



MUSEUM TOWER OWNERS ASSOCIATION

550 Front Street
San Diego, Ca 92101

Phone: 619.533.7960
Fax: 619.533.7964

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.

At a recent walk-through of the lower levels of the parking garage, it was noted that there are several areas where groundwater is seeping through the concrete. There appears to be a serious breach of the water proofing membrane surrounding the building that is leaking into both P2 and P3.

Accordingly, as Board President, I am writing to request the following:

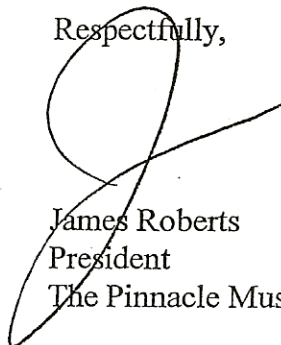
1. That you advise us in writing as to what you know about the cause of this condition;
2. What solution you propose for the fix;
3. What alternative solutions you are aware of and why you chose the one you are recommending and not any other solution(s);
4. How soon you could implement your recommended solution, if approved by the Board of Directors of the HOA.

Michael De Cotiis, Chairman and CEO
February 21, 2006
Page 2

The Association reserves the right to seek independent expert opinions regarding any proposed solution and to make a subsequent claim that such expert fees be paid by your company.

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

Respectfully,

A handwritten signature in black ink, appearing to be 'James Roberts', written over the typed name and title.

James Roberts
President
The Pinnacle Museum Tower Board of Directors

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