

**Registered Condominium Plans & Size Information**  
**Property Address: #1501, 228 – 26<sup>th</sup> Avenue SW, Calgary, AB**  
**Plan 0012962 Unit 51 (The Grandview)**  
**Page 3 of 18**

**A complete and readable set of the Registered Condominium Plan is required in all Condominium transactions.**

The Listing & Selling Realtors “SHOULD” carefully look over these plans to ensure that areas that don’t meet the “Living Area Guidelines” are not included in the Estimated Living Area Size such as garages, storage areas or areas that can’t be walked on like upper level areas open to below that is not clearly marked on the Registered Plans and that the writer would not know about by viewing the Registered Plans.

Pages 1 to 18 form part of this information package which shows the Registered Condominium Size at Alberta Land Titles as well as the “Estimated Living Area Size”.

**The Registered Size and Estimated Living Area Size may differ depending on what method the Developer and/or Surveyor used to determine the Registered Size compared to the Living Area guidelines set out in by RMS Rules & Regulations.**

<b>Type of Condominium:</b>	<b>Conventional</b>	
<b>Registered Condominium Size:</b>	139.00	Square Meters – see page #6
<b>Living Area Size based on RECA – RMS Rules</b>		
Main Floor Area (Above Grade)	119.70	Forwarded from page #18
Upper Floor Area (Above Grade)	0.00	Forwarded from page #18
<b>Total Above Grade Living Area – Based on RMS Rules</b>	<b>119.70</b>	<b>Forwarded from page #18</b>
<b>Difference between Registered Size and RMS Living Area Size</b>	<b>10.30</b>	<b>Square Meters</b>
<b>Included in Registered Size:</b>	<b>Living Area Above Grade + Wall Thickness + Parking + Storage</b>	
<b>Registered Size was determined by:</b>	<b>Measuring to the centreline of the common walls between units and to the inside edge of the exterior walls</b>	
<b>MLS Codes for Included in Registered Size Field:</b>	<b>IAGR + WT + INPARK + STORE</b>	
<b>Type of Parking:</b>	<b>Titled – Included under the same title as apartment.</b>	
<b>Unit Factor:</b>	<b>130/ 10,000</b>	
<b>Total Living Units: 56 Total Titled Parking Units: 11 Total Titled Storage Units: 8 Total Floor Above Grade: 16</b>		

**General Notes:**

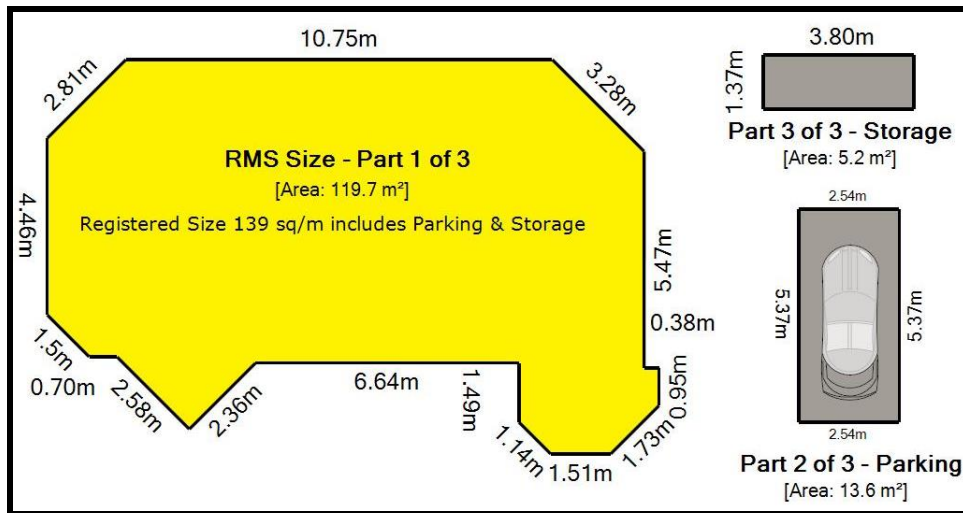
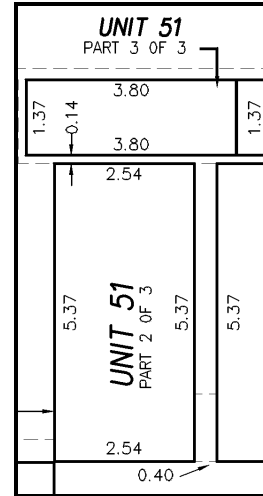
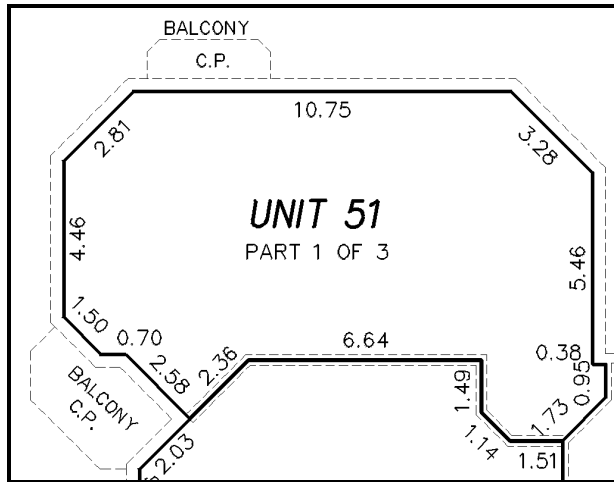
These documents are not to scale even if so indicated on the Registered Plans. The Registered Condominium Plan information was obtained through Alberta Land Titles and has been edited to be “Property Specific” to the unit described above which means some information about the complex may not be included but in most cases it is. Should you have any questions or concerns pertaining to the calculation of the Estimated Living Area Size of this unit you are advised to seek independent advise and if need be an original and complete set of Condo Plans from Alberta Land Titles. These sizes are to be used as a “**GUIDELINE ONLY**” and while care was taken to ensure this information is correct and accurate it is not warranted to be so and the writer assumes no liability and is not required to give testimony in Court unless previous arrangements have been made. This documentation is not complete unless all numbered pages are attached.

Please be advised that the municipal address of this property has not been verified to match the Legal Description provided by the Realtor who requested the information. The documents are based on the Legal Description provided “only” and is not verified to make sure it matches the municipal address.

**While great care was taken to ensure that this information is accurate & correct it is not warranted to be so.**

Sellers Initials: \_\_\_\_\_ (Optional)    Buyers Initials: \_\_\_\_\_ (Optional)

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**Plan 0012962 Unit 51 (The Grandview)**



**Titled Parking Stall and Titled Storage Locker are Covered Under Same Title as Apartment  
 Therefore the size of parking and storage must be deducted from Registered Size**

**Summary:**

The top three diagrams are the registered plans for the subject unit from Alberta Land Titles and the bottom three diagrams were drawn using computerized drafting program to verify the floor area(s) based on the measurements from the registered plans.

The registered size may include areas such as living area above and below grade, attached and detached garages, indoor and out door titled parking stalls, indoor and outdoor titled storage lockers, balconies, patios, perimeter wall thickness and so on whereas the living area size calculated in these documents includes only areas of the condominium that are at or above grade, fully developed, heated, with a ceiling height of 60 inches or more with no deductions for stairways, and if you can walk on it is not included in the living area size.

With regard to this particular unit the registered size was calculated by including the following: **Living Area Above Grade plus Titled Parking Stall and Titled Storage Areas.**

It is advisable that it be fully disclosed in the offer to purchase what is included in the registered size and in the opinion of Alberta Real Estate Consulting Ltd. What the actual living area size is versus the registered size.

Pages 1, 2 & 3 "MUST" be included with this page as the disclosure statements apply to this page as well.

**While great care was taken to ensure that this information is accurate & correct it is not warranted to be so. Living Area Size based on RMS Rules.**

Sellers Initials: \_\_\_\_\_ (Optional)      Buyers Initials: \_\_\_\_\_ (Optional)

*Documents ordered through [www.CondoSize.ca](http://www.CondoSize.ca) a Division of Alberta Real Estate Consulting Ltd. – Alberta's Authority on Condo Sizes*

**Registered Condominium Plans & Size Information**  
**Property Address: #2302 – 836 – 15<sup>th</sup> Avenue SW, Calgary, AB**  
**Plan 0412542 Unit 160 (Emerald Stone)**  
**Page 1 of 14**

**A complete and readable set of the Registered Condominium Plan is required in all Condominium transactions.**

The Listing & Selling Realtors “SHOULD” carefully look over these plans to ensure that areas that don’t meet the “Living Area Guidelines” are not included in the Estimated Living Area Size such as a garages, storage areas or areas that can’t be walked on like upper level areas open to below that is not clearly marked on the Registered Plans and that the writer would not know about by viewing the Registered Plans.

Pages 1 to 14 form part of this information package which shows the Registered Condominium Size at Alberta Land Titles as well as the “Estimated Living Area Size”.

**The Registered Size and Estimated Living Area Size may differ depending on what method the Developer and/or Surveyor used to determine the Registered Size compared to the Living Area guidelines set out in by CREB Rules & Regulations.**

<b>Type of Condominium:</b>	<b>Conventional</b>	
<b>Registered Condominium Size:</b>	238.58	Square Meters – see page #6
<b>Living Area Size</b>		
Main Floor Area (Above Grade)	242.27	Forwarded from page #14
Upper Floor Area (Above Grade)	39.01	Forwarded from page #14
<b>Total Above Grade Living Area – Based on CREB Rules</b>	<b>281.28</b>	<b>Forwarded from page #14</b>
<b>RECA – RMS Size</b>	<b>281.28</b>	<b>Square Meters</b>
<b>Difference between Registered Size and Living Area Size</b>	<b>42.70</b>	<b>Square Meters</b>
<b>Included in Registered Size:</b>	<b>Living Area Above Grade</b>	
<b>Registered Size was determined by:</b>	<b>Measuring to the inside edge of the perimeter walls</b>	
<b>MLS Codes for Included in Registered Size Field:</b>	<b>IAGR (Two Levels)</b>	
<b>Type of Parking:</b>	<b>Titled – Each stall has it’s own separate legal and title</b>	
<b>Unit Factor:</b>	<b>173 / 10,000 (this may change with addition)</b>	
<b>Total Living Units: 161</b>	<b>Total Titled Parking Units: 162</b>	<b>Total Titled Storage Units: 0</b>
<b>Total Floor Above Grade: 23</b>		

**General Notes:**

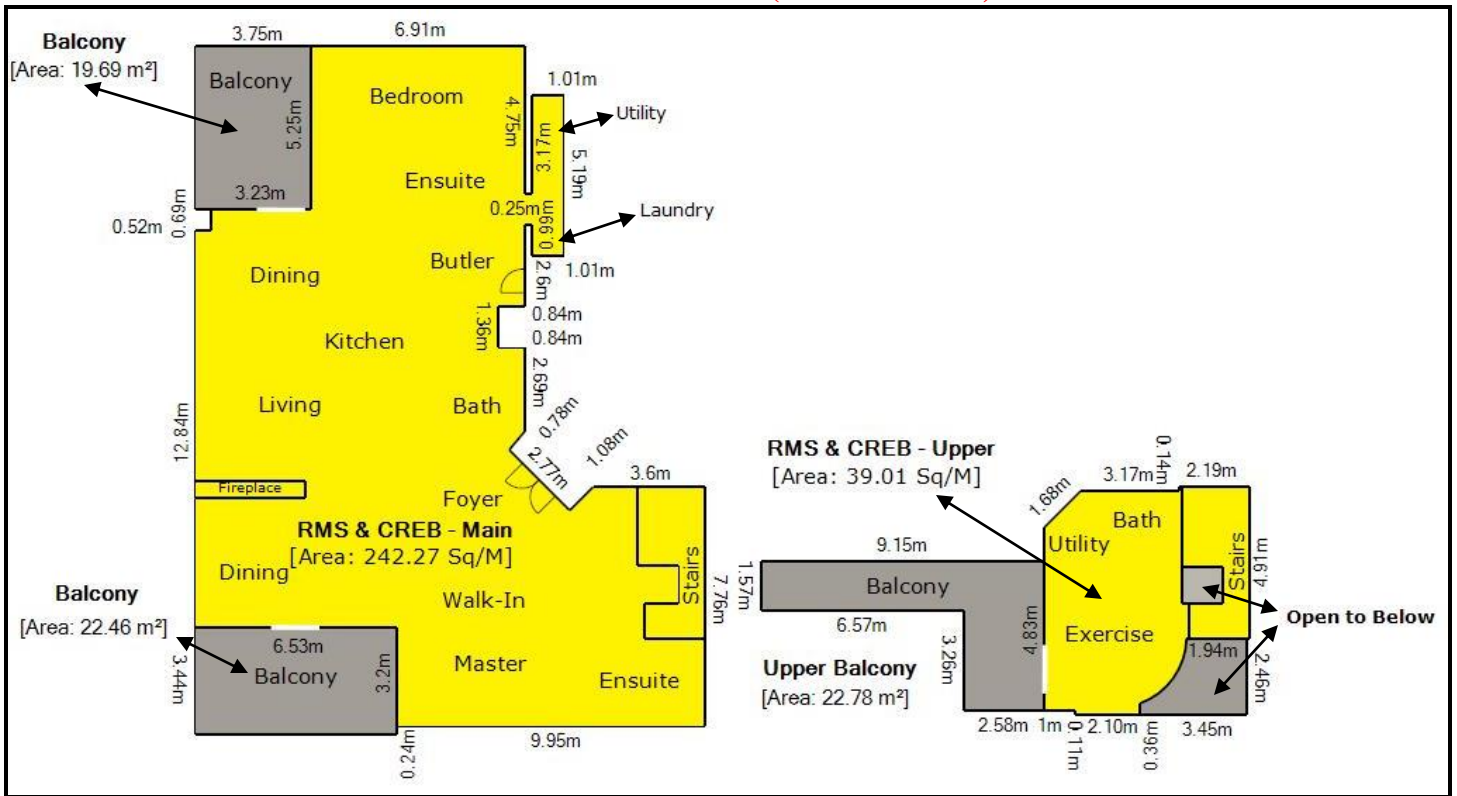
These documents are not to scale even if so indicated on the Registered Plans. The Registered Condominium Plan information was obtained through Alberta Land Titles and has been edited to be “Property Specific” to the unit described above which means some information about the complex may not be included but in most cases it is. Should you have any questions or concerns pertaining to the calculation of the Estimated Living Area Size of this unit you are advised to seek independent advise and if need be an original and complete set of Condo Plans from Alberta Land Titles. These sizes are to be used as a “**GUIDELINE ONLY**” and while care was taken to ensure this information is correct and accurate it is not warranted to be so and the writer assumes no liability and is not required to give testimony in Court unless previous arrangements have been made. This documentation is not complete unless all numbered pages are attached.

**While great care was taken to ensure that this information is accurate & correct it is not warranted to be so.**

Sellers Initials: \_\_\_\_\_ (Optional)    Buyers Initials: \_\_\_\_\_ (Optional)

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Plan 0412542 Unit 160 (Emerald Stone)



**Summary:**

The above left diagram on this page is the registered plan from Alberta Land Titles for the subject unit, the diagram on the right was drawn using a computerized drafting program to verify the floor area size based on the measurements from the Registered Condo Plan.

The registered size may include areas such as living area above and below grade, attached and detached garages, indoor and outdoor titled parking stalls, indoor and outdoor titled storage lockers, balconies, patios, perimeter wall thickness and so on whereas the living area size calculated in these documents includes only areas of the condominium that are at or above grade, fully developed, heated, with a ceiling height of 60 inches or more with no deductions for stairways, and if you can walk on it is not included in the living area size.

With regard to this particular unit the registered size was calculated by including the following: **Living Area Above Grade. Parking Stalls are titled and have separate legal descriptions and tiltes. This Penthouse Unit has had an extensive renovation / addition and a second level has been added to the unit. The revisions have yet to show up at Alberta Land Titles and the Registered Condominium Plan. For this reason onsite measurements were taken to determine the RMS and CREB Sizes.**

It is advisable that it be fully disclosed in the offer to purchase what is included in the registered size and in the opinion of Alberta Real Estate Consulting Ltd. What the actual living area size is versus the registered size.

**Room Sizes Main:**

Living Room: 16'8" x 16'6"	Dining Room: 16'9" x 13'7"	Kitchen: 19'3" x 9'7"
Family Room: 12'6" x 11'6"	Butler: 14'1" x 9'0"	Laundry: 7'9" x 8'4"
Master: 18'3" x 11'1"	Bedroom: 20'7" x 12'9"	

**Room Sizes Upper:**

Exercise: 16'0" x 14'9"

Pages 1,2 & 3 "MUST" be included with this page as the disclosure statements apply to this page as well.

**While great care was taken to ensure that this information is accurate & correct it is not warranted to be so. Living Area Size based on CREB Rules.**

Sellers Initials: \_\_\_\_\_ (Optional) Buyers Initials: \_\_\_\_\_ (Optional)

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