4530 PARK MARBELLA | 13,248 | 5182 | 0.39 | | 15 | |
| 4520 PARK MARBELLA | 13,948 | 4470 | 0.32 | | 18 | |
| 4508 PARK MARBELLA | 16,238 | 4169 | 0.26 | | 22 | |
| 4521 PARK MARBELLA | 11,357 | 4562 | 0.40 | | 16 | |
| 4511 PARK MARBELLA | 9,814 | 4185 | 0.43 | | 16 | |
| 4501 PARK MARBELLA | 11,567 | 4315 | 0.37 | 0.36 | 20 | 16.7 |
| 24008 PARK CASINO | 12,574 | 4103 | 0.33 | | 20 | |
| 24014 PARK CASINO | 11,373 | 4506 | 0.40 | | 18 | |
| 24022 PARK CASINO | 10,089 | 4176 | 0.41 | | 16 | |
| 24028 PARK CASINO | 10,861 | 4169 | 0.38 | | 20 | |
| 24034 PARK CASINO | 10,970 | 4506 | 0.41 | | 20 | |
| 24042 PARK CASINO | 10,538 | 3515 | 0.33 | | 18 | |
| 24050 PARK CASINO | 10,482 | 4992 | 0.48 | | 20 | |
| 24058 PARK CASINO | 10,097 | 4176 | 0.41 | | 18 | |
| 24066 PARK CASINO | 10,220 | 4169 | 0.41 | | 18 | |
| 24074 PARK CASINO | 12,142 | 4506 | 0.37 | | 15 | |

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|-------------------|--------|------|-------------|-------------|--------------|-------------|
| 24065 PARK CASINO | 20,943 | 4169 | 0.20 | | 0 | (N/A) |
| 24082 PARK CASINO | 14,815 | 4992 | 0.34 | | 18 | |
| 24090 PARK CASINO | 14,441 | 5101 | 0.35 | | 20 | |
| 24098 PARK CASINO | 13,430 | 4169 | 0.31 | | 20 | |
| 24104 PARK CASINO | 14,902 | 5182 | 0.35 | | 18 | |
| 24112 PARK CASINO | 14,426 | 4992 | 0.35 | | 20 | |
| 24120 PARK CASINO | 15,093 | 4176 | 0.28 | | 26 | |
| 24132 PARK CASINO | 13,341 | 4169 | 0.31 | | 20 | |
| 24142 PARK CASINO | 11,209 | 5056 | 0.45 | | 15 | |
| 24150 PARK CASINO | 12,474 | 3302 | 0.26 | | 15 | |
| 24156 PARK CASINO | 12,736 | 4185 | 0.33 | | 15 | |
| 24160 PARK CASINO | 11,743 | 4169 | 0.36 | | 15 | |
| 24164 PARK CASINO | 13,453 | 4506 | 0.33 | 0.37 | 15 | 18.2 |
| AVERAGE: | | | 0.31 | | 23.83 | |

| FAR Range | Number |
|-----------|--------|
| .10 - .15 | 6 |
| .16 - .20 | 7 |
| .21 - .25 | 13 |
| .26 - .30 | 21 |
| .31 - .35 | 25 |
| .36 - .40 | 16 |
| .41 - .45 | 16 |
| .46 + | 6 |
| | 110 |



| Front Setback Range | Number |
|---------------------|------------|
| 15 - 19 | 49 |
| 20 - 24 | 23 |
| 25 - 29 | 12 |
| 30 - 34 | 5 |
| 35 - 39 | 5 |
| 40 + | 10 |
| | 104 |

