PROPERTY FLOOR PLAN

File No **12/17/04**

SUBJECT

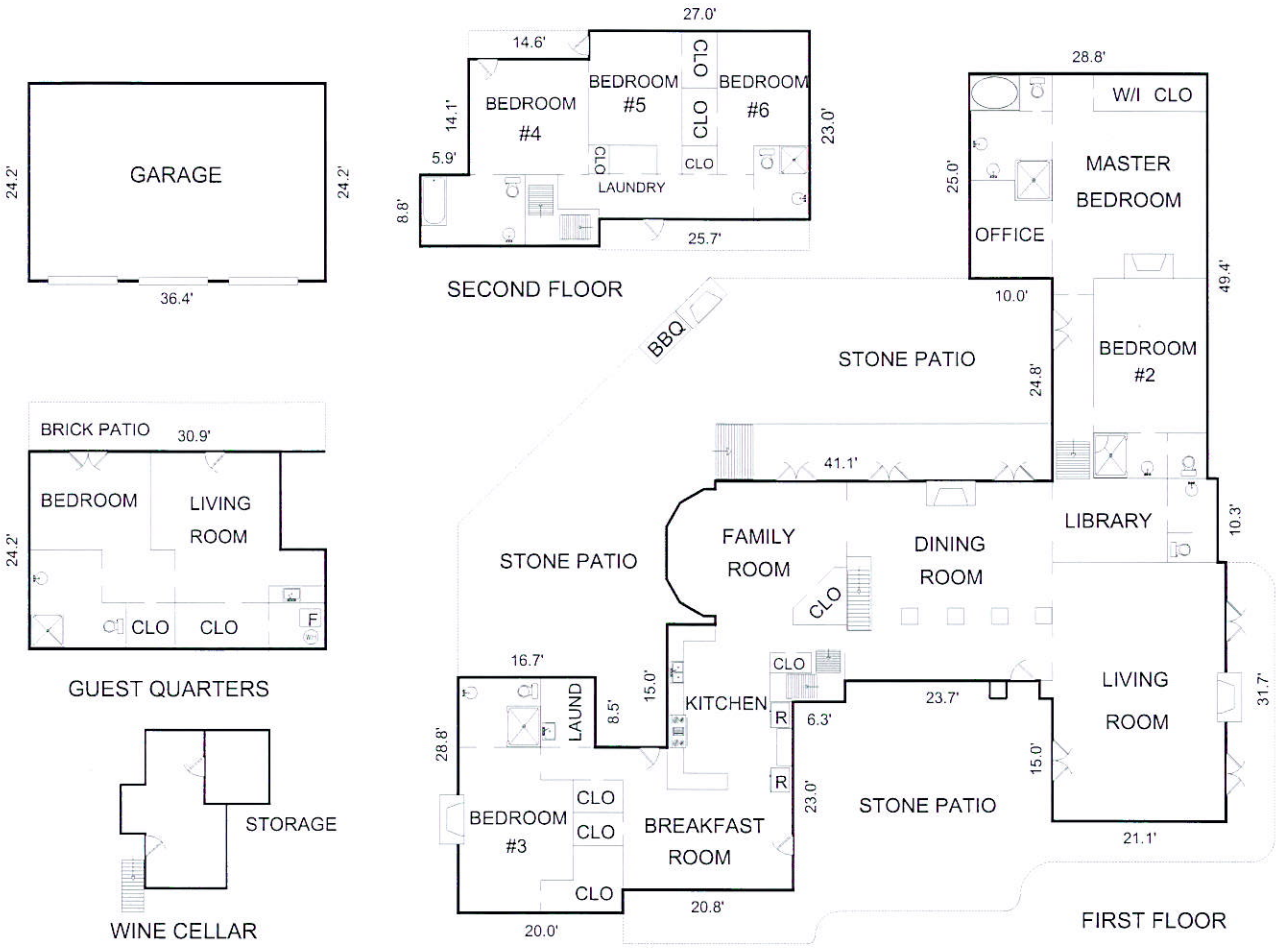
Property Address **1456 Riata Rd.**

City **Pebble Beach** County **Monterey** State **CA** Zip **93953**

Borrower **Mike Canning**

Lender/Client **The Mitchell Group** L/C Address **200 Clocktower Pl. Ste. 100D, Carmel, CA**

IMPROVEMENTS SKETCH



Scale: 1 = 22

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	4230.52	
	Open to Below	-27.00	4203.52
GLA2	Second Floor	1009.92	
	Open to Below	-57.75	952.17
GLA3	Guest House	814.07	814.07
P/P	Stone Patio	1319.30	
	Stone Patio	2046.78	
	Brick Patio	218.50	
	Porch	99.99	
	Porch	51.04	3735.62
GAR	Garage	880.07	880.07
OTH	Wine Cellar	187.03	
	Storage	72.00	259.03
	MAIN HOUSE (rounded)		5156
	TOTAL LIVABLE (rounded)		5970

LIVING AREA BREAKDOWN

Kitchen:	19' x 13'9"
Breakfast Room:	20'4" x 12'1"
Living Room:	27'5" x 20'
Dining Room:	25' x 17'
Family Room:	19'9" x 14'8"
Library:	13' x 10'
Office:	11'1" x 9'2"
Master Bedroom:	18'6" x 17'6"
Bedroom #2:	18'9" x 13'1"
Bedroom #3:	18'7" x 14'1"
Bedroom #4:	14'3" x 13'4"
Bedroom #5:	13'4" x 11'
Bedroom #6:	13'4" x 11'
Guest Quarters	
Living Room:	18' x 16'
Bedroom:	14'5" x 11'

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