

**NOTICE OF APPEAL OF A DECISION OF THE CITY PLANNER
TO THE CITY OF KEY WEST BOARD OF ADJUSTMENT**

Appellant: New Ideas, Inc.

Appellee: City of Key West

Agent: Trepanier & Associates, Inc., Authorized Representative for New Ideas. Inc.

**NOTICE OF APPEAL OF THE CITY PLANNER'S DENIAL OF THE RECOGNITION
OF AN EXISTING USE, THEREBY PREVENTING THE ISSUANCE OF A BUSINESS
TAX RECEIPT FOR THE USE**

NOTICE IS GIVEN that NEW IDEAS, INC., a Florida corporation (“Appellant”), hereby appeals to the Board of Adjustment of the City of Key West, Florida, the administrative decision of the Planning Director Katie Halloran (“Planning Director”) of the City of Key West, Florida denying the recognition of an existing commercial use (Exhibit A) and resulting non-issuance of a Business Tax Receipt (Exhibit B) for such use, which was the subject of a Zoning Verification Letter application (Exhibit C) with respect to the real property located at 413 Greene Street, a.k.a. 107 Fitzpatrick Street, Key West, Florida 33040. The Planning Director rendered the decision on May 22, 2025. Attached to this Notice of Appeal are copies of the application and supporting materials, and the decision by the Planning Director.

Appellant brings this appeal pursuant to section 90-430, City of Key West, Florida, Municipal Code, because Appellant is affected by the decision rendered by the City Planner of the City of Key West.

BACKGROUND

1. Appellant is the owner of the real property located at 413 Greene Street, a.k.a. 107 Fitzpatrick Street, Key West, Florida 33040 (“Subject Property”).

2. Ana M. Sariago and Christina M. Lopez are corporate Director and Vice President, of New Ideas, Inc., a Florida corporation respectively.
3. The Subject Property consists of approximately 23,890 sq. ft. of covered commercial floor area and approximately 3,900 sq. ft. of uncovered floor area consisting of outdoor commercial activity.
4. The Subject Property has a total of 22,101 square feet of site area.
5. In particular, the application sought the recognition of the existing commercial use of the uncovered outdoor activity area and issuance of the Business Tax Receipt for the use. Appellant provided the Planning Department 93 pages of supporting documentation (Exhibit D), including 14 photos of events and 79 affidavits from people with personal knowledge of the use of the courtyard for such events.
6. In an email dated May 22, 2025, the planning department provided the appellant with an email containing the planning director's "determination", which denied recognition of the use, thus preventing the licensing official from collecting the appropriate business tax and issuing the business tax receipt. The planning director's denial had a four-part basis:
 - a. Section 108-91(a)(1)(c) states in part that, "addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities of 500 to 2,499 square feet.", trigger a Minor Development Plan in the historic district.
 - b. Events will likely result in seating and would introduce a new commercial use to the site ("similar activities").

- c. Development plan review will also require parking analysis, and after consideration of Section 108- 573(c) and 108-575(1), it is likely this proposal would also trigger a parking variance.
- d. The outdoor area you have indicated to me appears to be circulation area currently or an open brick plaza.

ARGUMENT

I. APPELLANT TIMELY APPEALS THE ZVL DECISION TO THE CITY'S ADJUSTMENT BOARD

Pursuant Section 90-431(1)b, “[a]n appeal to the board of adjustment shall be taken on or before the tenth day, counted consecutively, after the date of the administrative action ... of the city planner.”

In this case the decision of the city planner was made on May 22, 2025. The 10th day fell on a Sunday, June 1, 2025, thus this Notice of Appeal is timely filed on Monday, June 2, 2025.

II. THE CITY IS REQUIRED TO FOLLOW ITS OWN LAW (THE NONCONFORMITIES ORDINANCE), AND THE CITY'S FAILURE TO FOLLOW THE NONCONFORMITIES ORDINANCE IN DENYING APPELLANT'S REQUEST TO RECOGNIZE THE EXISTING USES ON THE SUBJECT PROPERTY DENIES THE APPELLANT DUE PROCESS RIGHTS.

Section 122-27, “permit[s] a nonconforming use ... to be continued...”. Section 122-32(a), reiterates the intent of the nonconformities ordinance by again stating “nonconforming use... may be continued, subject to this article.”

Issue at hand – Appeal Rationale

The application for a ZVL was supported by 93 pages of documentation demonstrating the use of the plaza for events. The documentation included 14 photos and 79 affidavits.

The nonconformities ordinance recognizes nonconforming uses may be continued if they are not abandoned. Abandonment is defined by Section 122-30 as “A nonconforming use shall be considered abandoned given expiration of the local, state, or federal licenses relevant to the alleged abandoned use, and/or business operations having ceased as evidenced by one of the following: removal of utility meters; negligence to maintain the premises in a habitable condition as evidenced by a finding by a court, official, or magistrate of competent jurisdiction; failure to operate pursuant to the terms of an active building permit and in violation of the FL Building Code; or removal of equipment or inventory related to the nonconforming use for a period of 24 continuous months. If a dispute occurs with the city about whether a use has been abandoned, the owner shall be entitled to a hearing before the planning board.” None of the code-based abandonment provisions apply in this case nor did they play any role in the basis/explanation of the city planner’s denial as evidenced by the written “determination” email.

The City Planner did not determine that the use was abandoned, but instead 1) substituted personal opinion and conjecture in lieu of codified standards and documented evidence as a basis for denial as demonstrated by her statements in the written “determination”, including “Events **will likely result in...**” and “[t]he outdoor area you have indicated **to me appears to be...**” (emphasis added); and 2) implying that recognizing this existing use would add seating and require parking, while ignoring the fact the property had restaurant use in the past with approx. 45 seats (Exhibit E).

CONCLUSION

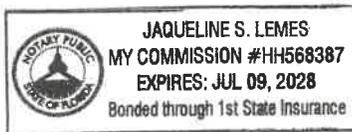
In light of the forgoing, the Subject Property has and has had an ongoing commercial event rental business of the plaza courtyard for business events, receptions, parties, fundraising events, etc. As such, the Appellant is entitled to continue this use pursuant to the nonconformities ordinance on the subject property and is entitled to pay their business tax to the City and receive a business tax receipt for such payment.

Accordingly, Applicant respectfully requests the Board of Adjustment to enter a decision as follows:

- a. Grant the relief sought by the Appellant, New Ideas, Inc., a Florida Corporation, by recognizing the existing commercial use of the plaza courtyard for events and direct the chief licensing official to accept the business tax payment for the commercial use and issue a business tax receipt for such payment;
- b. Disapprove the administrative decision of the planning Director of the City of Key West, rendered on May 22, 2025; and
- c. For such other relief as the Board of Adjustment deems just and proper.

CERTIFY NOTICE

I HEREBY AFFIRM that on June 2, 2025, a true and correct copy of the foregoing was personally provided to Keri O'Brien, Clerk of the City of Key West, Florida 33040.



Jaqueline S. Lemes
Jaqueline S. Lemes
6/2/25

OWEN TREPANIER
Trepanier & Associates, Inc.,
a Florida Corporation
Agent for the Appellant
1421 First Street
Key West, FL 33040
305-293-8983
Owen@OwenTrepanier.com



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Christina M. Lopez as
Please Print Name of person with authority to execute documents on behalf of entity

Vice President of New Ideas Incorporated
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier of Trepanier & Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Christina Lopez
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 6-2-2025
Date

by Christina M. Lopez
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

Daniel Padron
Notary's Signature and Seal

Daniel Padron
Name of Acknowledger typed, printed or stamped

HH 447428
Commission Number, if any





FW: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

From Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>

Date Thu 5/22/2025 1:29 PM

To Owen Trepanier <owen@owentrepanier.com>

Cc Joseph Madrid <jmadrid@cityofkeywest-fl.gov>

Hi Owen,

Below is Katie's determination, I would agree that if you want to license this space as commercial and it has previously not been licensed as anything, we would require development review.

Ben Gagnon

Planner

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>

Sent: Thursday, May 22, 2025 12:43 PM

To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>

Subject: RE: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

Hi Ben,

Section 108-91(a)(1)(c) states in part that, "addition of outdoor commercial activity consisting of restaurant seating, outdoor commercial storage, active recreation, outdoor sales area or similar activities of 500 to 2,499 square feet.", trigger a Minor Development Plan in the historic district. Events will likely result in seating and would introduce a new commercial use to the site ("similar activities").

Development plan review will also require parking analysis, and after consideration of Section 108-573(c) and 108-575(1), it is likely this proposal would also trigger a parking variance. The outdoor area you have indicated to me appears to be circulation area currently or an open brick plaza.

Thank you and please advise how I can assist further,
Katie

Katie P. Halloran

Planning Department Director

City of Key West

1300 White Street

Office: 305-809-3746

Email: katie.halloran@cityofkeywest-fl.gov

Exhibit A



From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Sent: Wednesday, May 21, 2025 2:00 PM
To: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Subject: FW: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

Hi Katie,

This would be up there on my priority list to get through with the get it off my back.

Let me know when we can chat.

107 Fitzpatrick Kino Plaza
Wants to use it as Event space, has in the past but wants it recognized now by a BTR.

Do they need an MDP? Parking Variance?

I am leaning towards yes if they want to officially call this commercial space, as right now I don't know what its considered, but if its considered a commercial lot/space/ property now then maybe then can get by without it?

Ben Gagnon
Planner
City of Key West
1300 White Street
Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, May 20, 2025 9:58 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ben,
Any word? Would it be better for you if I follow up directly with Katie?
Thanks.

Owen Trepanier

Exhibit A

Trepanier & Associates, Inc.
305-293-8983

From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Sent: Wednesday, May 14, 2025 12:28 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] 107 Fitzpatrick

Will follow up with Katie tomorrow

Ben Gagnon

Planner

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, May 14, 2025 12:27 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 107 Fitzpatrick

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Hi Ben,

Following up. Can you give me an update that I can pass along to my client?

Exhibit A

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier
Sent: Monday, May 12, 2025 2:30 PM
To: Benjamin Gagnon
Cc: Joseph Madrid
Subject: 107 Fitzpatrick

Hi Ben,

Following up to make sure you received this email. If you have any trouble downloading the exhibits, pls let me know.

Thanks a lot for you help on this.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier
Sent: Thursday, May 8, 2025 9:06 AM
To: Benjamin Gagnon
Cc: Joseph Madrid
Subject: 107 Fitzpatrick

Hi Ben,

Exhibit A

I am attaching 2 links to materials demonstrating the past and ongoing use of the Kino Plaza for events (business events, receptions, parties, fundraising events, etc.). I just recently learned it was also leased as a film location for the Meryl Streep movie called The Laundromat.

- Affidavits from 79 people stating personal knowledge of the plaza use for events - [LINK](#).
- Photos of various events in the plaza over time- [LINK](#).

Again, to summarize, we are not seeking a approval for a new use at the plaza, we are only seeking to pay the business tax for the existing use.

Thanks.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier
Sent: Monday, April 28, 2025 1:49 PM
To: Benjamin Gagnon
Cc: Joseph Madrid
Subject: Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

Ok,

As soon as I get it, I'll send it over. No, no changes or construction.

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon
Sent: Monday, April 28, 2025 1:43 PM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

Anything helps, are there proposed construction plans? Would there be any permanent changes?

Thank you

Ben

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Monday, April 28, 2025 1:36 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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Thanks. The owners are gathering material to show they have used the space for events for decades. They have affidavits and photos of events. Would this be helpful? I think it can demonstrate that it is not a new use.

Owen Trepanier

Trepanier & Associates, Inc.

From: Benjamin Gagnon
Sent: Monday, April 28, 2025 11:29 AM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: RE: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

I just asked Kendal

Ben

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Monday, April 28, 2025 11:01 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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Hi Ben,

Any idea when we might get an answer?

Owen Trepanier

Trepanier & Associates, Inc.

From: Owen Trepanier
Sent: Thursday, April 24, 2025 12:43 PM
To: Benjamin Gagnon
Cc: Joseph Madrid
Subject: Re: [EXTERNAL] 107 Fitzpatrick

Thanks Ben, I think the definition of Floor Area may be instructive:

86-9. Total floor area and gross floor area means the areas of all floors of a building, including finished basements and all covered areas, including porches, sheds, carports, and garages

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon
Sent: Wednesday, April 23, 2025 3:30 PM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: RE: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

For this one we would like to wait until we can talk to Kendal about it, I think there could be a reasonable argument that you are creating a new use, and thus new floor area which would trigger parking even in the waiver zone.

If you see the highlighted below, there is currently no use there, its not a former store or restaurant, or event space etc. its just open space. Your client is proposing new floor area and a new use. Exhibit A

We will get Legals perspective.

Sec. 108-575. - Computation of parking spaces.

In computing the number of required parking spaces, the following rules shall govern:

(1)

Floor area calculation. Floor area means gross floor area of a specific use. The gross floor area for a specific use includes common areas such as hallways, storage areas, restrooms, and similar areas.

Ben

From: Benjamin Gagnon
Sent: Tuesday, April 22, 2025 2:52 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

We have a planner meeting tomorrow at 3pm and it is on the agenda to be discussed.

Thank you,

Ben

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, April 22, 2025 2:51 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 107 Fitzpatrick

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Hi Ben,

Following up on the ZVL for 107 Fitzpatrick. Can you give me an update I can share with the property owner?

Thanks.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Friday, April 4, 2025 9:58 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: Re: 107 Fitzpatrick

Hi Ben,

Thanks for the response.

- **Company Name:** New Ideas Incorporated
- **Sq. Ft. :** The entire courtyard is used for events (~ 3,000 sq. ft.)
- **Consumption Area:** No new consumption area, in the traditional sense. The courtyard has been used for decades for a mix of event-type uses: receptions, parties, fundraisers, etc., which often include presentations, awards ceremonies, music, dancing, food and drink.
- **Other Details:** We'd like to develop the wedding-related events more.

Owen Trepanier

305-293-8983

From: Benjamin Gagnon
Sent: Thursday, April 3, 2025 3:30 PM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: 107 Fitzpatrick

Hi Owen,

I got your ZVF for the above address.

Can you please add the proposed business name? The more detail on these the better, we have had issues come about before from vagueness.

Also, how many square feet would the need? Would this be creating new consumption area?

Any details help, thank you!

Ben Gagnon

Planner

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



Exhibit A

RE: [EXTERNAL] 107 Fitzpatrick

From Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>

Date Mon 6/2/2025 10:18 AM

To Owen Trepanier <owen@owentrepanier.com>

Good morning Owen,

My interpretation from Ben's email is that prior to any change to the license regarding commercial use, further review is required from the Planning Department. Please let me know if something else was discussed between you and Katie, so I can confirm with the Planning Department.

*Amanda Shouldice
Chief Licensing Official
City of Key West*



Licensing Department -1300 WHITE STREET- KEY WEST- FLORIDA 33040

OFFICE: 305.809-3971

licensing@cityofkeywest-fl.gov

From: Owen Trepanier <owen@owentrepanier.com>

Sent: Monday, June 2, 2025 9:21 AM

To: Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>

Subject: [EXTERNAL] 107 Fitzpatrick

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amanda,

So given the email below, can you update landlord's BTR to include the event rental of the courtyard which has been ongoing for decades (business events, receptions, parties, fundraising events, etc.)?

Thanks.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Sent: Thursday, May 22, 2025 1:29 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: FW: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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Below is Katie's determination, I would agree that if you want to license this space as commercial and it has previously not been licensed as anything, we would require development review.

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1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



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and 108-575(1), it is likely this proposal would also trigger a parking variance. The outdoor area you have indicated to me appears to be circulation area currently or an open brick plaza. **Exhibit B**

Thank you and please advise how I can assist further,

Katie

Katie P. Halloran

Planning Department Director

City of Key West

1300 White Street

Office: 305-809-3746

Email: katie.halloran@cityofkeywest-fl.gov



From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>

Sent: Wednesday, May 21, 2025 2:00 PM

To: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>

Subject: FW: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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107 Fitzpatrick Kino Plaza

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Exhibit B

Do they need an MDP? Parking Variance?

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City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



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Ben Gagnon

Planner

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, May 14, 2025 12:27 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 107 Fitzpatrick

Hi Ben,

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Following up. Can you give me an update that I can pass along to my client?

Owen Trepanier

Trepanier & Associates, Inc.

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Cc: Joseph Madrid
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- Affidavits from 79 people stating personal knowledge of the plaza use for events - [LINK](#).
- Photos of various events in the plaza over time- [LINK](#).

Again, to summarize, we are not seeking a approval for a new use at the plaza, we are only seeking to pay the business tax for the existing use.

Thanks.

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Cc: Joseph Madrid
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Hi Owen,

Anything helps, are there proposed construction plans? Would there be any permanent changes?

Thank you

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Owen Trepanier

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Subject: RE: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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I just asked Kendal

Ben

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Monday, April 28, 2025 11:01 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] 107 Fitzpatrick

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Hi Ben,

Any idea when we might get an answer?

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier
Sent: Thursday, April 24, 2025 12:43 PM
To: Benjamin Gagnon
Cc: Joseph Madrid
Subject: Re: [EXTERNAL] 107 Fitzpatrick

Thanks Ben, I think the definition of Floor Area may be instructive:

86-9. Total floor area and gross floor area means the areas of all floors of a building, including finished basements and all covered areas, including porches, sheds, carports, and garages

Owen Trepanier

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon
Sent: Wednesday, April 23, 2025 3:30 PM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: RE: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

For this one we would like to wait until we can talk to Kendal about it, I think there could be a reasonable argument that you are creating a new use, and thus new floor area which would trigger parking even in the waiver zone. **Exhibit B**

If you see the highlighted below, there is currently no use there, its not a former store or restaurant, or event space etc. its just open space. Your client is proposing new floor area and a new use.

We will get Legals perspective.

Sec. 108-575. - Computation of parking spaces.

In computing the number of required parking spaces, the following rules shall govern:

(1)

Floor area calculation. Floor area means gross floor area of a specific use. The gross floor area for a specific use includes common areas such as hallways, storage areas, restrooms, and similar areas.

Ben

From: Benjamin Gagnon
Sent: Tuesday, April 22, 2025 2:52 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] 107 Fitzpatrick

Hi Owen,

We have a planner meeting tomorrow at 3pm and it is on the agenda to be discussed.

Thank you,

Ben

Exhibit B

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Tuesday, April 22, 2025 2:51 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 107 Fitzpatrick

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ben,

Following up on the ZVL for 107 Fitzpatrick. Can you give me an update I can share with the property owner?

Thanks.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Friday, April 4, 2025 9:58 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Joseph Madrid <jmadrid@cityofkeywest-fl.gov>
Subject: Re: 107 Fitzpatrick

Hi Ben,

Thanks for the response.

- **Company Name:** New Ideas Incorporated
- **Sq. Ft. :** The entire courtyard is used for events (~ 3,000 sq. ft.)
- **Consumption Area:** No new consumption area, in the traditional sense. The courtyard has been used for decades for a mix of event-type uses: receptions, parties, fundraisers, etc., which often include presentations, awards ceremonies, music, dancing, food and drink.
- **Other Details:** We'd like to develop the wedding-related events more.

Trepanier & Associates, Inc.

305-293-8983

From: Benjamin Gagnon
Sent: Thursday, April 3, 2025 3:30 PM
To: Owen Trepanier
Cc: Joseph Madrid
Subject: 107 Fitzpatrick

Hi Owen,

I got your ZVF for the above address.

Can you please add the proposed business name? The more detail on these the better, we have had issues come about before from vagueness.

Also, how many square feet would the need? Would this be creating new consumption area?

Any details help, thank you!

Ben Gagnon

Planner

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



 Outlook

Re: [EXTERNAL] Re: [EXTERNAL] Kino Plaza - Events

From Jackie (Office Staff) <office@owentrepanier.com>
Date Wed 4/2/2025 11:17 AM
To Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>

Thank you, Amanda.

Jackie Lemes

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>
Sent: Wednesday, April 2, 2025 11:16 AM
To: Jackie (Office Staff) <office@owentrepanier.com>
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Kino Plaza - Events

Good morning,

The ZVF will be submitted to the Planning Department today.

Amanda Shouldice
Chief Licensing Official
City of Key West



Licensing Department - 1300 WHITE STREET- KEY WEST- FLORIDA 33040

OFFICE: 305.809-3971

licensing@cityofkeywest-fl.gov

From: Jackie (Office Staff) <office@owentrepanier.com>
Sent: Wednesday, April 2, 2025 11:14 AM
To: Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Kino Plaza - Events

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Amanda,

Please find attached the completed ZVF for Kino Plaza.
Let us know if you need anything else.

Thank you,

Jackie Lemes

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

From: Amanda Shouldice <amanda.shouldice@cityofkeywest-fl.gov>
Sent: Friday, March 28, 2025 3:30 PM



**CITY OF KEY WEST
CHANGE OF USE AND
ZONING VERIFICATION FORM**

Exhibit C

Type of Request: Zoning _____ Change of Use _____

Please clearly and accurately complete the following information and submit it to the Licensing Department. Zoning verification is required by the Planning Department prior to applying for a Conditional Use Permit and a Business Tax Receipt.

Phone: (305) 809-3955 Email: Licensing@cityofkeywest-fl.gov

Name: Owen Trepanier Date: 4/2/25

Phone Number: 305-293-8983 E-Mail: owen@owentrepanier.com

Address for verification: 107 Fitzpatrick Lane aka 413 Greene Street (Kino Plaza)

Square Footage: 3,000 Parcel ID #: 00000620-000000

Current Use (Including the Name and Type of Business):
Various commercial businesses

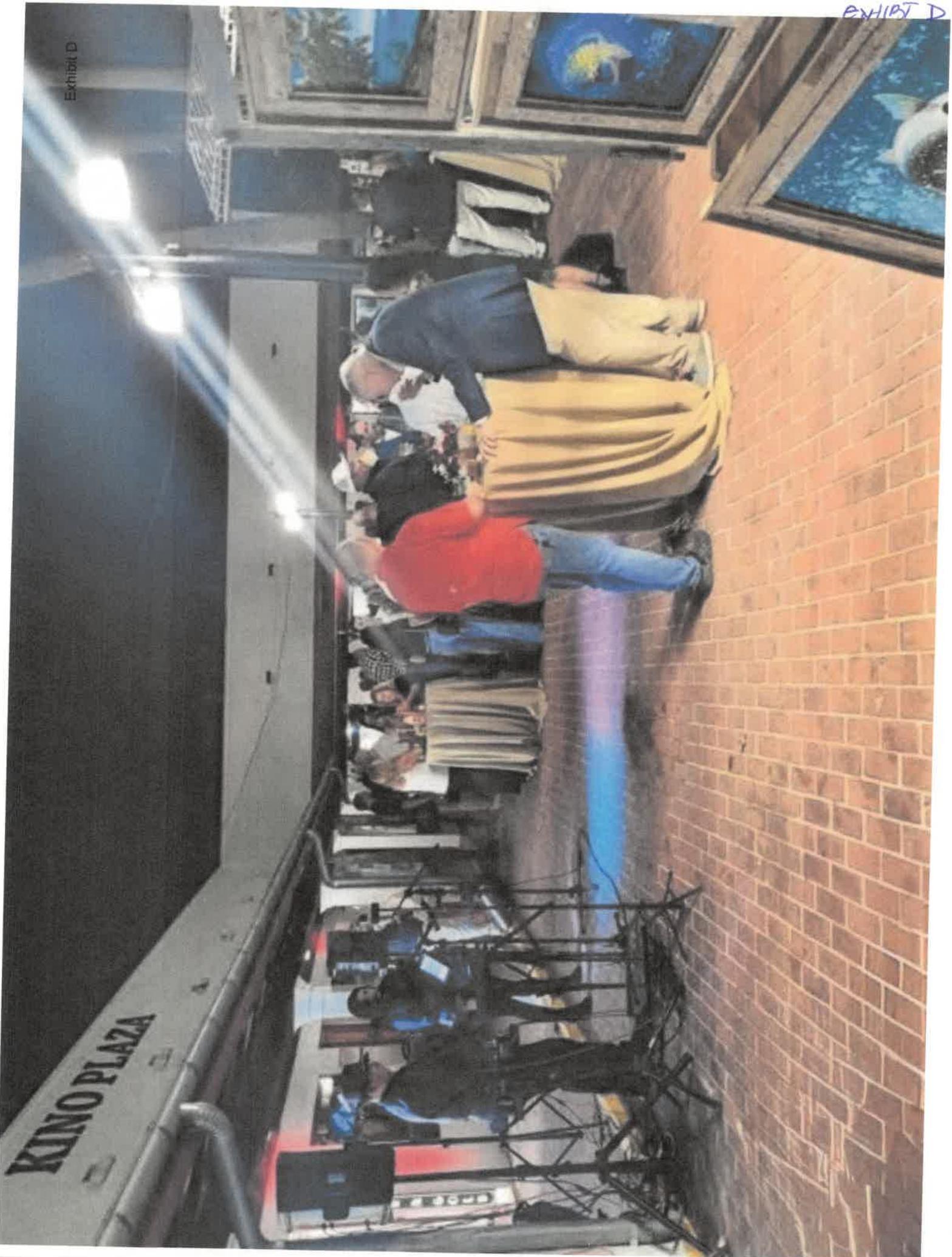
Requested Use (Including the Name and Type of Business):
Rent the plaza courtyard for events (wedding receptions, parties, fundraisers, etc.)

Will there be any alterations made at this location? Yes _____ No X

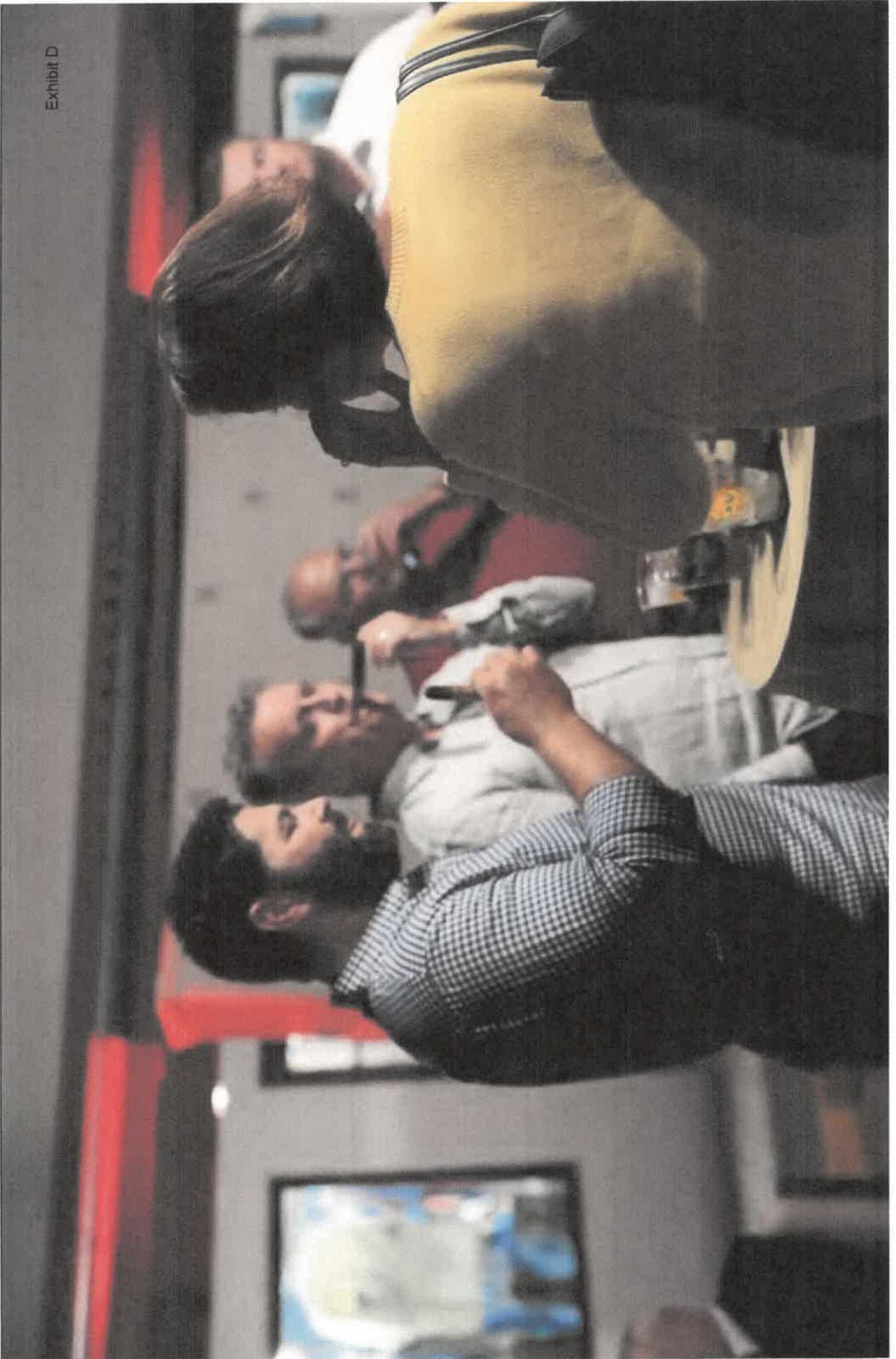
Any alteration as defined in the current edition of the Florida Building Code (www.floridabuilding.org)

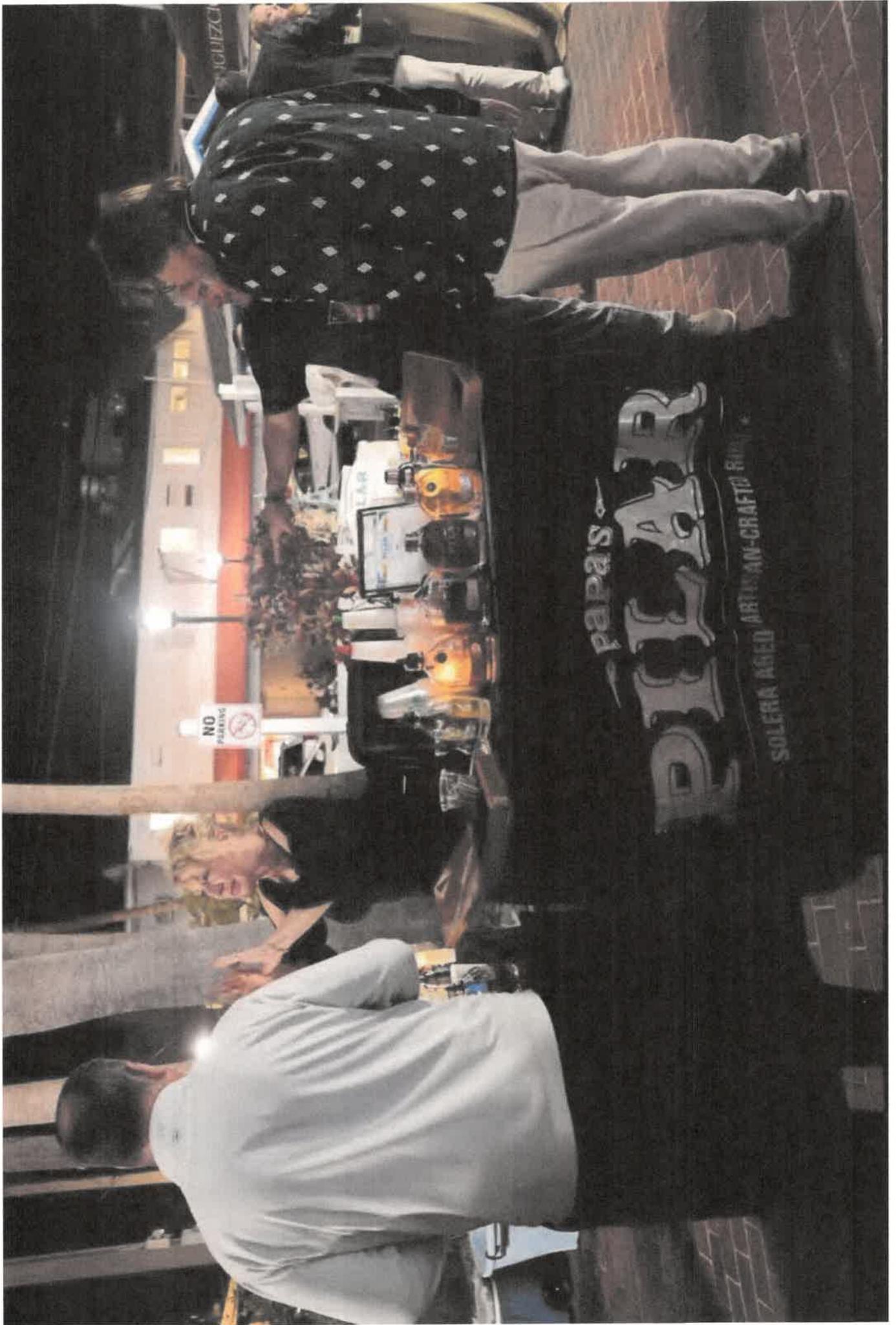
NOTE: As per Florida Statute 553.79(1)(a), it shall be unlawful for any person, firm/corporation, or government entity to construct, erect, alter, modify, repair, or demolish any building or space within this state without first obtaining a permit.

STAFF USE ONLY	
Real Estate (RE) Number:	_____
Planning & Zoning Department:	_____
Current Zoning Designation:	_____ Future Land Use Designation: _____
Is Zoning Designation consistent with Current & Future Land Use?	Yes _____ No _____
Change of Use required:	Yes _____ No _____
Preliminary Zoning Verification is Approved	_____ Denied _____ Type of Use: _____
Planning Comments:	_____ _____ _____
Planning and Zoning Staff's Name:	_____ Date: _____
Licensing Department:	_____
Previous Use:	_____ Year: _____ Authorized By: _____
<i>Based upon change of use and zoning district, parking requirements may need to be satisfied.</i>	

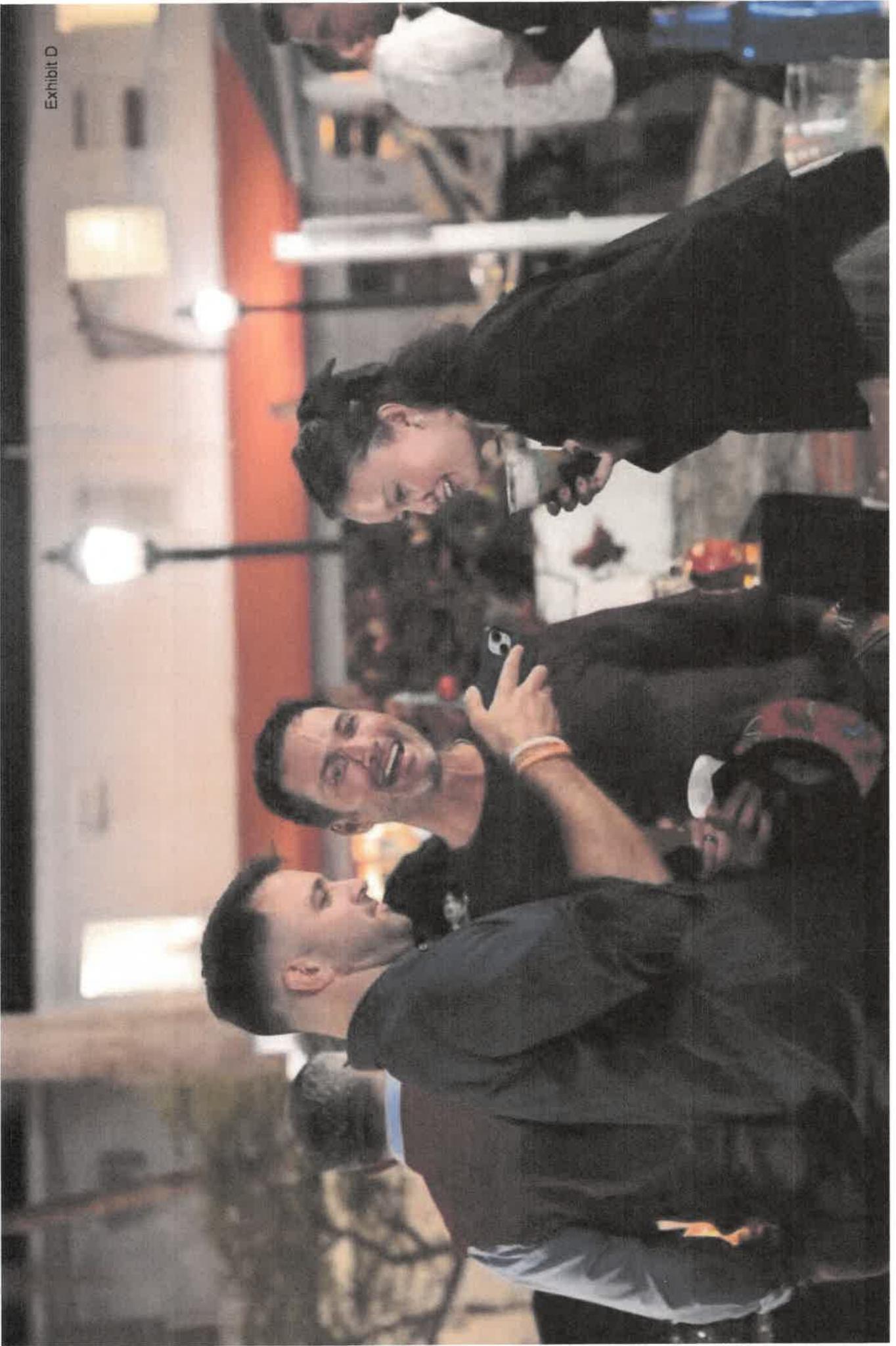














STERLING
SILVER
Quality
CLOTHING
SOUVENIRS

SILVER SHACK
SMALL STOP AT THE BEACH



Fitzpatrick Street - Key West

THE LAUNDROMAT (2019)

[Overview](#)

[Map](#)

[Comments](#)

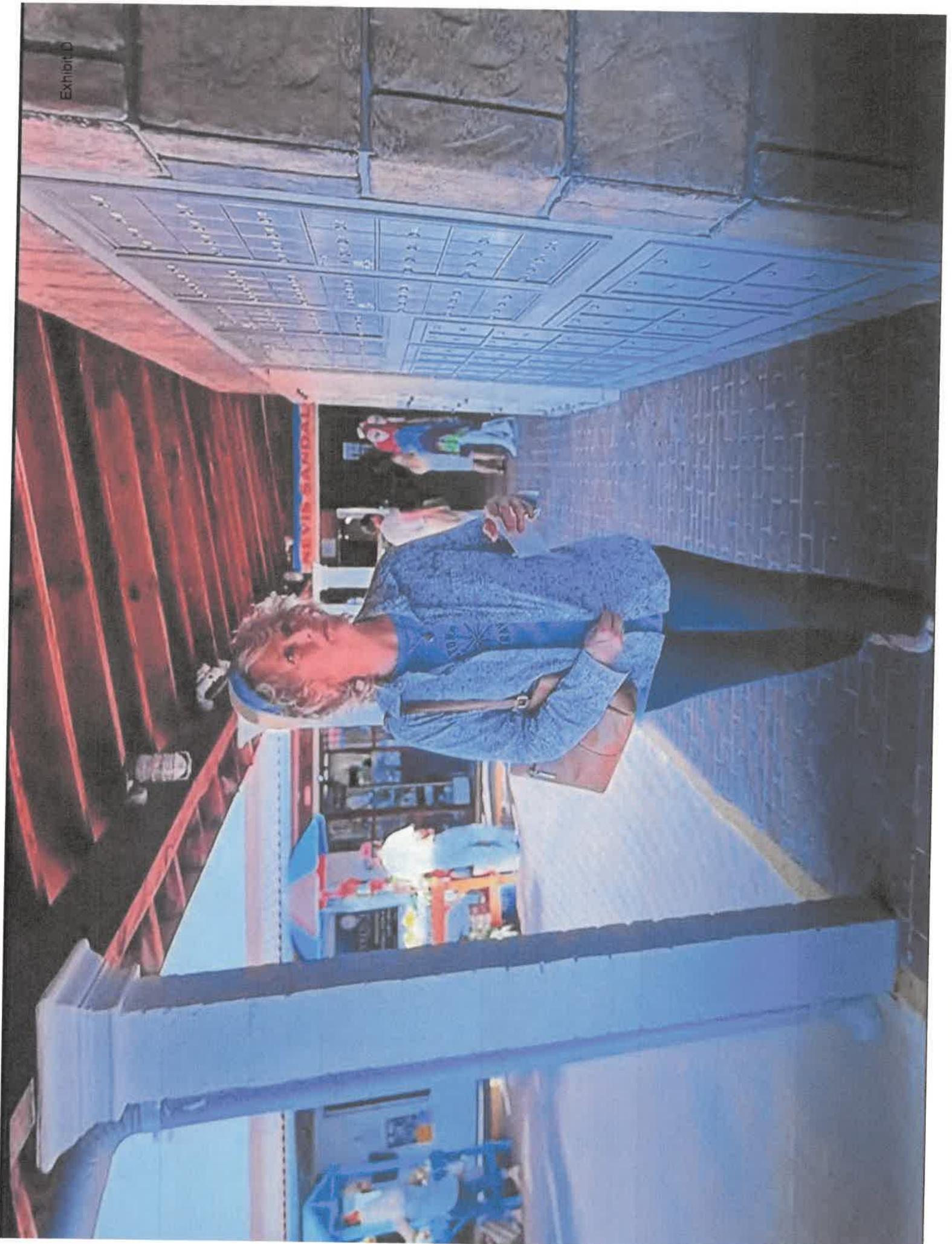
Want to know more about Fitzpatrick Street - Key West in Key West, United States as seen in The Laundromat starring Meryl Streep, Gary Oldman and Antonio Banderas? Just start scrolling.

Exhibit D

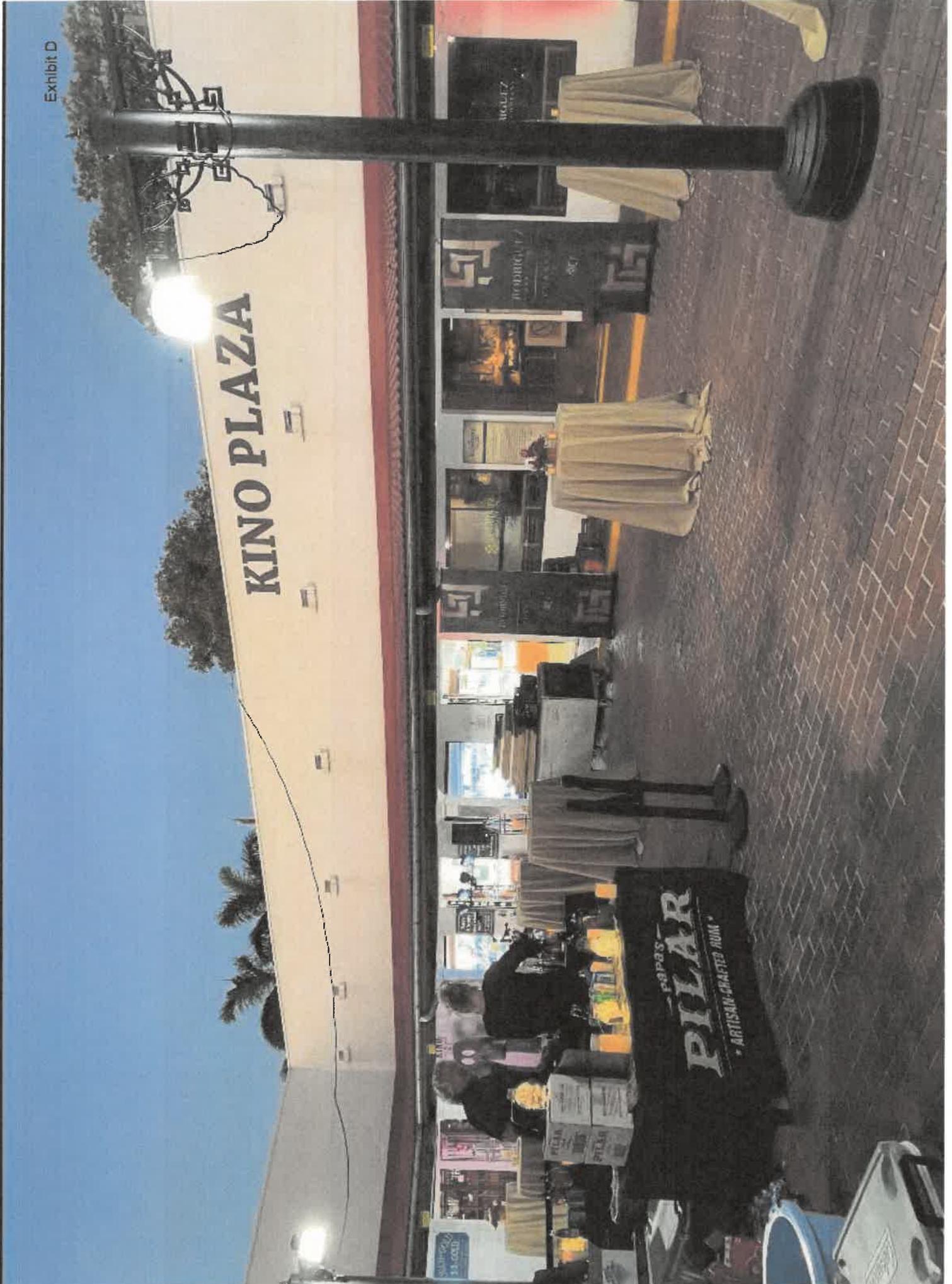


Exhibit D





KINO PLAZA



PAPA'S
PILAR
ARTISAN-CRAFTED AUM

PILAR PILAR PILAR

SALE \$3.00



AFFIDAVIT

I, Clayton Lopez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Clayton Lopez Signature 4/30/2025 Date

Subscribed and sworn to (or affirmed) before me on 30th of April 2025 (date) by

Clayton Lopez (name of affiant), he/she is personally known to me or has presented Personally Known as identification.

Vanessa Beerbower
Notary's Signature and Seal



Vanessa Beerbower Name of Acknowledger printed or stamped
PL Notary Title or Rank
142275 Commission Number, if any

AFFIDAVIT

I, Darien Lopez swear affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ Date 4-30-25

Subscribed and sworn to (or affirmed) before me on 4-30-25 (date) by Darien Lopez (name of affiant), he/she is personally known to me or has presented n/a as identification.

Gertrudis Gonzalez Martinez
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

AFFIDAVIT

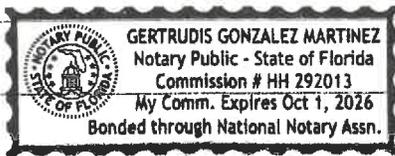
I, Alejandro Lopez swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Alejandro Lopez Signature 4/28/25 Date

Subscribed and sworn to (or affirmed) before me on 4-28-25 (date) by Alejandro Lopez (name of affiant), he/she is personally known to me or has presented Na as identification.

Gertrudis Gonzalez Martinez
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

AFFIDAVIT

I, Chris Beerbower, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Chris Beerbower Signature 4-28-25 Date

Subscribed and sworn to (or affirmed) before me on 4-28-25 (date) by Chris Beerbower (name of affiant), he/she is personally known to me or has presented n/a as identification.

Gertrudis Gonzalez Martinez
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

AFFIDAVIT

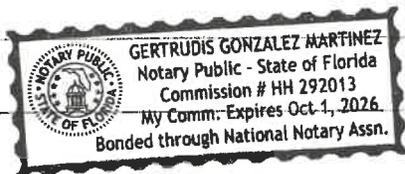
I, Vanessa Beerbower do hereby affirm the following to be true and correct to the best of my knowledge.

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Vanessa Beerbower 4/20/25
Signature Date

Subscribed and sworn to (or affirmed) before me on 4-30-25 (date) by Vanessa Beerbower (name of affiant), he/she is personally known to me or has presented Wc as identification.

Gertrudis Gonzalez Martinez
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

AFFIDAVIT

I, Elizabeth Rice, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Elizabeth Rice _____ 5/1/25
 Signature Date

Subscribed and sworn to (or affirmed) before me on 05/01/2025 (date) by
Elizabeth P Rice (name of affiant), he/she is personally known to me or
 has presented US Passport card as identification.

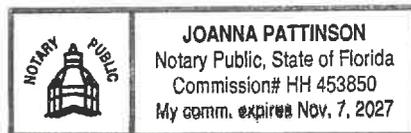
Joanna Pattinson

 Notary's Signature and Seal

Joanna Pattinson Name of Acknowledger printed or stamped

Notary Public Title or Rank

Nov 7, 2027 Commission Number, if any



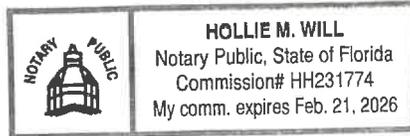
AFFIDAVIT

I, Aleksandra Jarecka, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Jana Aleksandra Signature 5/1/25 Date

Subscribed and sworn to (or affirmed) before me on May 1, 2025 (date) by Alexandra Jarecka (name of affiant), he/she is personally known to me or has presented Florida Driver License as identification.



Hollie M Will
Notary's Signature and Seal

Hollie M Will Name of Acknowledger printed or stamped
Notary Public Title or Rank
HH231774 Commission Number, if any

AFFIDAVIT

I, ERIC BROWN, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____
Signature Date 5/2/25

Subscribed and sworn to (or affirmed) before me on MAY 3, 2025 (date) by ERIC BROWN (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature] _____
Notary's Signature and Seal

Sabrina Hall _____ Name of Acknowledger printed or stamped

CS SUPERVISOR _____ Title or Rank

3/12/2021 _____ Commission Number, if any



AFFIDAVIT

I, HUGO VALDES JR., swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Hugo Valdes Jr. _____
 Signature Date 4-25-25

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Hugo Valdes Jr (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
 Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS supervisor Title or Rank

_____ Commission Number, if any



AFFIDAVIT

I, Herman Hernandez swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]

Signature

5-2-25

Date

Subscribed and sworn to (or affirmed) before me on 5/5/2025 (date) by Herman Hernandez (name of affiant), he/she is personally known to me or has presented DL as identification.

[Handwritten Signature]
Notary's Signature and Seal

Sabrina Hall

Name of Acknowledger printed or stamped

CS SUPERVISOR

Title or Rank

3/12/2027

Commission Number, if any



AFFIDAVIT

I, Jeremy Edwards, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] 5/2/25
Signature Date

Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Jeremy Edwards (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

31212027 Commission Number, if any



AFFIDAVIT

I, Fred Culpepper swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Fred Culpepper Signature 5/2/25 Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Fred Culpepper (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina Hall
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS Supervisor Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Elizabeth Franco, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Elizabeth Franco Signature 5/2/25 Date

Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Elizabeth Franco (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina Hall Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Harlon Bruner, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Harlon Bruner Signature 5/2/25 Date

Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Markon Bruner (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina Hall Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

31212027 Commission Number, if any



AFFIDAVIT

I, Joal Rivero, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ 5/2/25
Signature Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Joal Rivero (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Herschell Major, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature]
Signature

3/2/25
Date

Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Herschell Major (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS Supervisor Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Aerial McCalla swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

 5-2-25
Signature Date

Subscribed and sworn to (or affirmed) before me on 5-2-25 (date) by Aerial McCalla (name of affiant), he/she is personally known to me or has presented drivers License as identification.

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton Name of Acknowledger printed or stamped

Notary Title or Rank

HH 219698 Commission Number, if any

AFFIDAVIT

I, Nicholas McCalla, swear/affirm the following to be true and correct to the best of my knowledge.

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]
Signature

5.2.25
Date

Subscribed and sworn to (or affirmed) before me on 5.2.25 (date) by Nicholas McCalla (name of affiant), he/she is personally known to me or has presented _____ as identification.



MARJORIE HOLLY BOOTON
Commission # HH 219693
Expires January 24, 2025

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton Name of Acknowledger printed or stamped

Notary Title or Rank

HH 219693 Commission Number, if any

AFFIDAVIT

I, Miguel Gomez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____
Signature Date 5/2/25

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Miguel Gonzalez (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

OS SUPERVISOR Title or Rank

312/2027 Commission Number, if any



AFFIDAVIT

I, Nelson Fonseca, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ Date 4/30/25

Subscribed and sworn to (or affirmed) before me on 4/30/25 (date) by Nelson Fonseca (name of affiant), he/she is personally known to me or has presented personally known as identification.



Vanessa Beerbower
Notary's Signature and Seal

Vanessa Beerbower Name of Acknowledger printed or stamped

FL Notary Title or Rank

142275 Commission Number, if any

AFFIDAVIT

I, Dwayne Raulerson, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Dwayne Raulerson Signature 4/30/25 Date

Subscribed and sworn to (or affirmed) before me on 4/30/25 (date) by Dwayne Raulerson (name of affiant), he/she is personally known to me or has presented personally known as identification.



Vanessa Beerbower
Notary's Signature and Seal

Vanessa Beerbower Name of Acknowledger printed or stamped

FL notary Title or Rank

142275 Commission Number, if any

AFFIDAVIT

I, MICHAEL FERNANDES, swear/affirm the following to be true and correct to the best of my knowledge.

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993
2. I have no financial involvement with/in Kino Plaza.

[Signature]
Signature

4/30/25
Date

Subscribed and sworn to (or affirmed) before me on 4/30/25 (date) by Michael Fernandez (name of affiant), he/she is personally known to me or has presented Personally Known as identification.

[Signature]
Notary's Signature and Seal



Vanessa Beerbower Name of Acknowledger printed or stamped
FL notary Title or Rank
142275 Commission Number, if any

AFFIDAVIT

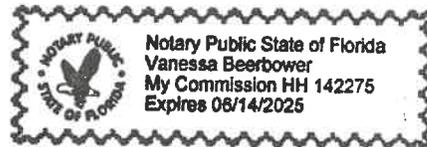
I, Jason Perez, swear/affirm the following to be true and correct to the best of my knowledge.

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ 4-29-25
Signature Date

Subscribed and sworn to (or affirmed) before me on Jason Perez (date) by April 30, 2025 (name of affiant), he/she is personally known to me or has presented PERSONALLY KNOWN identification.

Vanessa Beerbower
Notary's Signature and Seal



VANESSA Beerbower Name of Acknowledger printed or stamped

FL notary Title or Rank

142275 Commission Number, if any

AFFIDAVIT

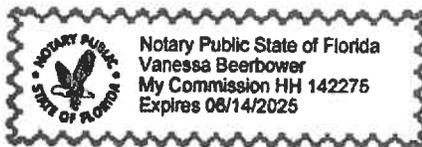
I, WAYNE M. DAVILA SR. swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature]
Signature

4/30/25
Date

Subscribed and sworn to (or affirmed) before me on April 30, 2025 (date) by Wayne Davila Sr. (name of affiant), he/she is personally known to me or has presented personally known as identification.



Vanessa Beerbower
Notary's Signature and Seal

Vanessa Beerbower Name of Acknowledger printed or stamped

FL NOTARY Title or Rank

142275 Commission Number, if any

AFFIDAVIT

I, Palma Lopez wear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Palma Lopez Signature 4/30/25 Date

Subscribed and sworn to (or affirmed) before me on April 30, 2025 (date) by Palma Lopez (name of affiant), he/she is personally known to me or has presented Personally Known as identification.

Vanessa Beerbower
Notary's Signature and Seal



Vanessa Beerbower Name of Acknowledger printed or stamped
FL NOTARY Title or Rank
142275 Commission Number, if any

AFFIDAVIT

I, Amy Perez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____
Signature Date 5-2-25

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Amy Perez (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped
CS SUPERVISOR Title or Rank
3/12/2021 Commission Number, if any



AFFIDAVIT

I, Manuel Esteviz, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Manuel Esteviz 5/2/25
Signature Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Manuel Esteviz (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Garrett Pita, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] 5/2/25
Signature Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Garrett Pita (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

312/2021 Commission Number, if any



AFFIDAVIT

I, Daniel Garcia III, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

D. Garcia III
Signature

5/2/25
Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Daniel Garcia III (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina Hall
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

312/2021 Commission Number, if any



AFFIDAVIT

I, Joe Francis, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____
Signature Date 5/8/25

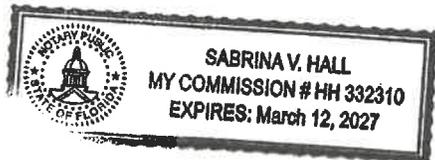
Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by JOE FRANCIS (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature] _____
Notary's Signature and Seal

Sabrina Hall _____ Name of Acknowledger printed or stamped

CS SUPERVISOR _____ Title or Rank

3/12/2027 _____ Commission Number, if any



AFFIDAVIT

I, Paul Sanchez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] Signature 5/2/25 Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by Paul Sanchez (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

3/12/2027 Commission Number, if any



AFFIDAVIT

I, Darren Raley, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ Date 5/2/25

Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Darren Raley (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature] _____
Notary's Signature and Seal

Sabrina Hall _____ Name of Acknowledger printed or stamped

CS SUPERVISOR _____ Title or Rank

3/12/2027 _____ Commission Number, if any



AFFIDAVIT

I, Zahny Gonzalez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Zahny Gonzalez
Signature

4/25/25
Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by

Zahny Gonzalez (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall

Notary's Signature and Seal

Sabrina V. Hall

Name of Acknowledger printed or stamped

ASSISTANT

Title or Rank

Commission Number, if any



AFFIDAVIT

I, Amber Menendez swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

Amber Menendez _____ 4/25/25
 Signature Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Amber Menendez (name of affiant), he/she is personally known to me or has presented De as identification.

Sabrina V. Hall
 Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

_____ Commission Number, if any



AFFIDAVIT

I, Dina Perez, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Dina Perez
Signature

4/25/20
Date

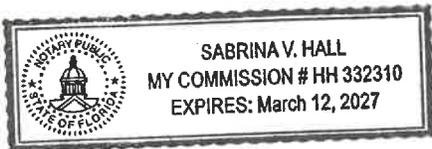
Subscribed and sworn to (or affirmed) before me on April 25th (date) by Dina Perez (name of affiant), he/she is personally known to me or has presented De as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

____ Commission Number, if any



AFFIDAVIT

I, Derek Randolph Jr, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Derek Randolph Jr Signature 4-25-25 Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Derek Randolph Jr (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS Supervisor Title or Rank

Commission Number, if any



AFFIDAVIT

I, Mairelys Cabrera, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Mairelys Cabrera 04/25/2025
 Signature Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Mairelys Cabrera (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
 Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

_____ Commission Number, if any



AFFIDAVIT

I, Victoria Albury, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Vaa _____ 4/25/25
Signature Date

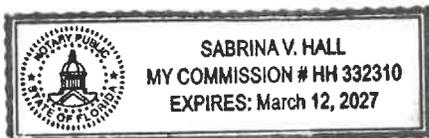
Subscribed and sworn to (or affirmed) before me on April 25th (date) by Victoria Albury (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

_____ Commission Number, if any



AFFIDAVIT

I, Marcos Arenobia, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Signature] _____ Date 4/25/25

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Marcos Arenobia (name of affiant), he/she is personally known to me or has presented DL as identification.

[Signature]
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

_____ Commission Number, if any



AFFIDAVIT

I, Danielle Waldon, swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

Danielle Waldon
Signature

4/25/2025
Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by

Danielle Waldon (name of affiant), he/she is personally known to me or

has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

Commission Number, if any



AFFIDAVIT

I, Nina Delgado, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]
Signature

4/25/25
Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Nina Delgado (name of affiant), he/she is personally known to me or has presented DL as identification.

[Handwritten Signature]
Notary's Signature and Seal

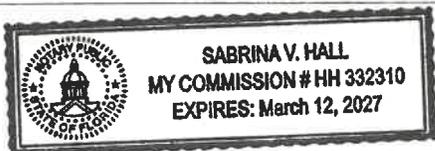
Sabrina V. Hall

Name of Acknowledger printed or stamped

CS SUPERVISOR

Title or Rank

Commission Number, if any



AFFIDAVIT

I, Maniah Jung, swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

Maniah Jung
Signature

4/25/25
Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Maniah Jung (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

Commission Number, if any



AFFIDAVIT

I, Zenaida Avilleira, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Zenaida Avilleira 4-25-2025
 Signature Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Zenaida Avilleira (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
 Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

 Commission Number, if any



AFFIDAVIT

I, Kaylee Parra, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Kaylee Parra Signature 4/25/25 Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by Kaylee Parra (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

Sabrina V. Hall Name of Acknowledger printed or stamped

CS SUPERVISOR Title or Rank

Commission Number, if any



AFFIDAVIT

I, Daniel Malone, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Daniel Malone 05/01/25
 Signature Date

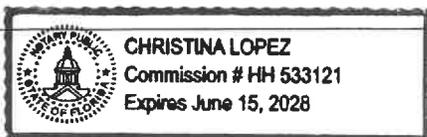
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Daniel MALONE (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
 Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

notary Public Title or Rank

 Commission Number, if any



AFFIDAVIT

I, Alejandra Zarate swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]
Signature

05/01/25
Date

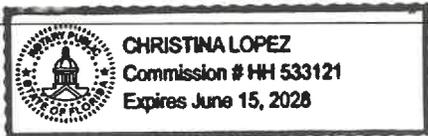
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Alejandra Zarate (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, GULLU ALWANI, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Gullu Alwani _____ MAY 01, 2025
 Signature Date

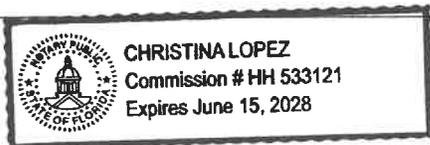
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by
GULLU ALWANI (name of affiant), he/she is personally known to me or
 has presented _____ as identification.

Christina Lopez
 Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

 Commission Number, if any



AFFIDAVIT

I, BERTA LOPEZ, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Berta Lopez Signature 5-2-25 Date

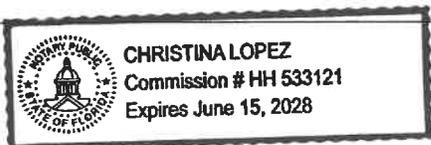
Subscribed and sworn to (or affirmed) before me on MAY 2, 2025 (date) by Berta Lopez (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Milagros Gartenmeyer swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Milagros Gartenmeyer
Signature

4-26-25
Date

Subscribed and sworn to (or affirmed) before me on 4/26/2025 (date) by Milagros Gartenmeyer (name of affiant), he/she is personally known to me or has presented _____ as identification.

Dan Padron
Notary's Signature and Seal



Daniel Padron

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

AFFIDAVIT

I, John Fallon, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

John Fallon
Signature

4-25-25
Date

Subscribed and sworn to (or affirmed) before me on April 25th (date) by John Fallon (name of affiant), he/she is personally known to me or has presented DL as identification.

Sabrina V. Hall
Notary's Signature and Seal

CS Supervisor

Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any



AFFIDAVIT

I, Antonio Diaz, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Antonio Diaz
Signature 5/1/25
Date

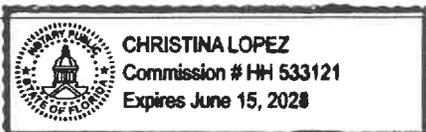
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Antonio Diaz (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Alexandria Caballero, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Alexandria Caballero 5/1/25
Signature Date

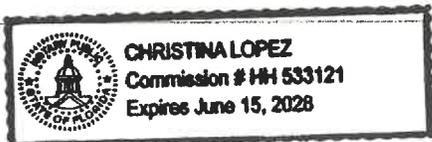
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Alexandria Caballero (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Elizabeth Caballero swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

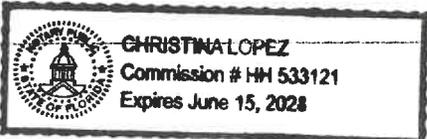
E Caballero 05/01/25
Signature Date

Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Elizabeth Caballero (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

 Commission Number, if any

AFFIDAVIT

I, Arnaldo Caballero swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]
Signature

5/1/25
Date

Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Arnaldo Caballero (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

1. JAIME Caballero, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

Jaime Caballero 5/1/25
Signature Date

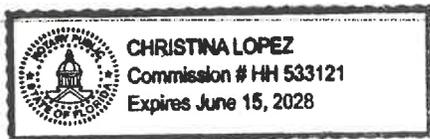
Subscribed and sworn to (or affirmed) before me on MAY 1, 2025 (date) by Jaime Caballero (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Dekel Elbaz, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.



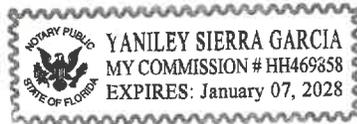
Signature

5-1-2025
Date

Subscribed and sworn to (or affirmed) before me on 05/01/2025 (date) by

Dekel A. Elbaz (name of affiant), he/she is personally known to me or has presented FDIC as identification.





Notary's Signature and Seal

Yaniley Sierra Garcia

Name of Acknowledger printed or stamped

Notary Public

Title or Rank

HH 469858

Commission Number, if any

AFFIDAVIT

I, Olga Elbarz swear/affirm the following to be true and correct to the best of my knowledge:

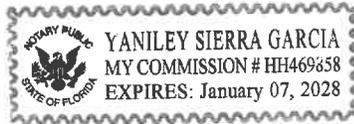
- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

[Signature]
Signature

05/01/2025
Date

Subscribed and sworn to (or affirmed) before me on 05/01/2025 (date) by Olga Elbarz (name of affiant), he/she is personally known to me or has presented FLDL as identification.

[Signature]



Notary's Signature and Seal

Yaniley Sierra Garcia

Name of Acknowledger printed or stamped

Notary Public

Title or Rank

HH469858

Commission Number, if any

AFFIDAVIT

I, Juana A. Di Fabio swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

Juana A. Di Fabio 5/2/25
Signature Date

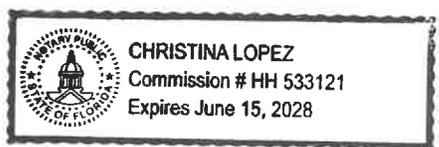
Subscribed and sworn to (or affirmed) before me on MAY 2, 2025 (date) by JUANA Di FABIO (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, SUNIL JAGASIA, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

S-J
Signature

5/2/25
Date

Subscribed and sworn to (or affirmed) before me on _____ (date) by Sunil Jagasia (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Yanet Hernandez swear/affirm the following to be true and correct to the best of my knowledge:

- 1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
- 2. I have no financial involvement with/in Kino Plaza.

[Signature]
Signature

5-5-25
Date

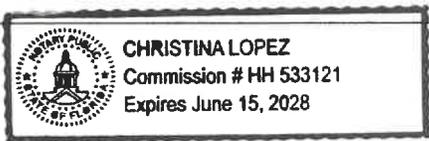
Subscribed and sworn to (or affirmed) before me on May 5, 2025 (date) by Yanet Hernandez (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any



AFFIDAVIT

I, Daniel D. Fabo, swear/affirm the following to be true and correct to the best of my knowledge:

1. Based on my own personal knowledge, Kino Plaza has been used for events such as business events, receptions, parties, fundraisers, etc. since before 1993.
2. I have no financial involvement with/in Kino Plaza.

[Handwritten Signature]
Signature

5-5-25
Date

Subscribed and sworn to (or affirmed) before me on MAY 5, 2025 (date) by _____ (name of affiant), he/she is personally known to me or has presented _____ as identification.

Christina Lopez
Notary's Signature and Seal

Christina Lopez Name of Acknowledger printed or stamped

Notary Public Title or Rank

Commission Number, if any

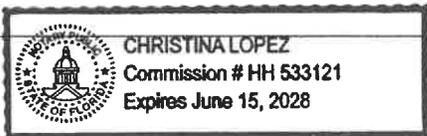


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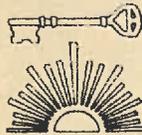
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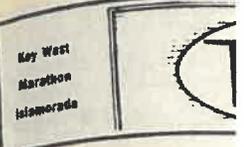
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