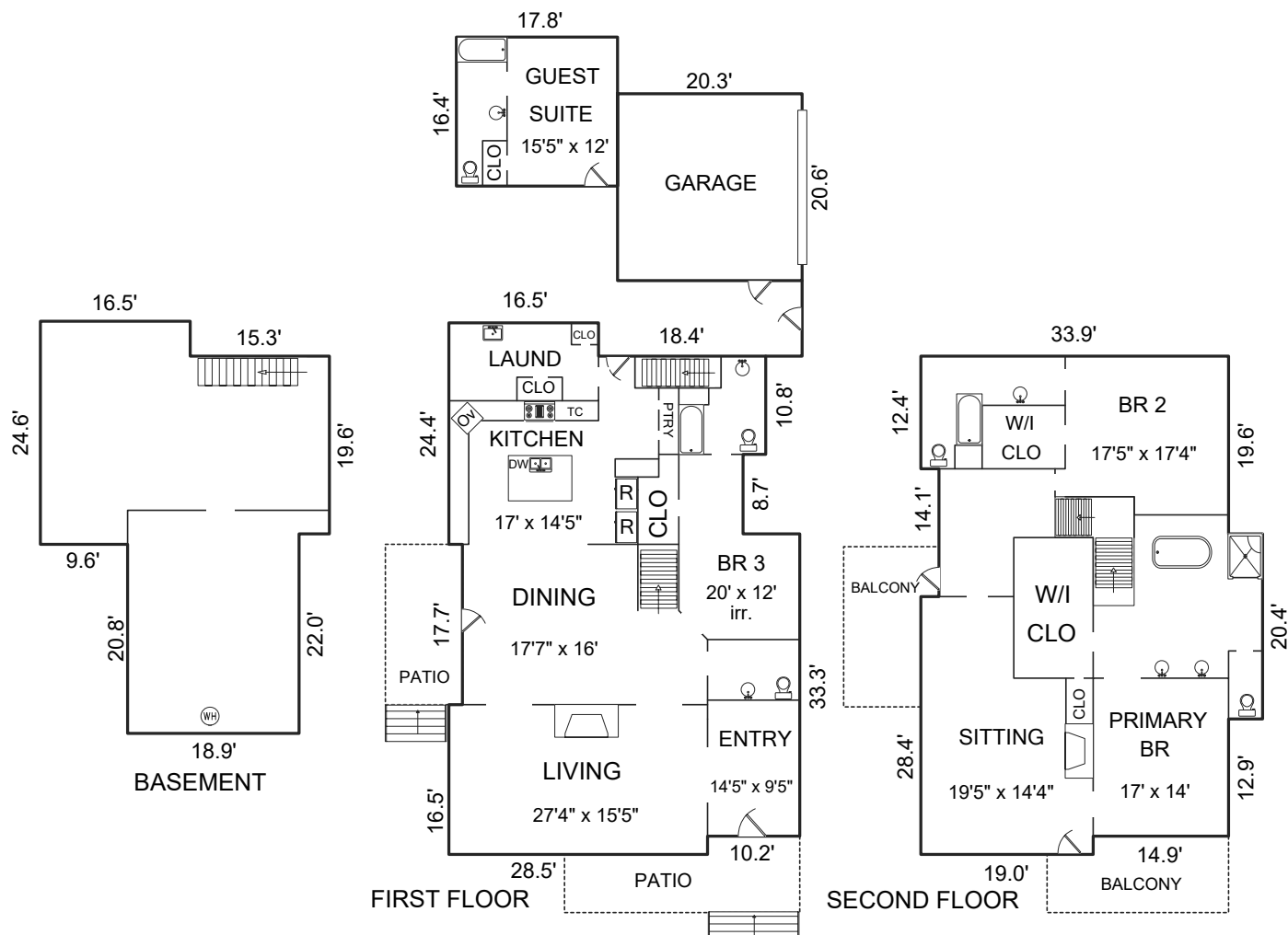


1051 OCEAN VIEW BLVD., PACIFIC GROVE, CA 93950



AREA CALCULATIONS (approximate)

First Floor:	2,009sf
Second Floor:	1,808
Guest Suite:	291
Net Livable Area:	4,108sf
Garage:	419
Basement:	1,114
Patio:	187
Patio:	150
Balcony:	158
Balcony:	161