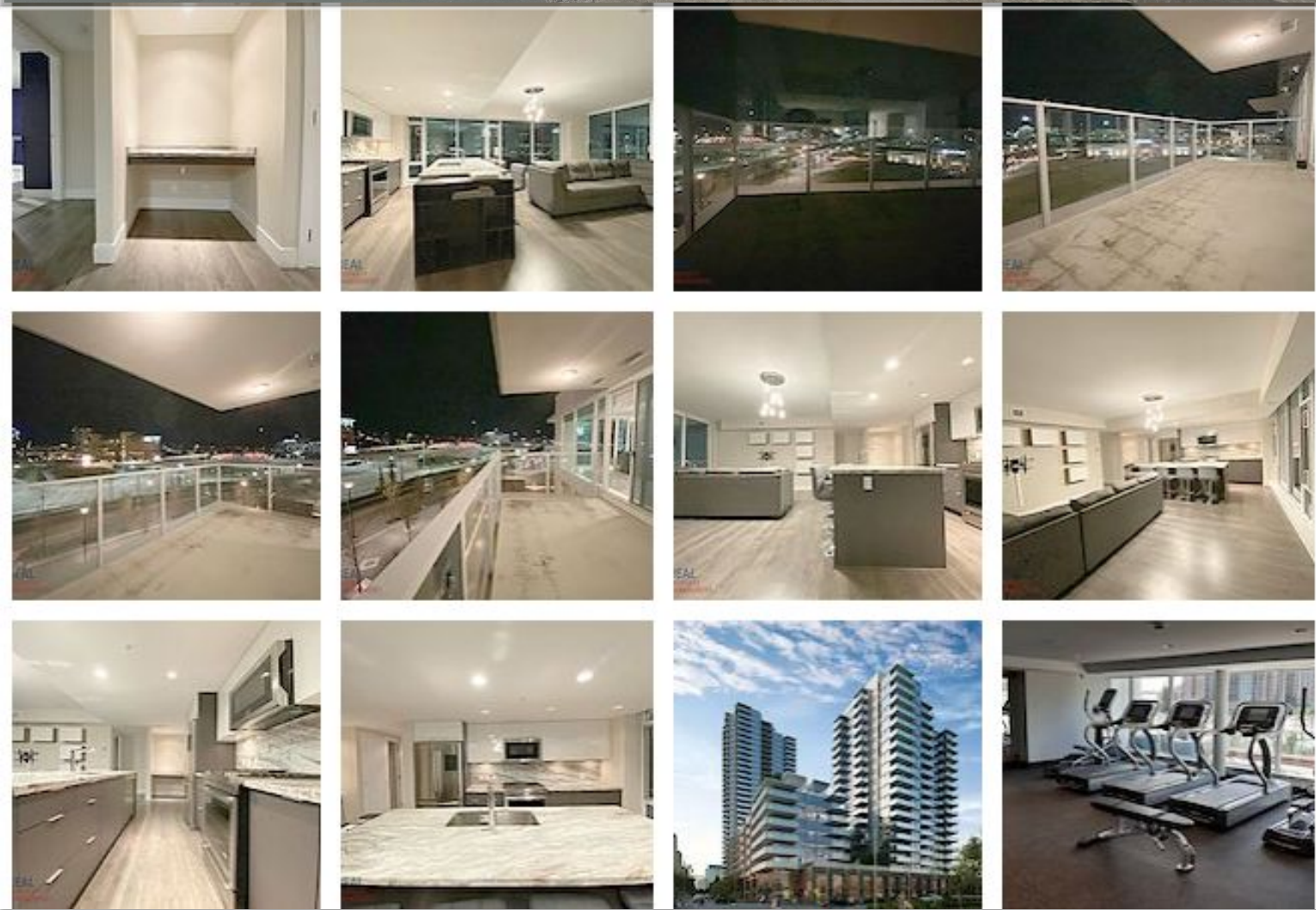


**EAST VILLAGE**

**EVOLUTION**

**2 BEDROOMS + DEN**  
**2 BATHROOMS**



# FOR LEASE

## UNIT 306, 510 - 6 AVE SE



**EAST VILLAGE**

**2 BEDROOMS + DEN**

**2 BATHROOMS**

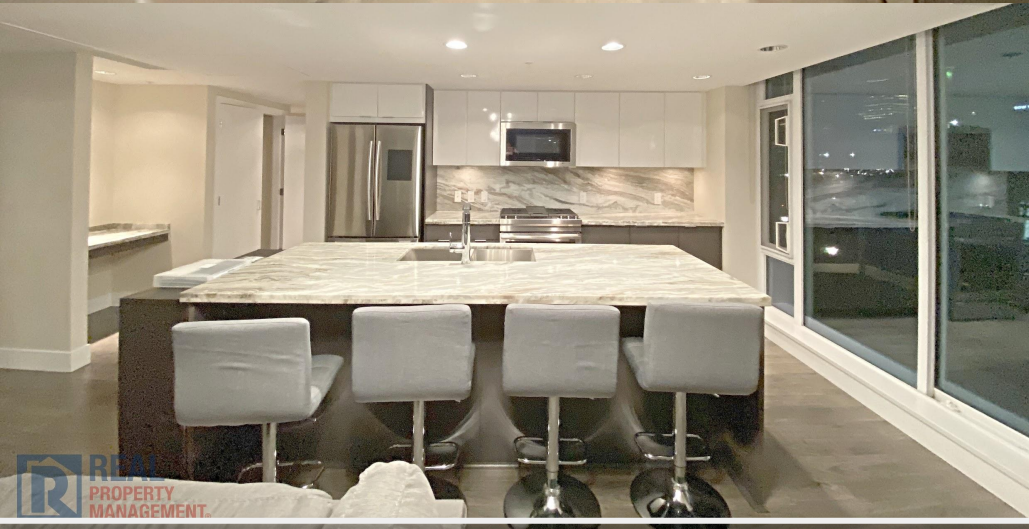
**EAST VILLAGE | EVOLUTION | PULSE |**



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

## UNIT 306, 510 - 6 AVE SE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

## UNIT 306, 510 - 6 AVE SE



# FOR LEASE

## UNIT 306, 510 - 6 AVE SE



EAST VILLAGE | EVOLUTION | PULSE |



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# FOR LEASE

## UNIT 306, 510 - 6 AVE SE

EAST VILLAGE | EVOLUTION | PULSE |

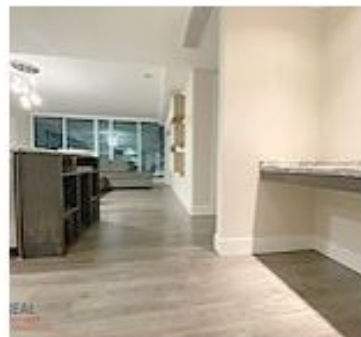


**EAST VILLAGE | EVOLUTION | PULSE |**

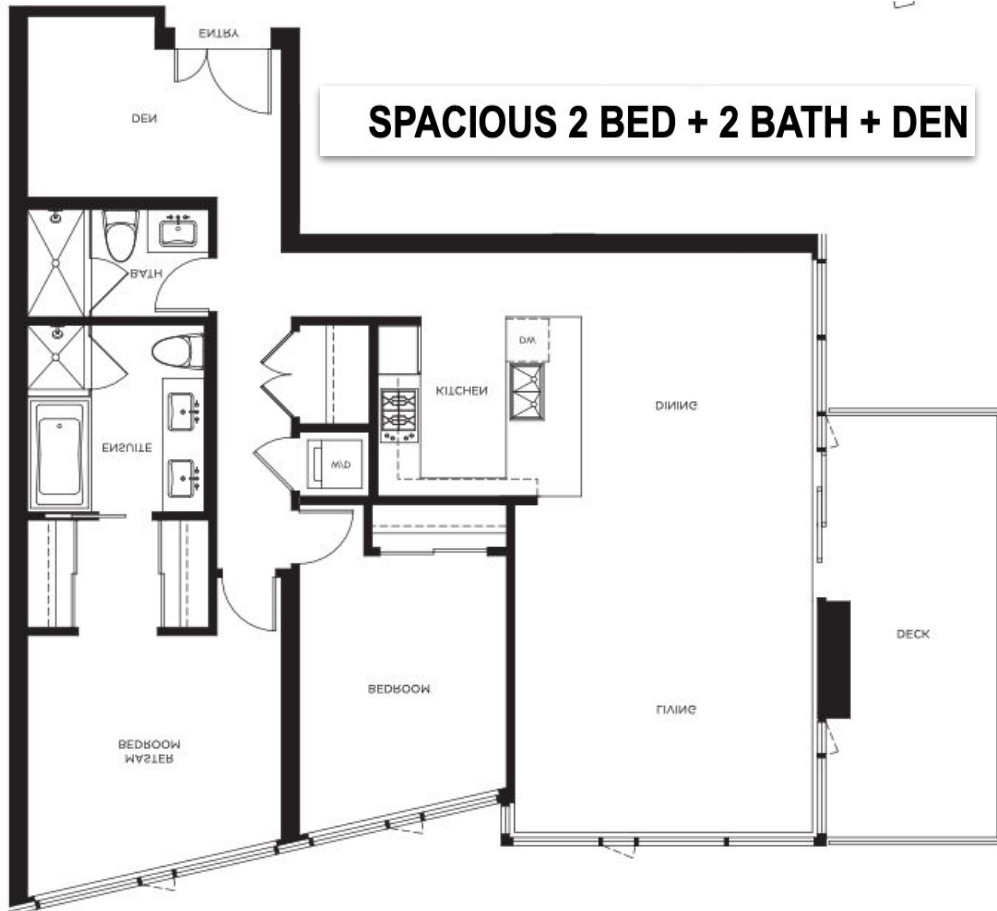


# FOR LEASE

## UNIT 306, 510 - 6 AVE SE







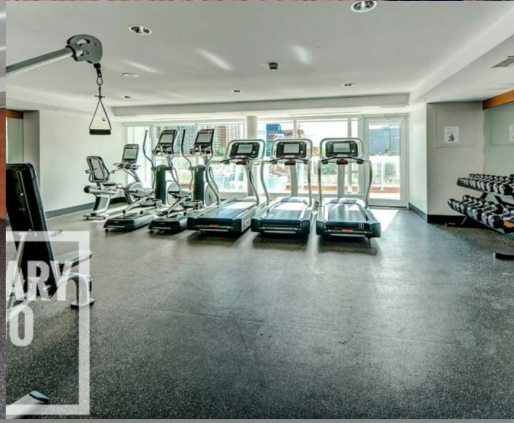
# FOR LEASE

## UNIT 306, 510 - 6 AVE SE



# EAST VILLAGE, EVOLUTION PULSE

# EVOLUTION



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# EVOLUTION

EAST VILLAGE

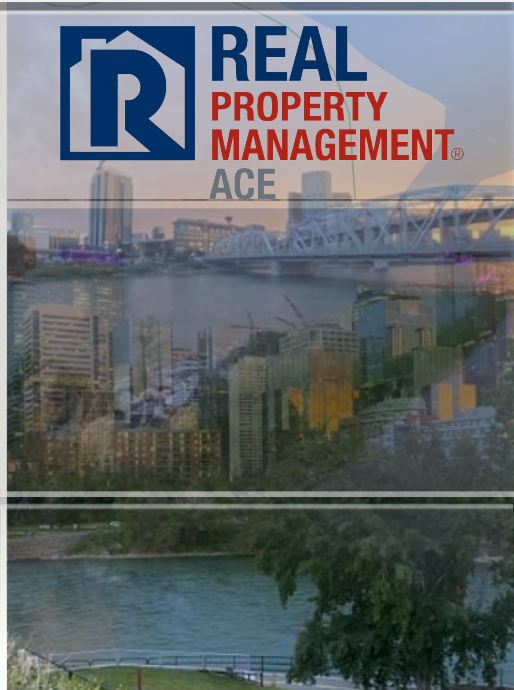
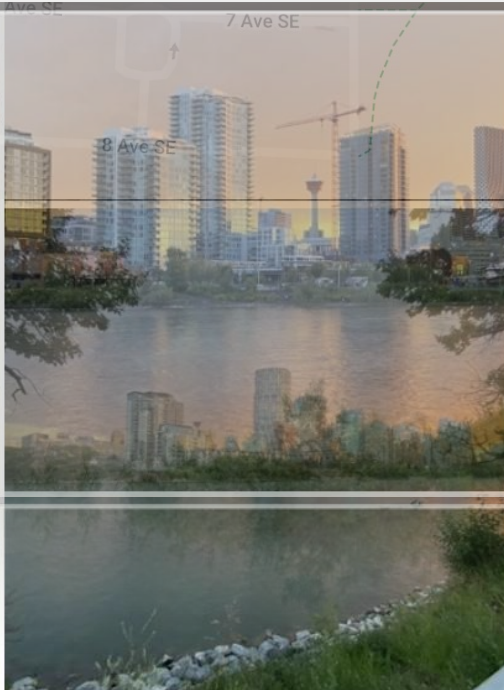
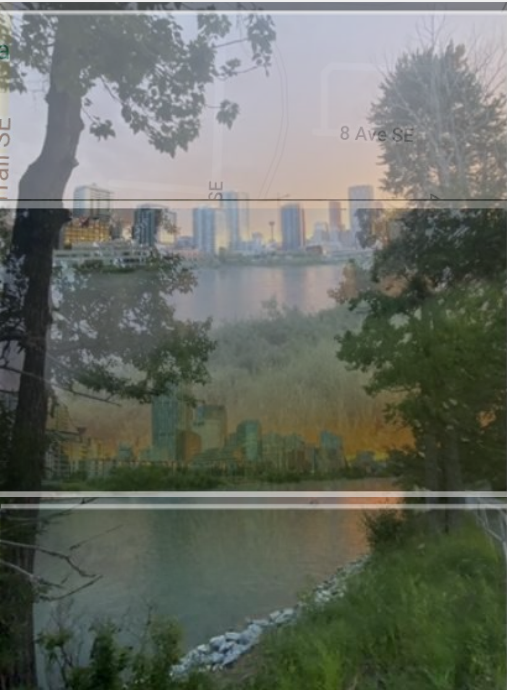
# EVOLUTION



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# LIVING IN EAST VILLAGE

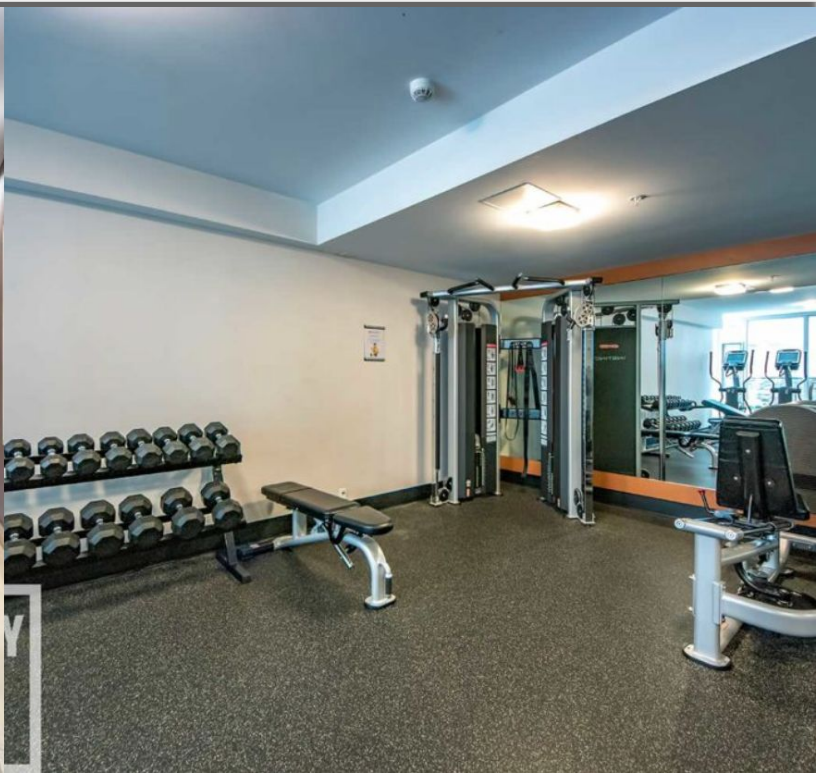


**REAL**  
**PROPERTY**  
**MANAGEMENT**<sup>®</sup>  
**ACE**



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB





ACCOUNTABLE. COMMITTED. EXPERIENCED.

# FOR LEASE

## 510 - 6 AVE SE

### EAST VILLAGE EVOLUTION PULSE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# FOR LEASE MANAGING FOR OWNERS EAST VILLAGE, CALGARY



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

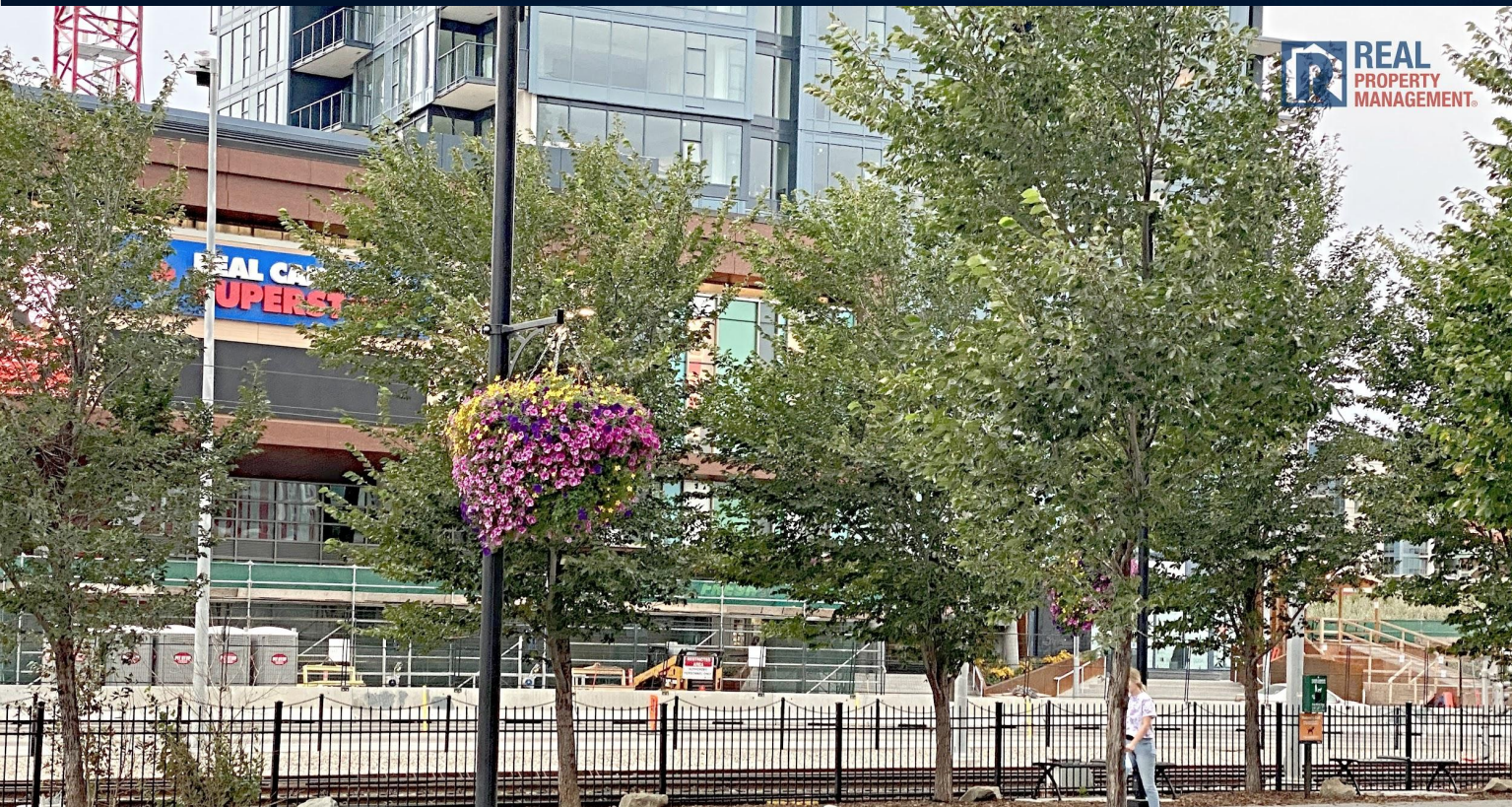
Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



# LIVING IN EAST VILLAGE



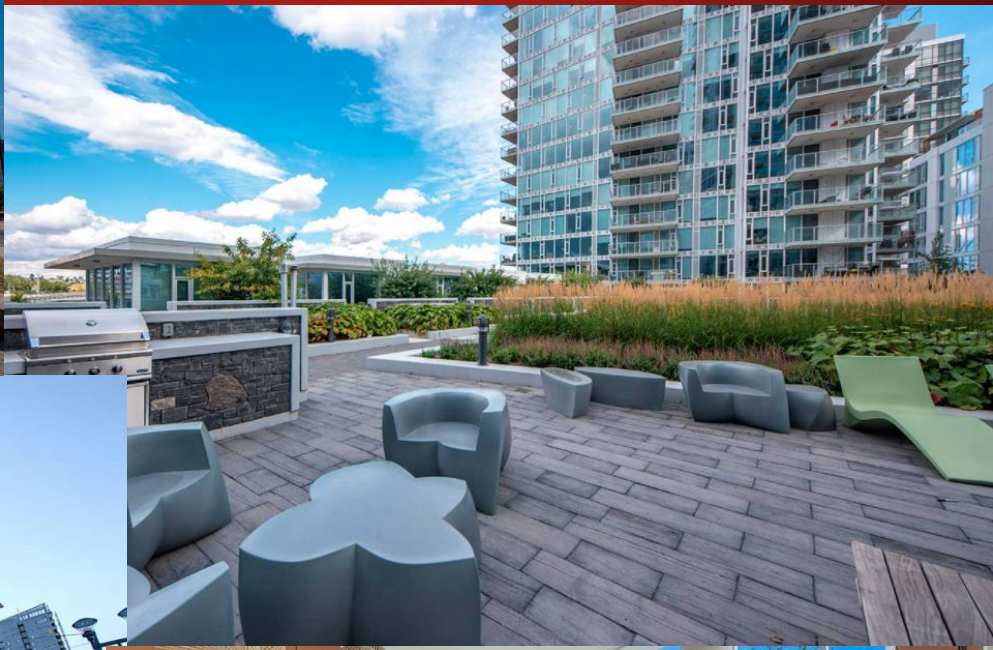
## ALL ABOUT LIFESTYLE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

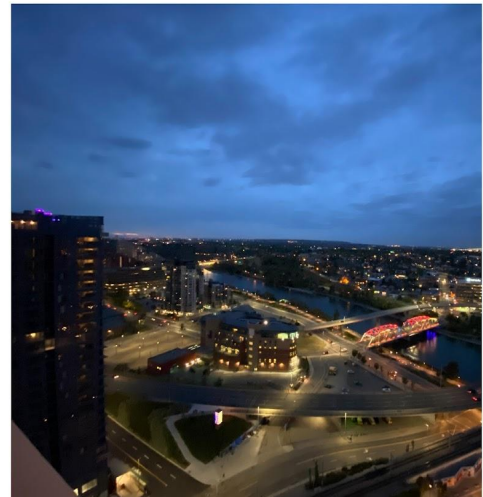
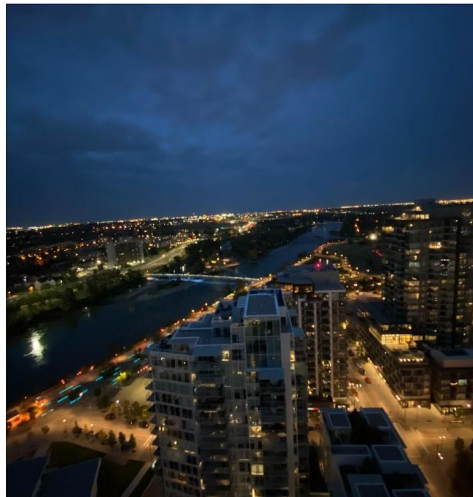
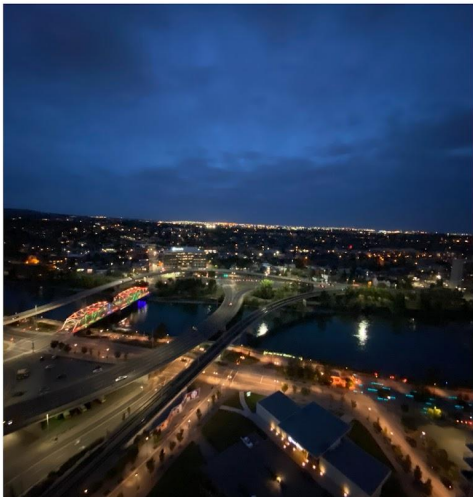
Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# EVOLUTION IN EAST VILLAGE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



## BREATHTAKING NIGHT VIEWS



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# FOR LEASE

## EAST VILLAGE, EVOLUTION PULSE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

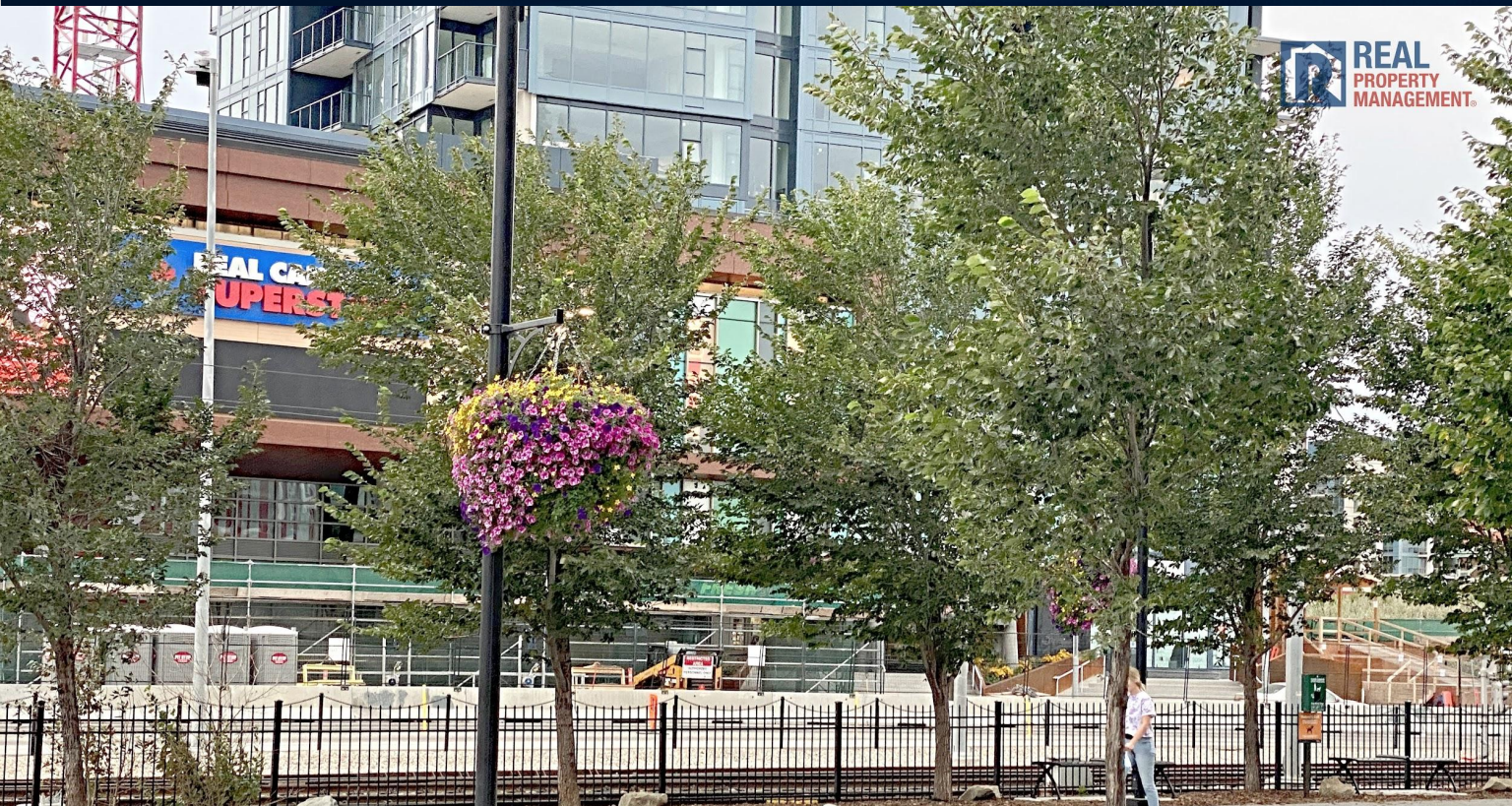
Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# LIVING IN EAST VILLAGE



REAL

## ALL ABOUT LIFESTYLE



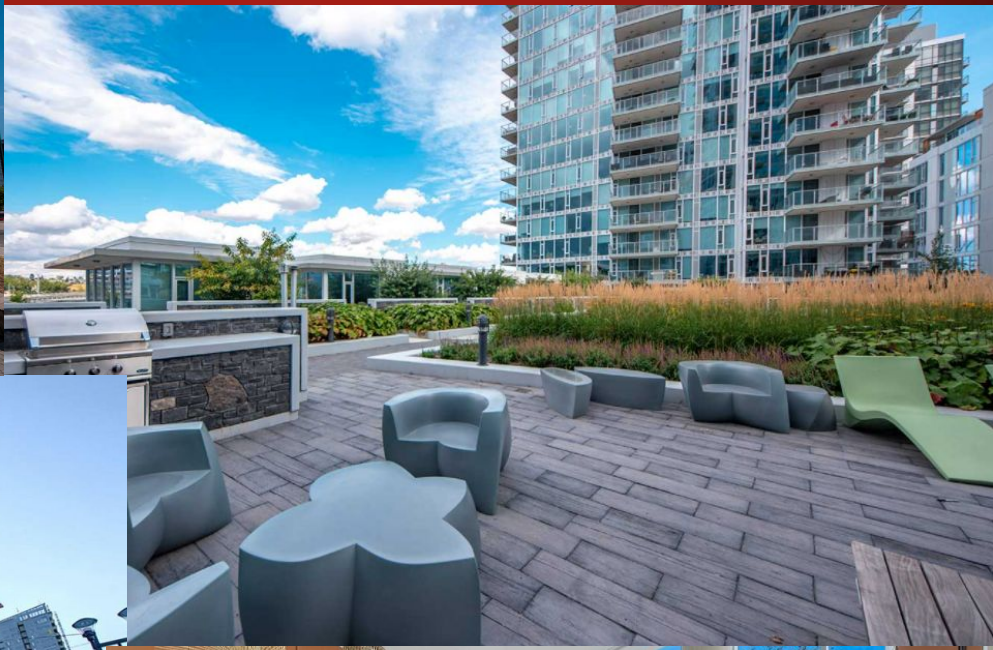
REAL  
PROPERTY  
MANAGEMENT



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

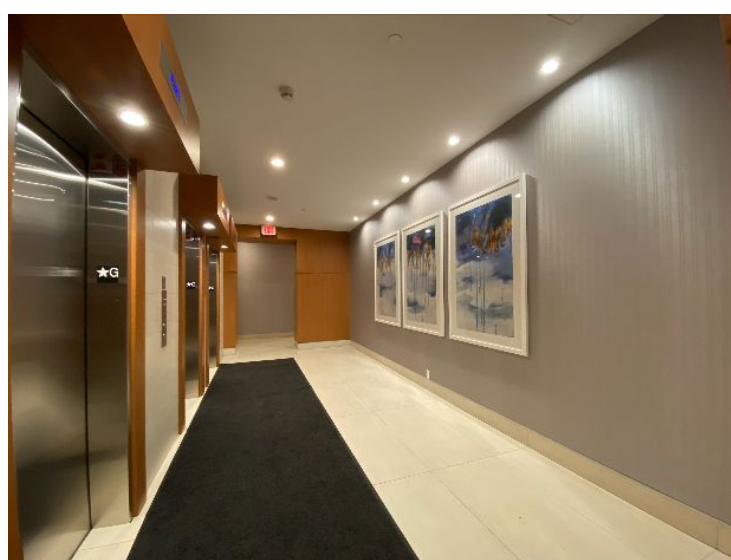
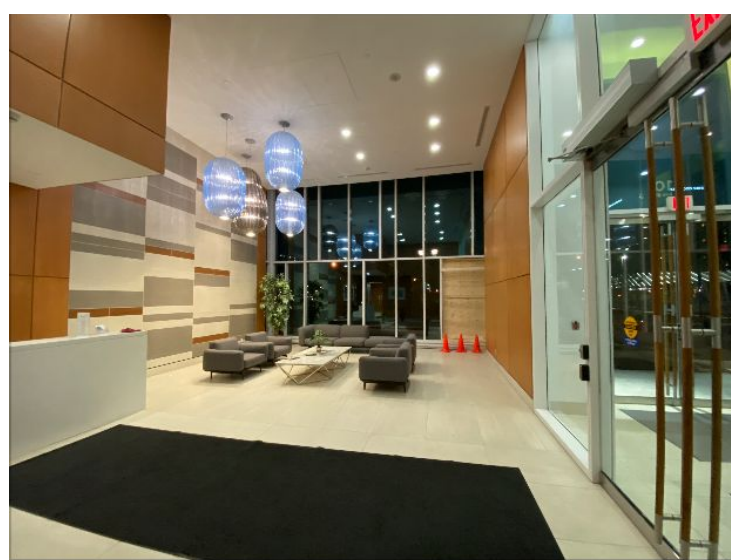
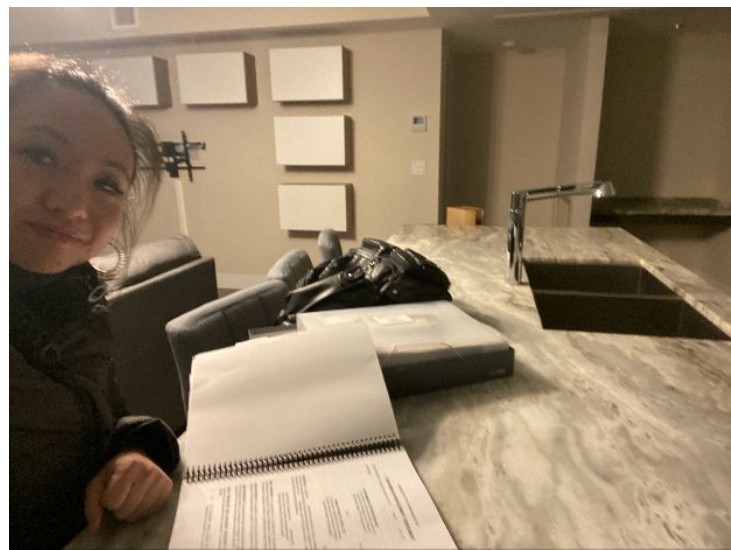
Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

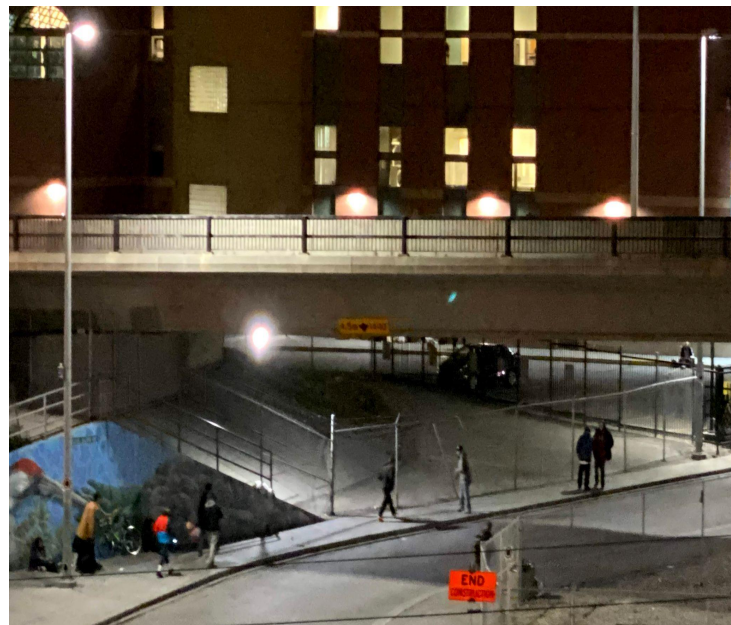
# EVOLUTION IN EAST VILLAGE



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB







SCHEDULE 1 of ADDENDUM "B"  
FUSE AT EVOLUTION

**Building Description:**

- Cast in place reinforced architectural and structural concrete construction
- Double glazed thermal break insulated exterior window system, metal cladding & brick veneer.
- Exterior wall insulated R20
- Roof insulated R34
- Drywall clad steel stud interior walls
- Ground floor retail space

**Common Area Includes:**

- Secured parking for residents and secured evening parking for visitors
- Variable refrigerant flow heat recovery system for heating and cooling
- Sprinkler system & smoke detection
- Four elevators
- Video entry phone system
- Recreational amenities include equipped fitness centre
- Furnished main entry lobby to each of the mid and hi rise building

**Interior Finishes Include:**

- Stone counters in kitchen with full-height backsplash and undermount sink
- Interior flat panel doors with hardware
- Carpet in bedrooms
- Laminate hardwood floors in entry, kitchen, living, dining and den
- Kitchen cabinetry includes laminate wood-grain veneer lower cabinets and white upper cabinets
- Stainless steel appliance package including Gas range and self-clean oven, over the range microwave/hood fan, auto-defrost refrigerator, multi-cycle dishwasher
- Laundry machine and garburator included
- Radiant heated floors in bathrooms
- Laminate wood grain veneered bathroom vanity with wood grain framed mirror
- Stone countertops in bathrooms with integral backsplash and undermount sink
- Tiled bathroom flooring with tiled shower/tub surrounds
- Tempered glass shower doors with hardware
- Blinds on exterior windows

SCHEDULE 1A of ADDENDUM "B"  
PULSE AT EVOLUTION

**Building Description:**

- Cast in place reinforced architectural and structural concrete construction
- Double glazed thermal break insulated exterior window system, metal cladding & brick veneer.
- Exterior wall insulated R20
- Roof insulated R34
- Drywall clad steel stud interior walls
- Ground floor retail space

**Common Area Includes:**

- Secured parking for residents and secured evening parking for visitors
- Variable refrigerant flow heat recovery system for heating and cooling
- Sprinkler system & smoke detection
- Three elevators
- Video entry phone system
- Recreational amenities include equipped fitness centre
- Furnished main entry lobby

**Interior Finishes Include:**

- Stone counters in kitchen with full-height backsplash and undermount sink
- Interior flat panel doors with hardware
- Carpet in bedrooms
- Laminate hardwood floors in entry, kitchen, living, dining and den
- Kitchen cabinetry includes laminate wood-grain veneer lower cabinets and white upper cabinets
- Stainless steel appliance package including Gas range and self-clean oven, over the range microwave/hood fan, auto-defrost refrigerator, multi-cycle dishwasher
- Laundry machine and garburator included
- Radiant heated floors in bathrooms
- Laminate wood grain veneered bathroom vanity with wood grain framed mirror
- Stone countertops in bathrooms with integral backsplash and undermount sink
- Tiled bathroom flooring with tiled shower/tub surrounds
- Tempered glass shower doors with hardware
- Blinds on exterior windows

SCHEDULE "4" OF ADDENDUM "C"  
PHASED DEVELOPMENT DISCLOSURE STATEMENT  
RESPECTING THE EVOLUTION CONDOMINIUM  
PROJECT IN CALGARY, ALBERTA

This phased development disclosure statement is provided by Embassy Bosa Inc. (the "Developer") with respect to the "Evolution" mixed-use, two-phase residential/commercial condominium development (the "Project") to be developed on lands in the City of Calgary, in the Province of Alberta, the municipal address of which is 536 6<sup>th</sup> Avenue SE, Calgary, Alberta and the current brief legal description of which is Plan 1211562, Block 126, Lot 4, Excepting thereout all mines and minerals (the "Lands"). This phased development disclosure statement is being registered with the condominium plan relating to the initial phase of the Project, pursuant to the provisions of Part 3 of the regulations proclaimed pursuant to the *Condominium Property Act* (Alberta) (the "Act").

1. The Project is to be developed in two phases (respectively, "Phase 1" and "Phase 2"), such phases to be known as "Fuse" and "Pulse", respectively. The Developer estimates that if the Developer elects to proceed with the Phase 2 of the Project, all phases that make up the total Project will be registered within ten years from the date on which the condominium plan for Phase 1 of the Project is registered.
2. Phase 1 of the Project is comprised of one 21 storey concrete tower, one 8 storey concrete midrise, one concrete townhome building and one floor of commercial space, which will include a maximum of 203 residential condominium units and a maximum of 9 commercial condominium units. Phase 2 of the Project (if constructed) will be comprised of one 33 storey concrete tower, one concrete townhome building and one floor of commercial space, which will include a maximum of 271 residential condominium units and a maximum of 1 commercial condominium unit. The maximum number of residential units to be included in the entire completed phased project will be 474. The maximum number of commercial units to be included in the entire completed phased project will be 10. Notwithstanding the foregoing, the Developer shall be entitled to divide adjacent condominium units within the Project which may have the effect of increasing the maximum number of units to be included in the completed phased Project.
3. The minimum number of residential units to be included in the completed phased Project will be 203. The minimum number of commercial units to be included in the completed phased Project will be 9. Notwithstanding the foregoing, the Developer shall be entitled to combine adjacent condominium units within the Project which may have the effect of reducing the minimum number of units to be included in the completed phased Project.
4. Phase 1 will (subject to paragraphs 2 and 3 above) be comprised of 203 residential units. Residential unit sizes within Phase 1 of the Project range from 680 square feet to 2,569 square feet. The type of residential units to comprise the initial phase of the Project

1-bedroom and den	35
1-bedroom and den and flex room	3
2-bedroom	99
2-bedroom and den or flex/family room	43
3-bedroom	1
3-bedroom and family room	1
Townhomes	5
<b>Total:</b>	<b>203</b>

Commercial unit sizes within Phase 1 of the Project range from 629 square feet to 6,971 square feet.

The common property within Phase 1 of the Project will be comprised of a 3 level parking facility, internal driveways, internal sidewalks and walkways, storage rooms, furnished lobby, 2 elevators in the tower and 2 in the midrise, landscaped areas, elevator lobbies and corridors, various electrical and mechanical rooms, balconies, and the structure and roof of the building comprising the initial phase of the Project (excluding the areas of the units) and common utility systems.

The unit sizes referenced herein are as are reflected on the proposed condominium plan for Phase 1 and may vary from the measurements on the final registered condominium plan for Phase 1.

If the Developer proceeds with Phase 2 of the Project, Phase 2 of the Project will (subject to paragraphs 2 and 3 above) be comprised of 271 residential units. Unit sizes within Phase 2 of the Project are currently expected to range from 618 square feet to 2,655 square feet. The types of residential units to comprise the second phase of the Project are as follows:

1-bedroom	26
1-bedroom and den or family room	37
2-bedroom	92
2-bedroom and den or family room	95

3-bedroom and den or family room	4
Townhomes	12
Total:	271

The commercial unit size within Phase 2 of the Project is currently expected to be 2,841 square feet.

The common property within Phase 2 of the Project will be comprised of a 3 level parking facility, internal driveways, internal sidewalks and walkways, storage rooms, a furnished lobby, 3 elevators, landscaped areas, elevator lobbies and corridors, various electrical and mechanical rooms, balconies, the structure, roof and exterior of the building (excluding the areas of the units), and common utility systems.

6. The entire Project, if Phase 2 is constructed, will consist of two highrise towers, one midrise, two townhome buildings and one floor of commercial space, with a three level below grade parking facility and common recreational facilities. The three towers and townhomes will be architecturally similar and are complimentary in forming the entire Project.

7. The Phase 1 recreational facilities will include a fitness room with fitness equipment and powder room. The Phase 2 recreational facilities, if Phase 2 is constructed, will include a fitness room with fitness equipment, a steam room, a sauna, a men's change room, a women's change room, a furnished social lounge with kitchenette, including a refrigerator, microwave and sink, and a billiards table. The recreational facilities to be located in Phase 2, if constructed, will only be available to the owners of units within the Project (and in particular, to the owners of units within the initial phase of the Project) if the Developer (in its sole and absolute discretion) elects to proceed with the second phase of the Project. In the event that the Developer elects to proceed with the second phase of the Project, the Developer estimates that such recreational facilities will be completed and available to the owners of units within Phase 1 and Phase 2 as early as July 2015 and no later than 10 years following registration at the Land Titles Office for Alberta of the condominium plan for Phase 1 of the Project.

8. From and after the date on which (but not before) (i) the second phase of the Project is substantially completed, (ii) the City of Calgary has issued an occupancy permit for the second phase of the Project and (iii) an amendment to the condominium plan for the Project which incorporates the second phase of the Project into the condominium plan has been registered at the Land Titles Office for Alberta and an additional period of not more than thirty (30) days as designated by the Developer has expired (the "Phase 2 Completion Date"), the Developer shall in its capacity as the owner of units within Phase 2, be responsible to contribute to common expenses incurred by or on behalf of the Condominium Corporation in the same manner as other owners of units within the initial phase of the Project. In accordance with the provisions of the Act and the regulations proclaimed pursuant to the Act, the initial phase of the Project is required to function and operate as if the units and common property within the initial phase of the Project

136982  
S 11100488V6

# EVOLUTION

## CONDOMINIUM FEE SCHEDULE

Condo fees are due on the first of every month. Monthly invoices are not sent by the management company. A copy of the condo fee schedule will be sent to you yearly, along with the budget.

The **PRE-AUTHORIZED DEBIT (PAD) Plan** has been implemented by Rancho for paying your condominium fees. Attached within this welcome package is the PAD form for you to fill out. Please complete the enclosed form and include a **VOID** cheque along with one cheque for the next month. This cheque will be used as your first condo fee payment. After the first cheque is used, the Pre-Authorized Payment Program will commence the following month.

### MOVE IN PROCEDURE

If you or your tenants are moving into **EVOLUTION - Pulse**, you must contact Evolution Concierge to make a **PRIOR** appointment. Resident(s) who show up without an appointment will not be granted permission to proceed with their move and be fined accordingly. For moving information, please contact Evolution's Concierge at 403-826-4246.

Moves in appointments are available for either 8:00 - 11:00 pm, 12:00 - 3:00 pm or 4:00 - 7:00 pm, 7 days/week (no holiday moves permitted).

Please utilize the loading bay area to facilitate your move. Moves are not permitted through the lobby. During the initial move in period, no fees will be charged. Should there be a move after this period, the move fee will be \$150.00.

### WASTE AND RECYCLING

Moving into a new home means lots of waste and empty cardboard boxes. Please be informed that there are cardboard bins available for all your empty cardboard boxes located in the waste room. It is important that all waste cardboard and other recycling items are disposed of in the proper bins. Also note that cardboard boxes must be flattened before discarding.

Rancho also wants to emphasize that all waste be placed in a tied bag before disposing of it in the waste bin necessary, please use double bags.

### VACATION TIME

If you are going away on a vacation and/or your suite will not be occupied for a period of more than one week, please ensure that it gets inspected on a regular basis for any gas leaks, pipe leaks, and/or break-ins.

It is also suggested that the following steps be taken:

- Leave an emergency contact phone number with Concierge
- Turn off all water supply lines in your suite, including exterior hoses if applicable
- It is advisable that you have your suite checked at least once a week, or as per your homeowner insurance guidelines



RANCHO REALTY  
(1975) LTD.  
Property Management Services  
Suite 1, 5000 - 1st Street SE  
Calgary, Alberta  
T2B 2M9  
Phone: (403) 253-7042  
Fax: (403) 253-8207

December 18, 2017

Owners/Mortgagees  
Condominium Corporation No. 1512254  
Evolution  
Calgary, Alberta

Dear Owner/Mortgagee:

**Re: Annual General Meeting**

We are pleased to advise that the Annual General Meeting of Evolution has been scheduled for Tuesday, January 23<sup>rd</sup>, 2018 at 7:00pm. The meeting will be held at the Hilton Garden Inn located at, Suite A - 711 4<sup>th</sup> Street SE, Calgary, Alberta. The Meeting will be held in St. Louis Room.

We enclose the following information with respect to the meeting:

1. Notice of Meeting
2. Agenda
3. Form of Proxy
4. Consent to Stand For Election & Nominee Bio's
5. Audited Financial Statements Year End August 31<sup>st</sup>, 2017
6. Unapproved Minutes of the 2017 AGM

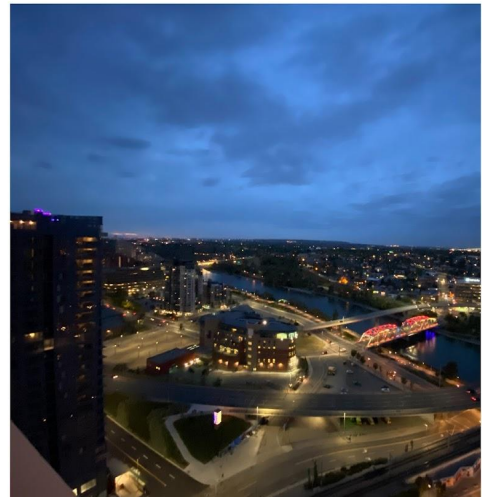
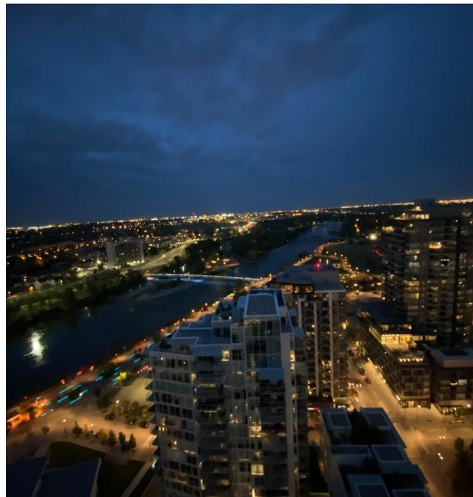
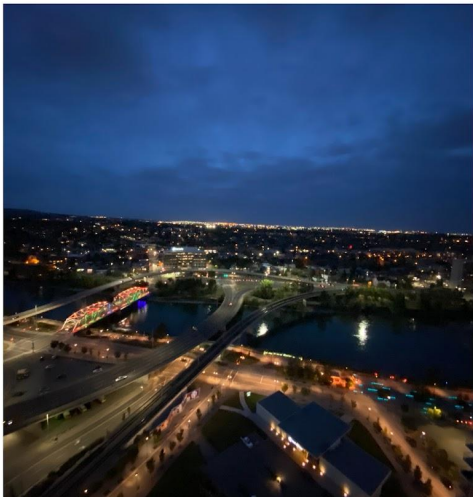
The Board of Directors is responsible for running the affairs of the Condominium Corporation on behalf of all the Owners in accordance with the By-laws and The Condominium Property Act. Rancho Realty (1975) Ltd., as Property Managers, works on behalf of the Condominium Corporation and receives the direction from the Board.

This year the Board would like to honour people's time and is requesting that any questions for the business be sent to Rancho by January 18<sup>th</sup>, 2018. New questions will be welcomed at the meeting, we hope that this new process will better organize time.

The Board shall consist of not less than three (3) and not more than seven (7) Owners who are elected at each annual meeting. We encourage all Owners to consider standing for election. If you wish to let their name stand for election must complete the enclosed Consent Form and should be returned to Rancho Property Management by mail, fax, 403-253-8207.







## BREATHTAKING NIGHT VIEWS



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# FOR LEASE

## UNIT 2903, 510 - 6 AVE SE

### EAST VILLAGE, EVOLUTION PULSE



**SIZE:** 1,213 sq.ft **BATHROOMS:** 2 Bathrooms

**ROOMS:** 2 Bedrooms **PARKING:** 2 Heated Underground

**RENT:** \$3,000.00 \*Includes Heat, water, electricity, Internet  
 \*Shorter Terms available at a higher rate.



**REAL PROPERTY MANAGEMENT ACE**  
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# FOR LEASE

## UNIT 707

## EAST VILLAGE



UNIT 707: 1 BEDROOM + FLEX

INTERIOR: 665 SQ. FT.

BALCONY: 66 SQ. FT.



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB