



September 12, 2024

SENT VIA EMAIL (hfarst@sandiego.gov)

Heidi Farst
Property Agent
City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700-MS51
San Diego, California 92101

Dear Ms. Farst:

Relating to that certain July 2016 Percentage Ground Lease ("Lease") between the City of San Diego ("City") and Surf Sports, LLC (f/k/a "Surf Cup Sports, LLC") ("Surf"), this letter is to provide updated information under paragraph 10.2 (Notices) of the Lease. Please see below and let us know if you have any questions.

If to the LESSEE:

Jeremy McDonald, CEO
Surf Sports, LLC
P.O. Box 2609
Rancho Santa Fe, California 92067-2609

Thank you.

Very Truly Yours,

A handwritten signature in blue ink that reads "Jonathan Muenkel".

Jonathan Muenkel
General Counsel
PIONEER SPORTS & ENTERTAINMENT, LLC
Email: jonathan@pioneersports.com

Farst, Heide

From: Jonathan Muenkel <jonathan@pioneersports.com>
Sent: Tuesday, September 3, 2024 3:40 PM
To: Farst, Heide
Cc: Benjamin Young
Subject: [EXTERNAL] Re: Insurance Certificate and Additional Insured Endorsement
Attachments: B2785-5800.pdf, B2398-6293.pdf, B2785-5902.pdf

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi Heidi

Not sure specifically what more you want. See below and let me know if this is sufficient.

Pioneer Sports and Entertainment, LLC (Parent)

Formed in Florida

Registered To Do Business in California

EIN: 88-1464022

See attached 2024 Statement of Information filed with California Secretary of State

Surf Sports, LLC (f/k/a "Surf Cup Sports, LLC") (wholly owned subsidiary of Pioneer Sports and Entertainment, LLC)

Formed in California

EIN: 46-2572176

See attached 2024 Amendment changing name and 2024 Statement of Information filed with California Secretary of State

Sincerely



JONATHAN MUENKEL

General Counsel

Tel. (646) 265-9904

jonathan@pioneersports.com

PioneerSports.com

This e-mail is for the sole use of the intended recipient(s) and contains information belonging to Pioneer Sports & Entertainment, LLC, which is confidential and/or legally privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the contents of this e-mail information is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender by reply e-mail and destroy all copies of the original message.



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20241063057

Date Filed: 6/3/2024

Entity Details	
Limited Liability Company Name	SURF SPORTS, LLC
Entity No.	201310610144
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Mailing Address of LLC	
Mailing Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Attention	Jeremy McDonald
Street Address of California Office of LLC	
Street Address of California Office	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
Pioneer Capital Group, LLC	446 W PLANT STREET WINTER GARDEN, FL 34777
Agent for Service of Process	
Agent Name	Jeremy McDonald
Agent Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Type of Business	
Type of Business	EVENT MANAGEMENT
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Jeremy McDonald

Signature

06/03/2024

Date



Secretary of State
Amendment to Articles of
Organization of a
Limited Liability Company (LLC)

LLC-2-NA

For Office Use Only

-FILED-

File No.: BA20240358727

Date Filed: 2/8/2024

Name Change Only

Filing Fee - \$30.00

Certification Fee (Optional) - \$5.00

Note: You must file a Statement of Information (Form LLC-12), to change the business address(es) of the LLC or to change the name or address of the LLC's manager(s) and/or agent for service of process, which can be filed online at bizfileOnline.sos.ca.gov.

This Space For Office Use Only

1. LLC Exact Name (Enter the exact name on file with the California Secretary of State.)

Surf Cup Sports, LLC

2. LLC Entity (File) Number (Enter the exact Entity (File) Number issued by the California Secretary of State.)

2	0	1	3	1	0	6	1	0	1	4	4
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3. New LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State. The name must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

Surf Sports, LLC

Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Additional signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this Form LLC-2-NA. (All attachments should be 8 1/2 x 11, one-sided, legible and clearly marked as an attachment to this Form LLC-2-NA.)


 Sign here

Jeremy McDonald
 Print your name here



BA20241063029

B2785-5800 06/03/2024 7:41 AM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20241063029

Date Filed: 6/3/2024

Entity Details	
Limited Liability Company Name	Pioneer Sports and Entertainment, LLC
Entity No.	202354917651
Formed In	Florida
Street Address of Principal Office of LLC	
Principal Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Mailing Address of LLC	
Mailing Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Attention	Jeremy McDonald
Street Address of California Office of LLC	
Street Address of California Office	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
Pioneer Capital Group, LLC	446 W. PLANT STREET WINTER GARDEN, CA 34777
Agent for Service of Process	
Agent Name	JEREMY MCDONALD
Agent Address	2683 VIA DE LA VALLE SUITE G425 DEL MAR, CA 92014
Type of Business	
Type of Business	Holding Company
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Jeremy McDonald

06/03/2024

Signature

Date