

PPH Parcel

Instrument Prepared by:
Nicholas G. Milano
HOLLAND & KNIGHT LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, Florida 33301

PARCEL FOLIO NO.: 494203220020 and 494203220022

NOTE TO RECORDER: This is a transfer for no consideration of unencumbered real property (defined herein as the "Property"). The Grantor owns 50 percent of the interest in the Grantee. Accordingly, documentary stamp tax is due and paid hereon on fifty percent (50%) of the fair market value of the transferred Property.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 12th day of ~~February~~, 2021, between POMPANO PARK HOLDINGS, L.L.C., a Florida limited liability company (hereinafter referred to as the "GRANTOR"), whose permanent address is 1800 SW 3rd Street, Pompano Beach, FL 33069 and POMPANO PARK JV LAND HOLDINGS, LLC, a Delaware limited liability company (hereinafter referred to as the "GRANTEE"), whose permanent address is 601 East Pratt Street, 6th Floor, Baltimore, MD 21202.

THAT the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the GRANTEE, its successors and assigns forever, that certain parcel of land, together with all improvements thereon, lying and being in Broward County, Florida, more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the GRANTEE in fee simple.

SUBJECT TO THOSE CERTAIN ITEMS SET FORTH ON EXHIBIT "B" ATTACHED
HERETO AND MADE A PART HEREOF, NONE OF WHICH ARE HEREBY REIMPOSED

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8/25/2021

AND the GRANTOR does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed which shall be effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

POMPANO PARK HOLDINGS, L.L.C., a Florida limited liability company

Cheri Hamilton

Cheri Hamilton
(Please print name)

Herri LaFerrere

Herri LaFerrere
(Please print name)

By: Edmund L. Quatmann, Jr.

Edmund L. Quatmann, Jr.
Executive Vice President, Chief Legal Officer and Secretary

STATE OF NEVADA)
)SS:
COUNTY OF WASHOE)

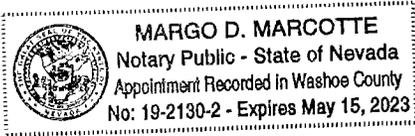
The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 9 day of February, 2021, by Edmund L. Quatmann, Jr., as Executive Vice President, Chief Legal Officer and Secretary, of POMPANO PARK HOLDINGS, L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

Margo D. Marcotte

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

Margo D. Marcotte
(Name of acknowledger, typed, printed or stamped)

Jr. Paralegal / Notary 19-2130-2
(Title or rank (serial number, if any))



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EXHIBIT "A"

PROPERTY

A PORTION 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 SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MOST NORTHWEST CORNER OF SAID TRACT "B" ON THE SOUTH RIGHT OF WAY LINE OF S.W. 3rd STREET (RACE TRACK ROAD) ALSO BEING THE NORTH LINE OF A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29326, PAGE 1421 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°40'35" EAST, ALONG THE NORTH LINE OF SAID TRACT "B", SAID SOUTH RIGHT OF WAY LINE, SAID OFFICIAL RECORDS BOOK 29326, PAGE 1421 NORTH LINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 1261.13 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479; THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 02°27'05" EAST, 710.59 FEET; (2) SOUTH 49°06'11" WEST, 43.24 FEET TO THE WEST MOST SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479 ON THE SOUTH LINE OF SAID TRACT "B"; THENCE SOUTH 87°28'55" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479, THE SOUTH LINE OF A PORTION OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 29326, PAGE 1421 AND THE SOUTH LINE OF SAID TRACT "B", 1241.18 FEET TO A POINT ON THE WESTERLY LINE OF SAID PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29326, PAGE 1421; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES; (1) NORTH 47°29'19" WEST, 49.53 (2) NORTH 02°27'09" WEST, 680.99 FEET; (3) NORTH 89°40'35" EAST, 49.86 FEET; (4) NORTH 02°27'28" WEST, 71.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Reservations in favor of the Board of Commissioners of Everglades Drainage District contained in Deed recorded in Deed Book 463, Page 476, as corrected by deed recorded in Deed Book 562, Page 254, as affected by Release of Reservation No. 16593 recorded in Official Records Book 23833, Page 542 and as affected by Non Use Commitment No. 1048 recorded in Official Records Book 23833, Page 546 and as affected by Non-Use Commitment No. 1293 recorded in Official Records Book 32234, Page 1865 and as affected by Release of Reservations No. 17416 recorded in Official Records Book 32234, Page 1868, all of the Public Records of Broward County, Florida.
3. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book 464, Page 395, as affected by release of right of entry and exploration by instrument recorded in Official Records Book 15786, Page 518 and as affected by Release of Reservations recorded in Official Records Book 15786, Page 521 and as affected by Release of Reservations recorded in Official Records Book 15786, Page 529 and as affected by Release of Right of Entry and Exploration for Petroleum, Phosphate, Mineral and Metal Reservations and Release of Road reservation recorded in Official Records Book 23818, Page 349, all of the Public Records of Broward County, Florida.
4. Reservations in favor of the Board of Commissioners of Everglades Drainage District contained in Deed recorded in Deed Book 477, Page 336, as affected by as affected by Release of Reservation No. 16593 recorded in Official Records Book 23833, Page 542 and as affected by Non Use Commitment No. 1048 recorded in Official Records Book 23833, Page 546, all of the Public Records of Broward County, Florida.
5. Dedication, notes, easements and all other matters affecting subject property, as shown on the plat of Arvida Pompano Park, recorded in Plat Book 137, Page 33, as affected by Agreement for Amendment of Notation on Plat, recorded in Official Records Book 30414, Page 563 and as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 38277, Page 1733, as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Instrument 116458664, as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Instrument 116458665, and as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Instrument 116458666, all of the Public Records of Broward County, Florida.
6. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 2350, Page 537, of the Public Records of Broward County, Florida.

7. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 6322, Page 523, of the Public Records of Broward County, Florida.
8. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 9606, Paste 370, of the Public Records of Broward County, Florida.
9. Sewer Agreement by and between the City of Pompano Beach, Florida, a municipal corporation and the South Florida Harness Raceways, Inc., and Tourist Attractions, Inc., both Florida corporations, recorded in Official Records Book 8282, Page 41, of the Public Records of Broward County, Florida.
10. City of Pompano Beach Ordinance No. 87-60 and the Development Order established thereunder, recorded in Official Records Book 14661, Page 180 and re-recorded in Official Records Book 14747, Page 485 and as amended by Notice of Adoption of Development Order Amendment recorded in Official Records Book 14661, Page 176 and further amended by Ordinance No. 88-78 recorded in Official Records Book 16252, Page 904 and further amended by Ordinance No. 98-20 recorded in Official Records Book 27422, Page 515 and further amended by Notice of Adoption of a DRI Amendment for Arvida Pompano Park recorded in Official Records Book 27521, Page 485, all of the Public Records of Broward County, Florida.
11. City of Pompano Beach Resolution No. 87-210 and the attached Utility Easement in favor of the City of Pompano Beach, a municipal corporation, recorded in Official Records Book 14699, Page 50, of the Public Records of Broward County, Florida.
12. The City of Pompano Beach Land Use Plan adopted on November 29, 1977, through City Ordinance No. 78-18, as amended and/or revised, including Ordinance No. 87-53 recorded in Official Records Book 14747, Page 157, of the Public Records of Broward County, Florida.
13. Declaration of Restrictive Covenant recorded in Official Records Book 28599, Page 724, of the Public Records of Broward County, Florida.
14. Traffic Signalization Agreement by and between Broward County, a political subdivision of the State of Florida and Pompano Park Holdings, L.L.C., an affiliate of Isle of Capri Casinos, Inc., recorded in Official Records Book 38233, Page 1622, of the Public Records of Broward County, Florida.
15. Installation of Required Improvements Agreement by and between Broward County, a political subdivision of the State of Florida and Pompano Park Holdings, L.L.C., an affiliate of Isle of Capri Casinos, Inc., recorded in Official Records Book 38233, Page 1762, of the Public Records of Broward County, Florida.
16. Obligations of owners, as set forth in Agent of Record for Notice of Expiration of Findings of Adequacy recorded in Official Records Book 38277, Page 1741, of the Public Records of Broward County, Florida.

17. Amendment to Non-Vehicular Access Lines recorded in Official Records Book 50243, Page 1158, of the Public Records of Broward County, Florida.
18. Declaration of Restrictive Covenants for Private Paved Roadways and Access recorded in Official Records Book 50243, Page 1188, of the Public Records of Broward County, Florida.
19. Declaration of Restrictive Covenant by and between Pompano Park Holdings L.L.C. and the Florida Department of Environmental Protection recorded July 8, 2019 in Official Records Instrument 115913209, of the Public Records of Broward County, Florida.
20. Declaration in Lieu of Unity of Title by and between Pompano Park Holdings, LLC, PPI, Inc., and Pompano Park JV Northwest Corner, LLC, recorded November 6, 2020 in Official Records Instrument 116849221, of the Public Records of Broward County, Florida
21. Rights of the adjacent property owner to cross over the Land to access a public road.