

## Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

[www.palisair.org](http://www.palisair.org)

[palisair@gmail.com](mailto: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

October 27, 2017

VIA ELECTRONIC MAIL [rob@knightestates.com](mailto:rob@knightestates.com)  
AND PERSONAL DELIVERY

1124 Las Pulgas, LLC

Attn: Rob Lekstrom, President, Knight Development Group, Manager of LLC  
P.O. Box 360903  
Los Angeles, CA 90036

RE: Preliminary Approval, 1124 Las Pulgas Road, Addition & Remodel

Dear Rob:

The Palisair Home Owners Association (PHOA) reviewed, on September 18, 2017 the plans submitted for Preliminary Approval for one-story remodel & addition with new basement proposed at 1124 Las Pulgas Road, Pacific Palisades, CA. The plans, prepared by Jason Massaband of DBG:LA, consist of 15 pages, dated 10/23/17 and include: Cover Sheet; A1.0 New Site Plan; A2.0 Existing Demo Floor & Roof Plan; A2.1 Zoning Demo Calc; A2.2 New Floor Plan; A2.3 Basement Plan; A2.4 New Roof Plan; A3.0 & A3.1 Existing Exterior Elevations; A4.0 & A4.1 New Exterior Elevations; A5.0, A5.1 & A5.3 Building Sections; and a Survey by On Line Engineering, dated November 2016.

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.

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); one (1) set reduced to 8-1/2x11", and 1 set in Adobe PDF format (can be emailed, [palisair@gmail.com](mailto:palisair@gmail.com)), of stamped plans as approved by the Department of Public Works Building and Safety. If

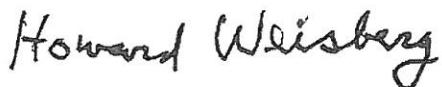
those plans indicate pertinent changes or additions, made either voluntarily or due to requirements imposed by the Department of Building & Safety, we will be required to review those revisions for compliance. The preliminary approval is also contingent upon a full landscape, hardscape, plant and lighting plan to be submitted at the time of final approval. Also still to be submitted are solar panel plan (if any) and roof material with color to be reviewed during the final approval process.

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, 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 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 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.

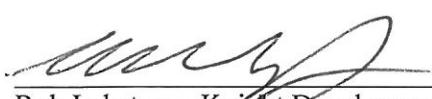
Sincerely,



Howard Weisberg  
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:



Rob Lekstrom, Knight Development Group, Manager 1126 Las Pulgas, LLC

10-30-17  
Date