

January 8, 2009

Mr. Eskandar Gharib 16157 Anoka Drive  
Pacific Palisades, CA 90272

Re: Palisair Homeowner's Association Approval of construction of a two-story home at  
16157 Anoka Drive (the "Project")

Dear Mr. & Mrs. Gharib:

Please accept this letter as the approval by the Palisair Homeowner's Association (the "PHA") of your requested variance to the height restrictions contained in the CC&R's of the PHA (the "CC&R's") and an explanation on the basis of which such approval is granted.

As you are aware, several of the "possibly affected" neighbors surrounding the Project have expressed, both verbally and in writing, to you and the PHA, grave concerns regarding your request for a variance to exceed the maximum height allowed. As per the drawings you have submitted for the Project, the proposed height would exceed the maximum allowable for a home. After many meetings with the "possibly affected" neighbors regarding the Project and based on your agreement to construct a home which matches a mutually agreed upon front elevation, we believe we have reached an agreement with the "possibly affected" neighbors whereby they would not object to a variance being granted to you. Based on this understanding, the "possibly affected" neighbors paid for an architect to draw a front elevation for the Project and submitted the same to you. Subsequently, you submitted the attached front elevation (the "Attached Elevation") and attached your Title Block to the same. Upon receipt of the Front Elevation, the PHA acting through their duly elected officers, indicated a willingness to approve your request for a height variance. At that time, you were requested to present final construction drawings which depict the Attached Elevation for final sign-off and approval. To date, that has not occurred.

Several meetings and e-mails have been held or delivered on this matter to remind you that no variance has yet been granted and that such a variance would only be granted based on construction of the Project that matches the Attached Elevation. During several of your meetings with the undersigned, you expressed that you were following the design of the Attached Elevation and that there was no need for submittal of final drawings in that you would build what is depicted on the Attached Elevation.

Accordingly, please accept this letter of approval for a variance to complete the construction at it's present height, subject to strict compliance with all other terms and provisions of the CC&R's, and Attached Elevation. Variance from any covenant or provision contained in the CC&R's and/or the Attached Elevations will render your variance void. The variance granted herein and evidenced by this letter clarifies our position on this matter and evidences the basis and limited approval that the PHA is willing to grant you. This letter of approval only grants a variance from the maximum height limitation contained in the CC&R's and is only valid to the extent that you complete the Project in accordance with all other provisions of the PHA's CC&R's, a copy of which is attached, the Attached Elevation, and in accordance with the terms contained herein.

Should you have any questions, please feel free to contact me at 310-459-7645.

Sincerely,

Robert Munakash  
President  
Palisair Homeowner's Assoc.



