



October 9, 2013

Via E-mail: bwisneski@newportbeachca.gov; rung@newportbeachca.gov

Via Fax: (949) 644-3229

Ms. Brenda Wisneski
Deputy Community Development Director
Ms. Rosalinh Ung
Planner, Assoc. Community Development
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Koll Company ("Koll") Proposed Development Plan/ Lot Line Adjustment; PA2013-98.132 and 141/4343 and 4400 Von Karman Ave.

Dear Ms. Wisneski and Ms. Ung:

I represent Olen Properties Corp., parent company of the owning entity of the properties referenced above along with 4910 Birch Street., in Koll Center Newport ("KCN"). As you are aware, Koll has proposed development as well as it applied for a lot line adjustment in the common area at KCN. Please accept this correspondence as our formal objection to both the lot line adjustment and the proposed development by Koll as an owner in KCN as well as an interested party in the common areas at KCN.

Further, you have received correspondence dated today's date from Meyer Properties, also an owner in KCN outlining the details of the KCN owners' objections to this development. Olen concurs and joins in the opinions expressed in the Meyers Properties correspondence (a copy of said correspondence is enclosed herewith for your reference).

Please feel free to contact me at (949) 719-7212 should you need any further information in regards to Olen's position on this issue.

Sincerely,

A handwritten signature in black ink that reads "Julie A. Ault". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Julie A. Ault, Esq.
General Counsel

MEYER PROPERTIES

4320 VON KARMAN AVENUE • NEWPORT BEACH, CALIFORNIA 92660
(949) 862-0500 • FAX (949) 862-0515

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Ms. Brenda Wisneski
Deputy Community Development Director
Ms. Rosalinh Ung
Planner, Associate
Community Development
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Koll Company Proposed Development Plan/Lot Line Adjustment
PA2013-98,132 and 141/4343 and 4400 Von Karman Ave.

Dear Ms. Wisneski and Ms. Ung:

I am writing this letter on behalf of our company, one of the Koll Center Newport property owners. I had chosen to address both of you jointly because, while handling separate issues relating to proposals that will negatively affect our company, the issues are inextricably related.

While Koll Center Newport comprises many commercial uses, it is best known for being a highly regarded office development. The character of this development was very well conceived by its land planners, very well executed by architects and recently has come under pressure from the city to alter the character of this development through changing the nature and intensity of land use to include high density residential development.

The proposed Lot Line Adjustment and Development Plan by the Koll Company is intended to further high density residential development and will have a detrimental effect on the safety, comfort, peace, quiet enjoyment and general welfare of Koll Center Newport building owners.

In particular, the proposed development is not consistent with or compatible with the surrounding development, will result in a loss of direct vehicular and pedestrian access, will impose shade and shadow on numerous buildings and will eliminate open space while reducing view corridors. Moreover, inherent in residential development are certain levels of deleterious activities such as various crimes including, but not

limited to robbery, burglary, vandalism, graffiti, nuisance and the like. All of these activities are potentially injurious to persons and to the property values of existing property owners at Koll Center Newport.

In addition, residential use was never contemplated in the Covenants, Conditions and Restrictions or Architectural Standards of Koll Center Newport. The Koll Center Newport owners have rights to the common area and such a use and encumbrance of the common areas would require a 75% approval from the existing property owners.

I think you will quickly learn that this is not currently possible.

Sincerely,

Meyer Properties

James B. Hasty
Senior Vice President

cc: City Clerk