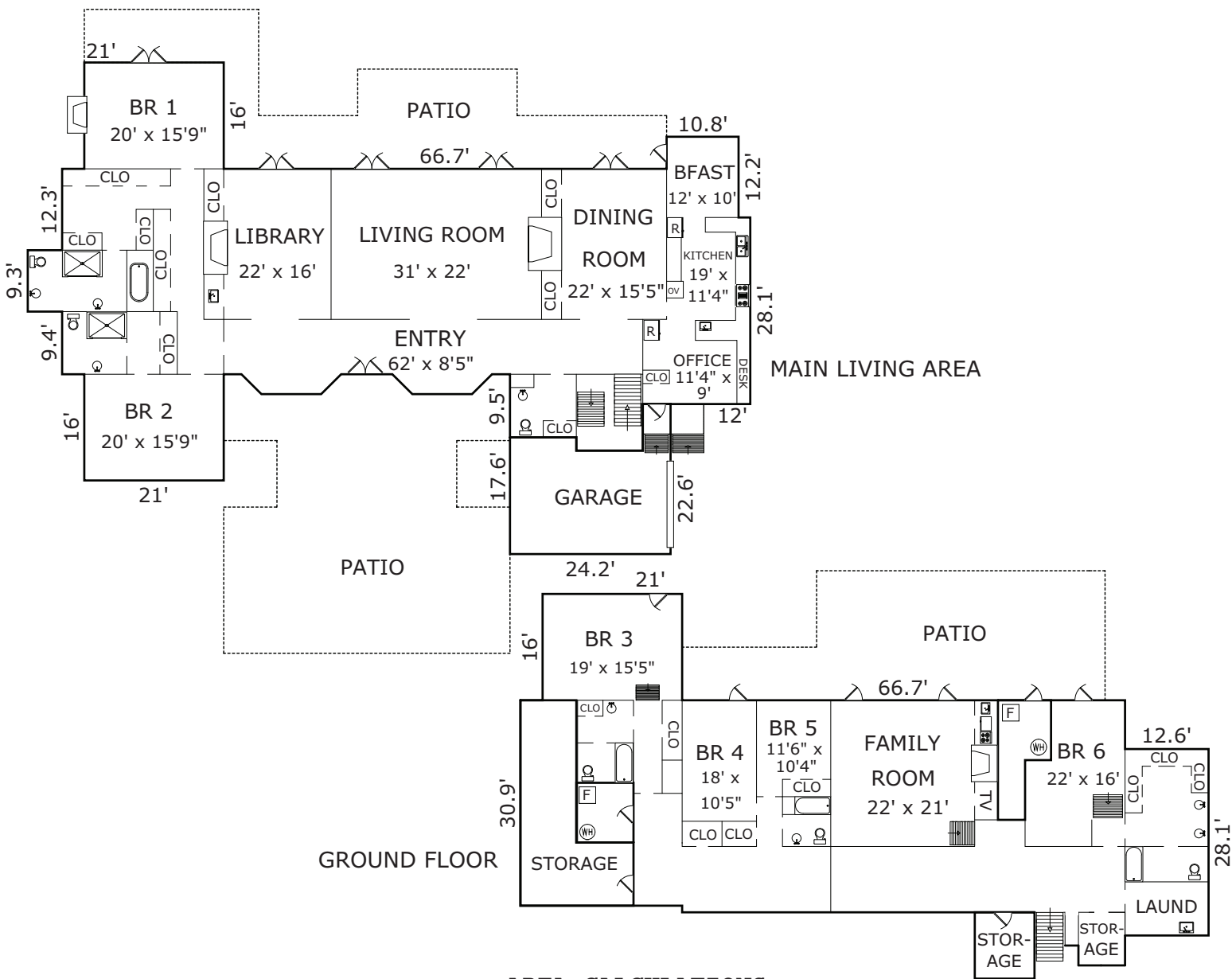


3130 FLAVIN LANE, PEBBLE BEACH, CA 93953



AREA CALCULATIONS

Main Living Area:	4,316sf
Ground Floor:	3,042
Net Livable Area:	7,358sf

Garage:	426
Patio:	1,578
Patio:	1,009
Patio:	953
Utility Room:	109
Utility Room:	77
Storage:	342
Storage:	90
Storage:	77