

July 19, 2015

Ms. Kim Bantle, Chair  
Plans Committee  
Palisair Home Owners Association  
Pacific Palisades, CA. 90272  
palisair@gmail.com

Dear Ms. Bantle,

I am writing regarding the proposed development at 1111 Las Pulgas Place. It has become abundantly clear to us that the development as proposed is in clear violation of the spirit and the letter of the Article 5, section 8 of the Palisair Homeowners Association cc&r's as it pertains to adversely affecting both our primary view and thus our property value. The proposed development is essentially creating a new flat pad directly within our primary sight-lines to gain a view at the expense our own. Every primary room in our house will have its ocean views occluded by the proposed development (see attached photos). While there are other properties within the tract that have plans that overlap across the view corridors, they have the elevation differential to allow for this without adverse affect. The grade differential between 1119 (our property) and 1111 Las Pulgas Place is not significant enough to afford such an overlap without severely compromising our primary view and property value. Furthermore, our primary view is not perpendicular to the orientation of our front elevation but rather its view are oblique across the property towards the water. If Mr. Sao's development is allowed our primary view will be the rear elevation of his master bedroom and roof. That is why we feel it imperative that the board see the proposed development from our property and exercise its fiduciary responsibility to preserve what is entitled to us by the CC&R's.

It should also be noted that the story poles erected are inadequate. They were erected by the property owners builder and they lack accuracy and completeness. Story poles should be erected by either a licensed surveyor or a licensed story pole sub-contractor to ensure accuracy.

Thursday afternoon I met with Mr. Sao and his architect, Philip Vertoch, ostensibly to mitigate the obstruction of our view. I was sincerely taken aback by Mr. Vertoch's contempt for the CC&R's and unwillingness to compromise gave me great concern. We sincerely believe there to be a reasonable design scenario that will afford Mr. Sao his desired view without destroying ours. He has no hardship here—his parcel is large enough to allow for a solutions that would be agreeable to both parties, but what is proposed is not.

Respectfully,

Bill Nicholas & Susan Budd