

December 4, 2009

NOTICE TO OWNER (S)
STRATA PLAN BCS 2196 – ONE MADISON AVENUE
2345/2355 MADISON AVENUE
BURNABY, B.C.
V5C 0B4/V3C 0B3

Dear Owner(s):

RE: SPECIAL LEVY
STRATA PLAN BCS 2196 – ONE MADISON AVENUE

As of today's date several Strata Lots remain in arrears in payment of the Special Levy for security upgrades approved at the Annual General Meeting of Strata Plan BCS 2196 held Wednesday, June 16, 2009.

Owner's of strata lots who have not paid the Special Levy are requested to please make your cheque payable to **Strata Plan BCS 2196** for the amount of the Special Levy and forward same to the offices of Stratawest Management Ltd. If you have questions as to the amount owing, please contact accounting at Stratawest Management Ltd.

Please be advised that interest and fines (\$25.00 initial fine and \$10 dollars per month thereafter) will be added/levied against strata lots that remain in arrears in payment of the Special Levy after December 31, 2009.

Yours very truly,
STRATAWEST MANAGEMENT LTD.

Adam Lord
Property Manager

AL/jg