

October 30, 2025

City of Rocky River Building & Zoning Department

21012 Hilliard Boulevard

Rocky River, OH 44116

**Re: Authorization for Use of Parking Lot – 20033 Detroit Road, Rocky River, OH**

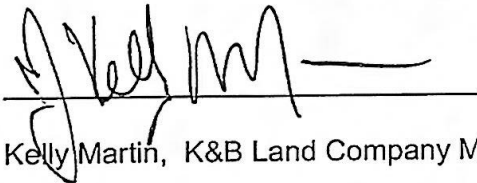
To Whom It May Concern:

This letter serves to confirm that **K&B Land Company MT-LLC**, as the owner of the property located at **20033 Detroit Road, Rocky River, Ohio**, authorizes **Tone House Coffee, LLC** (tenant of the southern building at 20033 Detroit Road Suite 103) to utilize the **parking lot located directly across the street**, as highlighted in yellow on the attached site plan.

Tone House Coffee, LLC is permitted to use this parking area for customer and employee parking associated with their coffee shop business. This authorization will remain in effect for the duration of their tenancy at 20033 Detroit Road, or until otherwise revoked in writing by K&B Land Company MT-LLC.

Please contact me with any questions or if additional documentation is needed to support this authorization.

Sincerely,



A handwritten signature in black ink, appearing to read 'Kelly Martin', is written over a horizontal line. The signature is stylized and cursive.

Kelly Martin, K&B Land Company MT-LLC

Phone: 440-263-0660

Enc.

