

The P I N N A C L E

MUSEUM TOWER OWNERS ASSOCIATION

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San Diego, Ca 92101

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February 21, 2006

Via First Class Mail/Hand Delivery

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

Dear Mr. De Cotiis:

The newly elected homeowner representatives of the Board of Directors of Pinnacle Museum Tower Owners Association have been walking the project to familiarize themselves with the "as built" condition of the project.

We have received numerous communications from homeowners regarding their dissatisfaction with the current state of the lobby as listed below:

1. The furniture is undersized and the white leather is very impractical.
2. The white granite/marble floor is a maintenance issue.
3. There are no pots and plants to give the lobby the finished appearance needed for a high-end project such as this.

We have been told that your company is "finished" with the lobby. We prefer to think that you held off taking further action to obtain homeowner input.

The Homeowner Board Members recommend that the builder provide the Association with a budget for redoing the floor, furniture and completing the necessary decorations (pots, plants, etc.), together with a "not to exceed" \$5,000 budget for a professional designer to assist the association.

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Please advise if this is agreeable. We would like to be able to discuss this in further detail at the February Board meeting.

Respectfully,



James Roberts
President

The Pinnacle Museum Tower Board of Directors

cc: Board of Directors (First Class Mail or hand delivery)