

Di Saia, Steven

From: Joan Sather [no-reply@evernote.com]
Sent: Thursday, August 14, 2014 2:48 PM
To: Di Saia, Steven; lpfriedman1@gmail.com
Subject: Joan Sather receipt of the enclosed letter
Attachments: Scan0007.pdf

Dear Steven & Larry,

As the listing agent for the property known as 1038 Anoka Place, I received the enclosed letter (as you did as well) from a resident of Anoka Drive, Richard Dinel.

In marketing this property I have been very clear with all potentially interested parties that the property falls within the jurisdiction of the Palisair Homeowners' Association & there are CC&R's for the property.

My question to you is: does Mr. Dinel have rights over modifications to the 1038 Anoka Place property which are not covered in the CC &R's ?

Thank you in advance for your time in answering my query. You are welcome to call my cell which is 310-740-0302. I am currently out of the state, so would appreciate no calls prior to 11AM California time.

Sincerely,

Joan Sather, Sotheby's International Realty
Pacific Palisades
CalBre# 00575771
cell 310-740-0302
joan@joansather.com

Letter from neighbor Richard Dinel

Evernote helps you remember everything and get organized effortlessly. [Download Evernote](#).

RICHARD H. DINEL

August 5, 2014

VIA FEDERAL EXPRESS

Ms. Joan Sather
Sotheby's International Realty
Pacific Palisades Brokerage
15308 Sunset Boulevard
Pacific Palisades, CA 90272

Re: 1038 Anoka Place, Pacific Palisades

Dear Ms. Sather:

I have heard you are the listing agent for the captioned property.

Since 1974 our family has resided at 16131 Anoka Drive, across the way from Mrs. Audet. Mrs. Audet was a great neighbor. We will miss her.

You may already be acquainted with the CC&Rs of the Palisair Tracts. They are primarily designed to protect the views each existing lot enjoys. They contain provisions to assure that all new construction or alterations be in compliance with the provisions of the CC&Rs. They place particular emphasis on the height of construction.

Because the captioned property is a pivotal lot, we (and we believe other neighbors) would be specifically concerned that any new construction meet the exact requirements of the CC&R's.

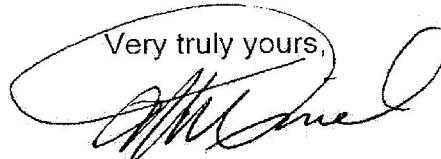
Our residence enjoys spectacular views of the ocean. A meaningful portion of the views are over the roof of the structure currently on the captioned property. For this reason, we would insist upon strict adherence to the CC&Rs with respect to any construction or alterations at 1038 Anoka Place.

To the best of our knowledge there is no buyer currently interested in purchasing 1038 Anoka Place. Thus, I am writing this letter to advise you that it is obviously appropriate to disclose the CC&Rs to any potential buyers who express an interest in 1038 Anoka Place. You may also wish to disclose this letter and the views expressed herein to any potential buyer.

Ms. Joan Sather
Page Two
January 20, 2005

The official version of the CC&Rs must be obtained from a title company. If you would like an unofficial copy of these documents, I am sure Steve Di Saia, Chairman of the Plans Committee of the Palisair Home Owners Association would be pleased to provide them to you. His email address is steven.disaia@sedgwicklaw.com.

We hope the transaction to sell Mrs. Audet's former residence goes well.

Very truly yours,


Richard H. Dinel

RHD:rmj

cc: Mr. Steve Di Saia, Chairman of the Plans Committee
(Via Email: steven.disaia@sedgwicklaw.com)
Mr. Larry Friedman, President of the Palisair Homeowners Association
(Via Email: lpfriedman1@gmail.com)

P.S. If I have been misinformed and you are not the listing agent, please telephone me so I may send this letter to the appropriate person.