

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

June 21, 2017

VIA ELECTRONIC MAIL
mgonzales@gonzaleslawgroup.com
And PERSONAL DELIVERY

Mr. Michael Gonzales
Ms. Sunny Faroosh
1160 El Medio Avenue
Pacific Palisades, CA 90272

RE: Preliminary Approval, 1160 El Medio Avenue, One Story Remodel

Dear Sunny and Michael:

The Palisair Home Owners Association (PHOA) reviewed, on June 19, 2017, the plans submitted for Preliminary Approval for a one-story remodel proposed at 1160 El Medio Avenue, Pacific Palisades, CA. The plans, prepared by DEX, Glen Bell, consist of 8 pages, dated 5/9/17 and include: A0.20 Site Plan; A0.30 Roof Plan; A3.10 Exterior Elevations; A3.20 & A3.30 Building Sections; looking Southwest Rendering; looking Northeast Rendering; and a Survey by Iocobellis & Associates, Inc., dated 08/15/15.

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 approved stamp, and the other requirements for final approval have not yet been met, we can offer only preliminary approval at this time.

Other requirements for final approval include submission and approval, as appropriate, and prior to construction or installation of each item, of landscape, hardscape, and lighting plans, solar panel, AC compressor, and transformer locations, and roof material and color.

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 prior to demolition and start of construction 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); one (1) set 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.

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 subject to the other requirements for final approval stated above, plans approval for demolition and start of construction 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 and demolition 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, with advance notice, 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.

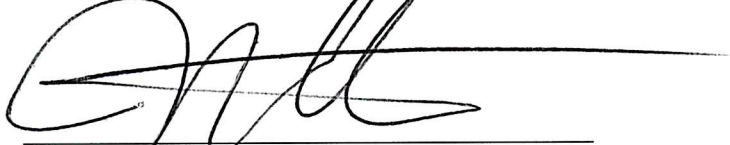
Sincerely,

Howard Weisberg

Howard Weisberg
Vice President, Palisair Home Owners Association

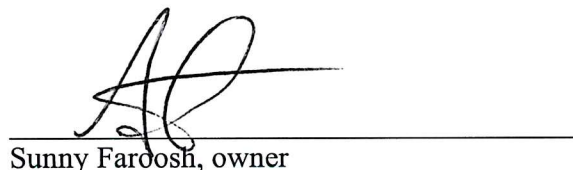
Enclosures: Approved plans (1 set, stamped with approval and initialed)

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



Michael Gonzales, owner

6/26/17
Date



Sunny Farooosh, owner

6/26/17
Date