

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

The association itself is a "Tract Committee"
under the Declaration of Restrictions covering
Tracts 15944, 15948 and 19890, and operates as
such through its Board of directors and its Officers

January 16, 2014

Mr. Peter McMillan
Ms. Theresa Strempek
1115 Las Pulgas Road
Pacific Palisades, CA 90272

Dear Mr. McMillan & Ms. Strempek:

We have received and reviewed your submission of materials with concern to the project which appears to be currently underway at 1115 Las Pulgas Road within the Palisair Home Owners Association. Specifically, these materials included the "A" Plan Sheets, structural plans for the caissons to be placed at one side of the structure, and your Application for Approval for Property Alteration/Construction.

This letter shall constitute preliminary approval by the Palisair Homeowners Association ("PHOA") with respect to this proposed project. As an initial matter, we note that, by "Preliminary" Approval, we mean to address only the materials and information presented, which do not include plans stamped with approval from the Department of Building & Safety.

Final approval of a project does require, among the other things, the submission of 2 sets of the final plans and structural prints with the stamp by the Department of Building & Safety. As the plans for this project do not bear that approved stamp, and the other requirements for final approval have not yet been met, we can offer only preliminary approval at this time.

We also wish to emphasize that this approval is conditioned on this project's compliance with the Declarations of Establishment of Protective Covenants and Restrictions as imposed on all land in Tracts 15944, 15948, and 19890 ("CC&Rs"). Our preliminary approval is based on the PHOA Board's review of the plans submitted and the determination of their compliance with the CC&Rs. If your project will affect other parameters of the CC&Rs which are not addressed by the plans submitted, approval has not yet been provided and we encourage you to bring such matters to our attention promptly for review.

As you appear to have commenced construction, we expect that you have already received stamped plans from the Department of Building & Safety. We thus request that you submit an Application to the Board for final approval with 2 copies of those stamped plans for review. Assuming that they match the plans already reviewed, the Board will then sign and approve them, and ask for your signature on each set as well. One set will then remain with you with the second maintained in the Board's records, as verification and confirmation of the approval provided.

Again, if those final plans set forth no significant changes or new information for those parameters covered by the CC&Rs, approval will be provided on submission. If there are pertinent changes or additions, however, either based on changes voluntarily made to the project or due to requirements imposed by the Department of Building & Safety, we will be require to review those alterations for compliance.

Pursuant to Article V, Section 3 of the CC&Rs, the Board specifically reserves the right to monitor the progress of the project to insure compliance with the plans submitted and with the overall requirements of the CC&Rs. These powers include the right to enter the property to review, and call for correction of, any violations posed.

If you have any questions or concerns as to the meaning and extent of this Preliminary Approval, please contact us and we would also be pleased to discuss any questions or concerns.

Sincerely,



Steven D. Di Saia
Chairman, Plans Committee
Palisair Homeowners Association