



STRATAWEST MANAGEMENT LTD.

Professional Property Managers

June 22, 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

At the Annual General Meeting of Strata Plan BCS 2196 held Wednesday, June 18, 2009, a Special Levy totaling \$28,200.00 for repairs and security upgrades was approved.

Payment of the Special Levy is due and payable at date of the meeting, Wenesday, June 16, 2009, as set out in the attached Schedule "A". The amount of the Special Levy cannot be made by way of your Pre-Authorized Payment arrangement.

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.

Yours very truly,
STRATAWEST MANAGEMENT LTD.


Adam Lord
Property Manager

AL/hh

Enclosure

**STRATA PLAN BCS 2196 - ONE MADISON AVENUE
SPECIAL LEVY - SECURITY UPGRADES
SCHEDULE OF SPECIAL LEVY FEES MAY 2009**

	SPECIAL LEVY
TOTAL SPECIAL LEVY FEES	\$28,200
TOTAL UNIT ENTITLEMENT	26,234
TOTAL SPECIAL LEVY FEES / UNIT ENTITLEMENT	1.07494

STRATA LOT	UNIT	UNIT ENTITLEMENT	ONE TIME PAYMENT		STRATA LOT	UNIT	UNIT ENTITLEMENT	ONE TIME PAYMENT
1	103	82	\$88.15		57	706	77	82.77
2	104	81	87.07		58	801	78	83.85
3	TH 19	80	86.00		59	802	60	64.50
4	TH 20	81	87.07		60	803	81	87.07
5	TH 21	80	86.00		61	804	82	88.15
6	TH 22	81	87.07		62	805	60	64.50
7	TH 23	80	86.00		63	806	79	84.92
8	TH 24	81	87.07		64	901	78	83.85
9	TH 1	81	87.07		65	902	60	64.50
10	TH 2	80	86.00		66	903	81	87.07
11	TH 3	80	86.00		67	904	82	88.15
12	TH 4	80	86.00		68	905	60	64.50
13	TH 5	80	86.00		69	906	79	84.92
14	TH 6	80	86.00		70	1001	77	82.77
15	TH 7	81	87.07		71	1002	60	64.50
16	TH 8	80	86.00		72	1003	82	88.15
17	TH 9	80	86.00		73	1004	82	88.15
18	TH 10	93	99.97		74	1005	60	64.50
19	TH 11	78	83.85		75	1006	79	84.92
20	TH 12	78	83.85		76	1101	77	82.77
21	TH 13	78	83.85		77	1102	60	64.50
22	TH 14	78	83.85		78	1103	81	87.07
23	TH 15	78	83.85		79	1104	82	88.15
24	TH 16	78	83.85		80	1105	59	63.42
25	TH 17	78	83.85		81	1106	79	84.92
26	TH 18	79	84.92		82	1201	77	82.77
27	203	82	88.15		83	1202	60	64.50
28	204	83	89.22		84	1203	81	87.07
29	301	78	83.85		85	1204	82	88.15
30	302	60	64.50		86	1205	60	64.50
31	303	80	86.00		87	1206	77	82.77
32	304	80	86.00		88	1401	77	82.77
33	305	CORPORATE SUITE			89	1402	59	63.42
34	401	78	83.85		90	1403	81	87.07
35	402	60	64.50		91	1404	82	88.15
36	403	81	87.07		92	1405	60	64.50
37	404	82	88.15		93	1406	77	82.77
38	405	60	64.50		94	1501	78	83.85
39	406	79	84.92		95	1502	60	64.50
40	501	77	82.77		96	1503	82	88.15
41	502	60	64.50		97	1504	82	88.15
42	503	81	87.07		98	1505	60	64.50
43	504	81	87.07		99	1506	78	83.85
44	505	60	64.50		100	1601	77	82.77
45	506	77	82.77		101	1602	60	64.50
46	601	77	82.77		102	1603	82	88.15
47	602	60	64.50		103	1604	82	88.15
48	603	81	87.07		104	1605	60	64.50
49	604	81	87.07		105	1606	79	84.92
50	605	60	64.50		106	1701	78	83.85
51	606	77	82.77		107	1702	60	64.50
52	701	77	82.77		108	1703	82	88.15
53	702	60	64.50		109	1704	82	88.15
54	703	81	87.07		110	1705	60	64.50
55	704	81	87.07		111	1706	78	83.85
56	705	60	64.50		112	1801	78	83.85

**STRATA PLAN BCS 2196 - ONE MADISON AVENUE
SPECIAL LEVY - SECURITY UPGRADES
SCHEDULE OF SPECIAL LEVY FEES MAY 2009**

	SPECIAL LEVY
TOTAL SPECIAL LEVY FEES	\$28,200
TOTAL UNIT ENTITLEMENT	26,234
TOTAL SPECIAL LEVY FEES / UNIT ENTITLEMENT	1.07494

STRATA LOT	UNIT	UNIT ENTITLEMENT	ONE TIME PAYMENT		STRATA LOT	UNIT	UNIT ENTITLEMENT	ONE TIME PAYMENT
113	1802	59	63.42		169	2802	108	116.09
114	1803	82	88.15		170	2803	108	116.09
115	1804	82	88.15		171	2804	105	112.87
116	1805	60	64.50		172	2901	104	111.79
117	1806	78	83.85		173	2902	108	116.09
118	1901	78	83.85		174	2903	108	116.09
119	1902	59	63.42		175	2904	105	112.87
120	1903	82	88.15		176	3001	104	111.79
121	1904	82	88.15		177	3002	108	116.09
122	1905	60	64.50		178	3003	109	117.17
123	1906	79	84.92		179	3004	105	112.87
124	2001	78	83.85		180	PH1	166	178.44
125	2002	61	65.57		181	3102	166	178.44
126	2003	82	88.15		182	301	77	82.77
127	2004	82	88.15		183	302	60	64.50
128	2005	60	64.50		184	303	80	86.00
129	2006	79	84.92		185	304	60	64.50
130	2101	78	83.85		186	305	77	82.77
131	2102	60	64.50		187	401	77	82.77
132	2103	82	88.15		188	402	60	64.50
133	2104	82	88.15		189	403	81	87.07
134	2105	60	64.50		190	404	82	88.15
135	2106	78	83.85		191	405	60	64.50
136	2201	78	83.85		192	406	77	82.77
137	2202	60	64.50		193	501	77	82.77
138	2203	82	88.15		194	502	60	64.50
139	2204	82	88.15		195	503	82	88.15
140	2205	60	64.50		196	504	82	88.15
141	2206	78	83.85		197	505	60	64.50
142	2301	78	83.85		198	506	77	82.77
143	2302	60	64.50		199	601	77	82.77
144	2303	82	88.15		200	602	60	64.50
145	2304	82	88.15		201	603	82	88.15
146	2305	60	64.50		202	604	82	88.15
147	2306	78	83.85		203	605	60	64.50
148	2401	78	83.85		204	606	77	82.77
149	2402	60	64.50		205	701	78	83.85
150	2403	82	88.15		206	702	60	64.50
151	2404	82	88.15		207	703	82	88.15
152	2405	60	64.50		208	704	82	88.15
153	2406	78	83.85		209	705	60	64.50
154	2501	77	82.77		210	706	77	82.77
155	2502	60	64.50		211	801	78	83.85
156	2503	82	88.15		212	802	60	64.50
157	2504	82	88.15		213	803	81	87.07
158	2505	60	64.50		214	804	82	88.15
159	2506	77	82.77		215	805	60	64.50
160	2601	104	111.79		216	806	77	82.77
161	2602	108	116.09		217	901	78	83.85
162	2603	109	117.17		218	902	60	64.50
163	2604	104	111.79		219	903	81	87.07
164	2701	105	112.87		220	904	82	88.15
165	2702	108	116.09		221	905	60	64.50
166	2703	108	116.09		222	906	77	82.77
167	2704	105	112.87		223	1001	77	82.77
168	2801	105	112.87		224	1002	60	64.50

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225	1003	82	88.15	281	2005	60	64.50
226	1004	82	88.15	282	2006	77	82.77
227	1005	60	64.50	283	2101	77	82.77
228	1006	77	82.77	284	2102	60	64.50
229	1101	78	83.85	285	2103	81	87.07
230	1102	60	64.50	286	2104	82	88.15
231	1103	82	88.15	287	2105	60	64.50
232	1104	82	88.15	288	2106	77	82.77
233	1105	60	64.50	289	2201	77	82.77
234	1106	77	82.77	290	2202	60	64.50
235	1201	78	83.85	291	2203	81	87.07
236	1202	60	64.50	292	2204	81	87.07
237	1203	82	88.15	293	2205	60	64.50
238	1204	82	88.15	294	2206	77	82.77
239	1205	60	64.50	295	2301	77	82.77
240	1206	77	82.77	296	2302	60	64.50
241	1401	78	83.85	297	2303	82	88.15
242	1402	60	64.50	298	2304	82	88.15
243	1403	82	88.15	299	2305	60	64.50
244	1404	82	88.15	300	2306	77	82.77
245	1405	60	64.50	301	2401	77	82.77
246	1406	77	82.77	302	2402	60	64.50
247	1501	78	83.85	303	2403	82	88.15
248	1502	60	64.50	304	2404	82	88.15
249	1503	81	87.07	305	2405	60	64.50
250	1504	82	88.15	306	2406	77	82.77
251	1505	60	64.50	307	2501	77	82.77
252	1506	77	82.77	308	2502	60	64.50
253	1601	78	83.85	309	2503	82	88.15
254	1602	60	64.50	310	2504	82	88.15
255	1603	82	88.15	311	2505	60	64.50
256	1604	82	88.15	312	2506	77	82.77
257	1605	60	64.50	313	2601	104	111.79
258	1606	77	82.77	314	2602	107	115.02
259	1701	78	83.85	315	2603	107	115.02
260	1702	60	64.50	316	2604	104	111.79
261	1703	81	87.07	317	2701	104	111.79
262	1704	82	88.15	318	2702	108	116.09
263	1705	60	64.50	319	2703	108	116.09
264	1706	77	82.77	320	2704	105	112.87
265	1801	77	82.77	321	2801	104	111.79
266	1802	60	64.50	322	2802	108	116.09
267	1803	81	87.07	323	2803	108	116.09
268	1804	82	88.15	324	2804	105	112.87
269	1805	60	64.50	325	2901	104	111.79
270	1806	77	82.77	326	2902	108	116.09
271	1901	77	82.77	327	2903	108	116.09
272	1902	60	64.50	328	2904	105	112.87
273	1903	82	88.15	329	3001	105	112.87
274	1904	82	88.15	330	3002	108	116.09
275	1905	60	64.50	331	3003	108	116.09
276	1906	77	82.77	332	3004	105	112.87
277	2001	78	83.85	333	PH2	166	178.44
278	2002	60	64.50	334	PH1	166	178.44
279	2003	81	87.07				
280	2004	82	88.15				
				TOTAL		26,234	28,200.72