

Jim Campbell
Deputy Community Development Director
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

August 18, 2021

Subject: Newport Beach Central Library, 1000 Avocado Avenue, Newport Beach, CA 92660
Library Lecture Hall: new freestanding building in existing parking lot
Conceptual Design Plans, dated 4/26/21; received with a letter, dated 4/30/21

Dear Mr. Campbell:

This letter grants Irvine Company's approval of the design concept, with conditions.

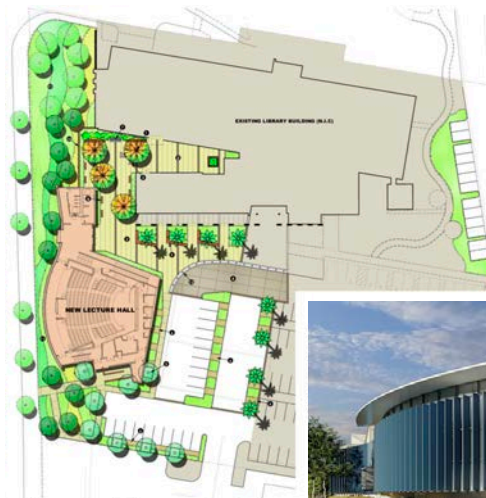
Thank you for sending the subject drawings that were approved by the Library Lecture Hall Design Committee on 4/12/21; and that have been informally discussed in previous meetings and phone conversations with Irvine Company staff within the 30-day review period specified in the *Declaration of Special Land Use Restrictions* ("SLURs"), dated 3/11/92.

Irvine Company has reviewed the subject drawings, in accordance with Section 2.2(b) of the SLURs and has the following comments:

- 1) Irvine Company approves the conceptual site plan, as shown below.
- 2) Irvine Company approves the conceptual architectural design, subject to Irvine Company's approval of drawings showing the facade facing Avocado being similar to the design shown below, as discussed on 8/10/21 with Irvine Company.

Please submit the drawings for the facade facing Avocado as soon as possible; and, prior to demolition, please submit the construction drawings for the entire project for Irvine Company's review and approval.

Thank you.



If you have any questions, please contact me at (949) 729-9210; at dbaab@baabcorp.com; or by US mail at Irvine Company, 550 Newport Center Drive, Newport Beach, CA 92660.

Sincerely,

David J. Baab, on behalf of Irvine Company

cc: Jill Johnson-Tucker and Larry Tucker, City of Newport Beach, Library Lecture Hall Design Committee
 Yolanda Summerhill, Peter Tauscher, and Liz Westmoreland, City of Newport Beach

Jeff Davis, Roger DeWames, Ken Gillett, Cory Goings, Scott Goodman, John Koga, Michael Major,
 Holly McManus, Allie Meister, Shawn Monterastelli, Chris Popma, and Sam Quinif, Irvine Company

Please understand that the comments contained in this letter pertain only to compliance of the subject site, or proposed plans for the subject site, with the applicable CC&Rs and/or Design Guidelines which apply to the subject site. Nothing contained in the letter is intended to indicate Irvine Company's approval of matters beyond the scope of the letter, including, without limitation, further approvals that may be required. Further, nothing contained in the letter shall: (i) in any way waive, modify or terminate encumbrances, rights or interests of record against the subject site or which Irvine Company may have reserved or retained, including, without limitation, rights under any Declaration of Special Land Use Restrictions and/or under any reciprocal access easement agreements which may encumber the subject site, or (ii) constitute the assumption by Irvine Company, or any of its representatives, of any responsibility for the accuracy, sufficiency or compliance with governmental laws, rules or regulations of any submittal of plans or other materials to which this letter responds, which accuracy, sufficiency and compliance shall be the sole responsibility of the submitting party.