

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 2, 2015

VIA ELECTRONIC MAIL - rgonen@loanmart.com

And VIA PERSONAL DELIVERY

Ron & Inbal Gonen
16058 Anoka Dr.
Pacific Palisades, CA 90072

Re: Proposed Project at 16058 Anoka Dr.

Dear Mr. and Mrs. Gonen,

We have reviewed your most recent submission of materials concerning the proposed construction project for 16058 Anoka Dr., within the Palisair Home Owners Association. This project is for a single story structure, including an off-pad office structure and extended off-pad deck. Specifically, these materials include plans dated 4-13-15, prepared by ZAA Studio. The total number of pages with this submission is ten and includes: CS (cover sheet); A3.0 (floor plan); one unlabeled page; A2.0A (site plan); A2.0B (site plan); A3.0 (floor plan); A4.0 (roof plan); A5.0 (section); A6.0 (elevations) and A6.1 (elevations). This most recent set of drawings was submitted for consideration in April of this year.

Evaluation of this proposed set of plans included the PHOA granting a variance for the existing "deck wall" as named on the plans and an off-pad variance for the "office" as named on the plans.

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 are addressing only the materials and information presented, which do not include plans stamped with approval from the Department of Building & Safety.

As the plans for this project do not bear that approval 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 sheets submitted and the

determination on 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, final approval will require you to submit an Application for Final Approval to the Board accompanied by the submission of two (2) full size sets (1/8" scale or larger); two (2) sets reduced to 8-1/2x11", and 1 set in Adobe PDF format (can be emailed, palisair@gmail.com), of stamped plans as approved by the Department of Public Works Building and Safety. If those plans indicate pertinent changes or additions, made either voluntarily or due to requirements imposed by the Department of Building & Safety, we will be required to review those revisions for compliance.

In addition to the above submissions for final approval, the Board requires submission of exterior lighting plans for the property, to include restrictions on driveway lighting, and limited landscape plans specifically for the area east of the proposed structure along the shared property line with Dieter and Eva Holberg who reside at 1081 Palisair Pl. As was discussed at the meeting held on May 18, 2015, the Holbergs and Gonens have agreed to work with each other on a landscape plan to address the privacy issues raised by the Holbergs concerning the off-pad office structure and the deck on that structure. In addition to an evaluation of the final plans stamped by the Department of Building & Safety, final approval will include Board approval of both exterior lighting plans and specified limited landscape plans.

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, and approval is given for exterior lighting and partial landscape plans, 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 required to review those specific alterations for compliance.

Construction can only begin after plans have been stamped with PHOA final approval. 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,



David Schultz
Plans Committee
Palisair Home Owners Association