

01/16/2025

Dear City of Doral Planning and Zoning Department,

This letter expresses our intent to host our annual "Irie Jungle" craft beer festival in the City of Doral. This exciting event will take place on **Saturday, April 19th, 2025, from 1:00 PM to 5:00 PM** at our facility located in 2685 Nw 105th ave, Doral FL 33172.

Event Goal:

Irie Jungle 2025 aims to create a unique and immersive experience for attendees, showcasing a diverse selection of craft beers, wines, and coffees while fostering a sense of community and celebrating the vibrant arts and culture scene in Doral.

Event Summary:

Irie Jungle is a curated multi-sensory tasting experience featuring:

- **50+ renowned breweries** from around the world.
- **Local culinary pop-ups** offering a variety of delicious food options.
- **Immersive art installations** showcasing local artists.
- **Live music** featuring local DJs and reggae bands.

Benefits to the City and Residents:

- **Economic Impact:** Irie Jungle will attract a large number of attendees from Doral and surrounding areas, generating revenue for local businesses and boosting the city's economy.
- **Community Engagement:** The event provides a unique opportunity for residents to connect and engage with each other, fostering a sense of community and promoting local artists and businesses.
- **Cultural Enrichment:** Irie Jungle will showcase the city's vibrant arts and culture scene, contributing to its reputation as a thriving hub for creativity and entertainment.
- **Tourism Promotion:** The event will attract visitors from outside Doral, promoting the city as a desirable destination for craft beer enthusiasts and those seeking unique cultural experiences.

We are committed to organizing a safe and responsible event that complies with all city regulations and ordinances. We have implemented comprehensive safety measures, including Police and Private security assistance to ensure a positive and enjoyable experience for all attendees.



We believe that Irie Jungle 2025 will be a valuable asset to the City of Doral, providing a memorable experience for attendees while contributing to the city's economic growth and cultural enrichment. We kindly request your approval to proceed with the planning and execution of this event.

Thank you for your time and consideration. We look forward to your positive response.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Chocron', with a stylized, flowing script.

Daniel Chocron
Co-Founder and CEO
Tripping Animals Brewing

01/16/2025

The logo for Tripping Animals Brewing. The words 'Tripping Animals' are written in a large, orange, cursive script. Below 'Animals', the word 'BREWING' is written in a smaller, orange, sans-serif, all-caps font.



RECEIVED 12/5/2024

City of Doral Outdoor Event Application Packet

What is considered a Special Event?

Special events are concerts, festivals, races, walks, triathlons, circuses, carnivals, shows, exhibitions, and other similar activities or gatherings taking place in city venues of events that take place in an open-air space or venues, whether operated totally outdoors, on stage, under tents or with the use of temporary buildings or structures, to which members of the public are invited as participants or spectators. Special events shall not be permitted to locate or operate in the city except as provided in this article.

For demonstrations and assemblies, please contact the Police Department at 305-593-6699.

What you should know:

PLEASE CONTACT THE PLANNING AND ZONING DEPARTMENT AT pzspecialevents@cityofdoral.com FOR A BRIEF PRE-APPLICATION MEETING.

SPECIAL EVENTS THAT REQUIRE CITY COUNCIL APPROVAL:

- 400 + participants
- Two consecutive days
- Event hold in City property
- Any reason that deems it necessary such as impact on traffic, noise, etc.

FEES

- PZ \$350.00 plus \$15.00 technology fees
- Between 89 days – 60 days additional \$200.00
- Between 59 days – 45 days additional \$400.00
- Less than 45 days prior to the event \$1,000.00 non-refundable fee and requires City Council approval.

CONTACT BUILDING DEPARTMENT AT 305-593-6700 FOR INFORMATION ABOUT BUILDING PERMITS

IF YOUR EVENT REQUIRES:

- Tents larger than 10x10
- Generator larger than 10 kw
- Stage
- Portable toilets, to obtain required permits

Exceptions to the Special Events Regulations

A minor outdoor activity, on private property which is defined as an outdoor event and is self-contained that has a total attendance of less than 100 persons, has a limited impact on traffic, parking, and noise in surrounding neighborhoods, and does not exceed the capacity of the facility to other property proposed to be used.

Corporate parties/gatherings located on business premises that does not require any city services. The sponsor of the proposed outdoor activity shall submit all details of such proposed activity to the planning and zoning department at least 30 days in advance of the event.

Events by a self-insured governmental entity.

Outdoor retail events in which the owner or lessee of the property used for a retail use is selling his/her/its merchandise on site may be exempt from the provisions of this article, provided that: such an outdoor retail event is contained wholly on the retail property (shall not occupy public sidewalks, rights-of-way, or property or other private property); event areas may not occupy any required parking spaces; four feet of clear passage is maintained in any occupied private sidewalks; adequate sanitary facilities are available in the subject retail business to accommodate patrons.

Submittal Requirements

- Special Event Permit Application
- Fee: Please see above for fee information
- Hold Harmless Letter
- Site Plan showing layout of the event (provide as much detail as possible)
- Owner's Letter of Approval, if applicable.
- Certificate of Insurance (The applicant shall provide a certificate of insurance satisfactory to the city manager or designee, such insurance to be comprehensive general liability insurance in a minimum amount as may be determined by the city's risk management division, naming the city as an additional insured)
- Consumer's Certificate of Exemption OR Letter from Department of Treasury (IRS)*
*ONLY FOR NON-PROFIT ORGANIZATION

Once a COMPLETED application is received by the Planning and Zoning Department, the application will be reviewed by the respective departments: Parks and Recreation, Planning & Zoning, Building, Police, Public Works.

I, Daniel Chocron hereby acknowledge that all required permits should be approved before to the opening of this event and fees due should be paid no later than fourteen (14) days prior to this event.



SIGNATURE

12/03/24

DATE



Location Type
Public Property ☐ Private Property ☐

City of Doral Outdoor Event Application

Special Event Name: Irie jungle 2025

Event Organizer: Tripping Animals Brewing Event Address: 2685 nw 105th ave

City: doral State: fl Zip Code: 33172 Dates: 04/19/25 to 04/19/25

Event Hours: From 12:00pm (am/pm) to 6:00pm (am/pm) Estimated Attendance: 600

Applicant Information

Applicant's Name: Daniel Chocron Title: owner

Applicant Address: 10221 e cypress ct City: pembroke pine State: fl

Zip Code: 33026 Telephone: 7866093707 Email: dchocron@trippinganimals.com

Promoter/Company Information

Organizer Name: Tripping Animals Brewing

Organizer Address: 2685 nw 105th ave City: doral State: fl

Telephone: 7866093707 Email: dchocron@trippinganimals.com

General Event Information

TYPE OF EVENT:

Grand Opening ☐ Parade ☐ 5K Run/Walk ☐ Corporate/Business ☐ Groundbreaking/New Project ☐
 Athletic/Sports ☐ Holiday Themed ☐ Store Anniversary ☒ Other (specify): _____

SPECIAL CONSIDERATIONS:

Animal ☐ Cooking ☒ Alcoholic Beverages ☒ Road Closures ☐ Firework ☐ Food Trucks ☐

Other (specify): _____

Event Description: Event to release new product, there will be beer, wine, and food

Purpose of Event: Promote new product

Period of Requested Use (Including Set-up / Tear-down and Clean-up time):

From 6am To 8pm

Yes No

☒ ☐ Is this event open to the general public?

☒ ☐ Will there be an admission fee? If yes, please provide amount(s): 60

☒ ☐ Will alcoholic beverages be served, sold Yes ___ No ☒ Type beer Price ___

☒ ☐ Will you have music? Live ☒ Taped ___ Type of music Reggae and classics

☒ ☐ Will there be on-site registration? Yes ☒ No ___

☐ ☒ Will there be sponsors or vendors on-site? If yes, please list them below.

Bar track

Outdoor Event Budget

Detailed Revenue

Source	Price	Total Amount of Income
Tickets	70	42000
Total Revenue		

Detailed Expenditures

Item	Total Amount of Expense
band	15000
security	2000
beer	10000
sound	5000
extra	3000
Total Expenses	35000
Net Income Expected	7000

Outdoor Event History

List any events sponsored by your organization and where they were held. Please include, the event name, date, total attendance, and any incidents during the event (if any).

1. Irie jungle 2019 300 people no incident

2. Irie jungle 2022 350 people no incident

3. Irie jungle 2024 380 people no incident

Building Department Initial Review

Building Trade

Yes No

Will your event require tents? Size: 10x10 Quantity: 24 ☒ ☐

If larger than 10X10, please explain how the tent(s) will be grounded? _____

Will your event require a stage, or platform? Size: _____ Quantity: _____ ☐ ☒

Other temporary structure(s)? Please, explain: _____

Office Use Only

Permit Required: Yes ____ No ____ Staff: _____ Date: _____

Electrical Trade

Yes No

Will a generator be used? Size (Watts): _____ Quantity: _____ ☐ ☒

Will light towers be used? Quantity: _____ ☐ ☒

Any other electrical need(s) not specified? Please, explain: _____ ☐ ☒

*Office Use Only*Permit Required: Yes ☐ No ☐ Staff: _____ Date: _____

Plumbing Trade

What type of restroom facilities will be provided? Existing Building ☒ Portable Toilets ☒What is the distance of the path to the restrooms nearest the main event? ft (ft.)*Office Use Only*Permit Required: Yes ☐ No ☐ Staff: _____ Date: _____

Public Works Department

Traffic Impact Initial Review

Will your event involve any partial or complete road/lane closures? Yes ___ No ^x ___
if yes, please provide additional information below.

Will your event involve any partial or complete sidewalk closures? Yes ___ No ^x ___

Proposed event will occupy: One lane ___ Two Lanes ___ Half Street ___ Full Street ___

How many of the following? Vehicles ___ Pedestrians ___

Street Name: _____

From: _____ to _____

Beginning Date: _____ Time: _____ Ending Date: _____ Time: _____

Street Name: _____

From: _____ to _____

Beginning Date: _____ Time: _____ Ending Date: _____ Time: _____

Street Name: _____

From: _____ to _____

Beginning Date: _____ Time: _____ Ending Date: _____ Time: _____

You may be required to hire off-duty police officers for traffic control and ensure the safety of participants and/or spectators.

Emergency vehicles must have access without delay.

Office Use Only

MOT Permit Required: Yes ___ No ___ Staff: _____ Date: _____

Signed by Permittee: _____ Title: _____ Date: _____

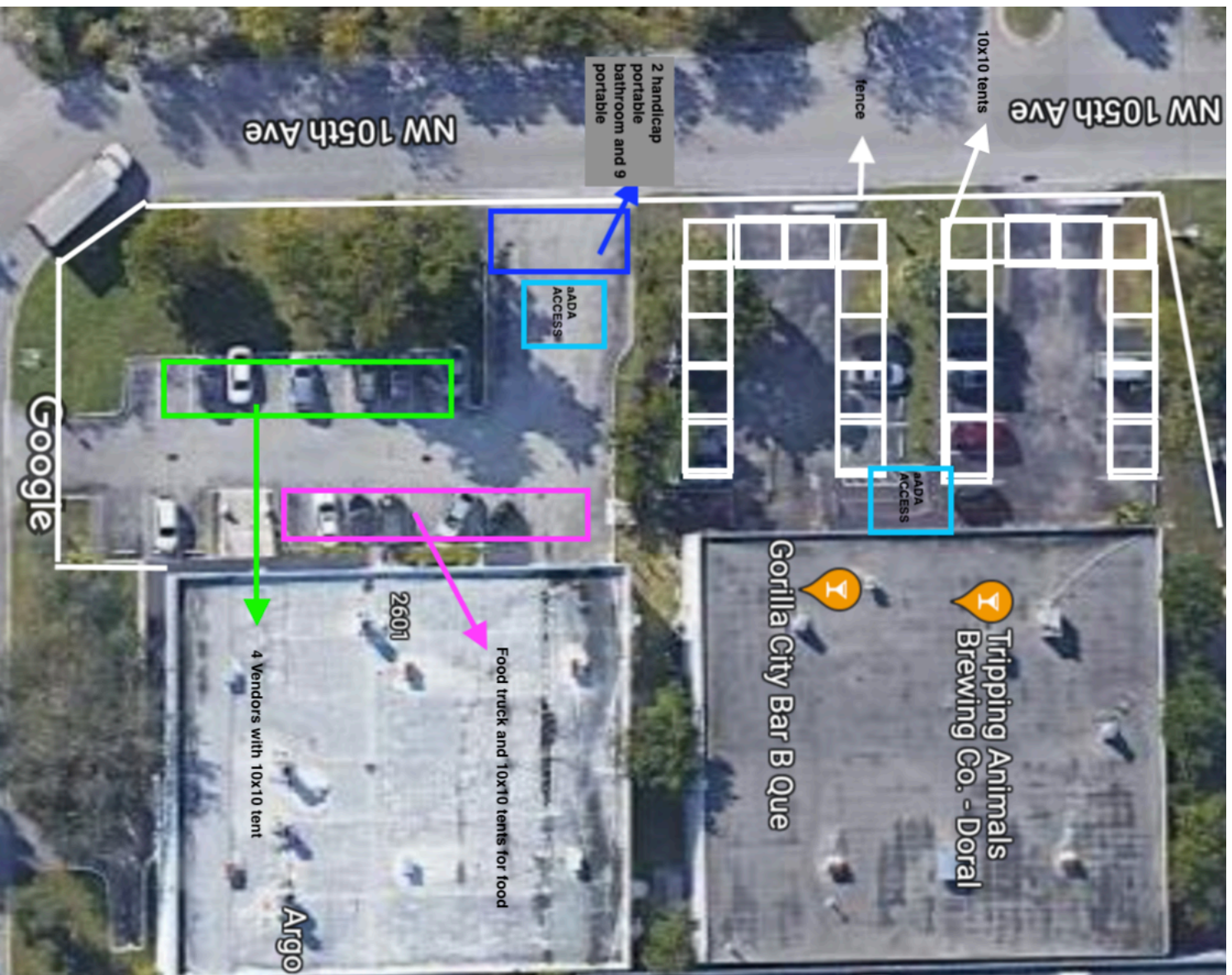


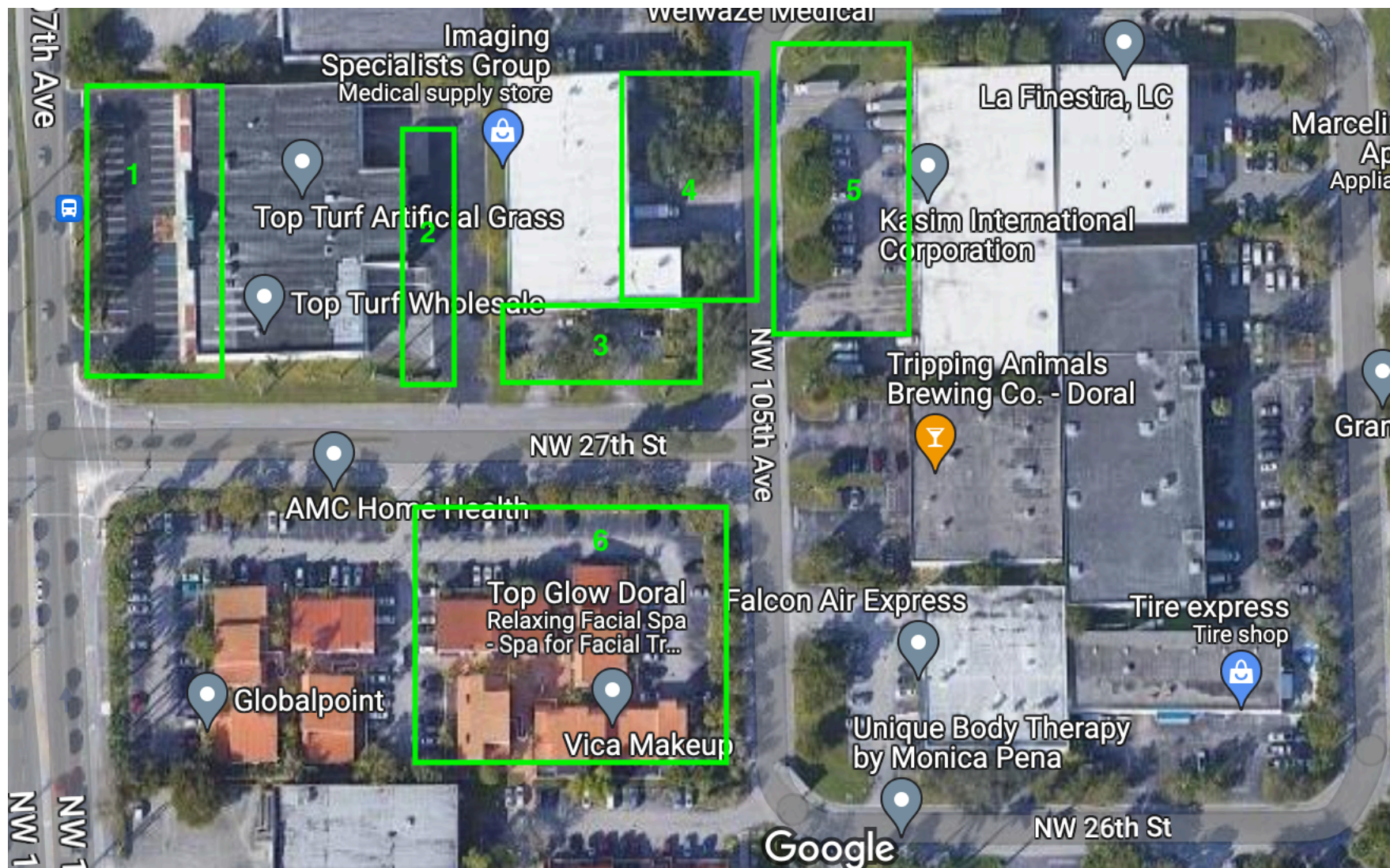
I Daniel Chocron agree to hold the city of Doral, its agent, and authorized personnel harmless and relieve them from any responsibility or liability for any legal action or damage, cost expense (including attorney's fees) resulting from damage and/or personal injury that should occur on the premises

A handwritten signature in black ink, consisting of the letters "DC" in a stylized, cursive font.

Daniel Chocron

Date: 12/03/24





PARKING LICENSE AGREEMENT

This Ramp Parking License Agreement (the "Agreement") is entered into between **SHALBAF, LLC, d/b/a PARKTEL USA**, a Florida limited liability company ("Licensor") and **WILD ANIMALS BREWING, LLC**, a Florida limited liability company ("Licensee") on this 27th day of April 2022.

WITNESSETH:

In consideration of the covenants and agreements hereto expressed and for other valuable consideration, the receipt of which is acknowledged, the Licensor and Licensee covenant and agree as follows:

1. **License.** Subject to the terms and conditions of this Agreement, Licensor grants Licensee a limited license for the use and occupancy of Licensee, the parking area located at 10505 NW 27th Street, Miami, FL 33172 including crosshatching (the "Parking Area"). The parties do not intend to create a lease or any other interest in real property for Licensee through this Agreement, and the parties only intend to create a license that is revocable at will by either Licensor or Licensee as provided herein. Licensee has inspected the Parking Area and agrees to accept the Parking Area in "AS-IS", "WHERE-AS" and "WITH ALL FAULTS" on the date hereof. THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS AGREEMENT, THE PARKING AREA, OR THE PROPERTY OR THE REAL PROPERTY OR PROPERTY INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

2. **Term.** The "**License Period**" for the Parking Area shall commence on April 27, 2022 (the "**Commencement Date**"), and subject to sooner termination as hereafter provided, shall continue until Licensor, at its sole discretion, chooses to revoke this License. Notwithstanding the foregoing, this Agreement shall be revocable by either party at any time during the License Period; provided that the terminating party delivers to the non-terminating party thirty (30) days' prior written notice of its election to terminate. The termination notice shall state the date of termination and shall be sent in accordance with the notice requirements of this Agreement. Either party's termination right is subject to no default existing under this Agreement at the time the termination notice is sent and on the actual termination date.

3. **License Fee.** Licensee shall pay a license fee (the "License Fee") for the Parking Area in the monthly amount of fifty and 00/100 dollars (\$50.00), plus applicable sales tax. Licensor reserves the right to increase the monthly License Fee, at any time, upon thirty (30) days' advance notice to Licensee. The License Fee shall be payable by Licensee to Licensor in advance each calendar month during the License Period, by no later than the first (1st) day of each month and shall be made payable to Licensor in United States dollars and delivered to Licensor at the address specified herein or such other address as Licensor may designate by written notice from time to time.

On the Commencement Date, Licensee shall pay an amount equal to one (1) month's License

Fee. If the Commencement Date is not on the first day of a month, then on the Commencement Date, Licensee shall also pay a portion of the License Fee that is calculated on a per diem basis for the number of days from the Commencement Date through the last day of the month in which the Commencement Date occurs (both dates inclusive). The one (1) month's License Fee payment made on the Commencement Date shall be credited toward the first full month's License Fee payment due and payable under this Agreement.

4. **Use and Access.** The Parking Area shall be used solely by the Licensee and for no other purpose except as may be agreed upon by Licenser in writing in its sole and absolute discretion. Licensee shall have the right of access to the Parking Area between the hours of 5:00 PM and 6:00 AM Monday-Friday and 24-hour access on Saturdays and Sundays; provided, however, Licenser, its employees, contractors, and agents shall also at all times have access to the Parking Area, no consent of the Licensee being required for any such access at any time.

4.1 Maintenance.

5. **Security.** Licensee expressly agrees that Licenser will have no duty to provide security and that Licenser does not assume any obligation to provide for the security of the Parking Area or to protect individuals using the Parking Area, or vehicles or property in the Parking Area. Licenser will not be liable to Licensee or any other person or entity, for direct or consequential damage, or otherwise, for any failure to provide security to the Parking Area.

6. **Damaged Property.** Licenser shall have no responsibility or duty to Licensee or their employees, guests, invitees, agents or contractors in the event of any damage to or theft or loss of any airplanes, vehicles, equipment or property of the Licensee or its employees, guests, invitees, agents or contractors and Licensee shall look to its own insurance coverage (and to any self-insured portion of the damage, theft, or loss), if any, for recovery in the event of any such damage, theft, or loss.

7. **Rules and Regulations.** Licensee shall promptly comply with all present and future applicable laws and regulations of all state, federal, municipal and local governments, departments, commissions and boards and any direction of any public officer pursuant to law (collectively, "**Laws**") having jurisdiction which shall impose any obligation or duty upon Licenser or Licensee with respect to the Parking Area.

8. **Repairs.** Throughout the License Period, Licensee shall take good care of the Parking Area. Licensee shall also be responsible for the cost to repair any damage to the Parking Area caused by Licensee, its employees, agents, contractors and invitees. The repair obligations outlined herein shall survive any cancellation, expiration or termination, for any reason, of this Agreement.

9. **Notices.** Any notice under this Agreement must be given by certified mail, overnight mail, or by personal delivery. Any such notice will be effective upon receipt. Either party may designate in writing from time to time a new and/or substitute address for notices, and thereafter notices shall be directed to such substitute address. Notices must be sent to the address for the

receiving party as designated below:

For Licensee:

Wild Animals Brewing, LLC
2865 NW 105th Ave
Doral FL 33172
Attention: Daniel Alejandro Chocron
Phone: (786) 609-3707
Email: dchocron@trippinganimals.com

For Licensors:

Shalbaf, LLC d/b/a ParkTel USA
2875 NE 191st Street Suite 801
Aventura, FL 33180
Attention: Joanna Plessis, Esq.
Phone: (305) 932-6262
Facsimile: (305) 933-9393
Email: jplessis@serberlawfirm.com

10. **Severability.** If a court of competent jurisdiction determines that any paragraph or other part of this Agreement is void, illegal, or otherwise unenforceable, the remaining provisions of the Agreement will not be rendered void and enforceable as a result but rather will remain in full force and effect.

11. **No Assignment.** The Licensee may not assign its rights, obligations, or duties under this Agreement without first receiving the Licensors' written consent. This license is not transferable and may not be assigned without Licensors' prior written consent.

12. **Insurance.** Licensee shall, during the entire Term of this Agreement, keep in full force and effect a policy or policies of general liability insurance and property damage insurance with respect to the Parking Area and the usage and occupancy by Licensee, and any employees, guests, or agents of Licensee in the Parking Area, for which the combined single limit of liability shall be not less than Two Million Dollars (\$2,000,000.00). Such general liability policy shall name Licensors as additional insured and contain a clause that the insurer shall endeavor not to cancel or to reduce the insurance coverage limits below the levels required herein without first giving Licensors thirty (30) days' prior written notice, except cancellation for nonpayment of premium, in which case only ten (10) days' prior written notice shall be required. The above-described limits of general liability insurance shall be adequate so long as Licensee also maintains an umbrella policy of insurance with limits of liability of not less than Three Million Dollars (\$3,000,000.00). Should Licensee not maintain an umbrella policy with such limits, then the limits in Licensee's general liability insurance shall be increased to Two Million Dollars (\$2,000,000.00). Licensee's insurance policies shall be carried with an insurance company or companies with a general policy holders' rating of not less than "A-VII" as rated in the most current available Best's Key Rating Guide and which are qualified to do

business in the state in which the Parking Area is located. If Licensee shall fail to procure and maintain said insurance, Licenser may, but shall not be required to, procure and maintain same, at the sole expense of Licensee.

13. Liability. Indemnification. Licensee understands and expressly agrees that Licenser shall not be responsible for loss or damage to any personal property or vehicle or its contents, by fire, vandalism, theft, or any other cause, nor for any loss, damage, or injury by or to other people or any other individual personal injury of any nature. Licensee will defend, indemnify and hold harmless the Licenser and its officers, employees, and agents against all claims, causes of action, liabilities, or damages, including all costs, expenses, reasonable attorneys' fees, for bodily injury or death to any person, and damage to property of any person, including, but not limited to that of the Licenser's agents or employees, resulting from or arising from Licensee's employees, guests, or agents use of the Parking Area or the terms of this Agreement. If any action or proceeding shall be brought against Licenser by reason of any such claim, Licensee, upon notice from Licenser, shall defend the same at Licensee's expense by counsel reasonably satisfactory to Licenser. Licensee, as a material part of the consideration to Licenser, hereby assumes all risk of damage to property or injury to persons in, upon or about the Parking Area and Licensee hereby waives all claims against Licenser with respect thereof. Licenser, its employees or its agents shall not be liable for any damage to any property entrusted to employees of the Licensee, nor for loss or damage to any portion of the Parking Area or any property therein by theft or otherwise, nor for any injury to or damage to any persons, any portion of the Parking Area or any property therein resulting from fire, explosion, acts of God, construction defects, mechanical defects, water or rain which may affect the Parking Area or from the street or subsurface or from any other place resulting from dampness, breakage, stoppage, negligence, accidents or any other cause whatsoever. Licenser shall not be responsible or liable to Licensee for any loss or damage that may be occasioned by or through the acts of omissions of persons occupying adjoining parking areas or any part of the parking area adjacent to or connected with the Parking Area. Licenser or its agents shall not, under any circumstances, be liable for loss of business by or other consequential damages to Licensee. Licensee shall give prompt notice to Licenser in case of fire or accidents in the Parking Area. Moreover, Licensee understands and acknowledges that failure to comply with the terms of this Agreement and, upon its termination, failure to surrender and vacate the Parking Area, may cause Licenser irreparable harm and injury for which Licensee accepts full responsibility and agrees to indemnify Licenser if it fails to vacate and surrender the Parking Area at termination of this Agreement.

14. Compliance with Law. Licensee will, at its own expense, promptly comply with all lawful statutes, ordinances, rules, orders, regulations, and requirements of the federal, state, county or municipal governments now in force or hereafter enacted, including the Americans with Disabilities Act (the "ADA") and with all applicable environmental laws, rules and regulations, including, without limitation, the Federal Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act of 1980 and all amendments and supplements. Specifically, and without limiting the generality of the foregoing, Licensee shall not place or store any Hazardous Waste in, upon or at the parking Area, nor shall Licensee cause any releases or discharges of Hazardous Waste from the Parking Area in violation of any applicable environmental laws or regulations. "Hazardous Waste"

shall mean and include those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material as now or at any time in effect.

Licensee hereby agrees to indemnify Licensors and hold Licensors harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys' fees for attorneys of Licensors' choice, costs of any settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Licensors by a person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Parking Area of any hazardous waste (including, without limitation, any losses, liabilities, including strict liability, damages, injuries, expenses, including attorney's fees for attorneys of Licensors' choice, costs of any settlement or judgments or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any federal, state or local "Superfund" or "Superlien" laws, and any and all other statutes, laws, ordinances, codes, rules, regulations, orders or decrees regulating, with respect to or imposing liability, including strict liability, substances or standards of conduct concerning any hazardous waste).

15. Default. An event of default will be deemed to occur if any of the following happen: (a) failure of Licensee to timely pay any fee or invoice when due; (b) failure of Licensee and/or Licensee's employees, guests, or agents to observe or perform any of the covenants, conditions or provisions of this Agreement to be observed or performed by Licensee; (c) failure of Licensee to obey the Licensors' rules and regulations concerning matters of repairs, security, safety, or preservation of Licensors' Parking Area; (d) the making by Licensee of any assignment or general arrangement for the benefit of creditors; (e) filing against Licensors a petition to have Licensors adjudged bankrupt, or a petition of reorganization or arrangement under any law relating to bankruptcy; or (f) failure of the Licensee to comply with any other terms, covenants or conditions of this Agreement. In the event of default, Licensee understands that Licensors may terminate this Agreement effective immediately and retain all fees previously paid by Licensee.

16. Confidentiality. Non-Disclosure. This Agreement and the terms hereof constitute a confidential business relationship between the parties. Each party acknowledges that significant damage could be done to the other party should the terms of this Agreement become public knowledge. Both parties agree that they will not reveal the terms of this Agreement to any third party (excluding their agents, attorneys, representatives, and others with whom they have a legal obligation to disclose) and that they will exercise reasonable precautions to ensure that neither they nor their employees or agents shall allow the terms of the Agreement to become public knowledge. Unless required by law, Licensee agrees that it will not at any time, either during or after the term of this Agreement, without the prior written consent of Licensors, divulge or disclose to anyone outside, or appropriate for its own use or the use of any third

party, any information received from Licensor after execution of this Agreement (such information shall be referred to as “Confidential Information”), and will not, during the term hereof, or at any time thereafter, disclose or use or attempt to use any such Confidential Information for its own benefit, or the benefit of any third party, or in any manner which may injure or cause loss or may be calculated to injure or cause loss to Licensor. Licensee’s obligations contained in this section shall survive the termination of this Agreement.

17. **Nonwaiver.** The Licensor’s acceptance of any fees or failure to complain of any action, nonaction, or default of Licensee, whether occurring one time or repeatedly, will not constitute a waiver of any of the Licensor’s rights or remedies under this Agreement.

18. **Attorneys’ Fees.** In connection with this Agreement, if any action at law or equity is commenced between the parties hereto, Licensor shall be entitled to recover all costs and expenses, including attorneys’ fees and the cost of experts in connection with such dispute (at both trial and appellate levels) in such amount as the court may adjudge reasonable, whether such fees and costs be incurred out of court, at trial, on appeal, in bankruptcy proceedings, or any other proceedings.

19. **Entire Agreement. Amendments.** This Agreement constitutes the entire Agreement between the parties and supersedes any and all previous written or oral agreements or representations between the parties. This Agreement may only be amended in writing signed by both parties.

20. **Jurisdiction. Venue.** This Agreement is made under the laws of the State of Florida, and any disputes that arise under or related to this Agreement will be governed by the laws of Florida, without regard to conflicts of law principles. The parties agree that venue for any legal action involving this Agreement will be in Miami-Dade County, Florida.

21. **Authorization.** Each person executing this Agreement represents and warrants that it has full authority to execute this Agreement on behalf of his or her respective party.


22. **Subordination.** This Agreement and the license granted herein are subject and subordinate to all ground and underlying leases affecting the real property owned by Licensor, and to all mortgages which may now or hereafter affect such leases, the Parking Area or the real property owned by Licensor.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS OF THE ABOVE, the parties have executed this Agreement effective as of April 27, 2022.

LICENSOR:

SHALBAF, LLC, a Florida limited liability company

By: 

Name: David Shalbaf

Title: CEO

LICENSEE:

WILD ANIMALS BREWING, LLC, a Florida limited liability company

By: 

Name: Daniel Chocron

Title: CEO



TRIPANI-01

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Plastridge Insurance Agency 820 NE 6th Avenue Delray Beach, FL 33483	CONTACT NAME: PHONE (A/C, No, Ext): (561) 808-6665 E-MAIL ADDRESS: rbrowner@plastridge.com	FAX
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Philadelphia Ins. Companies	
INSURED Tripping Animals Brewing d.b.a. Wild Animals Brewing, LLC 2685 NW 105th Ave Miami, FL 33172	INSURER B : Philadelphia Ins. Companies	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		PHPK2610008-004	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK2610008-004	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			PHUB884275-004	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			PHPK2610008-004	10/01/2024	10/01/2025	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder is listed as additional insured(s) for the coverages above when required by written contract.

Policies are endorsed to provide 30 days written notice cancellation.

Irie Jungle Event: 04/19/2025

CERTIFICATE HOLDER

CANCELLATION

City of Doral
8401 NW 53rd Terrace
Doral, FL 33166

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TRIPPING ANIMALS BREWING, LLC

Filing Information

Document Number	L15000176742
FEI/EIN Number	47-5382557
Date Filed	10/19/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2016

Principal Address

2685 nw 105th ave
Doral, FL 33172

Changed: 01/19/2018

Mailing Address

2685 nw 105th ave
doral, FL 33172

Changed: 01/19/2018

Registered Agent Name & Address

chocron, daniel alejandro
2685 nw 105th ave
doral, FL 33172

Name Changed: 09/01/2020

Address Changed: 07/18/2018

Authorized Person(s) Detail

Name & Address

Title manager

chocron, daniel alejandro
2685 nw 105th ave
MIAMI, FL 33172

Title manager

Montenegro, ignacio
2685 NW 105TH AVE
DORAL, FL 33172

Title manager

elorriaga, iker
2685 NW 105th Ave
Doral, FL 33172

Annual Reports

Report Year	Filed Date
2022	04/12/2022
2023	01/09/2023
2024	03/13/2024

Document Images

03/13/2024 -- ANNUAL REPORT	View image in PDF format
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04/11/2017 -- ANNUAL REPORT	View image in PDF format
10/20/2016 -- REINSTATEMENT	View image in PDF format
07/14/2016 -- LC Amendment	View image in PDF format
10/19/2015 -- Florida Limited Liability	View image in PDF format



Re: Parking Agreement for Irie Jungle Event on April 19, 2025

Agreement between Tripping Animals Brewing and Kasim International Corporation regarding the use of your parking facility for our upcoming event, the Irie Jungle, scheduled for April 19, 2025.

Event Details:

- Event Name: Irie Jungle
- Date: April 19, 2025

Parking Location:

- Address: 2797 NW 105th Ave, Doral, FL 33172

Usage Period:

Tripping Animals Brewing requests the use of the parking space for the duration of the Irie Jungle event on April 19, 2025. The access period will be from 11:00am to 8:00pm

Responsibilities:

Tripping Animals Brewing agrees to use the parking space responsibly and ensure that it is left in the same condition as found. Any damages or issues caused by our attendees will be promptly addressed, and we will cover any associated costs.

Indemnification:

Tripping Animals Brewing agrees to indemnify and hold harmless Kasim International Corporation from any liability or claims arising from the use of the parking space during the Irie Jungle event.

A handwritten signature in blue ink, appearing to be "Kasim", is located in the bottom right corner of the document.

Compensation:

In consideration for the use of the parking facility, Tripping Animals Brewing will provide compensation as agreed upon between the parties.

Insurance:

Tripping Animals Brewing will maintain appropriate insurance coverage for the event, including liability coverage.

Termination:

Either party reserves the right to terminate this agreement with written notice if unforeseen circumstances or breaches of terms arise.

If you agree to the terms outlined above, please sign


Thank you for your cooperation and support.

Sincerely,

Your Name **daniel Chocron**

Your Title **Cofounder**

Tripping Animals

Signature and date 

Your Name **Isabel Tenorio**

Your Title **President**

Kasim International Corporation

Signature and date January 13/2025 



January 14, 2025

EVEN Hotel Sweetwater-Doral, an IHG Hotel

10770 NW 25 ST
Doral, FL 33172
305-463-2993

Tripping Animals Brewing, Co.
2685 NW 105 AVE
Miami, FL 33172
305-646-1339

Request to Use Hotel Parking Lot for One-Day Event

Dear Iker Elorriaga, Daniel Chocron, & Ignacio Monetegro,

My name is Guillermo Del Sol, and I am the Area General Manager at the **EVEN Hotel Sweetwater Doral**, an IHG brand, located at 10770 NW 25 ST, Doral, FL 33172. We are proud to be part of the vibrant local community and value opportunities to collaborate with esteemed local businesses such as Tripping Animals Brewing Co.

Please accept this letter as written confirmation allowing Tripping Animals Brewing Co. to utilize up to 45 parking spaces at our **EVEN Hotel** located at 10770 NW 25 ST, Doral, FL 33172 for their event scheduled and being held on Saturday, April 19, 2025 from 8AM – 8PM.

We are happy to work with you to ensure that the event aligns with both our operational needs and local regulations. We are confident that this partnership will enhance our shared commitment to community engagement and create a memorable experience for attendees. I would be delighted to discuss this further at your convenience and answer any questions you may have.

Thank you for considering this opportunity. I look forward to hearing from you soon.

Sincerely,

Guillermo Del Sol
Area General Manager

A handwritten signature in blue ink, appearing to read 'Guillermo Del Sol', is written over the printed name and title.