



**DBA Summit Gasoline of San Diego**

**"Fuel up for less."**

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City of San Diego, Real Estate Assets  
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San Diego, CA 92101  
619-236-6020  
Email: realestate@sandiego.gov

AEG SD Management, LLC  
c/o AEG Facilities, LLC  
1100 S Flowers Street  
Los Angeles, CA 90015

September 27, 2024

Re: **COURTESY NOTICE** regarding sale and purchase of certain tenant improvements at the sub-leased Premises located at and commonly known as 3580 Sports Arena Blvd., San Diego, California;

that certain Ground Lease, dated as of April 19, 2002, as amended (as amended, the "**Master Lease**") by and between the City of San Diego as landlord and AEG SD MANAGEMENT, LLC, a California limited liability company, as successor in interest to Arena Group 2000, LP, a California limited partnership ("**AEG**"), as tenant with respect to the Premises;

that certain Ground Sublease dated as of June 24, 2002 (as amended, the "**Sublease**") by and between AEG as sublandlord and ARENA FUELS, LLC, a California limited liability company ("**Arena Fuels**") as subtenant with respect to the Premises;

and that certain Ground Sublease dated as of January \_\_, 2010 [sic] (as amended, the "**Sub-Sublease**") by and between Arena Fuels as sub-sublandlord and JET FLEET INTERNATIONAL CORPORATION, a Delaware corporation ("**Jet Fleet**") as sub-subtenant; and that certain Agreement to Lease Tenant Improvements dated January 7, 2010 which is an exhibit of the Sub-sublease (as amended, the "**TI Agreement**").

Dear City of San Diego and AEG:

Under the above-referenced TI Agreement, Jet Fleet is has an option right (the "**TI Purchase Option**") to purchase from Arena Fuels its interests in certain tenant improvements (as listed in the footnote below<sup>1</sup>, the "**Tenant Improvements**") at a future date. Jet Fleet and Arena Fuels have agreed to allow Jet Fleet to exercise its option right early.

We are hereby notifying you that Jet Fleet is exercising its TI Purchase Option right to purchase the Tenant Improvements early. This purchase relates to the interest of Tenant Improvements only and not Arena Fuels' leasehold interest. Accordingly, we do not believe AEG or City consent is required, but are nonetheless providing this courtesy notice.

The closing on Jet Fuel's purchase of the Tenant Improvements from Arena Fuels is expected to take place two weeks from the date of this letter, on or about October 11, 2024.

<sup>1</sup> EVR Upgrade; Car Wash; Landscaping; ATM Machine; Fixture; Asphalt; Painting Specialist; KB construction; Gondolas; Pac Pride CW Eq; C-Store Fixture; Arco POS; JCI System; Storm Drain; Dell Computer; Vacuums; AT Safe; SS Cash Register; Car Wash Equip; Fueling System; Underground Tanks; C-Store Fixtures; Service Station Bldg.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arcy Lariz".

Arcy Lariz, Secretary  
Jet Fleet International Corporation

cc: Kevin Sullivan, Arena Fuels