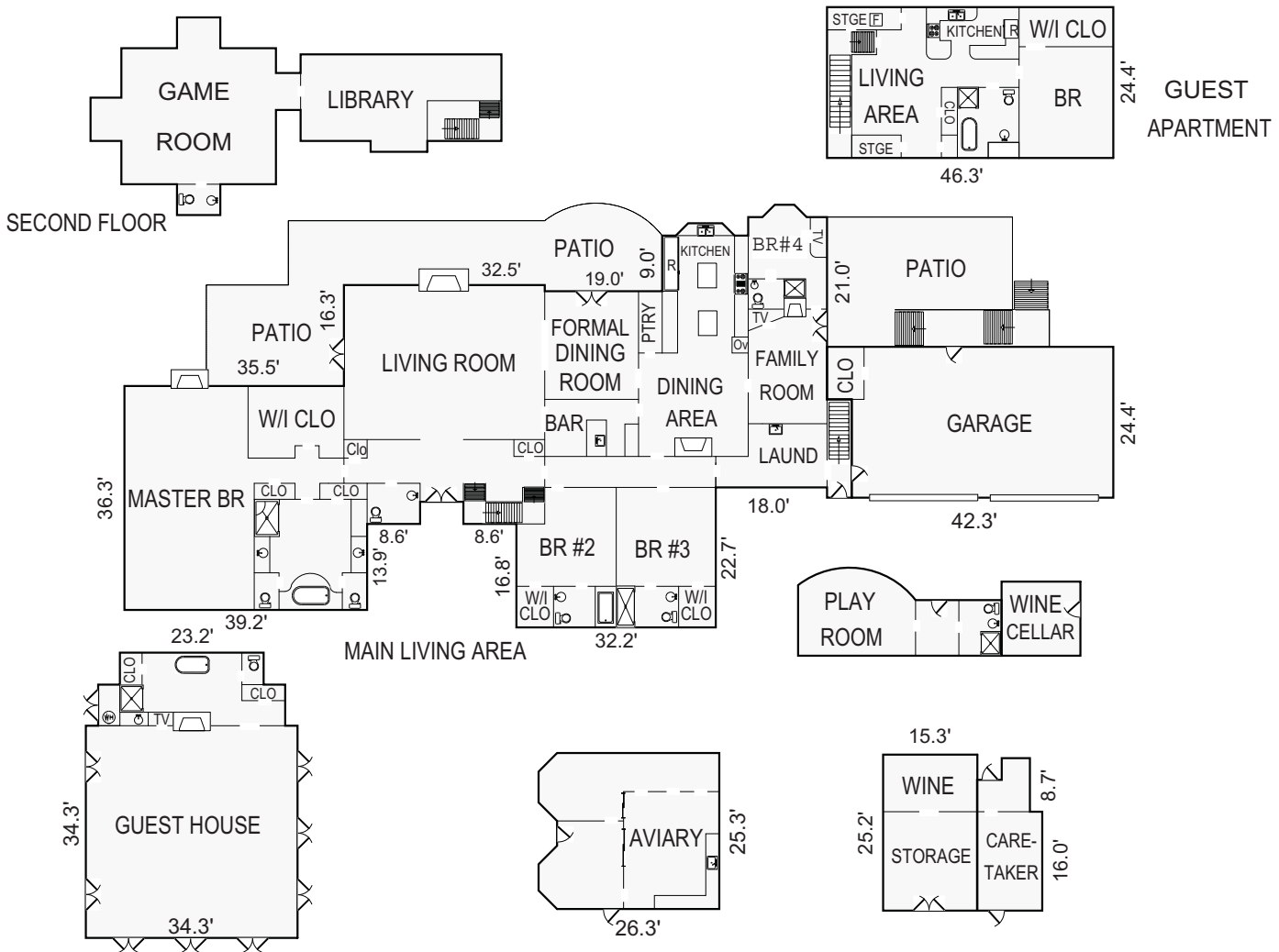


1223 PORTOLA ROAD, PEBBLE BEACH, CA 93953



Room Dimensions		
Kitchen:	21'	x 13'5"
Formal Dining Room:	17'	x 15'
Dining Room:	17'	x 15'
Living Room:	31'	x 24'
Bar:	15'	x 8'6"
Dining Area:	18'7"	x 15'5"
Family Room:	16'4"	x 11'9"
Library:	31'	x 13'5"
Game Room:	23'	x 20'
Laundry:	12'	x 9'5"
Master BR:	35'	x 19'7"
Bedroom #2:	15'7"	x 15'5"
Bedroom #3:	15'7"	x 15'5"
Bedroom #4:	11'3"	x 11'3"
GUEST APARTMENT		
Kitchen:	14'	x 8'5"
Living Area:	16'2"	x 14'
Bedroom:	17'5"	x 14'8"
GUEST HOUSE		
Living Area:	33'	x 33'

Area Calculations	
Main Living Area:	5,092sf
Second Floor:	1,072
Apartment:	946
Guest House:	1,474
Net Livable Area:	8,584sf
Garage:	1,068
Play Room:	372
Wine Cellar:	153
Caretakers Office:	229
Storage & Wine:	385
Aviary:	709
Patio:	1,042
Patio:	666

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.