

Exhibit D

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“Rodgers Family Bed and Breakfast”:

Business Management Plan

Project:

Our home, and Bed and Breakfast, at 29152 Highway 1, Carmel, will be managed and operated by myself, John Rodgers (100% property owner) a 30 year veteran real estate developer with a background in international foreign exchange. My wife Nina Panlinfar, who holds a PhD in business with an emphasis in hospitality, will be my partner. Nina’s experience includes serving as the Director of Business Affairs of Suan Dusit University - Bangkok’s largest University, which features it’s own 120 room hotel used for training it’s students. Nina and I have enjoyed successfully working as a team for 22+ combined years, operating “Air BnB”’s, and short term vacation rentals on the Monterey Peninsula. Together we have contributed 41+ quarters of Transient Occupancy Tax to the Peninsula, and garnered extensive experience as bed and breakfast operators together.

We are excited to provide both domestic and foreign guests wonderful accommodations to the area, and help provide thoughtful introductions to the area that might otherwise not be available from the typical hotel experience. Rooms will be offered at \$150 - \$250/night making them on average a minimum of \$50/night more affordable than anything in the surrounding area. We’re hoping this means the area is a bit more financially accessible, and that we can help increase the budget guests have to enjoy all of Carmel and Monterey Counties many offerings.

Finally we’re also hoping to continue to be the best stewards and examples we can for the area by increasing the efficiency of our BnB with a Tesla electric vehicle charging station on site, a planned solar roof in the near future, and already utilizing a substantial rain reservoir for landscaping needs.

Property:

****NOTE* - We are proposing no: changes, alterations, improvements, disturbances, intensifications, modifications, etc..., of the property or the structures thereon.***

Our home and the site for our bed and breakfast is located at 29152 Highway 1, in Carmel (APN: 241-061-015). The property is zoned as LDR/1-D(CZ), which the Monterey Title 20 zoning ordinance dictates may be permitted and used as a bed and breakfast (20.14.050, item G. “Bed and breakfast facilities, pursuant to Section 20.64.100;”).

Property Statistics:

1. The properties 2,717 square feet offers 5 bedrooms total, and a **maximum of 4 guest rooms** with the top floor suite being reserved as quarters for Nina and myself. Each

guest room downstairs has a door direct to the exterior of the house for easy and private entrance and exit to their rooms.

2. There are 3 bathrooms available to guests on the first floor, and one upstairs in the master suite where Nina and I will reside.
3. Common areas of the property include: kitchen, dining room, first floor living room, first floor bathrooms, and yard areas immediate to house. Guests will NOT have access to the beach or any common property shared with neighbours, nor any easements granted to our property save for the entrance drive immediately off highway 1.
4. The property is accessed via a private drive **directly** off Highway 1, and offers ample private and gated parking (no less than 6 spaces). The area's most recent engineering and traffic study (Oct. 3rd, 2014), approved by California State's Transportation Agency and Director, the C.H.P., and Monterey County Board of Supervisors, continues to support the properties zoning, BnB use, and driveway ingress/egress all of which ensures no impact to traffic in the surrounding area.
5. In furtherance of item 4. The properties northern approach affords a paved right hand pull off area for those entering the private lane. The southern approach gives drivers a left hand turning lane to exit highway 1 leading to easy access with only a single lane of traffic crossed.
6. There is a Tesla Charger on site for electric vehicles with plans to add a Tesla roof.
7. Water conservation is advanced with 1.5 gmp shower heads and a 600 gallon rain water reservoir for landscape.

Guest Contract terms:

Per Monterey County title 20 zoning ordinance, 20.64.100 regulations, our Guest Contract (that must be signed and submitted to us before booking a stay) includes the following non-negotiable terms:

1. We only offer guests a maximum stay of 29 consecutive days in a 30 day period and no more than 60 days in a one year period.
2. No events are ever permitted on the property.
 - a. Punishable by immediate expulsion and or cancellation of reservation(s), and barring from any future reservations by guest(s).
3. No disturbing our neighbours (with which we maintain a close relationship), or the neighbourhood at large.
 - a. Punishable by immediate expulsion and or cancellation of reservation(s), and barring from any future reservations by guest(s).
4. In furtherance of our desire to ensure no impact on the properties surrounding area or neighbors, we also insist that guests park only within the designated and gated parking areas on the properties grounds.

- a. Punishable by immediate expulsion and or cancellation of reservation(s), and barring from any future reservations by guest(s).
- 5. We insist guests strictly observe our no smoking policy on the properties grounds and in the house.
 - a. Punishable by deposit penalty and incurrence of professional cleanup cost, may also result in barring of any future reservations by guest(s).
- 6. We insist on strict observance of guest refuse cleanup and properly sorting of such into recycling and garbage.
 - a. Punishable by deposit penalty and professional cleanup cost, may also result in barring of any future reservations by guest(s).

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