

# Eagle Four Partners

1400 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660  
(949) 240-1020

May 23, 2022

Sean Bollettieri-Abdali  
Grand Slam Tennis  
11 Clubhouse Drive  
Newport Beach, CA 92660

Re: The Tennis Club Property

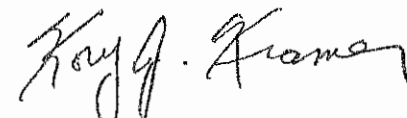
Dear Sean:

I appreciate you and Robert O Hill taking the time to meet with me recently to discuss the proposed development projects for the Tennis Property. Newport Beach Country Club is aligned with The Tennis Club in opposing high density apartments on the Tennis Property.

As I told Robert O Hill and you recently, the minor amendment to the Tennis Property entitlements for the boutique hotel use, showing 42 visitor serving Bungalows and Lofts with 3 Penthouse Condominiums and 2 Villa single family homes on leasehold land is a beautiful project.

We are interested in learning more about the proposed minor amendment and resulting project in the days and weeks ahead. We are also keenly interested in continuing to explore opportunities that may arise from the development of the hotel and residential portion of the Tennis Property.

All the best,



Kory Kramer

CC Jim Campbell  
Assistant Development Director