

# PINNACLE

INTERNATIONAL

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March 13, 2006

Pinnacle Museum Tower Owners Association  
550 Front Street  
San Diego, California  
92101

Attention: Jim Roberts, President

This letter confirms receipt of your ten letters dated February 21, 2006 regarding The Pinnacle Museum Tower. Firstly, I would like to congratulate the Board Members for volunteering their time to participate on the Home Owners' Association.

The following is a response to those letters:

1. Lobby/mail box area partition:

This partition is a decorative non-loadbearing screen built in accordance with the design however, we will add three horizontal brackets if you wish us to do so.

2. Engineering office/Facility Director & staff office and As Built Drawings:

Consultation with Prescott took place during construction to determine their office space needs, which was considered to be more than adequate. As built drawings have been forwarded to Res-Com who are in the process of assembling the information into a maintenance binder, which will be forwarded to you shortly.

3. Parkade Cleaning:

We do not provide a garage sweeper. We have found in certain situations, that contract services can be more economical and efficient than in-house services.

4. Parking Garage Traffic Flow:

The building was built as per the approved design.

5. Lobby

The finished flooring is as per design and has again been polished and resealed. The design incorporated the interior designer's vision for this area and also included ongoing consultation with the designer during construction.

6. Visitor Parking:

The design did not include visitor parking for the Tower. This is to inform you that there are some spaces available for sale.

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7. P2 and P3 Water Penetration:

On March 3, 2006 further injections of bentonite were made to the subject areas. Work is underway on this item.

8. Punch List:

Your preliminary report is acknowledged, however we await a final list from you.

9. Landscaping:

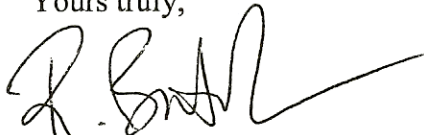
The landscaping was completed in accordance with the design.

10. Elevators:

The elevators are as per design.

Once again, we await your final punch list in order that we can address all of the issues effectively in coordination with our contractor. As a final note, please forward future correspondence to my attention.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Bortolussi', with a long, sweeping horizontal line extending to the right.

Rick Bortolussi