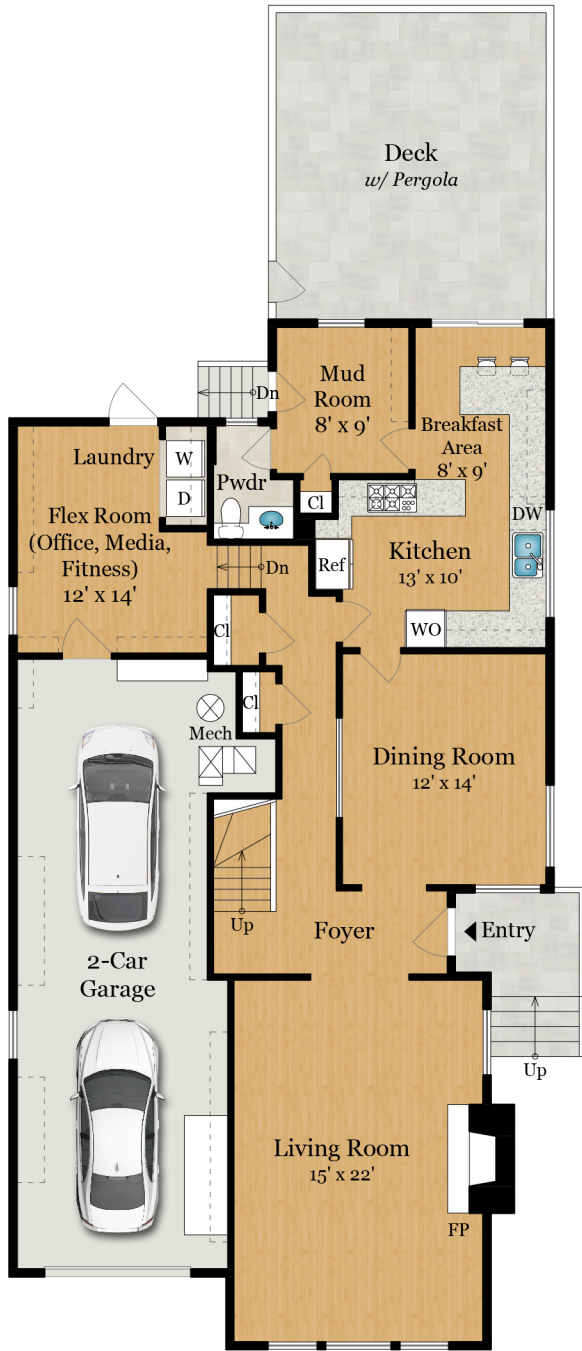


280 MORNINGSIDE DRIVE

SAN FRANCISCO, CA 94132



MAIN LEVEL
1,305 SQ FT



UPPER LEVEL 1
730 SQ FT



UPPER LEVEL 2
605 SQ FT

**Estimated Total Finished
Square Footage: 2,640 SQ FT**

Above-Grade: 2,640 SQ FT Below-Grade: N/A
Plus 495 SQ FT 2-Car Garage on Main Level
Calculated per ANSI Standard Z765-2003.

* Estimated Total Finished & Unfinished Square Footage: 3,135 SQ FT

