



EAST TEXAS

**PINNACLE**  
**PROPERTIES**  
INCORPORATED

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June 14, 2012

Mr. Steve Fitzpatrick  
Fitzpatrick Architects  
1510 South Vine Avenue  
Tyler, Texas 75701

Dear Steve:

Thanks for the great work that you and Trey are doing on behalf of our downtown project. Today we participated in a well-organized planning meeting that Trey led in our office.

Our People's Petroleum Building project is off to a great start. Garnett and I are pleased to contemplate core renovations beginning July and August to include:

- Renovation of both elevators to meet fire code requirements
- Installation of complete new electrical service
- Installation of new risers to all fifteen floors for electrical
- Installation of new permanent energy efficient reflective roofing
- Completion of water proofing of all exterior windows
- Renovation of lobby and replacing escalators with a grand staircase
- Reactivation of exterior lighting on ground level, eleven and thirteen
- Review of your firm's conceptual drawings for new tenant space

Steve, it is a pleasure working with you and Trey. Thanks for bringing a spirit and excitement to the project. Soon our marketing campaign will unfold to add to the energy that Fitzpatrick Architects and Garrett Construction are already providing. We will endeavor to be trustworthy stewards of the Tyler community as we renovate the building, highlighting its unique art deco heritage and its position as one of Tyler's most prominent and prestigious office properties.

Best regards,

Tim