

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 22, 2016

VIA ELECTRONIC MAIL – chris.kris21@verizon.net

And VIA PERSONAL DELIVERY

Mr. Chris Fabian
Ms. Kris Griswold
16058 Anoka Dr.
Pacific Palisades, CA 90072

Re: Final Approval, Addition, 1243 N. Las Lomas Avenue

Dear Chris and Kris:

The Palisair Home Owners Association (PHOA) reviewed, on May 16, 2016 and again on June 20, 2016 the plans submitted for Final Approval for a one-story addition along the west side of the existing house at 1243 N. Las Lomas Avenue. The Plans, prepared by Claret-Cup Architecture, are dated 4-17-16 and bear the June 6, 2016 stamp of approval from the Los Angeles Department of Building and Safety. Specifically, the plans include pages A0.0 (notes), A1.0 (site plan), A1.4 (demolition and grading plan), A2.0 (proposed floor plans for roof and first floor), A3.0 (elevations), A4.0 (sections), A9.0 (renderings and aerial views), ZAA.1 (Zimas and LADBS) and, a survey by Becker and Miyamoto dated 11/12/01 and 2/13/03.

Based on the two reviews 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 poses 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 property 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.**

Final Approval for 1243 N. Las Lomas Avenue
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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,



David Schultz, PHOA Vice President

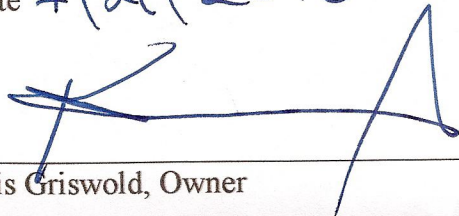
Enclosures: Approved plans (1 set, stamped with approval and initialed)

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



Chris Fabian, Owner

Date 7/21/2016



Kris Griswold, Owner

Date 7/21/2016