



**Measure  
Masters™**  
*Victoria*

Measure Masters, founded in 1989, is internationally accepted for providing an inexpensive system of accurate measurements with detailed CAD drawings bringing the real estate market to a new era of precision. The benefits are as follows:

## ACCURATE MEASUREMENT OF ALL AREAS

Measure Masters' specially trained field representatives measure and detail all dimensions within the given structure. Specific attention is paid to the placement of all doors, windows and plumbing fixtures, as well as the identification of wall thicknesses. Following the site visit, Measure Masters unique CAD Computer System creates exact, to scale, laser sharp drawings.

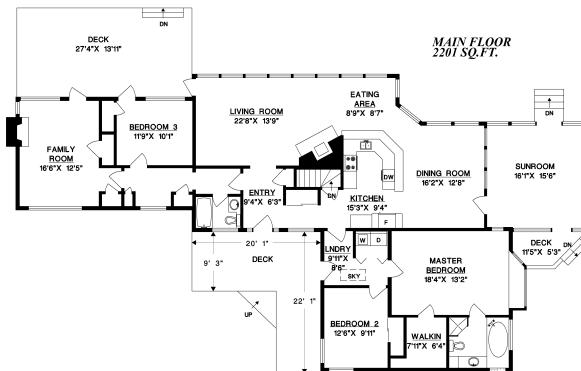
Area calculations of the completed CAD drawings (Computer Assisted Drafting) clearly show every possible square foot of space. All structures are measured in accordance with industry standards and are certified by Measure Masters' \$1,000,000 Errors and Omissions insurance performance bond.

## A LISTING TOOL ADVANTAGE

Discriminating vendors award their listings with confidence when real estate professionals offer the Measure Masters' detailed visual product. Additional square footage may be realized further contributing to customer/client good will.

## RENOVATION AND CONSTRUCTION PLANS

Measure Masters' scaled drawings can be used by general contractors for quotation purposes facilitation of repairs, renovations or expansions to both commercial and residential properties. In addition, these plans are often useful for the



acquisition of building and occupancy permits.

## ATTRACTIVE MARKETING DRAWINGS

Measure Masters' attractive computer drawings provide you with a floor plan that is a clear and effective way to assist in the sale or lease of property to prospective buyers and tenants. The letter size drawings enable you to discuss size and area configurations on site or by long distance via fax machine.

Plans are also available in full scaled blueprint size and/or on diskette format compatible to your computer system's requirements.

## NATIONAL BUILDING CODE SEC. 3.7

Scaled dimensions of existing washroom facilities and egress will clearly verify compliance or deficiencies with regard to handicap access.

## APPRAISAL DRAWINGS

Providing a Measure Masters' floor plan to the appraiser may very well enhance the value of your property by demonstrating additional pertinent details that may possibly be overlooked. Saving time for the appraiser should translate into savings for you.

## INSURANCE DRAWINGS

Reduce the possibilities of being over or under insured due to inaccurate area measurements. Rising costs of all types of insurance demand

careful attention. With a Measure Masters' certified floor plan in hand, and on record, you are guaranteed protection at a competitive and fair rate for exact replacement of your structure due to damage or loss.

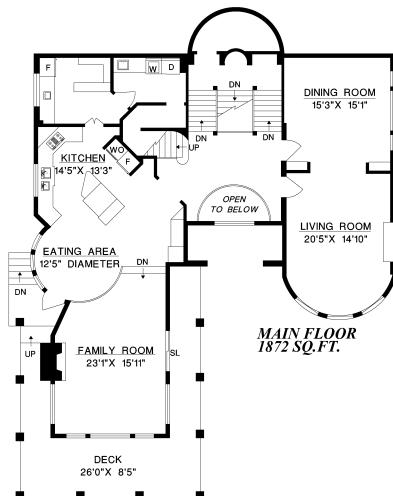
## TAX ASSESSMENT APPEALS

The area measurements provided by Measure Masters' can serve as a comparison to records used by county property tax assessors. Structures certified by Measure Masters showing less area than county records reflect may be used during the appeal process.

## SALES BROCHURE DRAWINGS

The ultimate goal of real estate marketing material is to convey the proposed property's details in a factual and enticing manner while making a lasting impression. Floor plans not only refresh the client's memory of a previous viewing, but allows them to conceptualize their occupancy of your clients space.

Special visual effects such as your organizations' logos and trade marks may be computer scanned by Measure Masters and added to your drawings for individual personalization.



## **ONGOING UPDATE PROGRAM**

As tenants relocate and/or renovate, it remains important to maintain your CADD file drawings. **Measure Masters** archive drawings may be updated by revisiting the site and making necessary computer changes at a modest hourly fee.

## **MANAGEMENT TENANT TRACKING**

Asset Managers enjoy simplified plans and highly detailed drawings of individual tenant areas separated from the buildings over all floor plate. The advantage is thorough and simple record keeping that may be updated and kept current.

## **FIRE PROTECTION**

Local fire departments often require detailed, well displayed diagrams denoting the locations of fire exits and fire fighting equipment in all commercial buildings. Isolating these details after the **Measure Masters'** initial drawings are complete is an easy task for our unique computer system.

Floor plans retained on file with local fire departments enhance the fire fighter's ability to safely negotiate dark and smoke filled areas while in pursuit of minimizing damage and saving lives.

**MEASURE MASTERS  
VANCOUVER ISLAND  
Residential Division  
3878 Lancaster Road  
Victoria, BC V8X 2B3**

**BUS: (250) 744-4022  
FAX: (250) 744-4023  
Cell: (250) 744-9686  
Internet: [bratkins@shaw.ca](mailto:bratkins@shaw.ca)**

## **MEASURE MASTERS RATE SCHEDULE**

Computer drawn "as-built" floor plans and blueprints for existing buildings as at January 1, 1999.

### **RESIDENTIAL PROPERTIES**

(Homes, Condos, Townhouses, Apartments)

**.65 cents** per square foot measured, including detailed area analysis showing finished/unfinished breakdowns, by floor.

In addition, quotations are available upon request for:

- Outside dimensioning (decks, patios, pool areas, outbuildings)
- plans prepared from design blueprints
- 1/8", 1/4" or any scale enlargements plotted on vellum; blueline copies
- CAD files (DXF/DWG format)
- internet-ready graphics files



***Computerized, Easy to Read  
Floor Plans and Square  
Footage Analysis of Existing  
Residential Real Estate.***

All area measurements are guaranteed by our  
exclusive \$1,000,000.00  
Errors and Omissions Bond Insurance.

**ACCURACY WITHOUT COMPROMISE**