# The PINNACLE

## MUSEUM TOWER OWNERS ASSOCIATION

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February 21, 2006

<u>Via First Class Mail/Hand Delivery</u>

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.

After a recent walk-through of the parking garage, it was noted that the traffic flow, signage and safety equipment is not only inadequate, but poses a serious safety threat.

While none of us are experts in garage traffic design, the following problems look obvious to us:
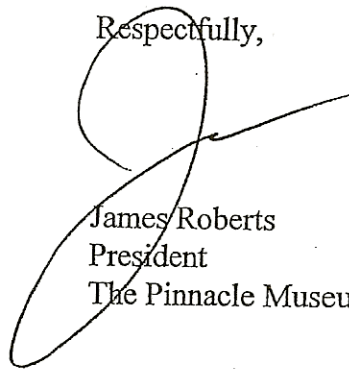
1.  The garage should have clock-wise one-way traffic wherever possible, instead of two-way everywhere, now. The current situation could easily lead to serious head-on collisions and there have been several near misses already.

2.  The garage needs proper traffic signage and has none now (speed, direction, etc.).

3.  There are numerous blind spots near the ramps at P1 and P2. The current situation could easily lead to serious head-on collisions.

4.  The striping should be done in safety yellow not off-white and is already wearing out. However, better striping should be done consistent with implementation of one-way traffic, etc.

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We assume you agree and that the time has come for your company to hire a professional garage/traffic consultant to make professional recommendations to the Association regarding solutions to these problems, obtain bids and implement these solutions, after obtaining Board approval.

Thank you in advance for your assistance and we request a prompt response because of the potential safety issues involved.

Respectfully,

James Roberts
President
The Pinnacle Museum Tower Board of Directors

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