

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

CHAGARIS GREGORY P & STRATIGOS

ANTHEA C TRS (PLN240216) RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities.

[PLN240216, CHAGARIS GREGORY P &
STRATIGOS ANTHEA C TRS, 32 Poppy Lane,
Pebble Beach, (APN: 008-032-014-000), Del Monte
Forest Land Use Plan, Coastal Zone]

The CHAGARIS GREGORY P & STRATIGOS ANTHEA C TRS application (PLN240216) came on for a public hearing before the County of Monterey Zoning Administrator on July 30, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP);
 - Monterey County Noise Ordinance (Chapter 10.60);
 - Monterey County Private Road Regulations (Chapter 16.80);
 - and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project is located at 32 Poppy Lane in Pebble Beach, subject to the Del Monte Forest Land Use Plan, Coastal Zone. The Applicant/Owners submitted an application seeking to use their existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event during Monterey Car Week, an invitation-only consumer event space spanning several days. Events would include ongoing test drives, daytime hospitality, culinary experiences, and reception/cocktail events. On-site overnight accommodation is not offered, nor authorized with this Coastal Development Permit. The site is developed with an existing 4,630 square foot single-family dwelling consisting of three bedrooms, three and a half bathrooms, a kitchen, a living room, a 820 square foot attached garage, and a 424 square foot detached guesthouse.

As conditioned, the car week special events will occur for multiple days (no more than consecutive 10 days) on an annual basis for three years (2026, 2027, 2028). Car week typically occurs during early to mid-August. For 2026, the residence will be occupied from August 12 to August 15 of 2026 by an estimated 36-150 people at the property at various times of the day. The Applicant/Owner is proposing that the private residence host private previews of multiple Cadillac vehicles. Future annual events may feature different vehicles or have different event hosts but will not exceed 150 persons, 10 consecutive days, or include overnight accommodations. A condition has been applied to require that the Applicant/Owner submit a Special Events Development Plan at least 60 days prior to the commencement of future annual events. A Special Events Development Plan (Special Events Questionnaire) was submitted for 2026 annual event and is incorporated by reference. The future Special Events Development Plans for 2027 and 2028 events will be reviewed by County departments and the Special Events Task Force to ensure consistency with the event allowances outlined in this proposed Coastal Development Permit. The Special Events Development Plan must detail parking management, schedule of events, number of attendees, compliance with the County's Noise Ordinance, evacuation plans, solid waste management plans, and other requirements.

- c) Allowed Use. The property is located at 32 Poppy Lane in Pebble Beach within the Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number: 008-032-014-000). The subject parcel is zoned Low Density Residential with a Building Site 8 overlay and a Design Control overlay in the Coastal Zone or "LDR/B-8-D(CZ)". Hosting recurring public events (including invite-only), also known as Assemblages of People, on private residential property requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.14.050.R. Therefore, the proposed use is allowed.

- d) Lot Legality. The subject property (1.02 acres in size), APN: 008-032-014-000, is shown in its current configuration and under separate ownership as Lot 7 in “Tract No. 1515, Del Monte Forest Plan- Poppy 1 (Area F-2)” filed July 16, 2014, in Volume 24, Maps of “Cities and Towns”, at Page 36. Therefore, the County recognizes this lot as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Noise. The proposed assemblages of people use is subject to Monterey County’s Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 pm and 7:00 am. In accordance with Title 20 section 20.70.060, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Coastal Development Permit, the permit may be revoked for non-compliance. The event includes live music and audible noise but will be restricted to comply with the noise regulations and event hours as outlined in the operations plan. All live music will stop at 9:00 pm consistent with County requirements. 24/7 security will be on-site to enforce this and other safety measures
- g) Emergency Evacuation and Site Plan Safety. The subject property will have adequate emergency response times, with Pebble Beach Community Services District (Pebble Beach Fire Station 22) being 4 minutes away and the Community Hospital of the Monterey Peninsula (CHOMP) is 12-14 minutes away. Pebble Beach Fire Station 22 also provides advanced life support and a paramedic staff to provide emergency medical services, along with fire response services. See Finding No. 3, Evidence “g”.
- h) Permit Expiration. Condition No. 4 applies a 3-year expiration to the granting this Coastal Development Permit. This allows for the hosting of three annual events (August 2026, 2027, 2028). Should the Applicant wish to extend the term of this Coastal Development Permit, an Extension shall be filed in accordance with Title 20 section 20.70.110. Should changes in use be proposed, or changes in circumstances occur (including but not limited to public opposition), an Amendment shall be filed Amendment shall be filed in accordance with Title 20 section 20.70.105. The purpose of the term limit condition is to provide adequate ongoing review of the use to assure that the nature of the area has not changed sufficiently to cause the use to be detrimental to the area, and to review the conditions of this Coastal Development Permit to determine its continuing adequacy.
- i) Access and Parking. The property is accessed through Poppy Lane, a private road, to the residence’s driveway on the property. The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach

Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Therefore, the application is subject to requirements outlined in Title 16, Chapter 16.80. No comments or objections have been received, and no further documentation or condition is required of the applicant.

Parking requirements outlined in Title 20 section 20.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate secure parking spaces, as the next-door neighboring property of 30 Poppy Lane will be providing 25 parking spots, while 34 Poppy Lane will provide 30 parking spaces during the span of the events, from 10:00 am to 11:00 pm. Guests will use a valet-only service that will provide a drop-off and retrieval service from the subject property. Per Chapter 20.58 regulations for parking, the proposed assemblages of people are similar to Recreational Enterprises use, which requires 1 space/4 occupants capacity. As proposed, the 55 parking spaces provided between 30 Poppy Lane and 34 Poppy Lane have the capacity to accommodate a maximum of 220 guests, plenty to accommodate the maximum expected 150 guests.

- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department and the Pebble Beach Community Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, County of Monterey Sheriff's Department, and the Pebble Beach Community Fire Protection District. The respective agencies have

recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
- c) The property has access through Poppy Lane, through an existing driveway. No alterations to the driveway or access are required for the use.
- d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Carmel Area Wastewater District (CAWD).
- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management. The proposed use is for assemblages of people, and development of permanent public facilities is not required for the proposed use on the existing residentially zoned property. A solid waste & recycling management plan is required to be submitted to the Environmental Health Bureau (EHB) for each proposed annual special event. When food is prepared or sold during an event, an application for a temporary food facility permit is required to be submitted to the Consumer Health Protection Services prior to EHB approval. The property receives potable water and sewer service through the Pebble Beach Community Services District. While bottled water and access to the existing on-site restrooms will be provided to special event guests, there would be no public health risk for onsite utilities being utilized. In accordance with Monterey County LAMP, Section 5.3, portable toilets may be used for up to 30 calendar days per year. The applicant is proposing up to 30 calendar days of events per year. The EHB will ensure that sufficient restroom facilities are proposed with each special event applicant submitted to EHB.
- f) Sufficient access & parking for the events will be provided and managed by Pebble Beach Security staff. There is no on-site parking. However, guests will be able to park off-site at either 30 Poppy Lane or 34 Poppy Lane. The project has been conditioned to ensure that a parking management plan is provided to the Monterey County Special Events Task Force and HCD-Engineering Services for review and approval when there are multiple large events taking place concurrently and using the same parking facilities.
- g) The project provides an emergency vehicle access route and an evacuation route for each proposed scenario as shown in the attached plans. In the event of an emergency requiring evacuation, occupants of all permanent structures shall evacuate to the designated assembly area. There will be two designated assembly areas for guests to safely evacuate on foot in the event of an emergency. The primary evacuation route will direct guests to the assembly area located along the driveway/street side of the property. If the primary route is obstructed, guests shall use alternate doors or gates to reach the assembly area safely.

The secondary assembly area is located in the backyard of the property. After all guests have been evacuated, they shall remain at the designated assembly area until emergency personnel determine that the property is safe and authorize re-entry. A condition has been applied to the project to ensure each annual event is reviewed by HCD-Planning staff to ensure it complies with the attached operations plan and is consistent with required regulations.

- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and are not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15304 Categorically Exempts the minor temporary use of land having no permanent effects on the environment. Examples of this include carnivals, sales of Christmas trees, etc. (Section 15304(e)).
 - b) The project proposed to allow the use of an existing single-family dwelling located in a residentially zoned neighborhood to allow Assemblages of People for an annual special event lasting no more than 10 days during Monterey Car Week. On-site overnight accommodation is not proposed. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “f”.
 - d) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
 - e) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately 2.3 miles east of the property (6-7 minutes). However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

- f) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. There are no mapped or listed sensitive resources or habitats on-site. Further, there are no historical (cultural or structural) resources on-site.
- g) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240216.

- 6. FINDING: PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project, as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 8, DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240216.
- 7. FINDING: APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030.A, an appeal of the Zoning Administrator’s decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by the decision.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during “Monterey Car Week” not to exceed 10 consecutive days and not involving the construction of permanent facilities.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use as outlined above.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240216

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240216) to assemblages of people at a residential property, consisting of up to 150 people for an annual event during the "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities. The property is located at 32 Poppy Lane (Assessor's Parcel Number 008-032-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-032-014-000 on July 30th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit is valid for three years from the granting date. The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 20 Section 20.70.110. Should there be substantive changes and/or public comments, the owner/operator shall file an application for an amendment of the permit in accordance with the Monterey County Code Title 20 Section 20.70.105.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the Chief of Planning. Any request for an extension or amendment must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PDSP001(NON-STANDARD) - NOISE CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible HCD-Planning will review the program/schedule to ensure compliance with the allowed times of events per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels (65 dBA for daytime and 45 dBA for nighttime) outlined in County Code regardless of event schedule

Compliance or Monitoring Action to be Performed: Prior to the commencement of the event, the applicant shall submit a Special Events Development Plan which includes a Live Music & Audible Noise Program/Schedule to HCD-Planning for inter-agency review.

Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

6. PDSP001(NON-STANDARD) - SPECIAL EVENT DEVELOPMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit annually, a Special Events Development Plan at least 60 days prior to commencement of the event to RMA -Planning for inter-agency review and approval. The Special Events Development Plan shall include specific information of the event to demonstrate compliance with the Coastal Development Permit including but not limited to:

- 1) Traffic & Parking Management Plan. This Plan will include logistics for management of site access and on-site parking, attendance shuttle program, and any proposed parking and/or vehicle prohibitions. Implementation of this plan should reduce the volume of vehicles traveling to the site and minimize the number of vehicles queuing into the private road.
- 2) Schedule of Events. The Schedule will be reviewed by all applicable agencies. It must adhere to the events allowed outlined in the Operations Plan.
- 3) Number of attendees (including staff, vendors and participants). HCD-Planning will review the proposed number of attendees to ensure it complies with the maximum number allowed per the Operations Plan.
- 4) Event Layout Plan. The event layout plan will be reviewed by all applicable agencies. All proposed temporary facilities must be shown and details of all proposed temporary facilities such as restrooms must be provided.
- 5) Live Music & Audible Noise Program/Schedule. HCD-Planning will review the program/schedule to ensure compliance with the allowed times per the Operations Plan and with Chapter 10.60 – Noise Control of the Monterey County Code. Program/schedule must comply with the required noise decibels outlined in County Code regardless of event schedule.
- 6) Emergency Evacuation Plan. HCD-Engineering Services, Fire Department and County Sheriff's Office will review the proposed plan.
- 7) A list of issues that arose from past events and how these issues will be addressed/resolved for the current event (if applicable). All applicable agencies will review the listed issues and the proposed recommendations for resolution.
- 8) A Lighting Plan. The lighting plan will be reviewed by HCD-Planning.
- 9) A Signage Plan. All applicable agencies will review the proposed event signage plan.
- 10) Solid waste & recycling management plan. A plan is required to be submitted to Environmental Health Bureau (EHB) for each proposed special event. The Special Event Development Plan will be sent to the County of Monterey Special Events Task Force for their review and discussed at a Special Events Task Force

Compliance or Monitoring Action to be Performed: At least 60 days prior to the commencement of the event, the applicant shall submit a Special Events Development Plan to HCD-Planning for inter-agency review. Prior to commencement of the event, the Special Events Development Plan must be approved from the applicable reviewing agencies. If the special event occurs without an approved Special Events Development Plan, the event will be in non-compliance with the Coastal Development Permit and may result in modification or revocation of this permit and subsequent code enforcement and/or legal action.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

Saturday August 8th

Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	

Sunday August 9th

Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	

Monday August 10th

Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	

Tuesday August 11th

Start Time	End Time	Item	Location	Notes
8am	6pm	Scenic Load in	32 Poppy Ln.	

Wednesday August 12th

Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
7:30pm	9:30pm	Opening Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	

Thursday August 13th

Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
7:30pm	9:30pm	Client Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	

Friday August 14th

Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
10:00am	5:00pm	Daytime Hospitality	32 Poppy Ln.	100 Guests
5:00pm	7:00pm	Dinner Flip	32 Poppy Ln.	
7:30pm	9:30PM	Dinner	32 Poppy Ln.	36 Guests
10:00pm		EOD	32 Poppy Ln.	

Saturday August 15th

Start Time	End Time	Item	Location	Notes
8am	7:30pm	Crew onsite	32 Poppy Ln.	
10:00am	5:00pm	Daytime Hospitality	32 Poppy Ln.	100 Guests
5:00pm	7:00pm	Closing Cocktails Flip	32 Poppy Ln.	
8:00pm	9:30PM	Cocktail Reception	32 Poppy Ln.	100 Guests
10:00pm		EOD	33 Poppy Ln.	

Sunday August 16th

Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	

Monday August 17th

Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	

Tuesday August 18th

Start Time	End Time	Item	Location	Notes
8am	6pm	Strike	32 Poppy Ln.	

2026
Cadillac House
EMERGENCY PLAN

Table of Contents:

- 1. Purpose and Objectives**
- 2. Roles and Responsibilities**
- 3. In Case of Fire**
- 4. Weather Readiness**
- 5. Emergency Medical Plan**
- 6. Other Emergency Procedures**
- 7. Appendix**
 - a. Site Map & Evacuation Routes**

1. PURPOSE AND OBJECTIVES

There are a multitude of potential emergencies that can happen at CADILLAC HOUSE , such as accidents, health emergencies, heat exhaustion, fire, severe weather and many other emergencies requiring evacuation. This EEP is intended to communicate the policies and procedures for personnel to follow in an emergency situation. This written plan is available, upon request, to employees, attendees, and their designated representatives by the Safety Coordinator for CADILLAC HOUSE .

Under this plan, employees/emergency personnel will be informed of:

- a. The plan's purpose,
- b. Preferred means of reporting fires and other emergencies,
- c. Emergency escape procedures and route assignments,

- d. Rescue and medical duties for those who perform them.

The Safety Coordinator for CADILLAC HOUSE is Michael O'Connor (917.322.9964) and has overall responsibility for the preparation and implementation of this plan.

The Safety Coordinator will review and update the plan as necessary. Hard copies of this plan can be found in the CADILLAC HOUSE staff office.

2. ROLES AND RESPONSIBILITIES

The Safety Coordinator is responsible for:

- a. Obtaining property maps identifying evacuation routes.
- b. Overseeing the development, communication, implementation and maintenance of the overall EEP.
- c. Ensuring the training of CADILLAC HOUSE personnel and Emergency Personnel and notifying all personnel of changes to the plan.
- d. Maintaining up to date lists of critical operations personnel, Safety Monitors and any other personnel with assigned duties under this plan. Lists are included in the Appendix.
- e. In the event of a medical emergency, fire or other emergency, relaying applicable information to the appropriate emergency authorities.

The Safety Monitors are responsible for:

- a. Familiarization with emergency procedures.
- b. Acting as liaison between Safety Coordinator and emergency providers.
- c. Communicate and ensure that attendees understand the evacuation procedure.
- d. Knowing where the evacuation sites are and communicating this information to attendees.
- e. Ensuring that attendees are assisted in evacuating the property at the designated evacuation point.
- f. Evaluating and reporting problems to the Emergency Coordinator after an emergency event.
- g. Periodically inspecting each evacuation site for accessibility and condition.
- h. Assisting in updating the plan as needed.

Safety Monitors are designated by the Safety Coordinator and will be routed to the emergency scene for ancillary services only such as: site safety monitoring, communication with Emergency Medical Coordinator (EMC) on current conditions, transport / evacuation assistance, by stander / crowd control. Before abandoning the emergency site, the Safety Monitors will arrange for cleanup and assist in the transportation of related parties. In addition, the Safety Monitor will complete an incident report gathering all pertinent information regarding the emergency medical evacuation. The report will be filed in the CADILLAC HOUSE STAFF OFFICE with copies dispersed as needed.

3. IN CASE OF FIRE

- a. In case of a fire, a Safety Monitor will notify the Safety Coordinator. The Safety Coordinator should then contact the local Fire Department. The location of the fire must be identified and extent of fire must be relayed to emergency personnel.
- b. Persons discovering a fire, smoky condition, or explosion should notify a Safety Monitor. Any pertinent fire or rescue information should be conveyed to the Fire Department. All emergency telephone numbers are listed in the Appendix.

4. WEATHER READINESS

Regional and local weather will be monitored by the Safety Coordinator. In the event of inclement weather approaching or in the area the Event Director, Event Manager will be notified.

If winds exceeding 20 MPH are forecasted, weather will be monitored every 30 minutes.

If winds exceeding 30 MPH are forecasted to occur within 30 minutes, weather will be monitored every 10 minutes.

- If wind gusts exceed 30 MPH for 3 seconds
 - o A team shall assemble and be on alert
 - o Event Director, Event Manager, Safety Coordinator

- The team will assemble at rear of house
- Operations team to inspect all structures
- If wind gusts exceed 40 MPH 3 sec gusts
 - Remove any structures or elements that are not secure to the ground
 - Action must be completed in 15 minutes.
 - All staff and guests to be moved indoors.

5. MEDICAL EMERGENCY PLAN

- a. The first responder will follow proper emergency procedures as trained while assessing the safety of the emergency site for himself as well as other emergency personnel and relaying the information to the Safety Coordinator.
- b. Safety Monitors will be routed to the medical emergency location to assist the first responder as an initial priority and communicate to the Safety Coordinator as indicated and reported by the first responder as to the extent of the injury and /or medical condition as well as any other pertinent information regarding location and condition of access / evacuation routes.
- c. The Safety Coordinator will assess the situation based on the information relayed and contact the necessary emergency resources coordinating evacuation from the most efficient/effective route available.
- d. All personnel should know where primary and alternate evacuation routes are located, and be familiar with the various evacuation routes available.
- e. All other safety monitors or CADILLAC HOUSE personnel are to assist in evacuation transport and bystander / crowd control.

General Action plan:

All members of the event staff will be briefed on what to do prior to the actual event.

- a. Deal with the situation first. Provide immediate and appropriate aid for injured. Take measures (if necessary) to prevent further injuries.
- b. Stay calm and remain with the injured person until you are relieved by EMS or other responsible party
- c. Contact injured person's family
- d. Start measures accordingly based on crisis situation (rescue actions, clear accidents, check risks for continuing event, decide to continue or break off etc., offer service for family/friends in case of injury)
- e. Coordinate messages with risk management and compile initial comments for media

6. OTHER EMERGENCY PROCEDURES

General Staff Emergency Procedures

- a. Always consider your personal safety during emergency situations.
- b. Do not risk injury or inclusion in an emergency event.
- c. Remain calm.
- d. Alert Event Director or Safety Coordinator, EMS or Police Dept. in the event of an emergency
- e. Assess situation thoroughly before taking action.
- f. Do not perform rescue actions or medical procedures unless you have proper training.
- g. Consider the safety of the public while assessing the situation.
- h. Report all dangerous, suspicious or hazardous situations to your supervisor immediately.
- i. If unsure of correct course of action, call 911 immediately.
- j. Do not initiate an evacuation without authorization from the Safety Coordinator or local law enforcement
- k. Direct all arriving Police, Fire or First Response Agencies to Safety Coordinator.

A. Animal Nuisance

- a. Alert Safety Coordinator / Police
- b. Do not attempt to apprehend animal.
- c. Alert nearby patrons of danger.

B. Auto Collision/Heavy Equipment Accident

- a. Call 911.
- b. If safe, cordon off affected area.

C. Civil Disturbance

- a. Call 911.
- b. All event activities will be suspended until threat level decreases.
- c. Safety Coordinator alerts command center for internal response needs
- d. If necessary, follow EVACUATION procedures.
- e. If external disturbance, consider shelter in place.
- f. Monitor but do not lock emergency exits.

D. Active Shooter

- a. Alert Police on site or call 911.
- b. Safety Coordinator alerts command center for internal response needs
- c. Do not intervene.

E. Criminal Activity

- a. Alert Police on site or call 911.
- b. Safety Coordinator alerts command center for internal response needs
- c. Do not intervene.

F. Disorderly Conduct

- a. Alert Police on site or call 911.
- b. Do not intervene.

G. Earthquake/Natural Disaster

- a. All activities will be suspended until threat level decreases.
- b. Staff to assess current venue safety. Report hazards to local law enforcement.
- c. If safe, cordon off affected areas.
- d. If necessary, set up simple triage and medical response area. Maintain secure perimeter and access control. Restrict to staff and injured only.
- e. Do not affect evacuation unless situation dictates.
- f. Do not attempt collapse rescue unless trained to do so.
- g. All staff to return to command center for briefing and emergency post assignments and supply distribution.
- h. If necessary, follow EVACUATION procedures.

H. EVACUATION

Do not cause an evacuation without prior authorization from local law enforcement or Safety Coordinator.

All evacuation procedures should be followed unless time and situation dictate otherwise.

- a. If an evacuation is considered, confer with safety coordinator on site.
- b. Institute emergency operations if evacuation is agreed upon.
- c. Ensure the evacuation routes, intended areas of refuge are safe and prepared prior to initiating evacuation.

- d. Position staff to assist patrons with evacuation.
- e. Calmly alert patrons of evacuation and location or direction to evacuate to.
- f. Staff to perform a final venue sweep to ensure facility is clear.
- g. If safe, position staff to prevent patrons from re-entering evacuated area.
- h. Continue to monitor safety of area of refuge. Initiate evacuation scenario above if necessary to move.

I. Fire

- a. If safe, trained staff should extinguish small fires with fire extinguishers.
- b. If fire determined too large to be safely extinguished, call 911.
- c. If safe, staff should cordon off area affected.
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

J. Flood:

- a. All event activities will be suspended until threat level decreases.
- b. Alert Staff and attendees of closure.
- c. Safety Coordinator alerts command center for internal response needs
- d. If necessary, follow EVACUATION procedures.

K. High Winds:

- a. Identify potential hazards and report to local law enforcement.
- b. Deflate inflatable structures as safety dictates.
- c. Secure all potential hazards (flags, tents, banners, etc.).
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

L. Power Outage

- a. Event to continue unless determined otherwise.
- b. Program suspended.
- c. Food service requiring electricity suspended.
- d. If threat level increases, all event activities will be suspended.
- e. If necessary, follow EVACUATION procedures.

M. Rain/downpour:

- a. Event continues unless threat level increases.
- b. If threat level increases, all event activities will be suspended.
- c. If necessary, follow EVACUATION procedures.

N. Structural Collapse

- a. Call 911.
- b. Do not attempt rescue operations unless safe.
- c. If safe, staff should cordon off area affected.
- d. All event activities will be suspended until threat level decreases.
- e. If necessary, follow EVACUATION procedures.

O. Suspicious Object

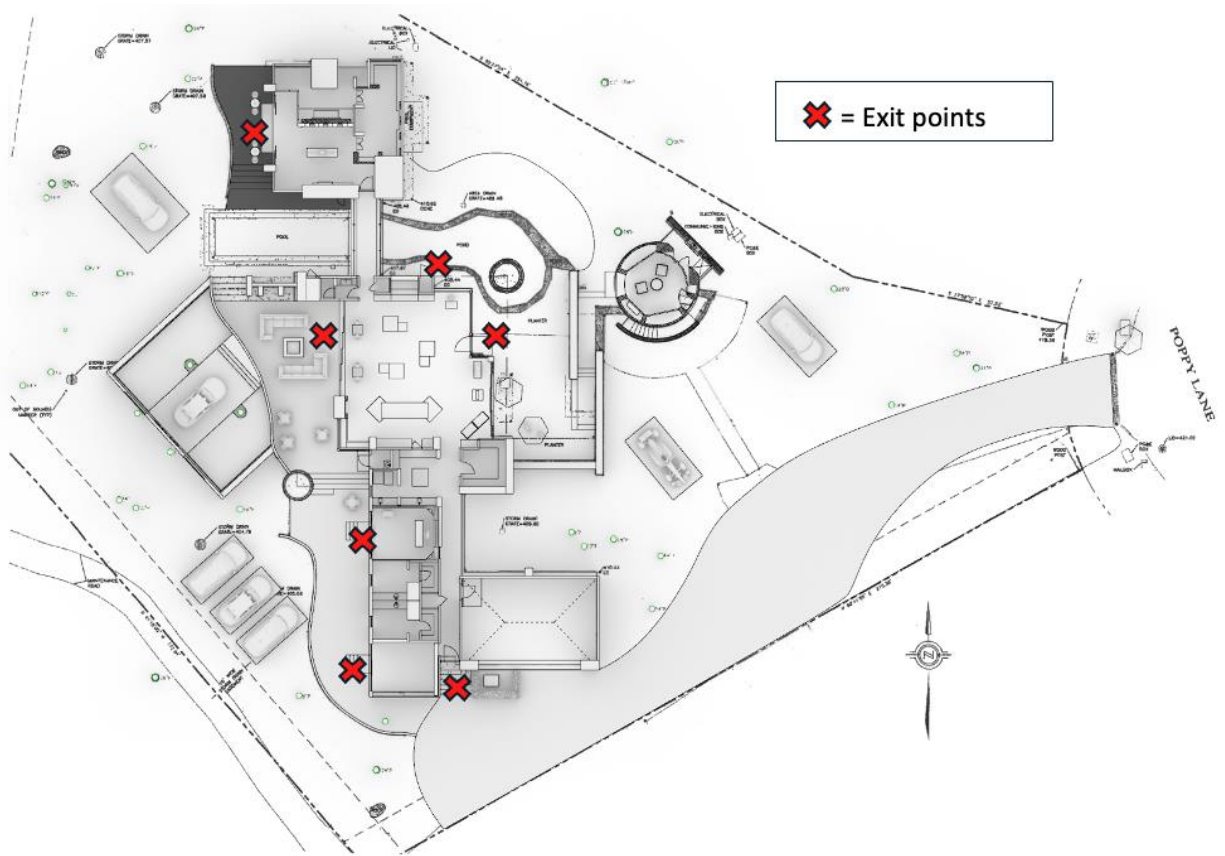
- a. DO NOT TOUCH OR MOVE A SUSPICIOUS OBJECT, DEVICE OR PACKAGE.
- b. DO NOT SEARCH OR ATTEMPT TO DISMANTLE A BOMB OR SUSPICIOUS OBJECT.
- c. Notify Safety Coordinator and nearby police.
- d. If safe, cordon off the immediate area.
- e. If threat level increases, all event activities will be suspended.
- f. If necessary, follow EVACUATION procedures.

P. Other Emergencies

- a. Assess the situation.
- b. If determined serious, call 911.
- c. Otherwise, follow logical course of action.

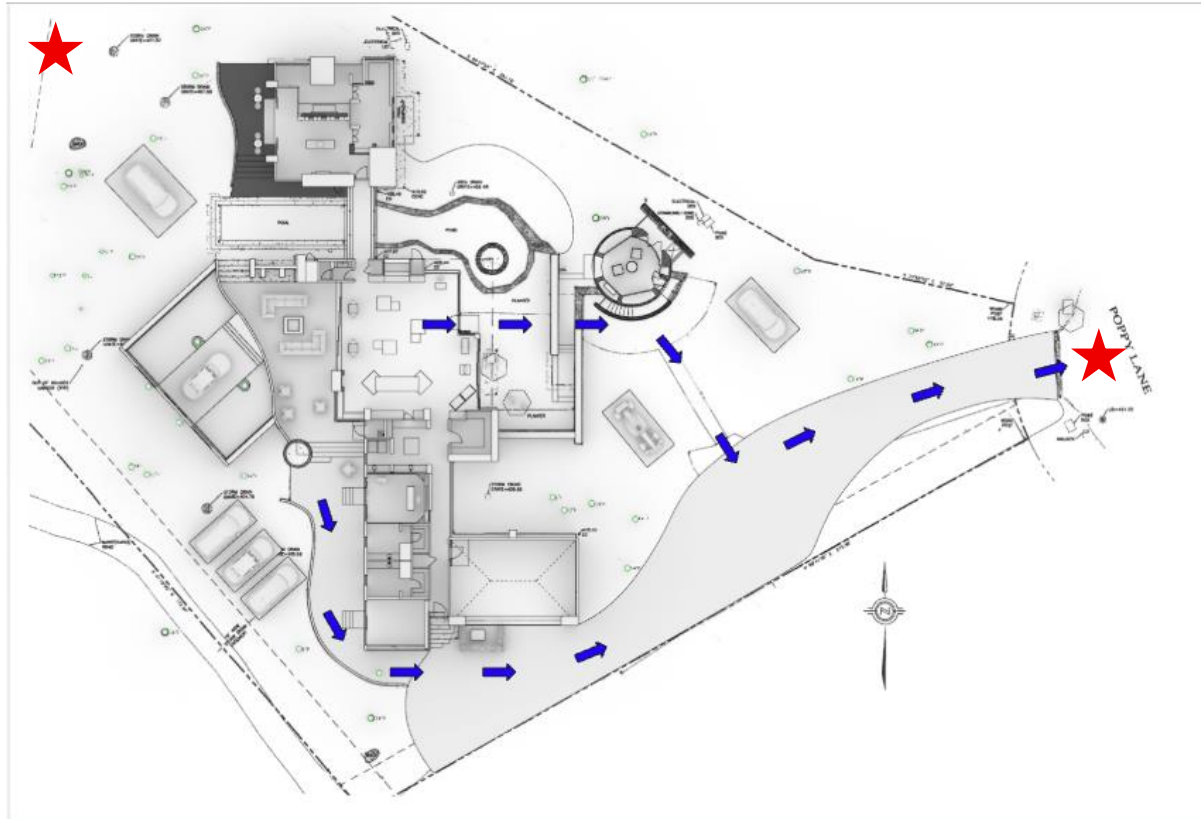
7. APPENDIX

a. Exit Points



B. Evacuation Routes

1. People nearest to any of the rear doors to move toward back yard, moving around the house toward the street.
2. People nearest to any of the front entrances will move through the front of side doors toward the street.
3. There are two evacuation assembly areas, indicated below with red stars. Guests to be directed to one of the assembly areas, whichever is closest or indicated by safety personnel.



INTERLUXE

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VENUE LICENSE AGREEMENT

THIS VENUE LICENSE AGREEMENT (the “*Agreement*”) is made and entered into the **Monday July 13, 2026** (the “*Effective Date*”), by and between Interluxe Group, Inc. (“*Interluxe*” or “*Licensee*”), and **30 Poppy Lane Enterprises** (“**30 Poppy Lane Enterprises**” or “*Licensor*”) for the utilization of Owner’s property **30 Poppy Lane, Pebble Beach, CA 93953** (the “*Property*”).

WHEREAS, Interluxe desires, from Owner, a license to host an event at the property, on behalf of **General Motors (GM)** (the “*Event*”).

WHEREAS, Owner desires to grant Interluxe a license to host an event at the Property in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual and reciprocal covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties hereto intending to be legally bound, do contract and agree as follows:

1. **Grant of License:** Licensor hereby grants to Licensee a limited and revocable license to use the Event Space (as defined below) for the Event (the “*License*”).
2. **Event Space:** Usage of **Driveway and gravel property between east edge of driveway and street.** (the “*Event Space*”).
3. **Event Date and Time:** The Event shall be held in accordance with the schedule attached to Exhibit “A” hereto (the “*Schedule*”). Neither Licensee, nor its employees, vendors, agents, representatives, or invitees, shall have access to the Event Space at any time other than as set forth in the Schedule, unless Licensee receives prior written authorization from Licensor.
4. **Rental Fee:** Licensee agrees to pay Licensor a rental fee of **Twenty Thousand Dollars (US \$20,000.00)** for the use of the Property in accordance with the terms and conditions of this Agreement. The full rental fee shall be due and payable no later than **thirty (30) days prior to the first day of the Event.**
5. **Insurance Requirements:** Licensee must, as a condition precedent to the effectiveness of this Agreement, deliver to Licensor a certificate of insurance evidencing event liability insurance that provides bodily injury and property damage insurance coverage for all bodily injury, property damage, personal injury, and other claims, losses, or damages arising out of or in connection with, in whole or in part, the use or occupancy of the Event Space, by Licensee, and any of Licensee’s employees, vendors, agents, representatives, or invitees of the Event. The insurance required hereunder shall have a single limit liability of not less than Five Million Dollars (\$5,000,000.00) and shall name Licensor as an additional insured. If alcohol is served, the policy shall also include host liquor liability coverage.

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6. **Conduct and Noise:** Smoking in the Event Space, loitering, disparaging remarks, physical violence, or illegal activities is not permitted and will not be tolerated. Licensee acknowledges that the Event Space is located in a private area and therefore agrees to control the noise level at the Event such that it shall not create a disturbance. If Licensor reasonably determines that the noise level is excessive, upon request by Licensor, Licensee shall immediately reduce the volume. Conduct deemed disorderly and/or noise levels deemed excessive, at the sole discretion of Licensor, shall be grounds for immediate expulsion from the Event Space and the conclusion of the License.
7. **Compliance with Law:** Licensee shall comply with all applicable laws and obtain any and all required permits and licenses necessary to use the Event Space. Licensee shall not use the Event Space in any manner that would violate local, state, or federal laws or regulations related to Licensee's use of the Event Space.
8. **Indemnification:** Licensee hereby agrees to indemnify, defend, and hold harmless Licensor, its officers, directors, employees, and agents, from any and all damages, liabilities, actions, suits, claims, costs (including reasonable attorneys' fees), penalties, or expenses (collectively, "Claims") arising out of or in connection with, in whole or in part, directly or indirectly: (a) the occupancy or use of the Event Space and other appurtenances to the Event Space, by Licensee or its employees, vendors, agents, representatives, or invitees of the Event; or (b) any acts, errors, or omissions on the part of Licensee, its officers, directors, employees, or agents, including, without limitation, employees, vendors, agents, representatives, or invitees.
9. **Revocation of License:** Licensor shall have the right to revoke the License immediately upon the following occurrence(s): (a) nonpayment of Fees by the applicable due dates; or (b) breach of this Agreement by Licensee.
10. **Other Provisions:**
 1. Licensee shall hire a professional cleaning and or landscaping company to perform a pre-event and post set-up clean up.
 2. Licensee shall notify the Licensor of any identified faults or defects on the property, or any instances of non-compliance with the safety requirements of the Event.
 3. A pre-event walkthrough of the property shall take place to identify any areas of concern or pre-existing damage. During the final walkthrough that will take place upon completion of event load-out, the Licensor shall identify and bring to attention any alleged damage purportedly attributable to Licensee. Costs for damage repairs/replacements exceeding Twenty-Five Thousand Dollars (\$25,000.00) shall require at least two contractor bids and the Licensor shall supply Licensee with a receipt or invoice for the repairs for reimbursements. Licensee shall reimburse Licensor for any costs for repairs/replacements, as a result of the Event, within ten (10) business days after Licensor's submittal of receipt(s) or invoice(s) to Licensee.

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4. The Licensor must obtain prior consent from Licensee, which consent Licensee shall not unreasonably withhold (subject to any required third-party consents), to capture photographs or videos before, during or at the conclusion of the event (collectively, the “**Content**”). Subsequently, such Content may only be shared or advertised on social media platforms following the event, subject to prior approval from Licensee, which approval Licensee shall not unreasonably withhold (subject to any necessary third-party approvals). Guest faces are strictly prohibited from appearing in any Content, and the utilization of any Content must obtain prior approval from the Licensee. Furthermore, the **General Motors (GM)** name shall not be employed in conjunction with any other companies in any reference related to partnerships, including communication materials.
5. In preparation for the event, Licensee shall pursue, and Licensor shall cooperate (at no cost/expense to Licensor) with Licensee in its pursuit of, any prior necessary approvals, from the **The Pebble Beach Company or Monterey County, CA**, for Licensee to utilize the property for the Event. For the avoidance of doubt, Licensor makes no representation or warranty whatsoever as to the suitability of the property for the Event—Licensee hereby recognizes and agrees that the License is granted, in accordance with this Agreement, on an absolute WHEREIS AS-IS basis.

11. Standard Clauses:

6. Contacts.
 - i. Licensor’s contact for the Event shall be:
 - 30 Poppy Lane Enterprises
 - Telephone contact: 617-842-2291
 - Email contact: boyd_robyn@hotmail.com
 - ii. Licensee’s contact for the Event shall be:
 - John O’Malley
 - 917-414-4314
 - John.OMalley@interluxegroup.com
7. Assignment: This Agreement may not be assigned by Licensee without the prior written consent of Licensor.
8. Governing Law: This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of California, without regard to conflicts of laws principles.
9. Counterparts: This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one agreement.
10. Severability: If any one or more parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such

INTERLUXE

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provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

11. Entire Agreement: This Agreement constitutes the entire agreement between Licensor and Licensee, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.
12. Time of the Essence: Time shall be of the essence of each provision of this Agreement in which time is a factor.

[Signature Page Follows]

INTERLUXE

GROUP

Agreed to and signed by:

INTERLUXE:

Name John O'Malley
Signature *John O'Malley*
Date 07.16.26

30 Poppy Lane Enterprises:

Name Robyn Boyd
Signature *Robyn Boyd*
Date 7-16-26

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Exhibit “A”

“Schedule”

July 2, 2026

Run of Show (as of 7/2/2026)

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
AUGUST 12	AUGUST 13	AUGUST 14	AUGUST 15
7:30 PM – 10:00 PM (36 PAX) OPENING DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 7:30 PM – 10:00 PM (36 PAX) CLIENT DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:00 PM DINNER FLIP 7:30 PM – 10:00 PM (36 PAX) EVENING DINNER (PARTNER OWNED)	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:30 PM CLOSING PARTY PREP 8:00 PM – 11:00 PM (100 PAX on a flow throughout night) CLOSING PARTY

SITE PLAN:

INTERLUXE

GROUP





EVENT LICENSE AGREEMENT

THIS SERVICE AGREEMENT (the “**Agreement**”) is made and entered into the 19 day of July, 2026 (the “**Effective Date**”), by and between Interluxe Group, Inc., a Delaware corporation (“**Interluxe**” or “**Licensee**”), Jeff Langham of Monterey Coast Realty (the “**Broker**” or “**Licensor**”) for the negotiation of lot for parking usage located at 34 Poppy Lane, Pebble Beach, California 93953 (the “**Venue**”).

WHEREAS, Interluxe desires, from Broker, a negotiation to park cars on an existing lot, on behalf of Cadillac House – Monterey Car Week 2026 (the “**Event**”).

NOW, THEREFORE, in consideration of the mutual and reciprocal covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties hereto intending to be legally bound, do contract and agree as follows:

1. **Negotiation:** The Broker will negotiate on behalf of Interluxe Group the Use of the land on 34 Poppy Lane only for the use of parking during the dates of August 9th – August 16th 2026. Interluxe agrees to pay the owner of the Venue up to \$10,000.00 for the rental of this land.
2. **Event Space:** The use of the lot to park up to 40 cars during car week and the main days being the 12th – 15th August 2026.
 - (a) Interluxe will be responsible for any clean up and responsible for returning the lot in the same condition it was received in.
3. **Fees:** Licensee shall pay to Licensor the following (collectively, the “**Fees**”) in the following manner:
 - (a) License Fee: Licensee shall pay Licensor Ten Thousand Dollars (\$10,000.00); this will be payable as follows:
 - (i) Ten Thousand (\$10,000.00) payable upon successful contract signing for the Venue for the desired dates during car week.
4. **Compliance with Law:** Licensee shall comply with all applicable laws and obtain any and all required permits and licenses necessary to use the Event Space. Licensee shall not use the Event Space in any manner that would violate local, state, or federal laws or regulations related to Licensee’s use of the Event Space.
5. **Indemnification:** Licensee hereby agrees to indemnify, defend, and hold harmless Licensor, its officers, directors, employees, and agents, from any and all damages, liabilities, actions, suits, claims, costs (including reasonable attorneys’ fees), penalties, or expenses



(collectively, “**Claims**”) arising out of or in connection with, in whole or in part, directly or indirectly: (a) the occupancy or use of the Event Space and other appurtenances to the Event Space, by Licensee or its employees, vendors, agents, representatives, or invitees of the Event; or (b) any acts, errors, or omissions on the part of Licensee, its officers, directors, employees, or agents, including, without limitation, employees, vendors, agents, representatives, or invitees.

6. **Cancellation:** Cancellation by either party is not permissible, for any reason, with the exemption of Force Majeure. Force Majeure is defined as one of the following conditions: natural disaster, act of war or terrorism, riot, labor condition, pandemic, governmental action, and power/internet disturbance that was beyond either party's reasonable control. In the event of Force Majeure, all fees and deposits will be returned in full.

7. **Standard Clauses:**

(a) Contacts.

(i) Licensor’s contact for the negotiation shall be:

- Jeff Langham
- +1 (831) 877-3345
- jeff@langhamproperties.com

(ii) Licensee’s contact for the Event shall be:

- Edward Gwyther
- +1 (858) 900-6822
- edward@interluxegroup.com

- (b) Assignment: This Agreement may not be assigned by Licensee without the prior written consent of Licensor.

- (c) Governing Law: This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of California, without regard to conflicts of laws principles.

- (d) Counterparts: This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one agreement.

- (e) Severability: If any one or more parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by



any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

- (f) Entire Agreement: This Agreement was entered into in Monterey County California and constitutes the entire agreement between Licensor and Licensee, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.
- (g) Time of the Essence: Time shall be of the essence of each provision of this Agreement in which time is a factor.

[Signature Page Follows]



Agreed to and signed by:

INTERLUXE:

Name Edward Gwyther
Signature 
Date 07/22/2026

BROKER:

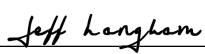
Name Jeff Langham
Signed by:
Signature 
Date 7/23/2026
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Exhibit “A”

“Schedule”

ACCESS DATES: August 9 - 16, 2026

8:00am pre-event walkthrough with homeowner/representative if needed (9th of August only)

6:00 pm – Overnight, unarmed security on site to watch over cars, home, and branded assets. Security officer will stay in the driveway in an unmarked vehicle and will do rounds outside of home throughout the night.

LIVE EVENT DATES: August 12-15, 2026

7:00am – Interluxe on site

10:00am to 6:00pm – Core Live Events (Evening Events TBC – to end by 10pm)

LOAD OUT DATE: August 16, 2026

7:00am – Interluxe on site

8:00am-8:00 pm – Full event breakdown

EXIT DATE: August 16, 2026

4:00 pm – Final walk through with homeowner

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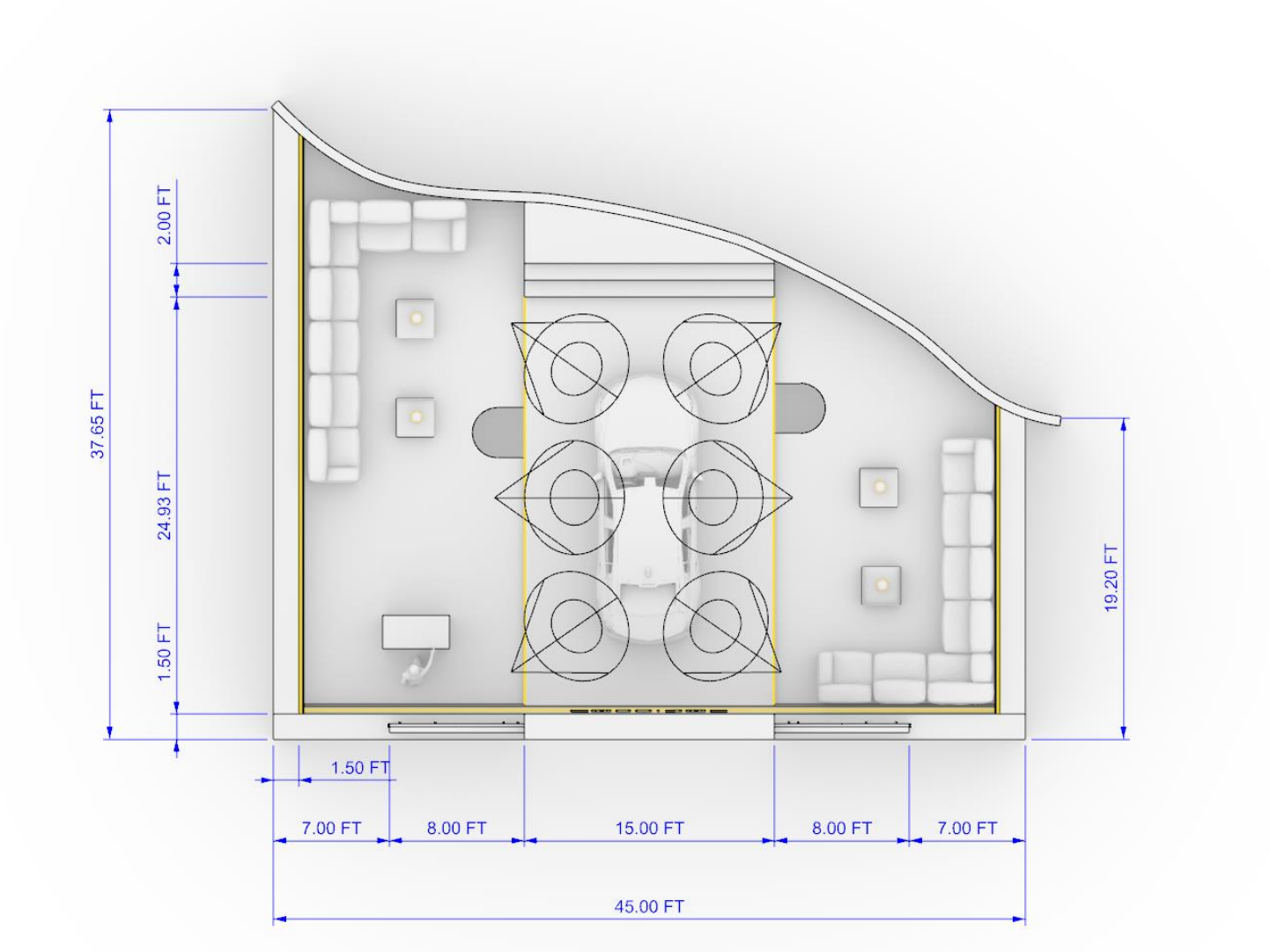
CADILLAC
MONTEREY CAR WEEK



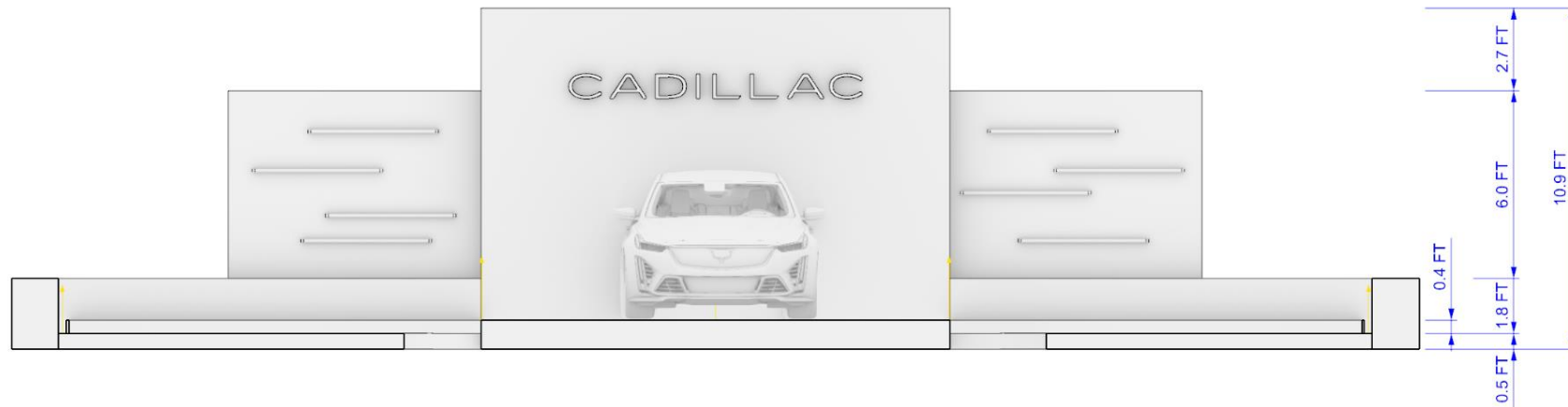
2026



SUNKEN LOUNGE TOP VIEW

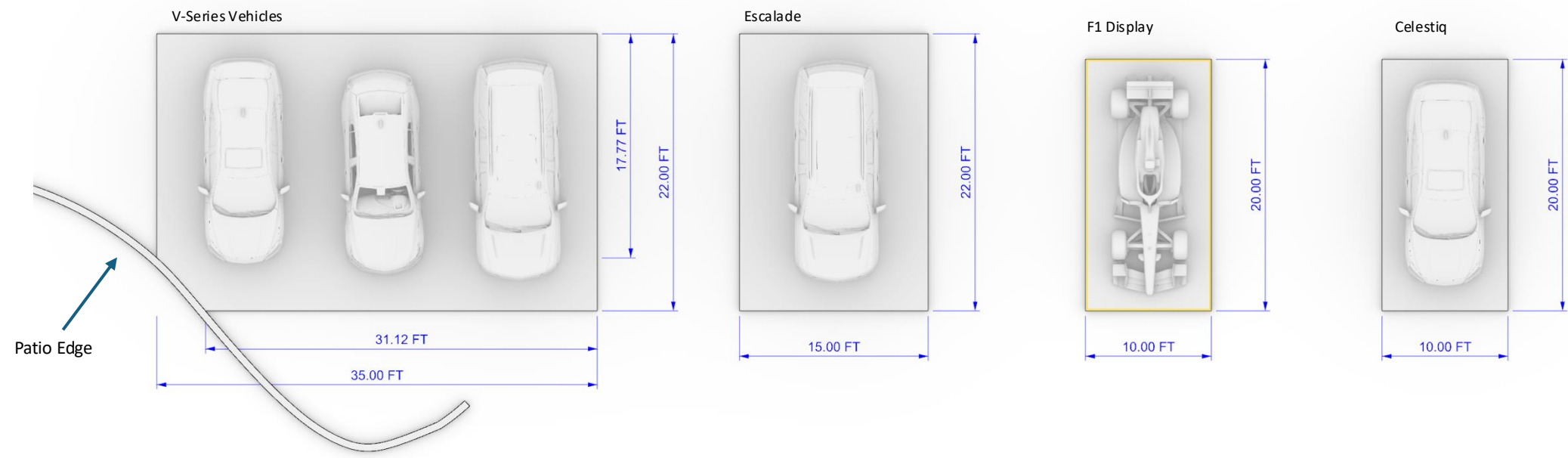


SUNKEN LOUNGE FRONT VIEW

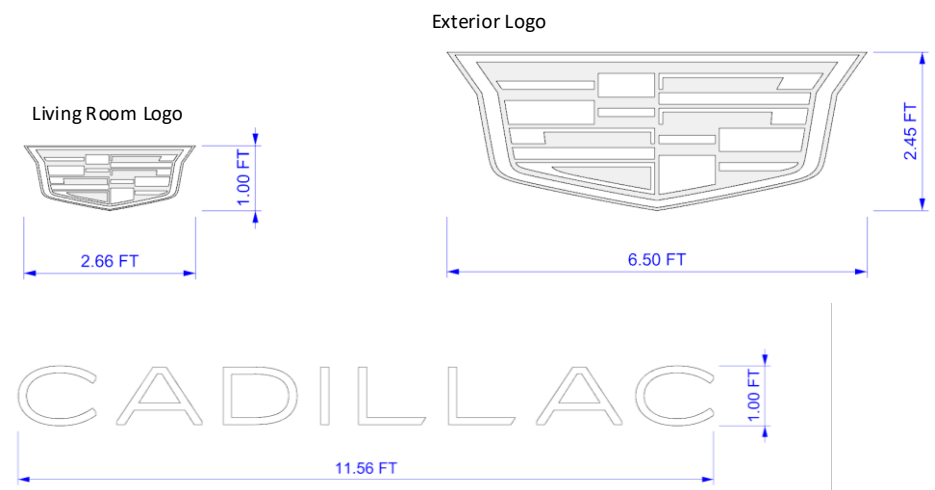




CAR PLATFORMS & LOGOS



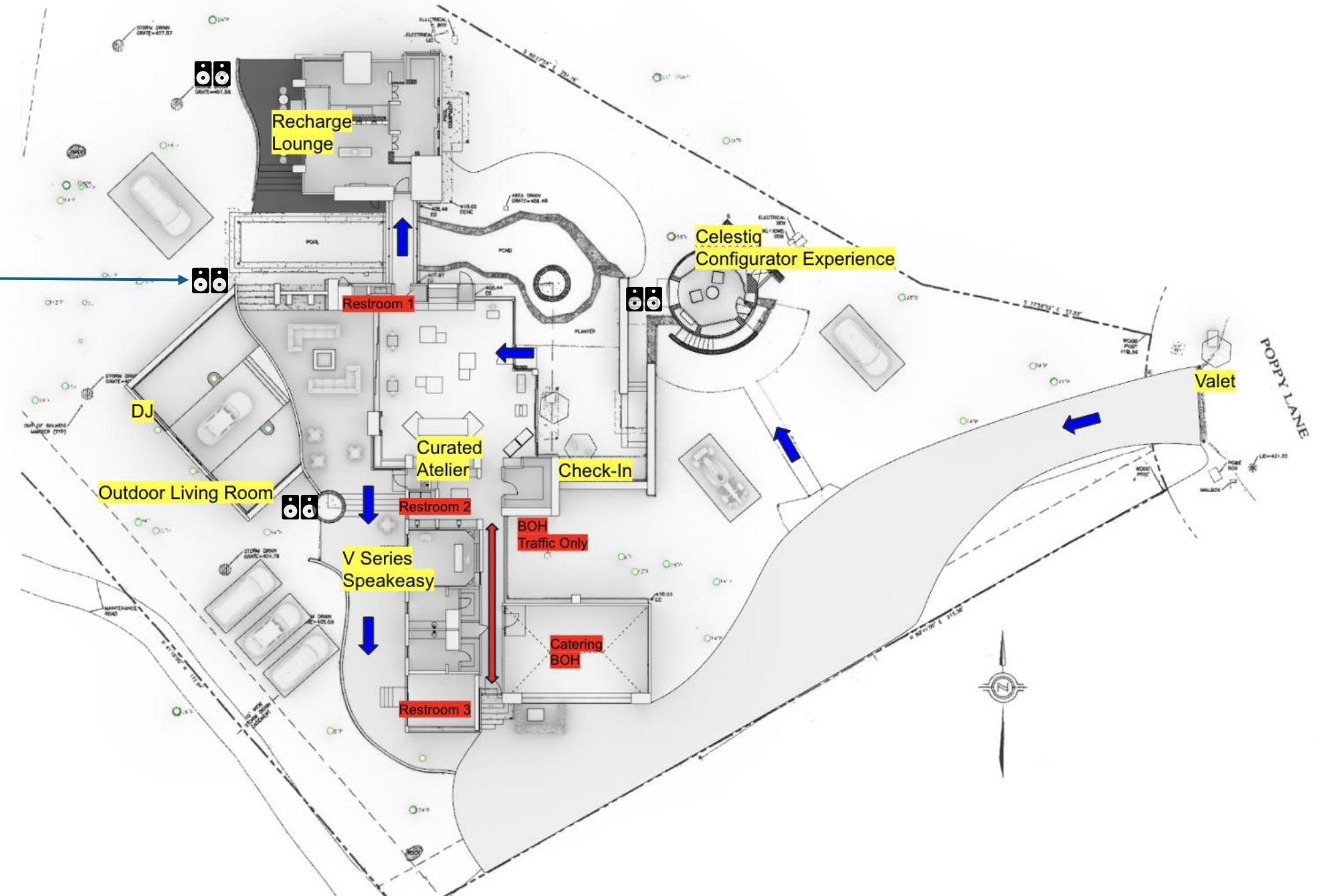
Vehicle Platforms are 6" high.





SITE PLAN

Speakers



PROPOSED PROGRAMMING

SCHEDULE AT A GLANCE

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
AUGUST 12	AUGUST 13	AUGUST 14	AUGUST 15
7:30 PM – 10:00 PM (36 PAX) OPENING DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 7:30 PM – 10:00 PM (36 PAX) CLIENT DINNER	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:00 PM DINNER FLIP 7:30 PM – 10:00 PM (36 PAX) EVENING DINNER (PARTNER OWNED)	10:00 AM – 5:00 PM (100 PAX on a flow throughout day) DAYTIME HOSPITALITY 5:00 PM HOSPITALITY CLOSES 5:00 PM – 7:30 PM CLOSING PARTY PREP 8:00 PM – 11:00 PM (150 PAX on a flow throughout night) CLOSING PARTY



PARKING AND VALET PLAN

PARKING AND VALET OPERATIONS

Date	Programming	Valet / Parking Procedure
August 12 August 13 August 14	10:30 – 5:00pm: Daytime hospitality (100 guests on a flow) 7:30 – 9:00pm: Dinner (36 guests)	1. Guests arrive to 32 Poppy Ln. 2. Valet staff parks 25 cars next door at 30 Poppy Ln. 3. Valet staff parks 30 cars next door at 34 Poppys Ln. **(See following slides for parking map)
August 15	10:30 – 5:00pm: Daytime hospitality (100 guests on a flow) 8:00 – 9:30pm: Closing party (100 guests on a flow)	

PARKING LOCATION #1: 30 Poppy Lane



**CADILLAC HOUSE
32 POPPY LANE**

**VALET PARKING SITE #1
30 POPPY LANE
(25 CARS)**

PARKING LOCATION #1: 30 Poppy Lane

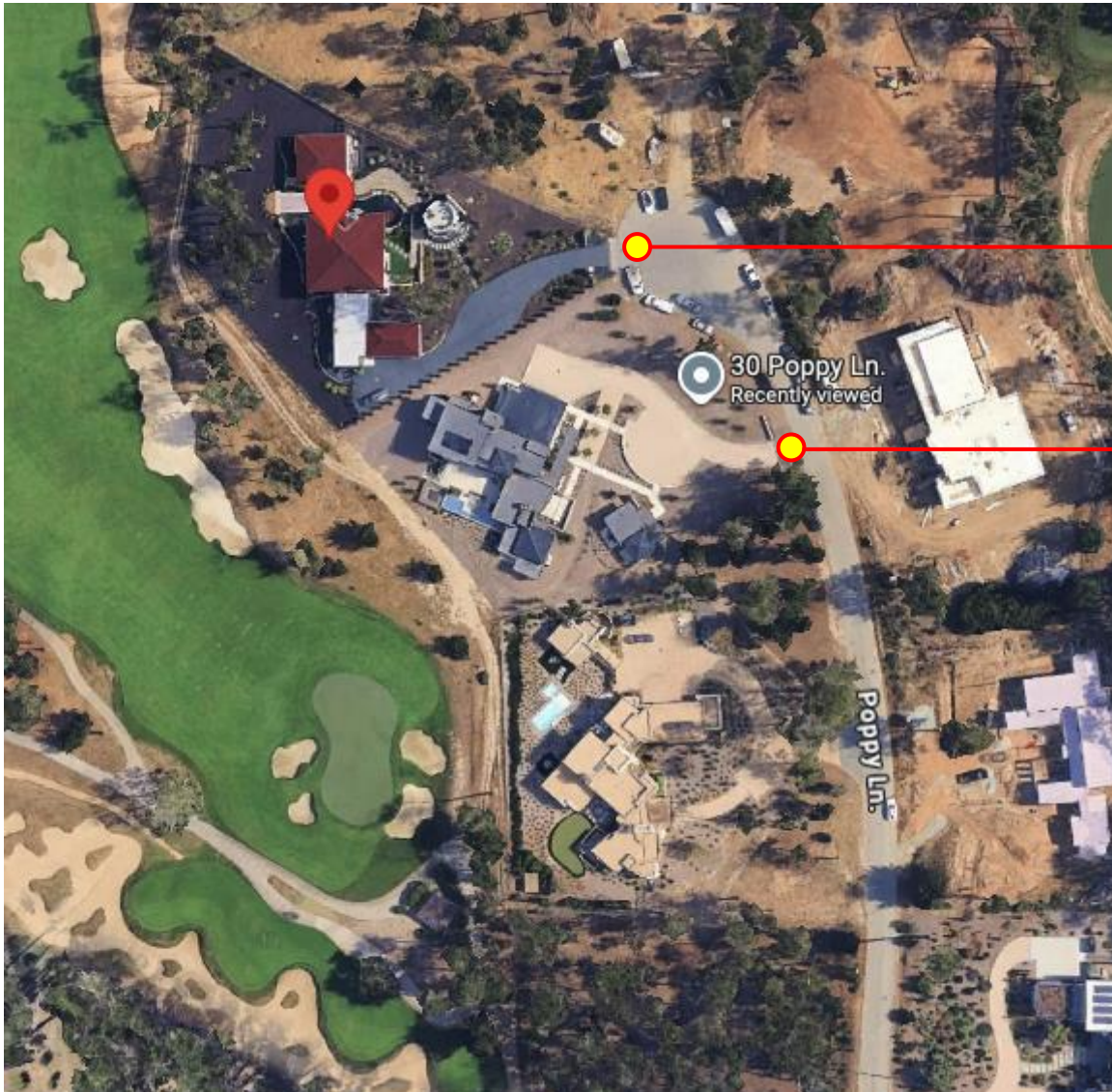


VALET PARKING SITE #2
34 POPPY LANE
(25 CARS)

CADILLAC HOUSE
32 POPPY LANE

TRAFFIC MANAGEMENT PLAN

PARKING LOCATION #1: 30 Poppy Lane



A two-person traffic management team will be present:

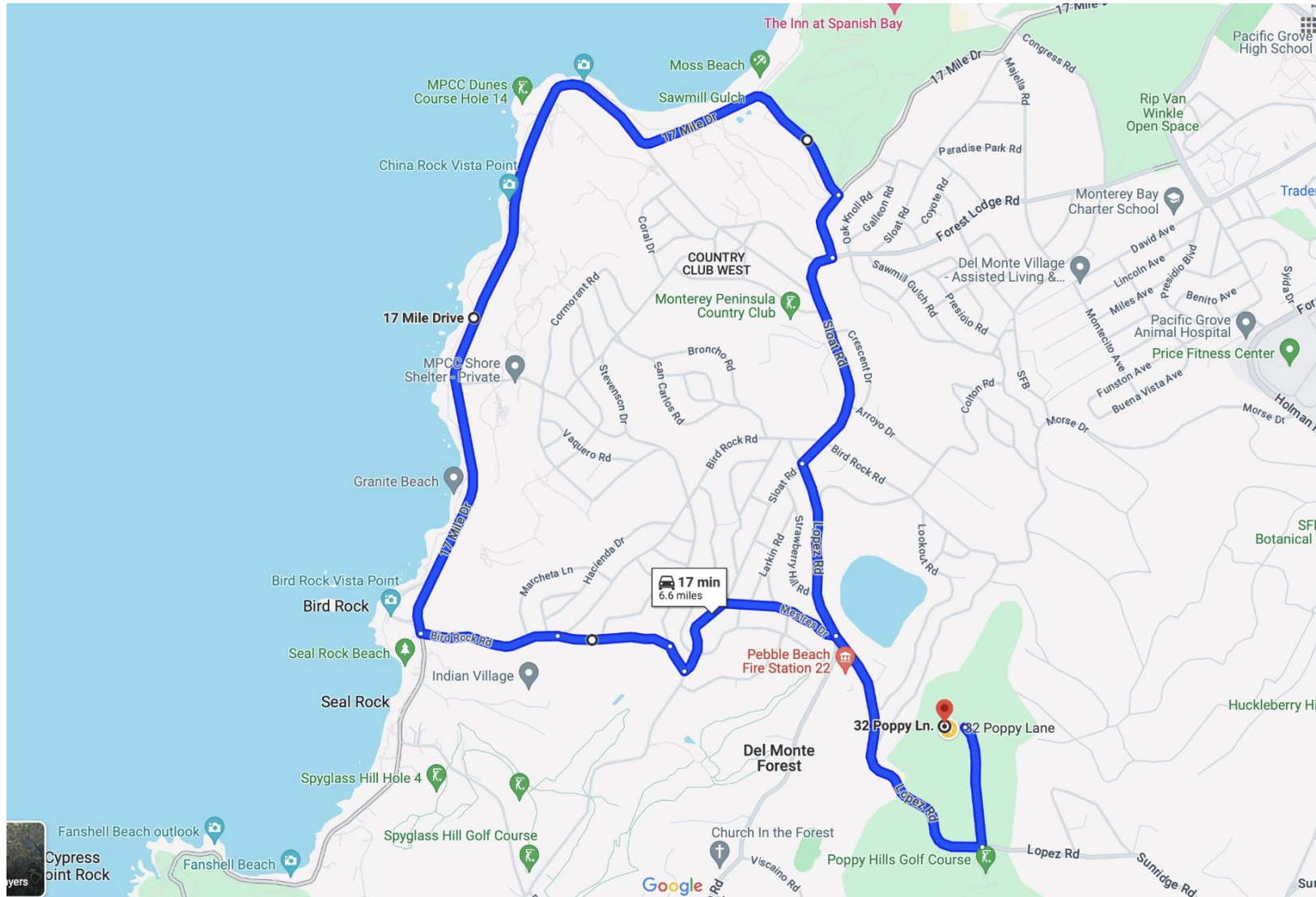
- 1x person in front of 32 Poppy Ln. This team member will direct guests valeting their vehicles to valet stand in order to keep traffic moving.
- 1x person stationed on Poppy Ln to keep traffic moving and direct guests to Cadillac House.

No warning signs, flagger (flutter) signs, directional signs, etc. will be utilized.

No temporary road closures, traffic stoppages, lane closures will be implemented.

PROPOSED TEST DRIVE ROUTE

TEST DRIVE ROUTE



This route will run clockwise to minimize left turns.

All guests to be accompanied by professional driver to maintain speed limits and traffic laws.



THANK YOU