

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

palisair@gmail.com

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

August 28, 2015

VIA ELECTRONIC MAIL porosco@pacshorepartners.com

And PERSONAL DELIVERY

Philip Orosco
647 Jacon Way
Pacific Palisades, CA 90272

Dear Mr. Orosco:

We have both received and reviewed on August 17, 2015 the plans submitted for Final Approval with concern to your one-story remodel project proposed at 1085 Palisair Place, within the Palisair Home Owners Association. The plans prepared by Oonagh Ryan Architects are dated July 10, 2015 and bear the August 4, 2015 stamp of approval from the Los Angeles Department of Building and Safety. Specifically, the plans consist of 51 pages and include: A-100 Site Plan, A-2.00 Floor plan; A-2.20 Roof plan; A-3.00 Elevations; A3.10 Elevations; A3.20 Elevations; A4.00 Elevations; A4.10 Sections, as well as a survey prepared by M & M & Company, dated August 15, 2006.

Based on the review conducted, this correspondence shall constitute Final Approval by the Palisair Home Owners Association ("PHOA") with respect to this proposed project. We find that this set of plans pose no violation of the Declarations of Establishment of Protective Covenants and Restrictions as imposed on all land in Tracts 15944, 15948 and 19890 ("CC&Rs"). It is our understanding that the project at the residence will be conducted pursuant to these plans.

We wish to emphasize that this approval is conditioned on this project's compliance with the CC&Rs and based on the PHOA Board's review of the plans submitted and the determination of their compliance. If your project will affect other parameters of the CC&Rs that are not addressed by the plans, approval has not yet been provided and we encourage you to bring such matters to our attention promptly for review. **Any deviation from the plans involving the exterior appearance and design**

as approved shall render the approval null and void, unless written approval is obtained in advance from the PHOA.

In order to maintain this PHOA Final Approval as valid, and also with particular reference to neighbor view protection, **PHOA written approval must be obtained for roofing materials and Landscape/Hardscape and garden Lighting Plans.** We request these plans and a roof sample be submitted to the PHOA at least two months before final roof installation and planting. Please note the PHOA policy is to not allow LADBS "Green Building Code" white roofs. Of the range of roofing material colors allowed the least reflective color must be chosen.

Also given the relevance specific to this project of neighboring view protection the **PHOA requires submission of a survey conducted immediately following pouring of the foundation on the building floor/slab height.** The maximum elevation allowable for this project is based on the 8/15/06 M & M Company survey of the original uneven pad. An average of pad elevation points at four corners of the existing residence is determined to be at 505'-2 1/8". **Given plans show 11'-8 1/4" maximum roof height as measured from slab specified by architect to be at 505'-6", this gives the maximum allowable elevation for this project to be 517'-2 1/4".**

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 approved plans and specifications submitted and with the overall requirements of the CC&Rs. These powers include the right, with proper notice, to enter the property to review, and call for correction of, any violations posed.

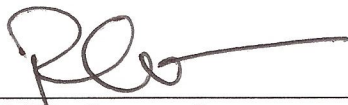
If you have any questions or concerns as to the meaning and extent of this Approval, please contact us and we will be pleased to discuss any questions or concerns.

Sincerely,



Francine Kirkpatrick, President
Palisair Home Owners Association

Owner signature below acknowledges receipt of and agreement to this Final Approval Letter:



Phillip Orosco, Owner

10/9/15
Date