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Alberta Real Estate Consulting (AREC)

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2632 21ST STREET SW CALGARY

MEASURED BY: MIKE

PREPARED FOR: SANDRA UKRAINETZ

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.



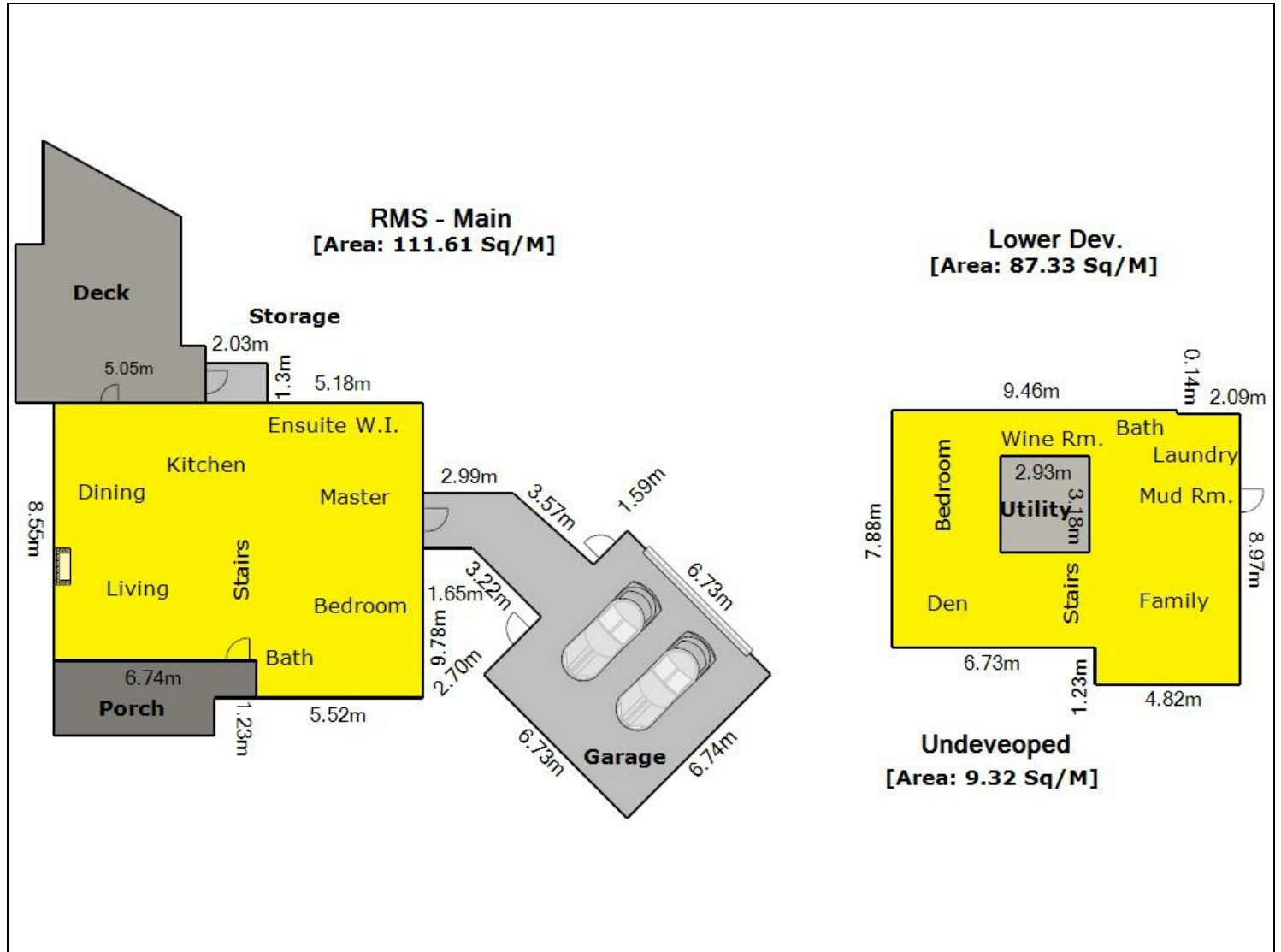
Type:	SINGLE FAMILY DETACHED	Parking:	DOUBLE ATTACHED
Style:	BUNGALOW	Basement:	FULLY DEVELOPED

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	1196.53	
Total Upper Floor(s) Area (RMS):		
Total Above Grade Floor Area (RMS):	1196.53	
Total Lower Development:		940.02

Room/Level		Dimensions	Wall Thickness: 2X4
LIVING ROOM	MAIN	18'2" x 14' 10"	Bathrooms: 1 - 2 PIECE (MAIN) 1 - 5 PIECE ENSUITE (MAIN) 1 - 3 PIECE (LOWER)
DINING ROOM	MAIN	12'7" x 8' 7"	
KITCHEN	MAIN	12'8" x 11' 2"	
MASTER BEDROOM	MAIN	12'7" x 11' 6"	
BEDROOM	MAIN	10'10" x 10' 5"	
FAMILY ROOM	LOWER	15'10" x 14' 6"	
BEDROOM	LOWER	11'9" x 10' 10"	
DEN/OFFICE	LOWER	10'4" x 8' 1"	
OTHER (MUD ROOM)	LOWER	10'11" x 6' 8"	
OTHER (WINE CELLAR)	LOWER	8'11" x 4' 11"	
LAUNDRY	LOWER	7'5" x 6' 4"	

Additional Comments (if any):

Shaded areas not included in the RMS Size. Yellow Areas are either RMS or Below Grade Developed Areas.



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.