**TABLOID MAGAIZE FLYER (ALL CONTENT IS ON PAGE 2 & 3)**

• Design a **2-page flyer**, 8.5" x 11", vertical layout, full bleed (0.125").

• Use **bold, dramatic headlines** to grab attention immediately.

• Page 1 should feel like a **tabloid front page** — shocking, visual, and loud.

• Feature a **dominant headline** at the top of Page 1.

• Include a **powerful image** in the center using photos already provided.

• Use a **large call-to-action** at the bottom — "Join Us," "Get Involved," etc.

• Page 2 should be stacked with **bold subheadings and bullet points**.

• Use **no empty white space** — fill every corner with impactful content.

• Fonts should be **as large as possible** for all sections.

• Headlines should use **bold, aggressive fonts** (tabloid or poster-style).

Fill Entire Footer side to side with website: www.FixBelmontPark.com

• Body text should use **clean, bold sans-serif fonts** (easy to read).

• Use **high-contrast colors** — red, black, white, deep blue.

• Use **white or yellow text** over black/red backgrounds to maximize visibility.

• **Wrap text over images** if needed, but ensure readability with shadows or overlays.

• Highlight key phrases in **colored boxes or bursts** (e.g. "CLASS ACTION FORMING").

• Visual tone should feel like a **National Enquirer or whistleblower exposé**.

• Page should feel **urgent, explosive, and unapologetic** — make it impossible to ignore.

SHOULD READ LIKE A TABLOID MAGAZINE

**BELMONT PARK EXPOSED**

**DISABLED CHILD TRAUMATIZED**

**PUBLIC LAND ABUSED FOR PROFIT**

**HELP OUR BEACH COMMUNITY FIGHT BACK**

**BELMONT PARK IS NOT PRIVATE. IT IS PUBLIC PROPERTY**

**OWNED BY THE CITY, PAID FOR BY YOU.**

**JOIN us & SHOW YOUR SUPPORT @**

**MISSION BEACH TOWN COUNCIL MEETING**

**Date: May 14, 2025 – 6:00 PM**

**Place: Belmont Park Community Room (Above the Arcade)**

**HELP OUR COMMUNITY SAVE BELMONT PARK**

**BELMONT PARK WAS BUILT FOR FAMILIES — NOT RAVES**

**CLASS ACTION LAWSUIT FORMING NOW!**

**If you’ve been impacted by noise, denied public access, or harmed by these violations, you may be eligible for compensation.  
We’re gathering stories and preparing legal action.**

[**www.FixBelmontPark.com**](http://www.FixBelmontPark.com)

**EXPOSED: Dario De Luca**, CEO of Symphony Asset Pool XVI LLC the leaseholder of Belmont Park, has drawn community outrage for profiting off public land while operating Belmont Park in ways many say violate its lease and damage our beach, our peace, and our environment — all from his luxury estate in Rancho Santa Fe.

**WHAT THEY DON’T WANT YOU TO KNOW:**

**ILLEGAL RAVES – NO PERMITS.**

Explosive concerts over 100 decibels, blasting Mission Beach with bass — multiple times per week. According to Public Records these events had NO PERMITS & NO CITY APPROVAL.

**THE BEACH HOUSE ISN’T THEIRS – IT’S YOURS.**

Belmont Park is shutting down public space for 9 private Beach House raves through July. But July 5 is different — “Freedom Fest” is a full-park, alcohol-fueled rave that shuts out the public from taxpayer-owned land. These takeovers appear to violate their lease and Prop G, which protects YOUR beach for ALL — not just paying partiers.

**DISABLED CHILD TRAUMATIZED BY RAVE NOISE**

A child with cerebral palsy and auditory sensitivity came to use the City’s Beach Accessibility Program but was overwhelmed by deafening Rave noise and fled in distress. The illegal sound levels deny All individuals with similar disabilities access to public accommodations. This is a direct violation of the Americans with Disabilities Act.

**EXPOSED: IS BELMONT RUNNING AN UNETHICAL SELF-DEALING SCHEME ?**

Belmont Park’s General Manager, Steve Thomas, is also CEO of PE Security Solutions — the very company hired by Belmont for “security” services. And who’s listed as corporate secretary? Melissa De Luca, close relative of the leaseholder Dario De Luca. Is this Self-Dealing?

**DOCUMENTED RUNOFF AND SUSPECTED ENVIRONMENTAL DISASTER**

Improperly Stored Chemicals, oils, and waste water spilling into storm drains. Parking lots are trashed, flooded, and neglected. Stormwater compliance appears to be ignored.

**EXPOSED: BELMONT PARK’S ILLEGAL SIGNS MISLEAD THE PUBLIC.**

They’re tricking the public into believing city-owned land is private, violating their lease which requires signage clearly stating the property is city-owned and open to all.

**BELMONT PARK: ACCIDENT WAITING TO HAPPEN?**  
From the Giant Dipper to the rides and walkways, safety appears ignored. The lease requires independent engineer inspections — yet no reports can be found. With what looks like hundreds of code violations, the entire park may be one broken bolt from disaster. Who’s protecting the public?

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**www.FixBelmontPark.com**