

Registered Condominium Plans & Size Information
Property Address: #7 Christie Park Terrace SW, Calgary, AB
Plan 9210840 Unit 14
Page 1 of 8

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 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 8 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.

Type of Condominium:	Conventional		
Registered Condominium Size:	323.20	Square Meters – see page #6	
Living Area Size			
Main Floor Area	139.31	Forwarded from page #13	
Upper Floor Area	0.00	Forwarded from page #13	
Total Living Area Size (100% Above Grade)	131.31	Square Meters – See Page #13	
Difference between Registered Size and Living Area Size		191.89	Square Meters
Included in Registered Size:	Living Area Above Grade + Basement Below Grade & Attached Garage		
Registered Size was determined by:	Measuring to inside edge of the perimeter walls plus the basement below grade area and attached garage.		
MLS Codes for Included in Registered Size Field:	IAGR + BLWGR + ATTGR		
Type of Parking:	Attached Garage		
Unit Factor:	606 / 10,000		
Total Living Units:	17	Total Titled Parking Units:	0
		Total Titled Storage Units:	0

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)

Documents ordered through www.CondoSize.ca a Division of Alberta Real Estate Consulting Ltd. – Alberta’s Authority on Condo Sizes

Important Advisory to Realtors, Buyers and Sellers

Plan 9210840 Unit 14

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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.

Important Note:

Effective December 8th, 2012 CREB changed how Condominium Sizes are reported on the MLS. From this point on CREB will lock the Registered Size and what is included in the Registered Size which means CREB will automatically insert the data in these two fields. Also from this point on the "Living Area Size" will be a **Mandatory Field** and the **Listing Realtor will be responsible to verifying the Living Area Size based on CREB Rules and Regulations** which means that only living area above grade, heated and fully developed and excluding things like basements below grade, attached and detached garages, indoor and outdoor titled parking stalls, titled storage lockers, patios and balconies and so on which can all be included in the Registered Size. Measurements are to be taken to inside edge of the perimeter exterior walls. Please keep in mind that the Developer of the condo project determines what is included in the registered size! This means that if the Developer wants to show a much more impressive size all that is required is that titled parking and Storage lockers as well as patios and balconies as well as basements below grade all be covered by one title. These rules do not apply to a Bare Land Condominium.

Example: There could be two identical condo projects and one developer decides the registered size is to only include living area above grade, fully developed and heated and measured to the inside edge of the perimeter walls and the titled storage lockers and parking stalls or garages have their own separate title. On the other hand the Developer of the second complex decides to make the registered size look more impressive and instructs the surveyor to include the living area above grade, balcony, patio, storage locks and parking stalls or garages under the same title and this way the registered size is much larger than the first example even though the condo's are actually the same size with respect to the living area. For more details see below and throughout his package.

Estimated Living Area Size:

The Estimated Living Area Size based on CREB Rules and Regulations includes areas that are at or above grade, fully developed, heated and measured to the inside edge of the perimeter walls excluding the thickness of the of the finishing materials, no deductions are made for stairwells, area's that can not be walked on are not included in the size calculations and no area's with less than 60" of ceiling height will be included in the size.

Registered Size:

Every Condominium in Alberta has to have a Registered Condominium Plan that is registered with Alberta Land Titles and that plan includes but not limited to the following types of information: registered size, how the registered size was determined, number of condominiums, number of titled parking stalls, number of titled storage, if the parking is titled, leased or assigned, type of condominium i.e. Bare Land Detached, Bare Land Attached, Conventional or Bare Land Barely Blended. The registered size can also include things like basements below grade, titled, leased or assigned out door parking stalls, detached garages, balconies or patios, perimeter wall thickness and so on. The registered more often than not is much larger in size than the living area size so it is important for the Listing and Selling Realtor's to verify the living area size to prevent misunderstandings between the two size. Keep in mind that Bare Land Attached and Bare Land Detached condominiums are measured like an attached or detached residential property and require a Real Property Report. The Registered Size for a Bare Land Condominium represents the size of the lot and not the structure.

Liabilities:

Listing Realtor: With single agency it is the responsibility of the Listing Realtor to protect the interests of the seller and provide accurate information to the Buyer and disclose anything that may directly or indirectly affect the value or marketability of the condo in the future, this means ensuring the buyer is fully aware of what the registered size is and what is included in the size and in the opinion of Alberta Real Estate Consulting the actual living area size versus the registered size.

Selling Realtor: It is the responsibility of the Selling Realtor to look out for the best interest of the buyer and confirm what is included in the registered size and what the living area size is compared to the registered size. In the opinion of Alberta Real Estate Consulting the Buyer should make it a condition of an offer to purchase that the actual living area size be verified in writing and not rely on the registered size alone.

To order a complete set of the registered plans and verify both the registered size and living area size contact Alberta Real Estate Consulting at 403-616-6801 or go to www.Condosize.ca

Thank you for allowing us to serve you and hopefully allow you to be a more diligent and professional Realtor.

CREB MEASUREMENT GUIDELINES FOR CONDOMINIUM UNITS (Effective Date April 1, 2006)

The following rules shall apply to the measurement of all condominium units with the exceptions which are noted in sections 4 and 5.

1. **“Registered Size”** is the size of the condominium unit as registered through Alberta Land Titles and must be verified from the Registered Condominium Plan. For Conventional Condominium Units, this size may include areas such as parking stalls, garages, below grade areas, balconies and storage areas. For Bare Land Condominium Units, this size is the land unit only.
2. **“Total Living Area”**
There are three components for calculating the Total Living Area for a Conventional Condominium Unit. They are: Main Floor Area (M), Upper Floor Area (U) and Above Grade Floor Area (A). The Total Living Area shall “only” include above grade developed heated living area.
3. When measuring the Total Living Area for Conventional Condominium Unit, measurements are to be taken to the inside surface of the interior finishing material (**wall to wall**). Garages, parking stalls, storage areas, balconies or below grade areas shall not be included in this size. No deduction or adjustments will be made for interior stairways. Open areas that can not be walked on, such as vaulted or cathedral ceilings, are not to be included in the Total Living Area. The floor area with less than a 5' clearance from floor to ceiling slope will not be included in the Upper Floor Area (U). All cantilevers except for those enclosing fireplaces and chimneys are to be included, as well as bay or bow windows and dormers.
4. **Exception (1) (a)** pertains to **Conventional Condominium Units that are below grade**.
The Total Living Area shall be measured in the same manner as stated above and noted in the “Above Grade Floor Area (A)” provided it is clearly noted in the “public remarks section” on CREB[®]'s MLS[®] database that this unit is located below grade, this same rule applies for reporting the location of the bedrooms.

Exception (1) (b) pertains to **Conventional Condominium Units that are configured with no bedrooms on the Main Floor Area (M), Upper Floor Area (U) or Above Grade Floor Area (A). The bedrooms are located below grade**. This shall be clearly noted in the “public remarks section” on CREB[®]'s database that this unit is located **partially below grade**; this same rule applies for the reporting of the bedrooms.

5. **Exception (2) (a)** Any single family detached dwelling (bare land or other) that comes complete with a real property report for that unit, will be measured using the same guidelines as residential real estate, and these properties may be posted on CREB[®]'s MLS[®] database as a single family residence provided that the form of ownership = bare land condominium unit. This shall be clearly noted in the “public remarks section” on CREB[®]'s database that this is a bare land condominium.
Exception (2) (b) Any **attached bare land condominium units** that come with a real property report for that unit will be measured center line of common walls and exterior of exterior walls and shall be posted under CREB[®]'s MLS[®] database as a condominium unit and the form of ownership = bare land condominium.

Any Condominium Fees and/or Homeowner's Fees must be entered in the appropriate fields and what services are included in the fees shall be noted.

6. Members are responsible for the accuracy and completeness of all condominium unit listings, whether Member electronically loaded or loaded by the Board. The MLS Listings Department will **withdraw** active condominium listings from CREB[®]'s MLS[®] database that display misrepresented or incomplete information.

Approved - February 21, 2006

Important Note:

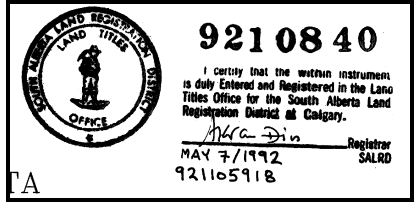
It should be noted that the information contained within these documents are the guidelines used to determine the Total Living Area. How you report this data on the MLS[®] must be in accordance to the Real Estate Board's current rules. The Estimated Living Area Size referred to in these documents is based on CREB[®] Rules and Regulation and Measuring guidelines.

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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CALGARY, ALBERTA MAY 7/1992
921105918
CONDOMINIUM PLAN
OF
LOT 1, BLOCK 6, PLAN **9210835**
IN THE
S.E.1/4 Sec. 14, Twp. 24, Rge. 2, W.5M

- NOTES:
1. Distances are in metres and decimals thereof.
 2. Statutory iron survey post found shown thus ●
 3. Area to be registered shown bounded thus _____
 4. The boundary of any unit with another unit or with common property is as defined in Section 7.1 of the Condominium Act.
 5. Unit dimensions are derived from field measurements.
 6. Unit numbers are shown 1,2,3 etc.
 7. All exterior building wall dimensions are to exterior of foundation walls.
 8. All sideyard distances are to the exterior of foundation walls.
 9. Common property shown thus (CP).
 10. Bearings are grid are referred to plan ____ _
 11. Patios are common property.

BY SPECIAL RESOLUTION - REGISTERED AS **021170042** ON **17 May 2002**
ALL DOORS AND WINDOWS OF A UNIT THAT ARE LOCATED ON
EXTERIOR WALLS OF THE UNIT ARE PART OF THE UNIT.

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Plan 9210840 Unit 14

UNIT No.	APPROX. AREA (m ²)	UNIT FACTOR
1	315.1	587
2	315.1	587
3	308.1	573
4	308.1	573
5	315.1	587
6	315.1	587
7	315.1	587
8	315.1	587
9	315.1	587
10	308.1	573
11	308.1	573
12	315.1	587
13	315.1	587
14	323.2	606
15	328.4	606
16	323.2	606
17	328.4	607
TOTAL	5371.5	10000

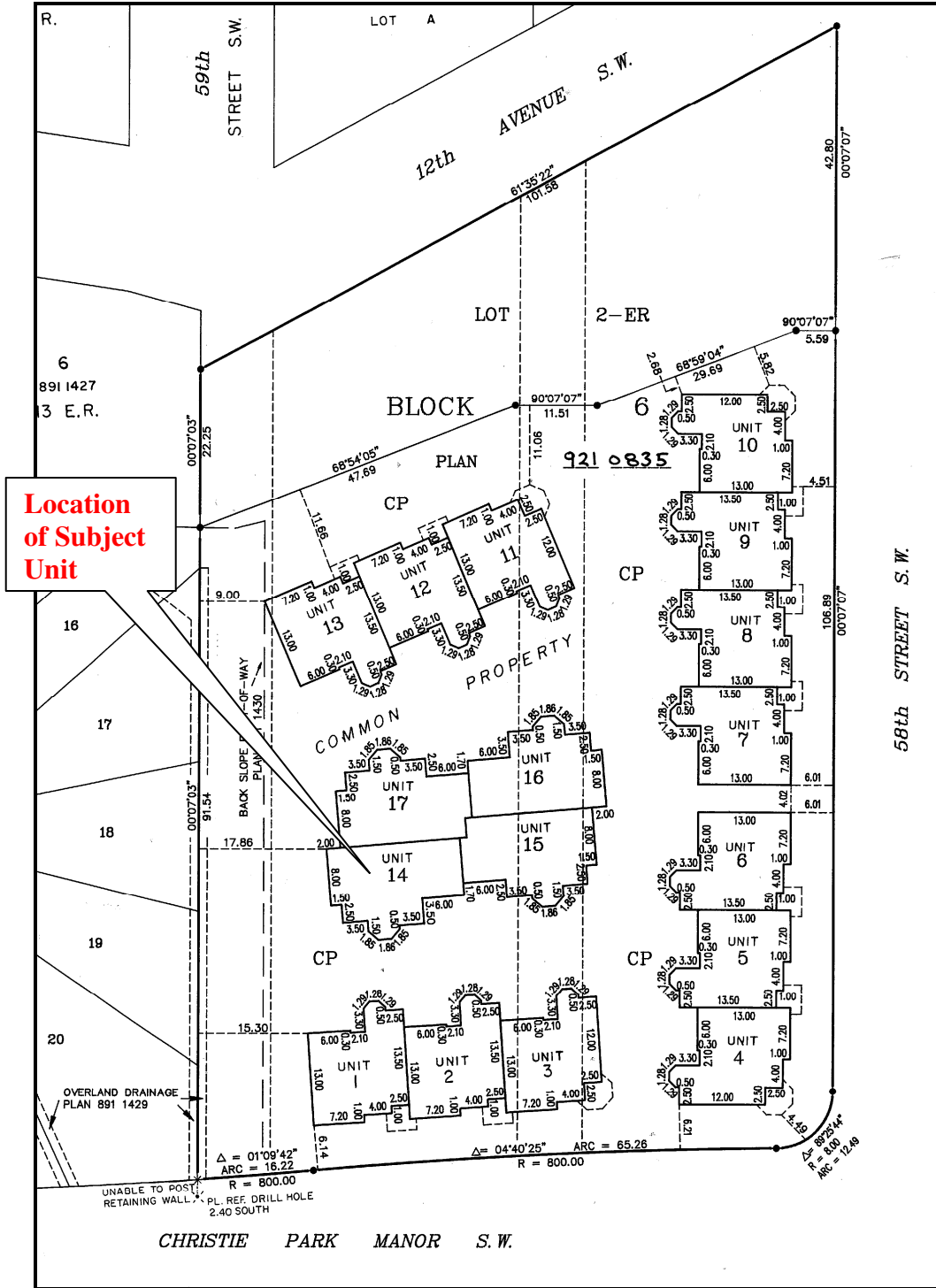
Subject Unit –
Registered Size &
Unit Factor

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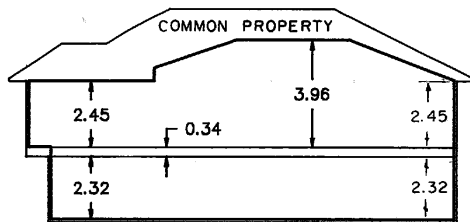
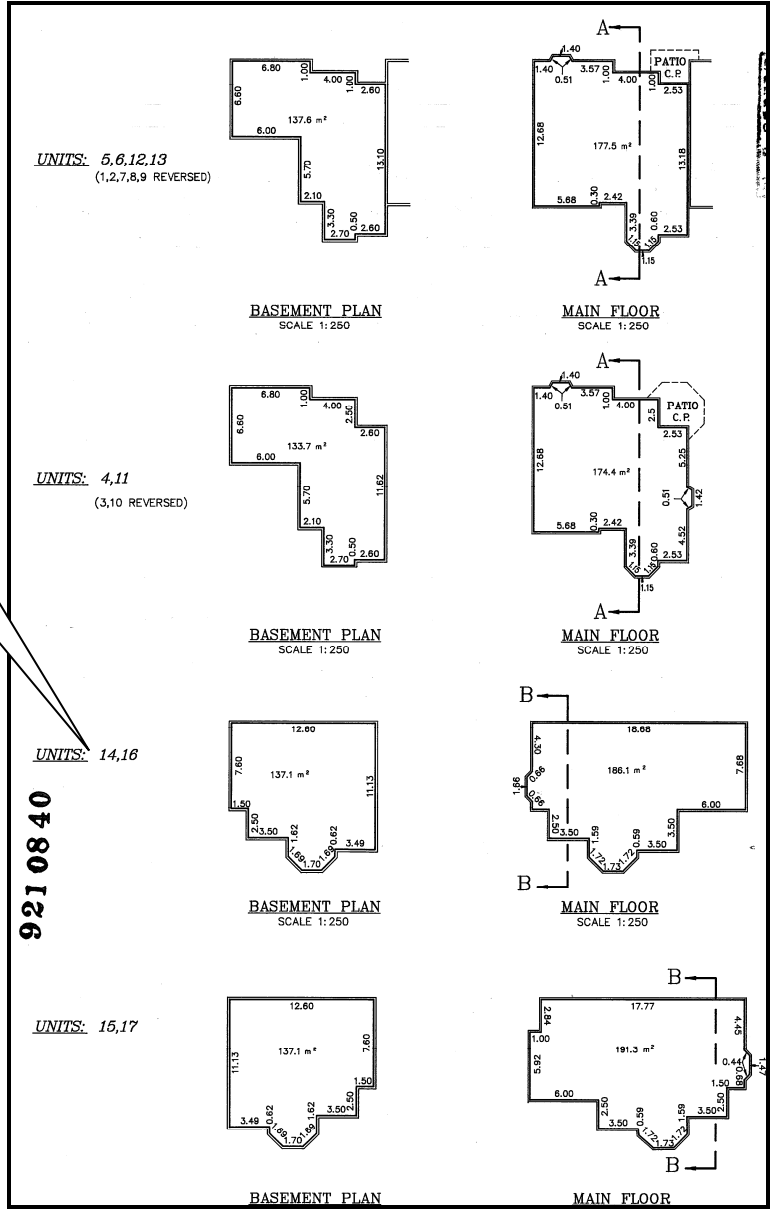
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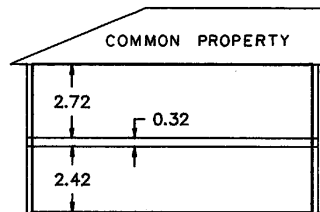
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Subject Unit



SECTION A



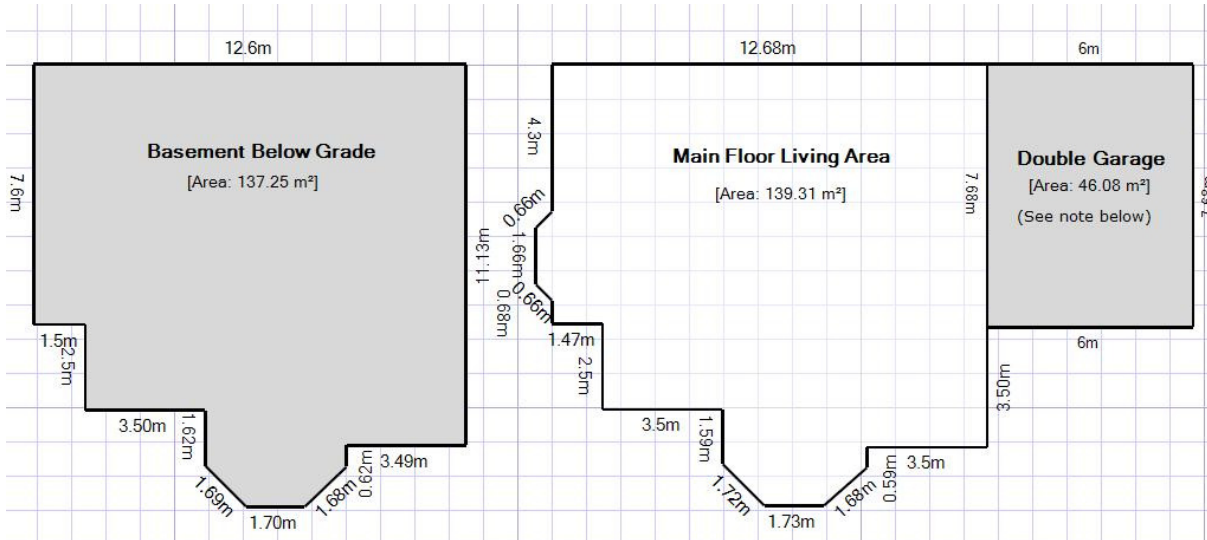
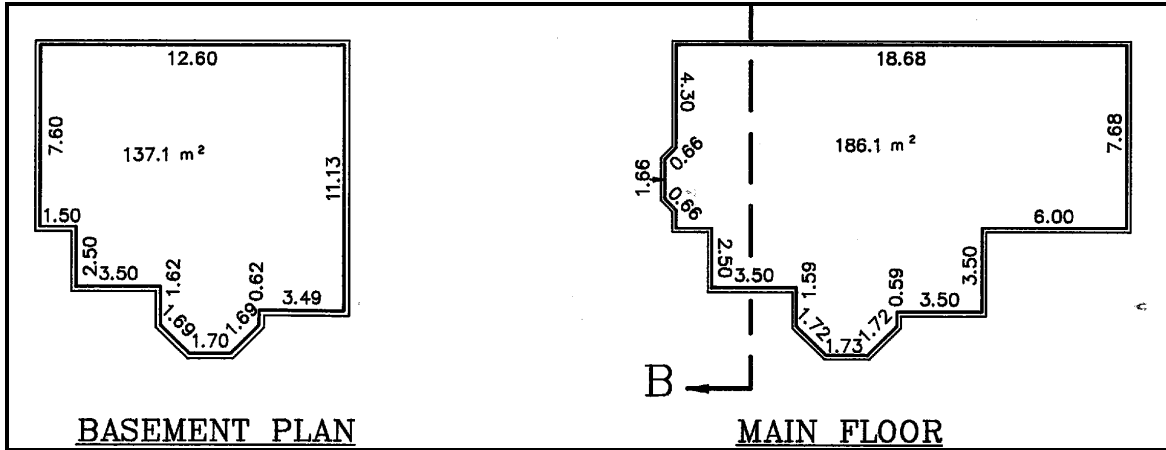
SECTION B

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Summary:

The top two diagrams on this page are the registered plan for the subject unit from Alberta Land Titles and the diagram on the bottom two diagrams were drawn using a 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 + Below Grade Area + Attached Garage**

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.

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