

Prepared By and Return To:

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

TERMINATION OF SEWER AGREEMENT

THIS TERMINATION OF SEWER AGREEMENT (this "**Termination**") is made effective as of the date and time of recording of this Termination (the "**Effective Date**") by and among **CITY OF POMPANO BEACH, FLORIDA**, a municipal corporation, whose address is 100 W Atlantic Boulevard, Pompano Beach, Florida 33060 (the "**City**"), **POMPANO PARK JV HOLDINGS, LLC**, a Delaware limited liability company ("**PPJVH**"), whose mailing address is 1601 East Pratt Street, 6th Floor, Baltimore, Maryland 21202, **POMPANO PARK JV NORTHWEST CORNER, LLC**, a Delaware limited liability company ("**PPJV**"), whose mailing address is 1601 East Pratt Street, 6th Floor, Baltimore, Maryland 21202, and **PPI, INC.**, a Florida corporation ("**PPI**"), whose mailing address is 1800 SW 3rd Street, Pompano Beach, Florida 33069. PPJVH, PPJV and PPI are collectively referred to herein as "**Pompano Park**".

WITNESSETH:

WHEREAS, the City, South Florida Harness Raceways, Inc., a Florida corporation ("**SFHR**"), and Tourist Attractions, Inc., a Florida corporation ("**TA**" and together with SFHR referred to herein collectively as the "**Track**"), entered into that certain Sewer Agreement recorded June 21, 1979 in Official Records Book 8282, Page 41, in the Public Records of Broward County, Florida (the "**Agreement**"); and

WHEREAS, Pompano Park, as the successors-in-title to the real property owned by Tract, are the current fee owners of the lands subject to the Agreement (the "**Property**"); and

WHEREAS, the City and Pompano Park desire to terminate the Agreement and release the Property from the encumbrance and operation of the Agreement.

NOW, THEREFORE, for and in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Pompano Park state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Neither the City nor Pompano Park have made any assignment, transfer, encumbrance, conveyance, or other disposition of any interest in the Agreement to any party.
3. Both the City and Pompano Park are hereby released from, and relieved of, their respective rights and obligations arising under, out of, or by virtue of the Agreement, which is

hereby terminated and cancelled as of the Effective Date. The City hereby releases the Track, its successors and assigns (including Pompano Park) from any obligations, claims, or liabilities arising prior to the Effective Date with respect to the Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the City and Pompano Park have executed this Termination as of the day and year set forth below in the notary block.

“CITY”

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

CITY OF POMPANO BEACH,
FLORIDA, a municipal corporation

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as the acting _____ of the CITY OF POMPANO BEACH, FLORIDA, a municipal corporation, on behalf of said municipal corporation, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

“PPJV”

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

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

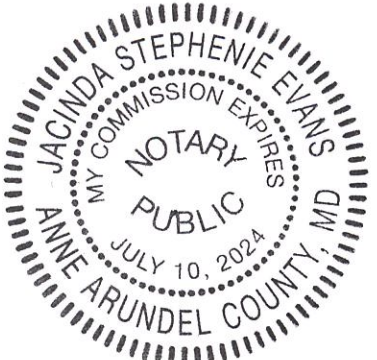
Miyong Nelson
Print Name: Miyong Nelson

Jonathan A. Cordish
By: Jonathan A. Cordish
Jonathan A. Cordish
Managing Member

Allyson Ennis
Print Name: Allyson Ennis

STATE OF MARYLAND)
)
COUNTY OF ~~BALTIMORE~~)
)
ANNE ARUNDEL

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 14 day of MARCH, 2022, by Jonathan A. Cordish, as
Managing Member of Pompano Park JV Holdings Investors, LLC, a Maryland limited liability company,
the Managing Member of Pompano Park JV Holdings, LLC, a Delaware limited liability company, the sole
member of **POMPANO PARK JV NORTHWEST CORNER LLC**, a Delaware limited liability
company, on behalf of said company, who is personally known to me or has produced
_____ as identification (if left blank, then personally known to me).



Jacinda Evans
Print Name: Jacinda Evans
Notary Public, State of Maryland
Commission #:
My Commission Expires: 7/10/2024

WITNESSES:

“PPJVH”

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

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

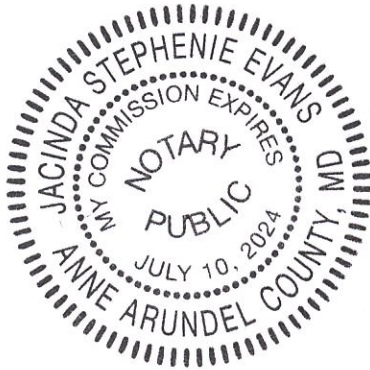
By: *Jonathan A. Cordish*
Jonathan A. Cordish
Managing Member

Miyong Nelson
Print Name: Miyong Nelson

ANNA ELDRIDGE
Print Name: ANNA ELDRIDGE

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)
ANNE ARUNDEL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of MARCH, 2022, by Jonathan A. Cordish, as Managing Member of Pompano Park JV Holdings Investors, LLC, a Maryland limited liability company, the Managing Member of **POMPANO PARK JV HOLDINGS, LLC**, a Delaware limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).



Jacinda Evans
Print Name: JACINDA EVANS
Notary Public, State of MARYLAND
Commission #: _____
My Commission Expires: 7/10/2024

WITNESSES:

“PPI”

PPI, INC.,
a Florida corporation

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of **PPI, INC.**, a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Signature of Notary Public)

Print Name of Notary Public
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____