

Cuckoo's Hawaiian Shave Ice

380 West Main Street
Avon, CT 06001

The purpose of this document is to describe the operation of our Piaggio Ape Shave Ice cart.

As part of It's PlayTime's original business plan, Hawaiian Shave Ice brought a unique experience for our patrons. The cold, smooth texture and taste, have proved to be extremely popular after an hour or more of play.

Then, like many other in person, indoor entertainment businesses, COVID took a toll.

Realizing that even though there was an end in site after the EUA of the vaccines, the summer was forecasted to be our slow season.

In an attempt to have a piece of our business outside (per CDC recommendations), I discussed my options with the landlord David Adam Reality. It was decided that the best financial option for us would be to move our Shave Ice (previously served inside) outside.

After the design process of the cart was complete, I presented it to the landlord. It was approved and I was told that I could park it anywhere in the front parking lot so long as we moved it to the back of the building overnight.

I also notified the Farmington Valley Health Department prior to ordering the cart. With their guidance, I constructed the cart and the order was placed in December of 2020.

Our cart arrived late July and was approved in early August by the FVHD.

We started operation unaware that the planning and zoning committee was to be involved.

Avon Marketplace Investors, LLC
c/o David Adam Realty
57 Wilton Road
Westport, CT 06880

PRE APP #4951

August 24, 2021

Linda Sadlon
Planning and Community Development
Town of Avon
60 West Main Street
Avon, CT 06001
lsadlon@avonct.gov

RE: SHAVE-ICE TRUCK AUTHORIZATION

Dear Ms. Sadlon:

Let this letter confirm that Avon Marketplace Investors, LLC, the owner of Avon Marketplace located at 380 West Main Street in Avon, CT, authorizes **Its Playtime LLC**, a tenant at Avon Marketplace, to operate a shave-ice truck at the Property.

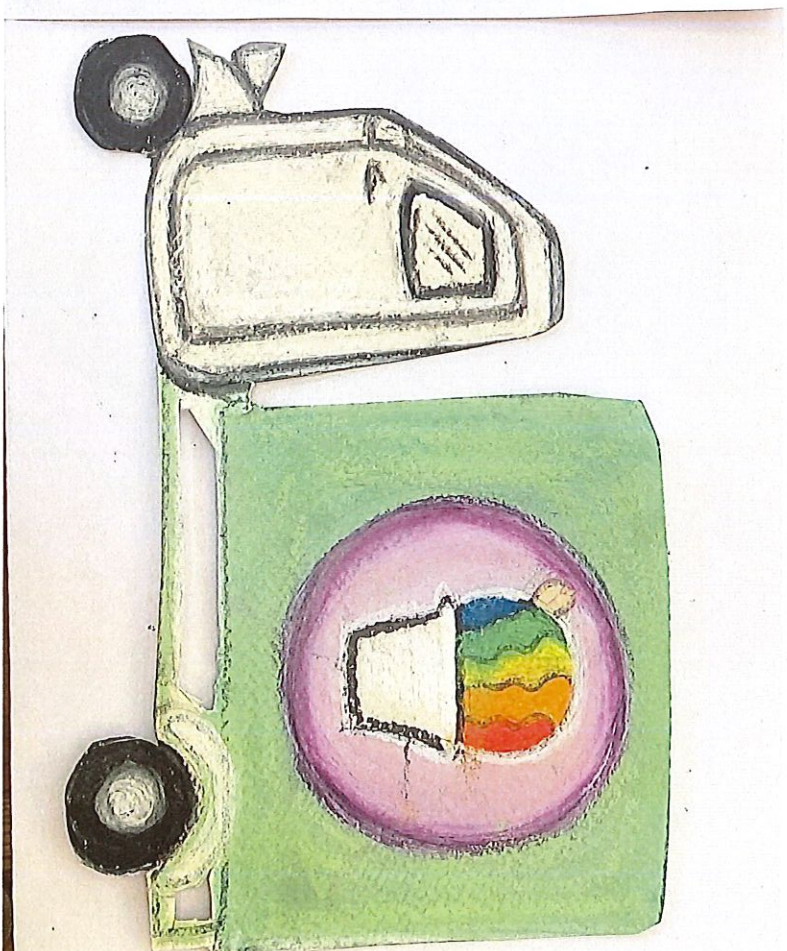
Should you have any questions, please contact John Greenspan, at David Adam Realty, Inc., contact phone 203.221.8998 or by email at john@davidadamrealty.com

Sincerely,



David A. Waldman
Manager
Avon Marketplace Investors, LLC

POC App #4951



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