

Mr. Jerry Del Colliano
Preliminary Approval for 16163 Anoka Drive
June 10, 2014
Page 3

If you have any questions or concerns as to the meaning and extent of this Preliminary Approval, please contact us.

Sincerely,



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

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

June 10, 2014

Mr. Jerry Del Colliano
Publisher
HomeTheaterReview.com
12400 Wilshire Boulevard
Suite 1140
Los Angeles, CA 90025

Re: ***Proposed Remodel Project at 16163 Anoka Drive***

Dear Mr. Del Colliano:

We are in receipt of your materials for review and approval with concern to the proposed project to take place at 16163 Anoka Drive within the Palisair Home Owners Association. Specifically, these materials include Plan Sheets and related elevations provided at the time of our meeting on May 8, 2014, as well as the Application forms forwarded by your counsel by electronic mail on May 9. The plan sheets include Sheet Nos. A1-1.1, A1-1.2, A2-1.1, A2-1.2, A2-2, A2-3.1, A2-3.2, A3-1, and A3-2.

We understand that the project proposed for the subject residence is intended to involve two phases of construction. The first phase ("Phase I") shall involve primarily a remodeling of the existing structure with a single-story addition at the rear of the property. There is no second story posed to occur for Phase I, which is also intended to proceed in the near future.

The second phase ("Phase II") is proposed to involve more substantial work, most significantly including the demolition of the existing garage and the addition of a two-story structure on the east side of the existing residence. While the Board has requested further information for its evaluation of Phase II, it is our understanding as well that this phase of the project is not intended to proceed in the immediate future. Rather, you are seeking the approval of the Board for Phase II to proceed at some point in time in the 15 years following that approval.

No stamped plans with approval from the Department of Building & Safety have been submitted for review nor are such required for preliminary approval of a project, as

sought pursuant to your Application. No grading plan has been submitted for approval, as it is our understanding that the project will not involve grading.

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

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 of Phase I 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.

Once you have received stamped plans from the Department of Building & Safety for Phase I, approving this project to proceed, you will be required to submit an Application to the Board for final approval with 2 copies of those stamped plans for review. The PHOA fully understands, based on its experience in these matters that, until the Department of Building & Safety issues permits for a project, the plans cannot be considered final. It is for this reason that the PHOA requires stamped sets of plans for review before issuing a final approval.

The Board wishes to convey its assurance that, if the final plan provides no significant changes or new information for those parameters covered by the CC&Rs, approval will be provided on the final plans, when submitted. 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 and specifications submitted and with the overall requirements of the CC&Rs. This reservation includes the right to enter the property to review, and call for correction of, any violation posed.