

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

October 21, 2018

VIA ELECTRONIC MAIL rufushankey1@gmail.com
And PERSONAL DELIVERY

1124 Las Pulgas, LLC
Attn: Don Rufus Hankey, trustee
Don Rufus Hankey Trust
4751 Wilshire Blvd, #207
Los Angeles, CA 90010

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

Dear Don:

The Palisair Home Owners Association (PHOA) reviewed, on October 15, 2018 the plans submitted for Final Approval for one-story remodel & addition with new basement proposed at 1124 Las Pulgas Road, Pacific Palisades, CA. The plans bearing the city approved stamp, prepared by Jason Massaband of DBG:LA, consist of 18 pages, dated 10/20/17 and stamped 619/2018 include: Cover Sheet; A1.0 New Site Plan; An1-5 Architectural Notes; A2.1 Zoning Demo Floor & Roof Plan; A2.1 Zoning Demo Calc; A2.2 New Floor Plan; A2.3 Basement Plan; A2.4 New Roof Plan; A2.5 Floor Area Calcs; A3.0 & A3.1 Existing Exterior Elevations; A4.0 & A4.1 New Exterior Elevations; A5.0, A5.1 & A5.3 Building Sections; A6.1&6.2 Door & Window Schedule; A7.0 Details. This approval does not include landscaping.

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 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

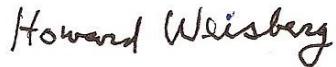
exterior appearance and design as approved shall render the approval null and void, unless written approval is obtained in advance from the PHOA.

Substantial construction with intent to diligently complete the job must begin within one (1) year from the date of approval. Otherwise, the approval expires unless an extension is requested in writing and granted.

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,



Howard Weisberg
President
Palisair Home Owners Association

CC: Danielle Hayman, danielle@haymanLLC.com

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

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

Don Rufus Hankey, Trustee, 1126 Las Pulgas, LLC

Date