

Palisair Home Owners Association  
A NON-PROFIT CORPORATION  
P.O. Box 901  
Pacific Palisades, CA 90272  
[www.palisair.org](http://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

May 4, 2018

***VIA ELECTRONIC MAIL – [porosco@pacshorepartners.com](mailto:porosco@pacshorepartners.com)***

***And VIA PERSONAL DELIVERY***

Mr. & Mrs. Philip Orosco  
643 Jacon Way  
Pacific Palisades, CA 90272

Re: Proposed Project at 1085 Palisair Place

Dear Rachel & Philip:

We have reviewed your most recent submission of materials with concern to the project proposed for 1085 N. Palisair Place within the Palisair Home Owners Association. This project is for an addition and remodel of the existing single story home. Specifically, these materials include Plans prepared by Oonagh Ryan Architects, dated 4/2/2018 and include pages A0.00 Title Sheet; A0.10 Aerial Photograph; A0.20 Existing House; A1.00 Site Survey by M&M&Co dated August 15, 2006, A1.10 Site Plan; A1.20 Easement Exhibits; A1.30 3D View Site Plan; A2.00 Floor Plan; A3.00 Elevations; A3.10 Elevations; A3.20 & A3.30 Perspective. The total number of pages with this submission is 12. This most recent set of drawings was submitted for consideration in April of 2018.

**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); two (2) sets 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.

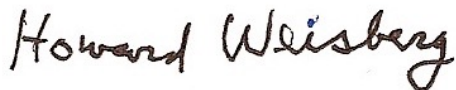
The Board wishes to convey its assurance that, if the final plan provides no significant changes or new information for those parameters covered by the CC&Rs, and approval is given for exterior lighting and partial landscape plans, approval will be provided on the final plans, when submitted. If there 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 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,

A handwritten signature in black ink that reads "Howard Weisberg". The signature is written in a cursive, slightly slanted style.

Howard Weisberg  
President, Palisair Home Owners Association