

03/03/2026

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 18th, 2026, from 1:00 PM to 5:00 PM** at our facility located in 2685 Nw 105<sup>th</sup> 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 2026 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 flourish at the end.

Daniel Chocron  
Co-Founder and CEO  
Tripping Animals Brewing

03/03/2026

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



## 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](mailto: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

1/08/26

DATE



Location Type  
 Public Property  Private Property

## City of Doral Outdoor Event Application

Special Event Name: Irie jungle 2026

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

City: Doral State: Fl Zip Code: 33172 Dates: 04/18/26 to 04/18/26

Event Hours: From 12:00pm (am/pm) to 6:00pm (am/pm) Estimated Attendance: 650

### 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: TANDRADE@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 x Type beer Price \_\_\_\_\_
- Will you have music? Live x Taped \_\_\_ Type of music Reggae and classics
- Will there be on-site registration? Yes x 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	75	45000
Total Revenue		

#### Detailed Expenditures

Item	Total Amount of Expense	
band	14000	
security	3000	
beer	14000	
sound	5000	
extra	5000	
Total Expenses		41,000
Net Income Expected		4000

### 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 2025 600 people no incident  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
2. Irie jungle 2023 350 people no incident  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
3. Irie jungle 2024 380 people no incident  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Building Department Initial Review

#### Building Trade

Will your event require tents? Size: 10x10 Quantity: 24 Yes  No

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

Will your event require a stage, or platform? Size: \_\_\_\_\_ Quantity: \_\_\_\_\_ Yes  No

Other temporary structure(s)? Please, explain: \_\_\_\_\_

#### Office Use Only

Permit Required: Yes \_\_\_ No \_\_\_ Staff: \_\_\_\_\_ Date: \_\_\_\_\_

#### Electrical Trade

Will a generator be used? Size (Watts): \_\_\_\_\_ Quantity: \_\_\_\_\_ Yes  No

Will light towers be used? Quantity: \_\_\_\_\_ Yes  No

Any other electrical need(s) not specified? Please, explain: \_\_\_\_\_ Yes  No

*Office Use Only*

Permit Required: Yes \_\_\_ No \_\_\_ Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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**Plumbing Trade**

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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? 0 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: \_\_\_\_\_



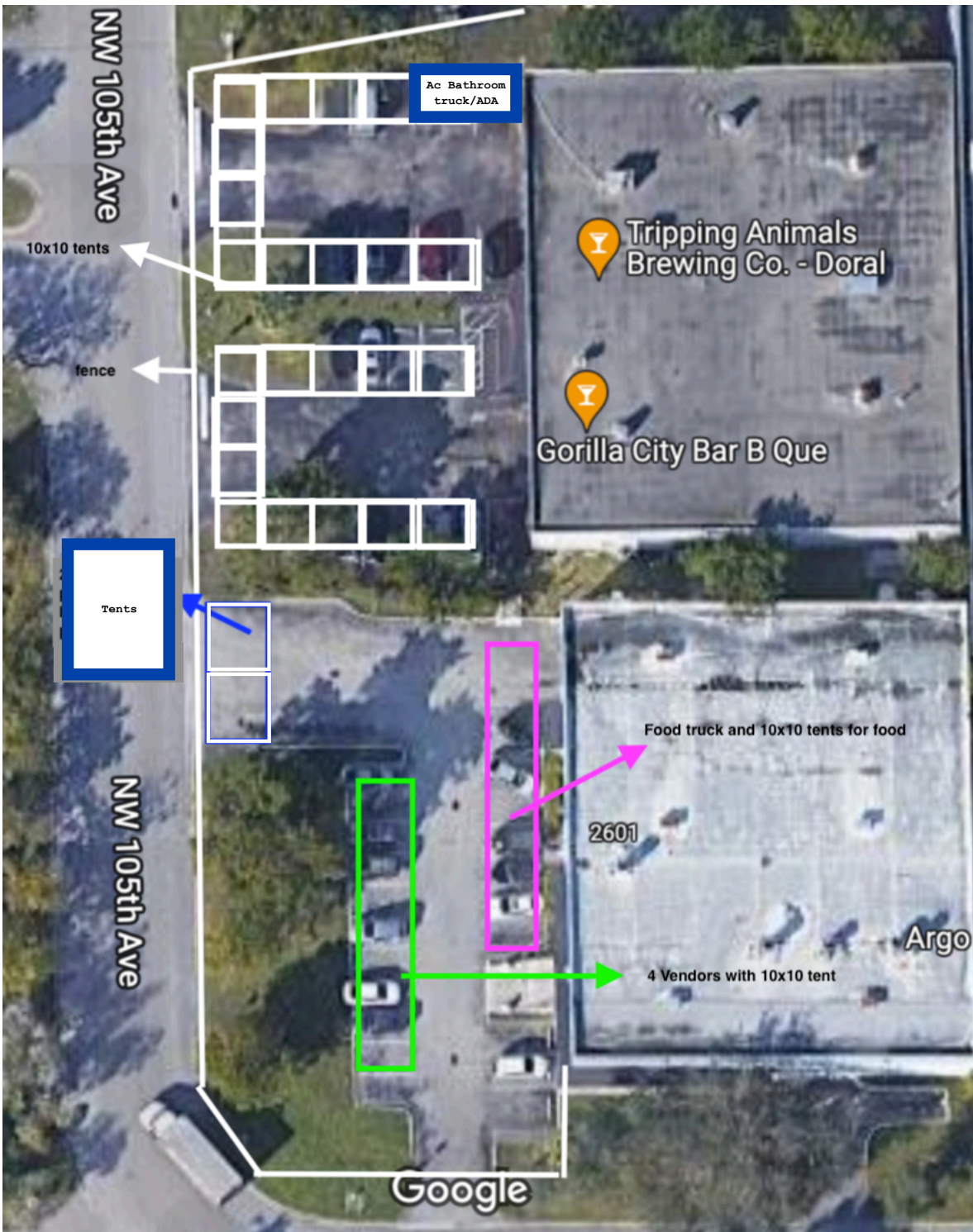
I Daniel Chocron agree to hold the city of Doral, its agent, and authorized personnel harmless and relieve them from any responsibility or liability for any legal action or damage, cost expense (including attorney's fees) resulting from damage and/or personal injury that should occur on the premises

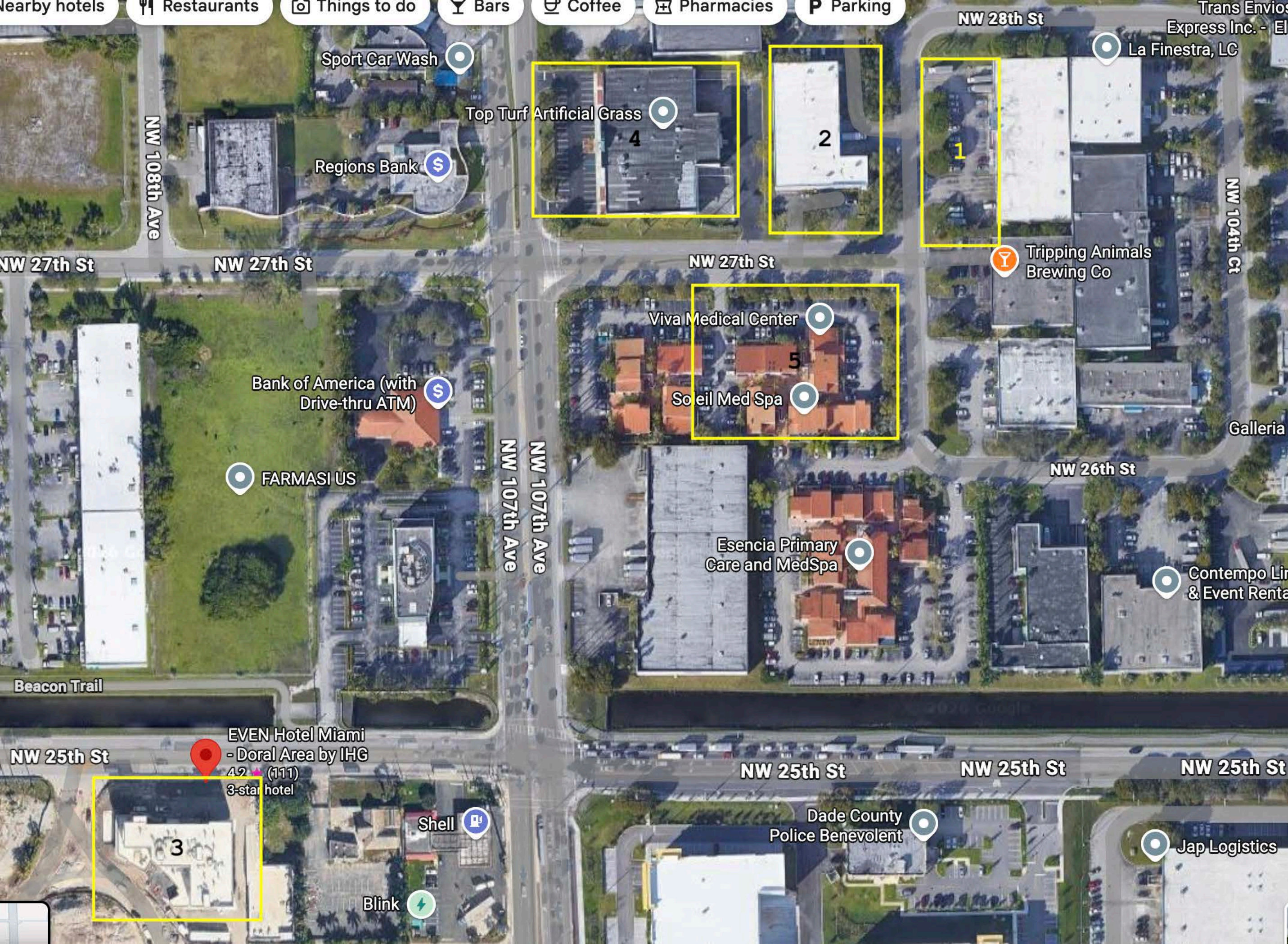
A handwritten signature in black ink, consisting of the letters "DC" in a stylized, cursive font.

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Daniel Chocron

Date:01/08/2026





NW 108th Ave

NW 28th St

Trans Envio Express Inc. - El La Finestra, LC

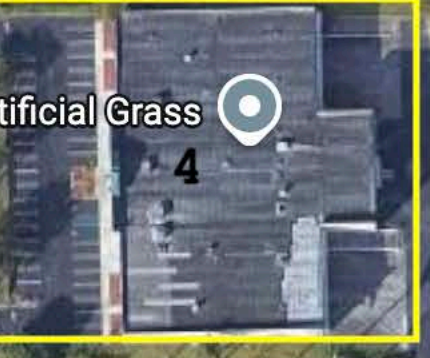
Sport Car Wash



Top Turf Artificial Grass



Regions Bank



NW 104th Ct

NW 27th St

NW 27th St

NW 27th St



Tripping Animals Brewing Co

Bank of America (with Drive-thru ATM)



Viva Medical Center



Soleil Med Spa



Galleria

FARMASI US



NW 107th Ave

NW 107th Ave

Esencia Primary Care and MedSpa



NW 26th St

Contempo Lin & Event Rental



Beacon Trail

NW 25th St

EVEN Hotel Miami - Doral Area by IHG

42 (111) 3-star hotel

3



Shell



Blink



NW 25th St

NW 25th St

NW 25th St

Dade County Police Benevolent



Jap Logistics



Owners letter of approval

To: City of Doral  
Florida  
Planning and zoning department

From: Contreras y Compania ltd

Date: 01/05/2026

I Juan Luis, President of Contreras y company ltd, owner of the property located on 2685 nw 105<sup>th</sup> ave Doral FL 33172: Hereby approve our tenant Wild Animals brewing lie to request permission to celebrate and outdoor event, at their own risk and expense, at our premises, with the following details

Date:04/18/2026

Time: 12pm to 5 pm

Description: Friend and family gathering, live music, food truck, beer and wine.

Sincerely

  
Juan Luis Contreras



Owners letter of approval

To: City of Doral  
Florida  
Planning and zoning department

From: Contreras y Compania ltd

Date:

I Juan Luis, President of Contreras y company ltd, owner of the property located on 2685 nw 105<sup>th</sup> ave Doral FL 33172: Hereby approve our tenant Wild Animals brewing llc to request permission to celebrate and outdoor event, at their own risk and expense, at our premises, with the following details

Date: 04/18/26

Time: 12pm to 5pm

Description: Friend and family gathering, live music, food truck, beer and wine.

Sincerely

Juan Luis  
Contreras Terfer  
8960928-3  
igonzalez@gymsa.cl



Firmado electrónicamente según Ley 19799  
el 20-02-2026 a las 15:37:35 con Firma Electrónica Avanzada  
Código de validación: 1771612655638  
Validar en <https://www.esigner.cl/esignercryptofront/documento/verificar/>

Juan Luis Contreras



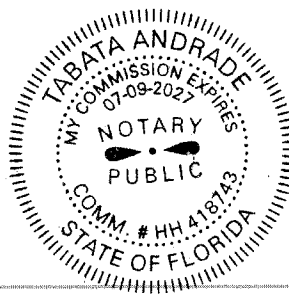
**NOTARY ACKNOWLEDGMENT**

State of Florida  
County of Miami Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 03 day of March, 2026, by Juan Luis Contreras Terfer, as President of Contreras y Compania LTO, who  is personally known to me or  has produced Driver License as identification.

Notary Public State of Florida

Print Name: Tabata Tabata  
Commission No.: HH 412743  
My Commission Expires: 07/09/2027



**Fwd: Tripping Animals Parking Agreement**

1 message

**Daniel chocron** <dchocron@trippinganimals.com>  
To: Tabata Andrade <tandrade@trippinganimals.com>

Begin forwarded message:

**From:** Mickael Paucar <mpaucar@buffalolodging.com>  
**Date:** February 12, 2026 at 3:52:50 PM EST  
**To:** Iker Elorriaga <ielorriaga@trippinganimals.com>, Daniel Chocron <dchocron@trippinganimals.com>, Ignacio Montenegro <imontenegro@trippinganimals.com>  
**Cc:** Melissa Marquez <MMarquez@buffalolodging.com>, Ana Garcia <AGarcia@buffalolodging.com>  
**Subject:** **Tripping Animals Parking Agreement**

Good afternoon, Tripping Animals team,

I hope you are all well. Thank you so much for taking the time to meet with Melissa and I today. We truly value our partnership and we thank you for the nice hospitality.

I am attaching in this email the parking agreement signed by our General Manager. Please let me know if you need any additional information added on our end and I will be more than

Have a great rest of the week!

Kindly,

**Mickael Paucar**

Director of Sales



**Now Open!!**  
**EVEN Hotel Miami – Doral Area**  
10770 NW 25<sup>th</sup> Street  
Sweetwater, FL 33172

**Hotel:** 305.463.2993  
[www.evenhotels.com/sweetwaterfl](http://www.evenhotels.com/sweetwaterfl)

This email and any attachments are intended only for the use of the addressee, and may contain information that is privileged or confidential. If you are not the intended addressee, or the person responsible to deliver this communication, including any attachments hereto or links contained herein.

February 12<sup>th</sup>, 2026

**EVEN Hotel Miami Doral, an IHG Hotel**

10770 NW 25<sup>th</sup> st

Doral Fl, 33172

305 – 463 – 2993

Wild Animals Brewing

2685 NW 105<sup>th</sup> Ave

Miami, Fl 33172

305 – 646 – 1339

**Request To Use Hotel Parking Lot for One Day Event**

Dear Iker Elorriaga, Daniel Chocron, and Ignacio Montenegro,

My name is Melissa Marquez, and I am the General Manager at the **EVEN Hotel Miami Doral**, an IHG Brand, located at 10770 NW 25<sup>th</sup> 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 Wild Animals Brewing to utilize up to 55 parking space at our **EVEN Hotel Miami Doral** located at 10770 NW 25<sup>th</sup> st, Doral, Fl 33172 for their event scheduled and being held on

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,

Melissa Marquez

General Manager

## 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 27<sup>th</sup> 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 (1<sup>st</sup>) 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 Licensor 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, Licensor, 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 Licensor will have no duty to provide security and that Licensor 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. Licensor 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.** Licensor 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 Licensor 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 105<sup>th</sup> Ave  
Doral FL 33172  
Attention: Daniel Alejandro Chocron  
Phone: (786) 609-3707  
Email: [dchocron@trippinganimals.com](mailto:dchocron@trippinganimals.com)

For Licensor:

Shalbaf, LLC d/b/a ParkTel USA  
2875 NE 191<sup>st</sup> Street Suite 801  
Aventura, FL 33180  
Attention: Joanna Plessis, Esq.  
Phone: (305) 932-6262  
Facsimile: (305) 933-9393  
Email: [jplessis@serberlawfirm.com](mailto: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 Licensor's written consent. This license is not transferable and may not be assigned without Licensor's 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 Licensor 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 Licensor 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 (\$2,000,000.00). 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 (\$4,000,000.00). 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, Licensor 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 Licensor 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 Licensor 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 Licensor'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 Licensor by reason of any such claim, Licensee, upon notice from Licensor, shall defend the same at Licensee's expense by counsel reasonably satisfactory to Licensor. Licensee, as a material part of the consideration to Licensor, 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 Licensor with respect thereof. Licensor, 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. Licensor 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. Licensor 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 Licensor 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 Licensor irreparable harm and injury for which Licensee accepts full responsibility and agrees to indemnify Licensor 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 Licensor and hold Licensor harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys' fees for attorneys of Licensor's choice, costs of any settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Licensor 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 Licensor's 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 Licensor's rules and regulations concerning matters of repairs, security, safety, or preservation of Licensor's Parking Area; (d) the making by Licensee of any assignment or general arrangement for the benefit of creditors; (e) filing against Licensor a petition to have Licensor 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 Licensor 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 Licensor, 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.

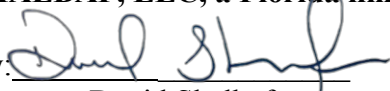
22. **Subordination.** This Agreement and the license granted herein are subject and subordinate to all ground and underlying leases affecting the real property owned by Licensor, and to all mortgages which may now or hereafter affect such leases, the Parking Area or the real property owned by Licensor.

[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

Re: Parking Agreement for Irie Jungle Event on April 18, 2026

Agreement between Tripping Animals Brewing and Kasim International Corporation regarding the use of our parking facility for our upcoming event, the Irie Jungle, scheduled for April 18, 2026.

**Event Details:**

- Event Name: Irie Jungle
- Date: April 18, 2026

**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 18, 2026. 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.

**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.

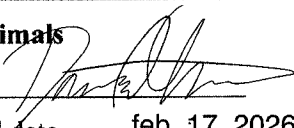
Sincerely,

Your Name

Daniel Chocron \_\_\_\_\_

Your Title Ceo \_\_\_\_\_

**Tripping Animals**

\_\_\_\_\_  


Signature and date      feb, 17, 2026

Your Name Isabel Tenorio \_\_\_\_\_

Your Title President \_\_\_\_\_

**Kasim International Corporation**

\_\_\_\_\_  

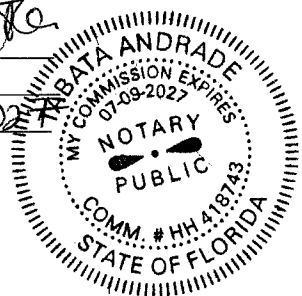

Signature and date : February 17/2026

**NOTARY ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of February, 2026, by **Daniel Chocron**, as **Owner/Manager of Tripping Animals Brewing Co.**, who  is personally known to me or  has produced a Florida Driver License as identification.

Notary Public – State of Florida

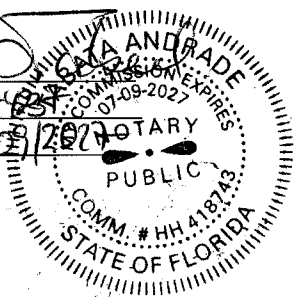
Print Name: Ydracide Tabate  
Commission No.: HH 418743  
My Commission Expires: 07/09/2027



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of February, 2026, by **Isabel Tenorio**, as **President of Kasim International Corporation**, who  is personally known to me or  has produced a Driver License as identification.

Notary Public – State of Florida

Print Name: Ydracide Tabate  
Commission No.: HH 418743  
My Commission Expires: 07/09/2027





## PARKING LICENSE, USE AND INDEMNIFICATION AGREEMENT

This Parking License, Use and Indemnification Agreement ("Agreement") is entered into as of February 1, 2026, by and between:

**Transporter Cargo Corp.**, a Florida corporation ("Licensor"), and **Wild Animals Brewing LLC**, a Florida limited liability company, doing business as Tripping Animals LLC ("Licensee").

Intermedia Trading LLC, a Florida limited liability company, is an acknowledging party and third-party beneficiary solely for purposes of insurance coverage under this Agreement.

### 1. Nature of Agreement – License Only (No Lease)

This Agreement grants a limited, non-exclusive, revocable license for the use of certain areas and does not create a lease, tenancy, easement, or exclusive right of possession. Licensor retains full ownership, possession, and control of all areas at all times.

### 2. Licensed Areas

Licensor grants Licensee permission to use the following areas (collectively, the "Licensed Areas"):

(a) Parking Area – A portion of Licensor's general parking lot, consisting of approximately twenty-seven (27) parking spaces, located at 2797 NW 105th Ave, Doral, FL 33172, to be used solely for general customer parking. The Parking Area is non-exclusive, and Licensee shall ensure that its use does not block, interfere with, or restrict access to Licensor's vehicles, operations, loading areas, drive aisles, entrances, or access points.

(b) Exterior Area Between Buildings – An exterior area located between the buildings, customarily used by Licensee for outdoor events and customer activities, including the placement of tables, chairs, and patrons. Licensor, together with the acknowledging party, reserves the right to use the exterior area for sporadic events or activities, subject to providing Licensee with no less than fifteen (15) days' prior written notice when such use will require shared or exclusive access.

### 3. Permitted Days and Hours of Use

Use of the Licensed Areas is strictly limited to weekdays (Monday through Friday) from 5:30 PM until 6:00 AM of the following day. Use on weekends and holidays shall be permitted at Licensee's discretion, provided such use remains orderly and in compliance with this Agreement. Licensee shall ensure that no vehicles are left parked overnight outside the permitted hours.



#### **4. Conduct, Order, and Decorum**

Licensee shall ensure that all customers, invitees, employees, and contractors behave in an orderly, lawful, and respectful manner and do not engage in vandalism, disturbances, or unsafe behavior.

#### **5. Cleaning, Trash, and Waste Disposal**

Licensors shall perform routine, day-to-day cleaning and general maintenance of the parking and exterior areas within normal and customary standards. Licensee shall be responsible only for extraordinary or excessive conditions attributable to its use and shall provide its own trash receptacles and waste removal.

#### **6. License Fee (Not Rent)**

This Agreement is not a lease. Licensee shall pay Licensor a monthly license fee of Seven Hundred Fifty Dollars (\$750.00), payable in advance on or before the fifth (5th) day of each month. The Parties agree that such fee compensates Licensor solely for routine cleaning, maintenance, and upkeep.

#### **7. Insurance Requirements**

Licensee shall provide Licensor with a Certificate of Commercial General Liability Insurance with minimum limits of \$500,000 per occurrence and \$500,000 aggregate, naming Transporter Cargo Corp. and Intermedia Trading LLC as Additional Insureds.

#### **8. Indemnification and Hold Harmless**

Licensee shall defend, indemnify, and hold harmless Licensor and Intermedia Trading LLC from and against any claims, liabilities, damages, losses, or expenses arising out of or related to Licensee's use of the Licensed Areas.

#### **9. No Liability of Licensor**

All use of the Licensed Areas is at Licensee's sole risk. Licensor assumes no responsibility or liability for vehicles, theft, vandalism, property loss, or personal injury.

#### **10. Term and Termination**

This Agreement shall commence on February 1, 2026, and continue through December 31, 2026, with automatic annual renewals. Either party may terminate this Agreement upon thirty (30) days' written notice. Licensor may terminate immediately in the event of a material breach.



**11. Confidentiality**

The Parties agree that the terms and existence of this Agreement shall be treated as confidential, except as required by law or for enforcement, insurance, or professional advisory purposes.

**12. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**13. Entire Agreement**

This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements or understandings.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

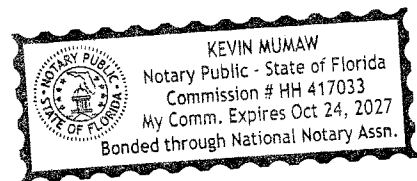
Transporter Cargo Corp  
By: [Signature]  
Name: Cristina Oliveira  
Title: President  
Date: 02/05/26

Wild Animals Brewing LLC  
By: [Signature]  
Name: Daniel Chacon  
Title: CEO  
Date: 02/05/26

ACKNOWLEDGMENT  
Intermeda Trading LLC  
By: [Signature]  
Name: FABIO CVENTRO  
Title: DIRECTOR  
Date: 02/05/26

State of: Florida  
County of: MIAMI DADE  
The foregoing instrument was acknowledged before me 05 day of February, 2026  
Kevin Mumaw  
Your Name Here, Notary Public  
My Commission Expires Oct 24, 2027

[Large Signature]



[Handwritten marks]