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Alberta Real Estate Consulting (AREC)

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July 22, 2017

2258 SPRINGBANK HEIGHTS WAY MD OF ROCKYVIEW

MEASURED BY: MIKE

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 prior to 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.



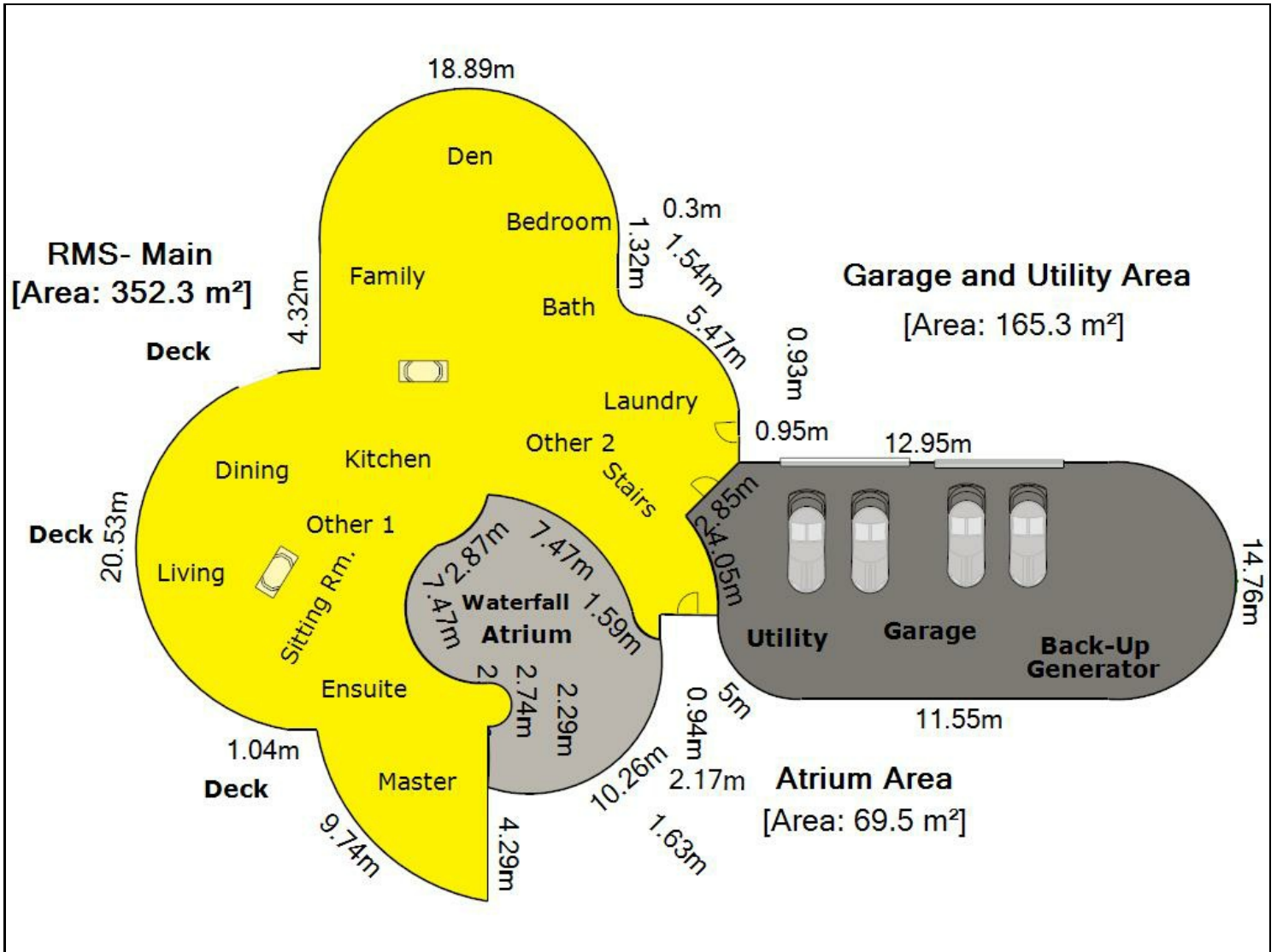
Type:	SINGLE FAMILY DETACHED	Parking:	QUAD OR MORE ATTACHED
Style:	BUNGALOW	Basement:	FULLY DEVELOPED

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area:	3792.16	
Total Upper Floor(s) Area:		
Total Above Grade Floor Area:	3792.16	
Total Lower Development:		

Room/Level	Dimensions	Wall Thickness: N/A
LIVING ROOM MAIN	22'3" x 14' 1"	
DINING ROOM MAIN	19'3" x 14' 8"	
KITCHEN MAIN	16'5" x 14' 7"	
FAMILY ROOM MAIN	17'3" x 17' 1"	
DEN/OFFICE MAIN	21'10" x 11' 3"	
MASTER BEDROOM MAIN	20'6" x 14' 9"	
BEDROOM MAIN	16'2" x 15' 5"	
LAUNDRY MAIN	9'10" x 6'	
COMPUTER ROOM MAIN	10'8" x 6' 9"	
OTHER MAIN	13'11" x 10' 7"	
OTHER MAIN	11'10" x 9' 9"	

Additional Comments (if any):

The first room marked other is the Sitting Room by fireplace next to living room The second room marked other is the Study area next to kitchen.



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 information as to this information and adjustments will be made to these documents and a new set delivered 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 use the services of the writer and a monetary amount has been agreed to and paid in advance.