

The PINNACLE

February 21, 2006

Via Certified Mail/First Class Mail/Hand Delivery

Michael De Cotiis, Chairman and CEO
Pinnacle International
Suite 300 - 911 Homer Street
Vancouver, B.C. V6B 2W6

Re: Pinnacle Landscaping

Dear Mr. De Cotiis:

In our original punch list of February 1, 2006, we mentioned the need to replace the bamboo at the pool area and in our letter of this date on the lobby, we mentioned the need for suitable pots and plants to complete the lobby.

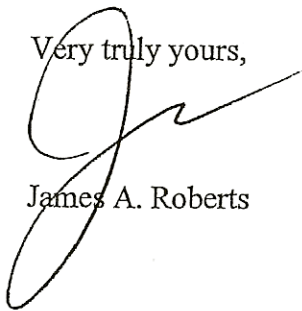
It is now apparent that there are also problems with the type of plants used in the ground floor planter beds. The problem seems to be the design and choice of plant material not in Benchmark's installation or maintenance.

We need a comprehensive solution to all of these issues, but because of prior experience with your landscape architect, we believe you need to hire someone who is better suited to fix the problems. We recommend Larry Sheehan of Integration Design Studio (landscape architect), 616 South Willowspring Drive, Encinitas, California 92024; (760) 602-0144.

Mr. Sheehan did an outstanding job of fixing Garbini & Garbini's flawed landscape design at Horizon's.

Please let us know if you will do so at your earliest convenience. We would like to set up a meeting with Apriano, Mr. Sheehan and our building/maintenance committee.

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized capital 'J' followed by a horizontal stroke and a small upward flick.

James A. Roberts