

July 2020

RE: Notice of Annual Meeting  
701 A Street Commercial Condominium Association, Inc.

Dear Marriott Vacation Club Pulse, San Francisco Owner:

The 2020 Meeting of 2620 Jones Street Commercial Condominium Association, Inc. ("Association") will be held at 1:00 p.m., Pacific time, on July 23, 2020, at Marriott Vacation Club Pulse, San Francisco, 2620 Jones Street, San Francisco, California 94133.

The purpose of the meeting is to elect five (5) members to the Board of Directors of the Association and conduct any other business that may be properly presented at the meeting.

The following Meeting materials are enclosed for your review:

- **Agenda** for the meeting
- **Proposal** for election of directors
- **Candidate Profile(s)** of the candidate(s) seeking election to the Board of Directors
- **Limited Proxy**

If you are unable to attend the Association's 2020 Meeting in person, you may appoint a proxyholder, to cast your vote, by completing, dating, signing and submitting the enclosed form of Limited Proxy, and returning it in the prepaid envelope to: Proxy Services, P.O. Box 3949, Lakeland, Florida 33802-9853 by July 16, 2020. However, please note that votes will be counted if cast in person or otherwise properly received on or before the time of the Meeting.

If you have questions regarding the Meeting, please contact Brandon Elliott, General Manager, by phone at 415-268-5850 or by email at [brandon.elliott@vacationclub.com](mailto:brandon.elliott@vacationclub.com).

If you do not plan to attend the Meeting, I encourage you to appoint a proxyholder and submit a Limited Proxy promptly. If quorum is not met for the Meeting, the Association will incur additional expense to re-notice Owners in order to obtain the votes required to hold the Meeting. Your vote and participation are important to the Association.

Sincerely,

*Charles Baron*

Secretary

2620 Jones Street Commercial Condominium Association, Inc.

**2620 Jones Street Commercial Condominium Association, Inc.  
Meeting**

July 23, 2020 at 1:00 p.m., Pacific time

2620 Jones Street  
San Francisco, CA 94133

**Agenda**

- Call to Order
- Election of Chairman
- Establishment of Quorum
- Appointment of Recording Secretary
- Proof of Notice of Annual Meeting
- Approval of Agenda
- Appointment of Inspector of Election
  - Nominations from Floor
  - Tabulation of Votes
- Voting Results
  - Election of Five (5) Members to the Board of Directors
- Adjournment

**2620 Jones Street Commercial Condominium Association, Inc.**  
**2020 Meeting**

**Proposal**

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**1. Election of five (5) members to the Board of Directors** (Item 2A on your Limited Proxies)

Five (5) candidates will be elected to serve on the Board of Directors as follows:

One (1) Director shall be elected by a plurality of all votes cast by the eligible Owner(s) of Non-Hotel Unit 1 at an annual meeting of the Members of the Association. The Director shall serve on the Board for a two (2) year initial term.

One (1) Director shall be elected by a plurality of all votes cast by the eligible Owner(s) of Non-Hotel Units 2, 3, 5 and 6 at an annual meeting of the Members of the Association. The Director shall serve on the Board for a three (3) year initial term.

One (1) Director shall be elected by a plurality of all votes cast by the eligible Owner(s) of Hotel Units 7 and 8 at an annual meeting of the Members of the Association. The Director shall serve on the Board for a two (2) year initial term.

One (1) Director shall be elected by a plurality of all votes cast by the eligible Owner(s) of Hotel Units 10 and 11 at an annual meeting of the Members of the Association. The Director shall serve on the Board for a one (1) year initial term.

One (1) Director shall be elected by a plurality of all votes cast by all the eligible Owner(s) of Hotel Units 13 and 14 of the Members of the Association. The Director shall serve on the Board for a three (3) year initial term.

See Candidate Profiles for a summary of the candidates.

**2620 Jones Street Commercial Condominium Association, Inc.  
2020 Meeting**

**Candidate Profiles  
(for consideration by Non-Hotel Unit 1 Members)**

Candidates listed in alphabetical order

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Name:	Evan Welsh
Home:	Fairway, Kansas
Occupation:	Vice President of Platform Ventures LLC.
Comments:	I currently serve on two mixed use condominium association boards and two community improvement district (“CID”) boards. My ten years at Platform Ventures as an asset manager and member of the acquisitions team has given me exposure and experience in all real estate asset classes that will provide valuable expertise to the Pier 2620 condominium association board. In addition to my work at Platform Ventures, I am a Director with Silverwest Hotels and work in their acquisitions group. My prior experience includes commercial real estate lending, financial analysis for a global investment bank, and futures trading.

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**2620 Jones Street Commercial Condominium Association, Inc.  
2020 Meeting**

**Candidate Profiles  
(for consideration by Non-Hotel Units 2, 3, 5, and 6 Members)**

Candidates listed in alphabetical order

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Name: Charles Baron  
Home: Newport Coast, California  
Occupation: Vice President, Asset Management  
Comments: I have served on several Marriott Vacation Club and Ritz-Carlton Club Condominium Association boards as President, Vice President, and Secretary/Treasurer. I hope to have an opportunity to offer my experience to owners of Marriott Vacation Club Pulse San Francisco as a member of its Board of Directors. I am confident my twenty-four years of hospitality, corporate finance, and management consulting experience will prove an asset to the Association. My background includes fourteen years of Asset Management working with MVC and Ritz-Carlton resorts in the Western and Eastern United States, Hawaii, and the Caribbean. Over the years, I have worked closely with all areas of Marriott Vacation's business and have a breadth of experience to draw from. My prior experience also includes ten years of Business Planning, Investment Banking and Management Consulting, all with a concentration on identifying business solutions that deliver bottom line results.

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**2620 Jones Street Commercial Condominium Association, Inc.  
2020 Meeting**

**Candidate Profiles  
(for consideration by Hotel Units 7 and 8 Members)**

Candidates listed in alphabetical order

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Name: Todd Blanding  
Home: Fairway, Kansas  
Occupation: Chief Investment Officer, Platform Ventures LLC.  
Comments: I am responsible for managing the real estate investment process and product development. I have more than 20 years of real estate investment experience. Previously, I was a vice president and portfolio manager at Essex Property Trust, where I managed a \$3.1 billion portfolio of multi-family assets. My past experience also includes serving as vice president of real estate acquisition at GI Partners, where I helped grow equity commitments in the firm's real estate funds from \$750 million to \$1.25 billion and sourced more than \$200 million in new investments for the portfolio. I also served as vice president of real estate acquisitions at JPMorgan. In that role, I sourced \$1.1 billion in investment opportunities and led the formation of more than \$600 million in acquisition and development joint ventures on behalf of JPMorgan's commingled funds and separate account clients. I am a holder of the right to use the Chartered Financial Analyst® designation and is a member of the Urban Land Institute.

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**2620 Jones Street Commercial Condominium Association, Inc.  
2020 Meeting**

**Candidate Profiles  
(for consideration by Hotel Units 10 and 11 Members)**

Candidates listed in alphabetical order

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Name: Ryan Anderson  
Home: Fairway, Kansas  
Occupation: Co-President and Co-Founder of Platform Ventures LLC  
Comments: I am a seasoned entrepreneur who has started and continues to run several real estate related ventures, I lead the business development, acquisitions, and investor relations functions. I have spearheaded the acquisition of over \$2.5 billion of debt and real assets. I am involved in various real estate related operating companies, including Silverwest Hotels, Inspired Homes, and APD Management, and has previously been involved with Pillar Financial.

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**2620 Jones Street Commercial Condominium Association, Inc.  
2020 Meeting**

**Candidate Profiles  
(for consideration by Hotel Units 13 and 14 Members)**

Candidates listed in alphabetical order

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Name:	Richard J. Hayward
Home:	Newport Coast, California
Occupation:	Sr. Vice President, Vacation Ownership Americas, West
Comments:	I currently serve on Marriott's Shadow Ridge and Marriott's Waikoloa Beach Resort Condominium Associations. Additionally, I serve on 2 Hyatt Ownership Resorts boards and have been involved in Association Management during my 25 years with Marriott Vacations Worldwide. I am currently the SVP of Vacation Ownership Americas, West, overseeing all brands for the Western US. I look forward to contributing to the board goals to provide great owner experiences while managing the asset and keeping costs in line. Having served on several boards throughout my career, I would enjoy working with the Pier 2620 board in the future. I am based in Newport Beach, California and visit our sites often. I believe my financial expertise, operations background, and prior experience on Board of Directors, will allow me to successfully support the ownership.

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### **Limited Proxy Submission Method**

The accompanying Notice of Annual Meeting describes important issues affecting the Association. To submit your Limited Proxy:

1. Mark your selections on the enclosed Limited Proxy.
2. Date and sign your name exactly as it appears on your Limited Proxy.
3. Appoint a proxy holder to cast your vote, on your behalf. You may only appoint another member of the Association or an authorized representative of another member to be your proxy holder. The person you designate must be in attendance at the Annual Meeting for your vote to be counted.
4. Mail the Limited Proxy in the enclosed postage-paid envelope to the address noted on the enclosed envelope.

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