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Alberta Real Estate Consulting (AREC)

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May 3, 2018

1601 - 228 28TH AVENUE SW CALGARY

MEASURED BY: MIKE

PREPARED FOR: GORDON W. ROSS

Real Estate Council of Alberta (RECA) - RECA Measuring System (RMS)

Effective September 1st, 2016 all residential real estate including condominiums must be measured in accordance to RMS.

Any listings placed on the MLS after September 1st, 2016 must reflect the RMS size only. RMS does not have any rules for measuring what is considered below grade developed floor area so for the purpose of these documents all developed floor areas below grade will be measured using the paint to paint method and must be fully developed with permanent heating. Any undeveloped areas will be shaded in grey and no deductions for staircases will be made.

To view a complete copy of the RMS rules and guidelines go to the following web address:

<http://condosize.ca/RMS.pdf>

Equipment Used in Measuring: Computerized drafting software, Digital laser measurer, 7.5 & 30 meter measuring tapes.



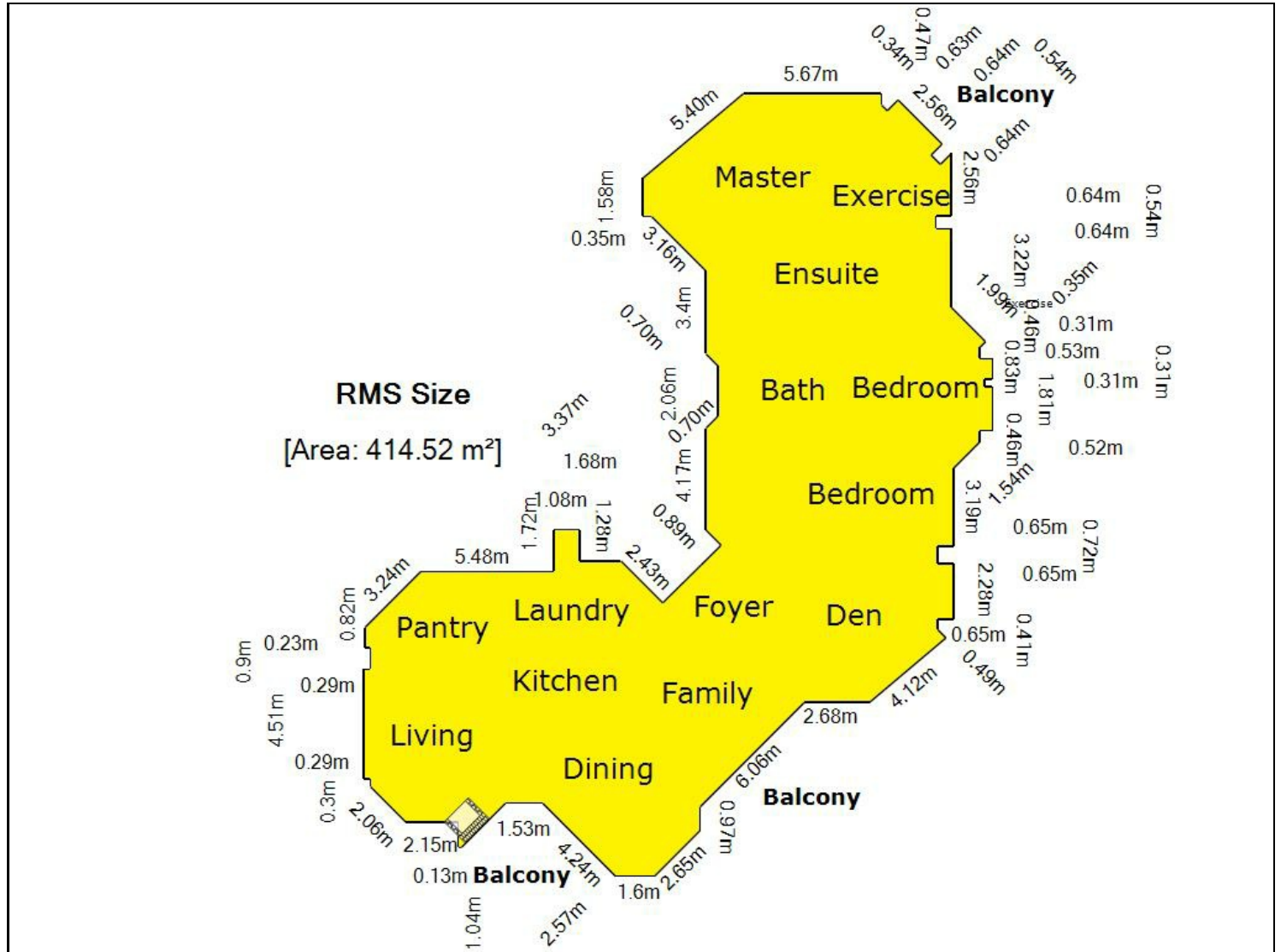
Type:	CONVENTIONAL STYLE APARTMENT	Parking:	INDOOR - TITLED
Style:	APARTMENT - SINGLE LEVEL	Basement:	NONE

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	4461.89	
Total Upper Floor(s) Area (RMS):		
Total Above Grade Floor Area (RMS):	4461.89	
Total Lower Development:		

Room/Level	Dimensions	Wall Thickness: N/A
LIVING ROOM	MAIN 18'10" x 17'	Bathrooms: 1 - 2 PIECE 1 - 11 PIECE ENSUITE 1 - 5 PIECE ENSUITE
DINING ROOM	MAIN 18'8" x 11' 1"	
KITCHEN	MAIN 15'10" x 10' 3"	
BREAKFAST NOOK	MAIN 13'4" x 12' 4"	
FAMILY ROOM	MAIN 21'11" x 17' 7"	
OTHER (BAR)	MAIN 7'5" x 6' 2"	
MASTER BEDROOM	MAIN 26'5" x 12' 9"	
BEDROOM	MAIN 19' x 12' 10"	
DEN/OFFICE	MAIN 28'1" x 13' 2"	
OTHER (EXERCISE)	MAIN 26'11" x 10' 4"	
LAUNDRY	MAIN 12'4" x 6' 8"	

Additional Comments (if any):

This complex is covered under the Registered Condominium Plan 0012962 Legal Unit 55 and the Registered Size is 488 Square Meters which includes living area above grade and four titled parking stalls and two titled storage lockers all covered under the same legal and title. The RMS size is 414.52 square meters and the size of the four parking stalls and two storage lockers is 74.32 square meters which totals 488.84 which verifies what is included in the registered size. See attached Add On with full details of the parking and storage.



Gray Shaded Areas "Not" Included in Floor Area Sizes

NOTICE TO REALTORS, BUYER & SELLER:

You are hereby advised that you should look over these documents carefully to see if there is any area that may have been over looked or left out by mistake or that may not clearly be shown on these plans. If there is an area that is considered above grade, fully developed and heated that should be included in the Living Area Size and is not, please contact the writer with specific details as to this information and the necessary adjustments will be made to these documents and a revised set of documents will be supplied to you.

Under no circumstances is the writer required to give testimony in any legal proceedings or inquiries unless a separate contract has been entered into in writing between the writer and the party wishing to use the services of the writer and a monetary amount has been agreed to and paid in advance.