

Exhibit C: Parcel Analysis

Parcel in LVA

Assessor's Parcel Number	GIS Acres	Book-Page	Zoning	Community Plan	Owner City	Situs Zip	Assessor Lot Size (SqFt)
100-281-029-000	1.69	100-28	AE-60/F,R,RA-X-M/F	ERAP	Ferndale	95536	0.88
100-281-002-000	21.02	100-28	AE-60/F,R	ERAP	Ferndale	95536	14
100-241-005-000	4.49	100-24	AE-60/F,R	ERAP	Ferndale	95536	4.49
100-281-003-000	1.5	100-28	AE-60/F,R	ERAP	Ferndale	95536	1.501
100-281-025-000	0.78	100-28	AE-60/F,R	ERAP	Ferndale	95536	0.41
100-241-004-000 (west)	8.9	100-24	AE-60/F,R	ERAP	Ferndale	95536	8.9
100-112-002-000	1.2	100-11	AE-60/F,R,T	ERAP	Ferndale	95536	1.201
100-112-001-000	0.85	100-11	AE-60/F,R,T	ERAP	Ferndale	95536	0.846
100-111-005-000	0.45	100-11	AE-60/W,F,R,T	ERAP	Ferndale	95536	0.5
100-111-014-000	93.71	100-11	AE-60/W,F,R,T	ERAP	Winter Park	95536	93.7
100-241-004-000 (east)	10.9	100-24	AE-60/F,R	ERAP	Ferndale	95536	10.9

Mean Value = 13.22 acres

Median Value = 1.62 acres

Mode Value ≈ 1-2 acres

Resulting Parcel 1 = 2.18 acres
Resulting Parcel 2 = 17.62 acres

* Resulting parcels are consistent with surrounding parcels; no parcel results in a parcel smaller than 50% of the average size of surrounding parcels.

