

Prepared By and Return Recorded document to:

Sara W. Bernard, Esq.
Holland & Knight LLP
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801

Affected Folio Number(s):

- 494203410020
- 494203350020
- 494203410040
- 494203410070
- 494203410073
- 494203410074

AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

THIS AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS (“Amendment”) is made effective on the Effective Date (as defined in this Declaration) by the following parties: **CITY OF POMPANO BEACH**, a political subdivision of the State of Florida, whose address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33360 (“City”); **PPI, INC.**, a Florida corporation, d/b/a Isle Casino Racing Pompano Park (“Pari-Mutuel”), whose principal address is 1800 SW 3rd Street, Pompano Beach, Florida 33069; **POMPANO PARK JV NORTHWEST CORNER, LLC**, a Delaware limited liability company (“Pompano Park NW”), whose principal address is 601 East Pratt Street, Sixth Floor, Baltimore, Maryland 21202; **POMPANO PARK JV LAND HOLDINGS, LLC**, a Delaware limited liability company (“Pompano Park JV”), whose principal address is 601 East Pratt Street, Sixth Floor, Baltimore, Maryland 21202; and **POMPANO INDUSTRIAL OWNER 1 LLC, POMPANO INDUSTRIAL OWNER 2 LLC** and **POMPANO INDUSTRIAL OWNER 3 LLC**, each a Delaware limited liability company (collectively, the “Industrial Owners”), whose principal address is c/o Woodlawn Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, TX 75219. The City, Pari-Mutuel Facility, Pompano Park NW, Pompano Park JV, and the Industrial Owners are referred to individually as a “Party” and collectively referred to as the “Parties.”

RECITALS

A. On June 14, 2005, the City and Pari-Mutuel entered into an agreement (the “Pari-Mutuel Agreement”) regarding the operation of slot machines within the Pari-Mutuel’s property known as Pompano Park Racing.

B. As a condition of the Pari-Mutuel Agreement, the City and Pari-Mutuel entered into a Declaration of Restrictive Covenants, encumbering property owned by the Pari-Mutuel to covenant payment to the City for the impact and financial costs occasioned by the City due to the Pari-Mutuel’s slot machine operations (“Declaration”), in accordance with the Pari-Mutuel Agreement. The Declaration was recorded August 4, 2008, in Official Records Book 45585, Page 1197, as authorized by Resolution No: 2005-253 recorded in Official Records Book 40077, Page 1098 in the Public Records of Broward County. The property subject to the Declaration is located in Broward County, Florida, and generally described in Exhibit A of the Declaration and identified in **Exhibit A**, attached and made a part of this Amendment (the “Declaration Property”). The Declaration was later amended to release certain property from the Declaration in that certain Partial Release of Declaration of Restrictive Covenants, and effectuated by that certain Resolution No. 2020-196, and recorded July 6, 2020, under

Document Number 116590846, in the Public Records of Broward County.

C. As of the Effective Date of this Amendment, the Pari-Mutuel is the fee simple owner of certain lands described in **Exhibit B**, attached and made a part of this Amendment, under Folio Number 494203410020 (the "Pari-Mutuel Property").

D. The Parties desire to release all of the Declaration Property excluding any of the Pari-Mutuel Property lying therein (the "Released Property"); it being the intent of the Parties that all property originally subject to the Declaration that is not owned by the Pari-Mutuel and where there is no slot machine operation shall be released from the encumbrance of the Declaration.

E. The Parties acknowledge and agree that there is no slot machine operation occurring within any of the property originally subject to the Declaration except for the Pari-Mutuel Property.

F. The Parties are willing to enter into this Amendment in order to release the Released Property from the Declaration and the Pari-Mutuel Agreement and to acknowledge, agree, and reaffirm that the Pari-Mutuel Property is and shall continue to be subject to the Declaration and the Pari-Mutuel Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. The recitals set forth above are true, accurate, and fully incorporated by reference. All capitalized terms not expressly defined shall retain the meaning ascribed to such terms in the Declaration.

2. The Parties hereby agree to release the Released Property from the Declaration and the Pari-Mutuel Agreement, and the Declaration shall be of no further force and effect as to the Released Property. Further, the Parties acknowledge, agree, and reaffirm that the Pari-Mutuel Property as described in **Exhibit B** is and shall continue to be subject to the Declaration and the Pari-Mutuel Agreement. By way of clarification, any portion of the Pari-Mutuel Property not previously subject to the Declaration and the Pari-Mutuel Agreement shall be deemed annexed into the Declaration and the Pari-Mutuel Agreement by virtue of this Amendment.

3. Pari-Mutuel covenants and acknowledges that this Amendment shall not modify any terms or obligations of the Pari-Mutuel pursuant to the Pari-Mutuel Agreement regarding the operations of slot machines within that certain Pari-Mutuel property formerly known as Pompano Park Racing and now known as Harrah's Pompano Beach Casino.

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

5. This Amendment shall be recorded in the Public Records of Broward County, Florida, and shall become effective upon full execution by the Parties and recordation (the "Effective Date").

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have made and executed this Amended Declaration: CITY OF POMPANO, through its CITY COMMISSION, signing by and through its Mayor and City Manager, authorized to execute same by Board action on the ___ day of _____, 2024, and PARI-MUTUEL, POMPANO PARK NW, POMPANO PARK JV, and INDUSTRIAL OWNERS, signing by and through each Party's authorized signatory, duly authorized to execute same.

Witnesses:

CITY OF POMPANO BEACH

(Signature)

By: _____
Rex Hardin, Mayor

(Print Name)

Witness Address

Witness City, State, Zip

By: _____
Gregory P. Harrison, City Manager

(Signature)

(Print Name)

Witness Address

Witness City, State, Zip

Attest:

(SEAL)

Kervin Alfred, City Clerk

Approved As To Form:

Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20____, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **KERVIN ALFRED** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

WITNESSES:

[Signature]
 Print Name: Peter Loraqueto
 Address: 100 N Liberty St 12 Floor
Reno, NV 89509

[Signature]
 Print Name: Josely Hernandez
 Address: 100 W. Liberty St. 12 Floor
Reno, NV 89509

PARI-MUTUEL FACILITY:

PPI, INC, a Florida corporation, d/b/a
 Isle Casino Racing Pompano Park
 By: [Signature]
 Edmund L. Quatmann, Jr., Executive
 Vice President, Chief Legal Officer, and
 Secretary

STATE OF Nevada)
) SS:
 COUNTY OF Washoe)

The foregoing was acknowledged before me by means of physical presence or
 online notarization this 4th day of June, 2024, by Edmund L. Quatmann, Jr.,
 Executive Vice President, on behalf of the PPI, Inc., a Florida corporation, who is personally
 known to me or [] has produced a valid _____ as identification.

My Commission Expires: 9/29/2025

[Signature]
 Notary Public
 Print Name: Cheri M. Hamilton



AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

WITNESSES:

POMPANO PARK NW:

Nancy Smith

 Print Name: Nancy Smith
 Address: 219 Deer Fox Lane
Lutherville md 21093

POMPANO PARK JV NORTHWEST CORNER, LLC, a Delaware limited liability company

By: Pompano Park JV Holdings, LLC
 a Delaware limited liability company, its Sole Member

Kevin Adams

 Print Name: KEVIN ADAMS
 Address: 891 STEVENSON RD
SOEN MD 21144

By: Pompano Park JV Holdings Investor, LLC, a Maryland limited liability company, its Managing Member

By: *Jonathan A. Cordish*

 Jonathan A. Cordish
 Co-Managing Member

STATE OF Maryland)
) SS:
 COUNTY OF Baltimore city)

The foregoing was acknowledged before me by means of physical presence or online notarization this 28 day of MAY, 2024, by Jonathan A. Cordish, Co-Managing Member of Pompano Park JV Holdings Investor, LLC, a Maryland limited liability company, as the Managing Member of Pompano Park JV Holdings, LLC, a Delaware limited liability company, on behalf of Pompano Park JV Northwest Corner, LLC, a Delaware limited liability company, who is personally known to me or has produced a valid _____ as identification.

My Commission Expires: 9/19/2027

Olivia Rachel Wimmer

 Notary Public
 Print Name: Olivia Rachel Wimmer



AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

WITNESSES:

POMPANO PARK JV:

Signed, sealed and delivered in the presence of the following witnesses:

POMPANO PARK JV LAND HOLDINGS, LLC, a Delaware limited liability company

Nancy Smith
Print Name: NANCY SMITH
Address: 219 Deer Fox Lane
Lutherville MD 21093

By: Pompano Park JV Holdings, LLC, a Delaware limited liability company, as its Managing Member

[Signature]
Print Name: ANNIE BLAND
Address: 271 STEVENSON RD
FOWLER MD 21044

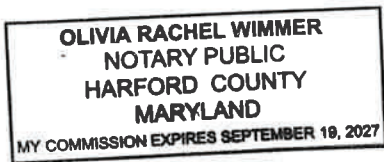
By: Pompano Park JV Holdings Investors, LLC, a Maryland limited liability company, as its Managing Member

By: *[Signature]*
Jonathan A. Cordish,
Co-Managing Member

STATE OF Maryland)
) SS:
COUNTY OF Baltimore city

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of MAY, 2021, by Jonathan A. Cordish, as Co-Managing Member of Pompano Park JV Holdings Investors, LLC, a Maryland limited liability company, as Managing Member of Pompano Park JV Holdings, LLC, a Delaware limited liability company, as Managing Member of **POMPANO PARK JV LAND HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

[Signature]
(Signature of Notary Public)
olivia rachel wimmer
(Typed Name of Notary Public)
Notary Public, State of Maryland
Commission No.: N/A
My Commission Expires: 9/19/2027




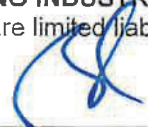
AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS


INDUSTRIAL OWNERS:

Signed, sealed and delivered in the presence of the following witnesses:

POMPANO INDUSTRIAL OWNER 1 LLC,
a Delaware limited liability company



Print Name: Patti Bradshaw
Address: 3953 Maple Ave, Sk 300
DALLAS, TX 75219

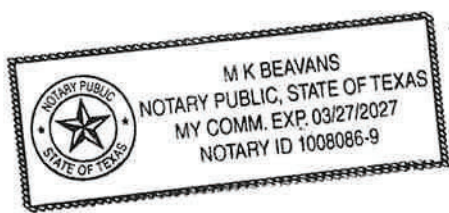

By: _____
Name: Ron J. Hoyl
Title: Vice President


Print Name: Melinda S. Toland
Address: 3953 Maple Ave, Sk 300
DALLAS, TX 75219

STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2024, by Ron J. Hoyl, as Vice President of **POMPANO INDUSTRIAL OWNER 1 LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or has provided _____ as identification (if left blank, then personally known to me)


(Signature of Notary Public)
M K Beavans
(Typed Name of Notary Public)
Notary Public, State of TX
Commission No.: 1008086-9
My Commission Expires: 3/27/27




AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

INDUSTRIAL OWNERS:

Signed, sealed and delivered in the presence of the following witnesses:

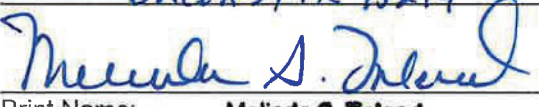
POMPANO INDUSTRIAL OWNER 2 LLC,
a Delaware limited liability company



Print Name: Patti Bradshaw
Address: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219

By: 


Name: Ron J. Hoyl
Title: Vice President



Print Name: Melinda S. Toland
Address: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219

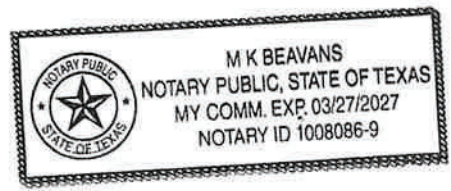
STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2024, by Ron J. Hoyl, as Vice President of **POMPANO INDUSTRIAL OWNER 2 LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or has provided _____ as identification (if left blank, then personally known to me)



(Signature of Notary Public)
M K Beavans

(Typed Name of Notary Public)
Notary Public, State of TX
Commission No.: 1008086-9
My Commission Expires: 3/27/27



AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

INDUSTRIAL OWNERS:

Signed, sealed and delivered in the presence of the following witnesses:

POMPANO INDUSTRIAL OWNER 3 LLC,
a Delaware limited liability company

Patti Bradshaw
Print Name: Patti Bradshaw
Address: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219

By: *[Signature]*
Name: Ron J. Hoyl
Title: Vice President

Melinda S. Toland
Print Name: Melinda S. Toland
Address: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219

STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2024, by Ron J. Hoyl, as Vice President of **POMPANO INDUSTRIAL OWNER 3 LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or has provided _____ as identification (if left blank, then personally known to me)

MK Beavans
(Signature of Notary Public)
MK Beavans
(Typed Name of Notary Public)
Notary Public, State of TX
Commission No.: 1098086-9
My Commission Expires: 3/27/27



EXHIBIT A
DESCRIPTION OF DECLARATION PROPERTY

All of the following described lands lying in and being a part of Section 3, Township 49 South, Range 42 East, Broward County, Florida:

The South 1/2 of the Northwest 1/4, Except the West 33 feet thereof for road right-of-way;

And that part of the South 1/2 of the Northeast 1/4 lying West of the Seaboard Coast Line Railroad;

And Government Lot 5, Except the West 33 feet thereof for road right-of-way, and also Except Arvida Pompano Park, as recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida;

And that part of Government Lot 6 lying South of said Plat Book 137, Page 33;

And that part of Government Lot 7 lying South of said Plat Book 137, Page 33 and West of the Seaboard Coast Line Railroad;

Together With a portion of Tract B, of the aforesaid Arvida Pompano Park;

Said lands being more particularly described as follows: Commence at the Northwest corner of the aforementioned Section 3; run

Thence on an assumed bearing of South 00 degrees 00 minutes 26 seconds West along the West line of said Section 3, a distance of 1708.26 feet to the Northwest corner of the aforesaid Government Lot 5;

Thence South 88 degrees 01 minutes 37 seconds East along the North line of said Government Lot 5 and along the Westerly extension of the centerline of Race Track Road and along said centerline, a distance of 1328.63 feet;

Thence South 00 degrees 09 minutes 21 seconds East a distance of 53.03 feet to a point on the South right-of-way line of Race Track Road as shown on the aforementioned Plat of Arvida Pompano Park;

Thence South 88 degrees 01 minutes 37 seconds East along said South of right-of-way, a distance of 571.42 feet to the Northeast corner of the lands described in Official Records Book 15678 at Page 145, of the aforesaid Public Records;

Thence continue South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 689.71 feet to the Point of Beginning of the lands herein described;

Thence continue along said right-of-way the following two courses and distances: South 88 degrees 01 minutes 37 seconds East, a distance of 100.00 feet;

South 88 degrees 07 minutes 14 seconds East, a distance of 1087.87 feet to the point of the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad;

Thence South 13 degrees 04 minutes 16 seconds West along said Westerly right-of-way line, a distance of 2969.90 feet to a point of the South line of the aforesaid South 1/2 of the Northeast 1/4;

Thence North 86 degrees 02 minutes 40 seconds West along said South line and the South line of the aforesaid South 1/2 of the Northwest 1/4, a distance of 3078.57 feet to a point on the East right-of-way line of Powerline Road said point being 33.00 feet by right angle measurement East of the West line of the aforesaid Northwest 1/4 of Section 3;

Thence North 00 degrees 00 minutes 26 seconds East parallel with said West line of the Northwest 1/4 and along said East right-of-way line, a distance of 2039.93 feet to a point on the boundary on the aforesaid Arvida Pompano Park;

Thence along said boundary the following thirteen courses and distances:

South 45 degrees 06 minutes 41 seconds East a distance of 94.55 feet;

North 89 degrees 46 minutes 38 seconds East, a distance of 1025.36 feet;

North 44 degrees 56 minutes 16 seconds East, a distance of 49.49 feet (North 44 degrees 48 minutes 39 seconds East, 49.47 feet per plat);

North 00 degrees 09 minutes 21 seconds West, a distance of 685.69 feet;

North 88 degrees 01 minutes 37 seconds West, a distance of 50.25 feet;

North 00 degrees 09 minutes 21 seconds West, a distance of 71.66 feet (71.60 feet per plat) to a point on the aforementioned South right-of-way line of Racetrack Road;

South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 220.15 feet (220.20 feet per plat);

South 00 degrees 09 minutes 21 seconds East, a distance of 71.66 feet (71.60 feet per plat);
North 88 degrees 01 minutes 37 seconds West, a distance of 49.86 feet; South 00 degrees 09 minutes 21 seconds East, a distance of 680.94 feet (680.99 feet per plat);

South 45 degrees 11 minutes 21 seconds East, a distance of 49.53 feet;

North 89 degrees 46 minutes 38 seconds East, a distance of 1241.18 feet;

North 51 degrees 23 minutes 55 seconds East, a distance of 43.24 feet;

Thence North 00 degrees 09 minutes 21 seconds West, a distance of 710.57 feet to the Point of Beginning.

Containing 180.46 acres of land, more or less.

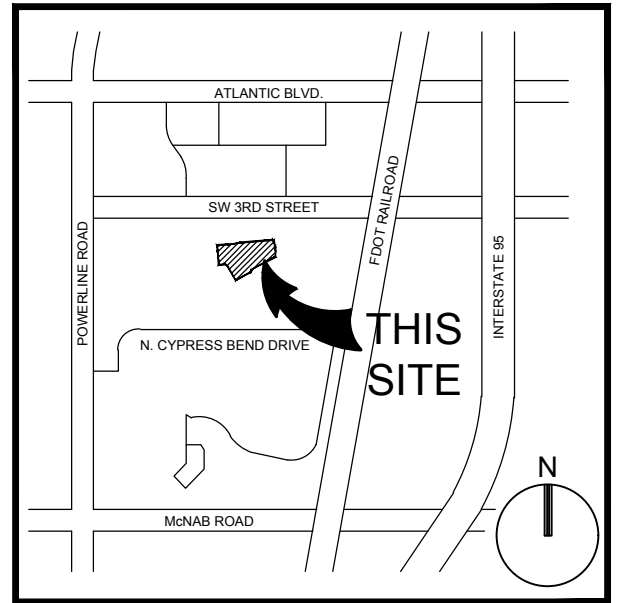
EXHIBIT B

DESCRIPTION OF PARI-MUTUEL PROPERTY

**[See Attached Sketch of Description Prepared by Keith under Drawing No.10230.09
dated May 2, 2024 – 3 Pages]**

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°28'50" WEST ALONG THE SOUTH LINE OF TRACT "B", ARVIDA POMPANO PARK, AS RECORDED IN PLAT BOOK 137, ON PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 200' OR SMALLER.



LOCATION MAP:
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 25, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

SKETCH & DESCRIPTION

(CAESARS PARCEL)
A PORTION OF PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22-27, B.C.R.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3

DRAWING NO. 10230.09 SKETCH & DESCRIPTION.DWG

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE	REVISIONS
01/25/21	
01/28/21	PER COMMENTS
01/26/24	BOUNDARY
04/25/24	BOUNDARY
05/02/24	LEGAL SPELLING

DATE 01/25/21

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THRU 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF TRACT "B", ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°28'50" WEST ALONG THE WESTERLY EXTENSION OF THE OF SOUTH LINE OF SAID TRACT "B", 67.02 FEET; THENCE SOUTH 02°31'10" EAST, 64.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°29'45" EAST, 186.19 FEET; THENCE NORTH 87°10'50" EAST, 88.16 FEET; THENCE NORTH 83°44'55" EAST, 168.54 FEET; THENCE NORTH 87°29'45" EAST, 612.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 89°12'02", AN ARC DISTANCE OF 43.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°18'14" EAST, 26.83 FEET; THENCE SOUTH 09°27'34" EAST, 101.08 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 06°09'20", AN ARC DISTANCE OF 3.01 FEET; TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 84°48'09" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 536.17 FEET, THROUGH A CENTRAL ANGLE OF 04°34'06", AN ARC DISTANCE OF 42.75 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 88°06'12" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 07°52'53", AN ARC DISTANCE OF 132.88 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 65°12'31" WEST, 481.22 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 37°17'27", AN ARC DISTANCE OF 48.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°55'04" WEST, 45.24 FEET; THENCE SOUTH 64°12'28" WEST, 333.60 FEET; THENCE NORTH 25°47'32" WEST, 322.73 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 66°42'40", AND ARC DISTANCE OF 58.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°29'47" WEST, 119.24 FEET; THENCE NORTH 02°30'13" WEST, 195.60 FEET; THENCE NORTH 02°28'02" WEST, 72.73 FEET; THENCE NORTH 02°30'07" WEST, 93.19 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS NORTH 87°29'36" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'30", AN ARC DISTANCE OF 28.27 FEET TO THE POINT OF BEGINNING.

SAID LAND LAYING & SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 555,398 SQUARE FEET OR 12.750 ACRES MORE OR LESS.

SKETCH & DESCRIPTION

(CAESARS PARCEL)
A PORTION OF PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22-27, B.C.R.



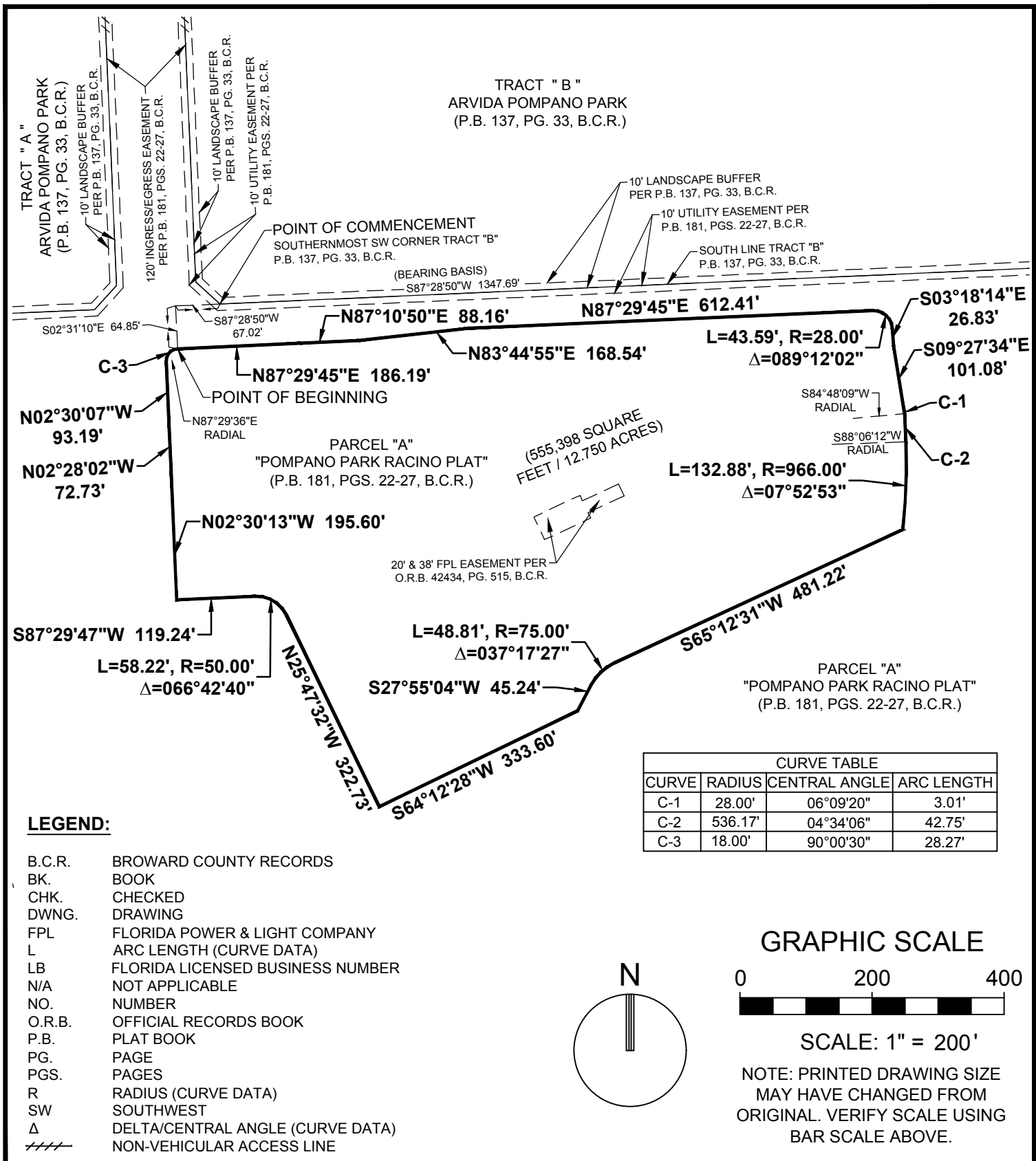
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DRAWING NO. 10230.09 SKETCH & DESCRIPTION.DWG

DATE	<u>01/25/21</u>	DATE	REVISIONS
SCALE	<u>1"=200'</u>	01/28/21	PER COMMENTS
FIELD BK.	<u>N/A</u>	01/26/24	BOUNDARY
DWNG. BY	<u>DDB</u>	04/25/24	BOUNDARY
CHK. BY	<u>MMM</u>	05/02/24	LEGAL SPELLING



SKETCH & DESCRIPTION

(CAESARS PARCEL)
A PORTION OF PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22-27, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 10230.09 SKETCH & DESCRIPTION.DWG

DATE 01/25/21

SCALE 1"=200'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
01/28/21	PER COMMENTS
01/26/24	BOUNDARY
04/25/24	BOUNDARY
05/02/24	LEGAL SPELLING

