

STAFF ANALYSIS
DISCUSSION AND ACTION BY THE BOARD ON THE RENEWAL APPLICATION
FOR LICENSE TO OPERATE A MINISATELLITE WAGERING FACILITY OF
357 ARDEN, LLC DBA THE DERBY ROOM AT GLEN ARDEN CLUB, IN
GLENDALE, CA, FOR A PERIOD OF FIVE YEARS

Board Meeting
March 11, 2026

Application: 357 Arden, LLC dba The Derby Room at Glen Arden Club, Glendale, CA

Licensing Period: April 21, 2026 – April 20, 2031

Required Information	Status	Comments	CHRB Rule/Law
Additional Satellite Wagering Facilities Within 20-Mile Radius	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Agreement valid for a ten-year term through 07/04/27.	BPC 19605 & 19605.25 (a)(1)
Association Agreements	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	<ul style="list-style-type: none"> • Del Mar Thoroughbred Club (Note: No agreement submitted.) • Los Alamitos Quarter Horse Racing Association • Los Alamitos Racing Association • Los Angeles County Fair Association • Los Angeles Turf Club • Watch & Wager 	BPC 19605.3
Simulcast Organization Agreement	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	SCOTWINC	BPC 19605.25 & 19605.3
Workers' Compensation Insurance	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Coverage effective 03/02/26; expires 03/02/27.	Rule 2066
Fire Clearance	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Fire inspection completed 02/02/26.	Rule 2066
Facility Inspection	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	N/A	Rule 2066

Required Information	Status	Comments	CHRB Rule/Law
Emergency and Security	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Information submitted.	Rule 2066
Administrative Information	<input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Follow-Up Required <input type="checkbox"/> Outstanding	Occupational license obtained. Application fee received. Required signatures obtained.	Rule 1481 Rule 2066 Rule 2066

RECOMMENDATION: Staff recommends approval of the application. The application as presented meets all requirements for licensure.

Application is hereby made to the California Horse Racing Board (CHRB/Board) for a license to operate a minisatellite wagering facility in connection with a horse racing meeting and/or pari-mutuel wagering in accordance with the Business and Professions Code, Chapter 4, Division 8 (Horse Racing Law) and the California Code of Regulations, Title 4, Division 4 (Rules and Regulations of the California Horse Racing Board).

Part I: To be completed by applicant seeking to operate a minisatellite wagering facility pursuant to Business and Professions Code section 19605.25.

Part II: To be completed by associations that have reached agreements with the applicant to conduct minisatellite wagering.

Part III: To be completed by simulcast organization that has reached an agreement to provide services necessary for the conduct of minisatellite wagering pursuant to Business and Professions Code sections 19605.25 and 19605.3.

**PART I
 MINISATELLITE WAGERING APPLICANT INFORMATION**

APPLICANT INFORMATION

Name of applicant: 357 Arden LLC		<input type="checkbox"/> Card Room/Gambling Establishment <input checked="" type="checkbox"/> Restaurant/Bar <input type="checkbox"/> Other Business Entity
The applicant is:		
<input type="checkbox"/> Racing Association		
<input type="checkbox"/> Fair		
<input type="checkbox"/> Federally Recognized Indian Tribe		
Facility street address: 357 Arden Avenue		
Mailing address (if different from above): 109 East Harvard Street, Suite 300, Glendale, CA 91205		
E-mail address: eb@glenardenclub.com		
City: Glendale	State: California	Zip Code: 91203
Phone: (818)844-4010	Fax: (818) 928-4971	Website: glenardenclub.com
County: Los Angeles		Zone Location: North <input type="checkbox"/> South <input type="checkbox"/> Central <input checked="" type="checkbox"/>
(To be completed by CHRB staff)		

**CONTACT PERSON
 (Authorized Representative)**

Name and title of the contact person: Edward Baroian, Manager		
Business street address: 357 Arden Ave.		
Mailing address (if different from above): 109 East Harvard Street, Suite 300, Glendale, CA 91205		
City: Glendale, Los Angeles	State: California	Zip Code: 91203
County: Glendale, Los Angeles		
Phone: (818) 844-4010	E-mail: eb@baroianlaw.com	Fax: (818) 928-4971

State of California
 California Horse Racing Board
 Application for License to Operate a Minisatellite Wagering Facility
 CHRB-228 (Rev. 04/22)

April 22, 2026 to April 21, 2031

Dates during which the applicant proposes to operate as a minisatellite wagering facility:
April 22, 2026 to April 21, 2031

NOTICE TO APPLICANT: If approved for license, the term of license shall not exceed five years pursuant to Business and Professions Code section 19605.25(h).

Have you previously operated a licensed gaming operation in California or another state? Yes No

Do you currently operate a licensed gaming operation in California or another state? Yes No

If yes to either question above, provide the following:

Valid licensure period: Begin Date: 12/1/2020 End Date: Still Active

Facility name and address: 357 Arden LLC, 357 Arden Ave., Glendale, CA, 91203

City: Glendale State: California Zip Code: 91203

County: Los Angeles

Zone Location:
 North South Central
 (To be completed by CHRB staff)

Have you had a gaming operation license that has been revoked or suspended? Yes No

If yes, provide the following if different from above:

Facility name and address:

City: State: Zip Code:

Racing Jurisdiction:

BUSINESS STRUCTURE

<input type="checkbox"/> Corporation <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Sub-S <input type="checkbox"/> Sub-C <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership & Joint Venture <input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other If you have listed your company as Other, please identify your company structure.
--	--	---

Registered Business Name: 357 Arden LLC

Fictitious Business Name: The Derby Room at Glen Arden Club

Address:

357 Arden Ave.

E-mail Address: eb@baroianlaw.com

City: Glendale State: California Zip Code: 91203

Phone: (818) 844-4010 Fax: (818) 928-4971

State where registered or Articles of Organization are filed: **California** Registry or File number: **202023010590**

State of California
 California Horse Racing Board
 Application for License to Operate a Minisatellite Wagering Facility
 CHRB-228 (Rev. 04/22)

Names of all officers, directors, and managers. For officers, directors, and managers that have no ownership, enter "0%" in the ownership column. For members of a Limited Liability Company, list membership interest in ownership column. For partners, following the individual's name, indicate whether general or limited partner. (true names)

Entity/Individual Name and Title	Entity's Business Address/ Individual's Address of Record	Ownership% (if any)	Compensation Agreement
Edward Baroian	357 Arden Ave., Glendale, CA 91203	25	
Alex Baroian	357 Arden Ave., Glendale, CA 91203	25	
Gregory Zennedjian	357 Arden Ave., Glendale, CA 91203	50	

Are shares listed for public trade? Yes No If yes, on which stock exchange?

If more than 50 percent of the shares are held by a parent corporation or are paired with any other corporation or entity, give the name of the parent and/or paired corporation or entity. All entities that own 5 percent or more must fulfill the instructions for Full Disclosure Statement. Additionally, all officers, directors, or partners or any individual or person who holds 5% or more of the outstanding shares of a minisatellite wagering facility must obtain a CHRB occupational license, pursuant to CHRB Rule 1481(b)(2).

Attach the most recent annual financial statement for the applicant, including balance sheet and profit and loss statement, and a copy of a report made during the preceding 12 months to shareholders in the corporation and/or the Securities and Exchange Commission and/or the California Corporations Commission.

**MANAGEMENT AND STAFF
 (Minisatellite Wagering Facility)**

Names and titles of the managing officers and/or general managers of the business. Note: All individuals who exercise control over other licensees, horse racing, pari-mutuel wagering, or simulcast operations, or whose duties routinely require access to restricted areas of the inclosure, must obtain a CHRB occupational license, pursuant to CHRB Rule 1481(b)(6).

Name	Title
Edward Baroian	Manager
Alex Baroian	Manager
Gregory Zennedjian	Manager

ASSOCIATION CONTRACT/AGREEMENT

Names of racing associations with which you intend to have a contract or agreement:

Addresses of racing associations:

Racing association phone numbers:

Minisatellite Wagering Applicant Form - Glen Arden

CALIFORNIA HOST TRACKS / ASSOCIATIONS

Associations/Hosts With Contract/Agreement:

Phone / Fax

Del Mar Thoroughbred Club

2260 Jimmy Durante Bl.
Del Mar, CA 92014

P: (858) 755-1141

F: (858) 794-1007

Los Alamitos Racing Assoc. (T)

Los Alamitos Quarter Horse Racing Assoc.

Pacific Coast Quarter Horse Racing Assoc.

4961 Katella Ave.
Los Alamitos, CA 90720

P: (714) 820-2760

F: (714) 820-2813

Los Angeles County Fair

c/o Los Alamitos
4961 Katella Ave.
Los Alamitos, CA 90720

P: (714) 820-2760

F: (714) 820-2813

Los Angeles Turf Club

285 W Huntington Drive
Arcadia, CA 91007

P: (626) 574-7223

F: (626) 821-1514

State of California
California Horse Racing Board
Application for License to Operate a Minisatellite Wagering Facility
CHRB-228 (Rev. 04/22)

Proposed contract dates: From: 4/22/26 To: 4/21/31 (inclusive).

Attach a certified check payable to the Treasurer of the State of California in the amount of \$500 for the nonrefundable minisatellite application fee.

CHRB CERTIFICATION

Application filed on:	30-day Notice Letter:
Fee received by:	Approved on:
Reviewed by:	License number issued:

CERTIFICATION BY APPLICANT

I hereby certify under penalty of perjury that I have examined this application, that all of the foregoing statements in this application are true and correct, and that I am authorized by the applicant contractor to attest to this application on its behalf.

Name Edward Baroian

Signature of Applicant Representative



Title Member/Manager

Date 02/19/2026

PART II – Glen Arden

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Watch&Wager.com, LLC

20 California Street, 7th Floor, San Francisco, CA 94111

Telephone:

(916) 800-1390

Fax: (916) 800-1395**Racetrack name:**

Big Fresno Fair

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Ben Kenney, CFO

Name:

Ben Kenney


Signature of association representative:**Title:**

CFO

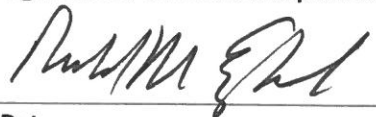
Date:

1-15-26

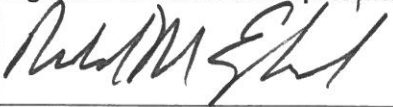
PART II – Glen Arden

CONTRACTED ASSOCIATION INFORMATION	
One copy of Part II shall be completed by each contracted association.	
Name and mailing address of association: Los Alamitos Quarter Horse Association 4961 Katella Avenue, Los Alamitos, CA 90720	
Telephone: (714) 820-2800	Fax: n/a
Racetrack name: Los Alamitos	
Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility: Rick English, Chief Financial Officer	
Name: Rick English	Signature of association representative: 
Title: Chief Financial Officer	Date: 1/20/26

PART II – Glen Arden

CONTRACTED ASSOCIATION INFORMATION	
One copy of Part II shall be completed by each contracted association.	
Name and mailing address of association: Los Alamitos Racing Association	
Telephone: (714) 820-2800	Fax: n/a
Racetrack name: Los Alamitos	
Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility: F. Jack Liebau, Vice President	
Name: Rick English	Signature of association representative: 
Title: Chief Financial Officer	Date: 1/20/26

PART II – Glen Arden

CONTRACTED ASSOCIATION INFORMATION	
One copy of Part II shall be completed by each contracted association.	
Name and mailing address of association: Los Angeles County Fair Association 1101 W. McKinley Avenue, Pomona CA 91768	
Telephone: (909) 865-4203	Fax: (909) 865-2481
Racetrack name: Los Angeles County Fair, racing at Los Alamitos	
Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility: Rick English, Chief Financial Officer	
Name: Rick English	Signature of association representative: 
Title: President CFO	Date: 1/20/21

PART II – Glen Arden

CONTRACTED ASSOCIATION INFORMATION

One copy of Part II shall be completed by each contracted association.

Name and mailing address of association:

Los Angeles Turf Club, Inc.

Telephone:

(626) 574-7223

Fax: (626) 821-1514**Racetrack name:**

Santa Anita Park

Names and titles of the persons authorized to receive notices on behalf of the association in conjunction with this applicant application for approval to operate a minisatellite wagering facility:

Nate Newby, General Manager

Name:

Eric Sindler

Signature of association representative:**Title:**

Assistant Secretary

Date:

1/15/2026

**PART III
 SIMULCAST ORGANIZATION INFORMATION**

To be completed by approved simulcast organization that has executed an agreement approved by the CHRB with the association conducting a racing meeting with the minisatellite wagering facility pursuant to Business and Professions Code sections 19605.25 and 19605.3.

I. OPERATION OF THE MINISATELLITE WAGERING FACILITY

Simulcast organization engaged by the association to conduct simulcast wagering: **SCOTWINC.**

Attach the agreement between the association and simulcast organization permitting the minisatellite wagering facility to use the association's live audiovisual signal for wagering purposes and providing access to its totalizator for the purpose of combining on-track and off-track pari-mutuel pools.

Submit a copy of each horsemen's written approvals.

Hours for operation of the facility: 10 AM - 10PM, Subject to scheduled events.

Hours for operation of the minisatellite wagering site:

All days with live CA racing 10am - 5pm or conclusion of program except Fridays 10am - 11pm; Saturdays 10am-11pm; Sundays 10am-10pm.

Time periods during the calendar year the facility **will not** be utilized as a minisatellite wagering facility (explain why):

None anticipated

If approved, wagering will be offered on live race meetings being held or conducted by the following California racing associations:

All California hosts licensed by CHRB.

List the host track from which the minisatellite wagering facility proposes to import out-of-state and/or out-of-country races. Include the dates imported races will be held, and indicate whether a full card will be accepted. If the full card will not be imported, state "selected feature and/or stakes races". All card from CA host tracks.

Estimated number of pari-mutuel terminals machines available: **15**

Attach a proposed staffing plan for the facility and/or minisatellite wagering site, to include the number of security personnel and the number of pari-mutuel clerks pursuant to Business and Professions Code section 19605.25(b). Host track pari-mutuel manager assigns clerks as needed, with one public safety officer and one manager on duty during minisatellite operating hours.

Host track pari-mutuel manager assigns clerks as needed, with one public safety officer and one manager on duty during minisatellite operating hours.

II. SUPERVISION, SECURITY AND FIRE PREVENTION

Changes to management personnel and minisatellite managers must be immediately reported to the Board.

Name of the individuals responsible for the day-to-day operation of the minisatellite facility:

Name and Title	CHRB License No. and Expiration Date
Edward Baroian	License No.: 402961, Exp.: 4/1/2028



Pacific Coast Quarter Horse Racing Association

January 21, 2026

Rhiannon Nix
Licensing Analyst
California Horse Racing Board
1010 Hurley Way, Suite 300
Sacramento, CA 95825
Phone: (916) 274-6043
Email: rrnix@chrh.ca.gov

RE: Glen Arden

Dear Ms. Nix,

The Pacific Coast Quarter Horse Racing Association approves the California Horse Racing Board's licensing of the minisatellite referenced above. Please do not hesitate to contact me if you have any concerns.

Sincerely,

Dino Perez
Executive Director

cc: Rick Baedeker, SCOTWINC



February 27, 2026

Rhiannon Nix
Licensing Analyst
California Horse Racing Board

RE: Glen Arden - Minisatellite Facility

Dear Ms. Nix

The Thoroughbred Owners of California approves the minisatellite licensing by the California Horse Racing Board of Glen Arden in Glendale California.

Sincerely,

A handwritten signature in blue ink that reads 'Bill Nader'. The signature is written in a cursive, flowing style.

Bill Nader
President & CEO

cc: Rick Baedeker, SCOTWINC General Manager

California Harness Horsemen's Association
P.O. Box 254767
Sacramento, CA 95865

January 21, 2026

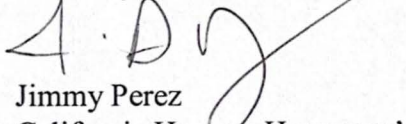
Rhiannon Nix
Licensing Analyst
California Horse Racing Board
1010 Hurley Way, Suite 300
Sacramento, CA 95825

RE: Glen Arden minisatellite

Ms Nix,

This letter is to acknowledge the approval and support of the California Harness Horsemen's Association for Glen Arden club minisatellite in Glendale California.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Perez', with a long horizontal stroke extending to the right.

Jimmy Perez
California Harness Horsemen's Association
Executive Director

CC: Rick Baedeker, SCOTWinc

Attach a certificate of insurance for workers' compensation coverage, including carrier and the policy number securing the applicant's liability for payment of workers' compensation (if self-insured, provide details).

Attach a fire clearance from the fire authority having jurisdiction.

Attach a security plan that includes the name, title, and phone number of the person having responsibility for security controls, the number of security officers and/or guards, and the police or sheriff's department having jurisdiction for criminal law enforcement over the premises of the facility.

One to Two full time Security Guards, when open. Edward Baroian, Owner is responsible for security controls, his phone number is (310) 468-3474. Glendale Police Department have jurisdiction for criminal law enforcement over the premises.

Is there a backup emergency plan for power failure? Yes No

If yes, describe. **Emergency Battery Powered Lights.**

III. MINISATELLITE WAGERING SITE

Attach a detailed scale plan of the facility indicating all points of access to facility, emergency exits, placement of offices, and food and beverage service location and detailing the location of the proposed minisatellite wagering site. Identify how the designated minisatellite wagering area will be restricted to patrons 21 years and over. Attach photos of the minisatellite wagering site. **See attached plan and photos. Public Safety Officer present at all times during minisatellite operation to enforce age restriction, with age restriction signage clearly posted.**

NOTICE TO APPLICANT. Pursuant to Business and Professions Code section 19605.25(a)(4) wagers placed at a minisatellite site must be in an area that is restricted to those who are 21 years of age or older.

IV. FACILITY DESCRIPTION

Describe the food and beverage services to be offered (full meals served; cafeteria-style full meals; short-order counter service; pre-ordered prepared sandwiches and fast foods available; full bar services; or other description as appropriate): **American food including sandwiches and pizzas**

The seating capacity in the minisatellite wagering facility is: **118**

The number of tables in the minisatellite wagering area is: **29**

Overall square footage in the minisatellite wagering area is: **2,905**

Attach a photograph of the minisatellite wagering area.

Describe occupancy restrictions, if any, imposed by the fire authority having jurisdiction.

N/A

The total number of parking spaces available in the parking areas can accommodate (number of standard-sized automobiles):

72

Describe any other activities to be scheduled on or near the facility premises that may have a negative impact on available parking. **N/A**

V. EQUIPMENT PROVIDED BY THE MINISATELLITE WAGERING FACILITY

Describe the television equipment (satellite receivers, decoders, controls, monitors, etc.) to be utilized at the facility. **49 TV's; decoders and receivers provided by Roberts Communication; Satellite service by Dish Network.**

Describe the public address equipment (controls, microphones, speakers, etc.) to be utilized at the facility. **The public address system includes speakers and microphone from Creston Matrix System.**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SAFARIAN INS AGENCY INC 7203 N Rubio Ave Ste 101 Van Nuys, CA 91406 License #:	CONTACT NAME: Vic Safarian PHONE (A/C No. Ext): (818)308-9343 E-MAIL ADDRESS: vsafarian@farmersagent.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED South Brand Group Inc 357 Arden Ave Glendale, CA 91203 310.345.5153	INSURER A: AmTrust INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
CA 91203		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/>	<input type="checkbox"/>	QMW0714337	3/2/2026	3/2/2027	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RESTAURANT INSURANCE POLICY**ADDITIONAL INSURED(S): 357 Arden LLC****LOCATION: 357 - 364 ARDEN AVE GLENDALE, CA 91203****10-Day Written Notice of Cancellation applies for non-payment of premium****CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Vic Safarian, Agent

© 1988-2015 ACORD CORPORATION. All rights reserved.



Glendale Fire Department

Fire Prevention Bureau
780 East Flower Street
Glendale, CA 91201-3057
Ph: 818/548-4810
Website: www.glendalefire.org

To: South Brand Group Inc.
357 Arden Ave, Glendale 91203

From: Fire Life Safety Division
Glendale Fire Department
633 E. Broadway, suite 101
Glendale, CA 91206

Date: February 2, 2026

Re: Fire Life Safety Inspection

This letter serves as a notice of compliance for the building located at **357 Arden Ave, Glendale CA, 91203**. The existing use and occupancy complies with all Fire Code requirements, and all fire protection systems have been tested and inspected.

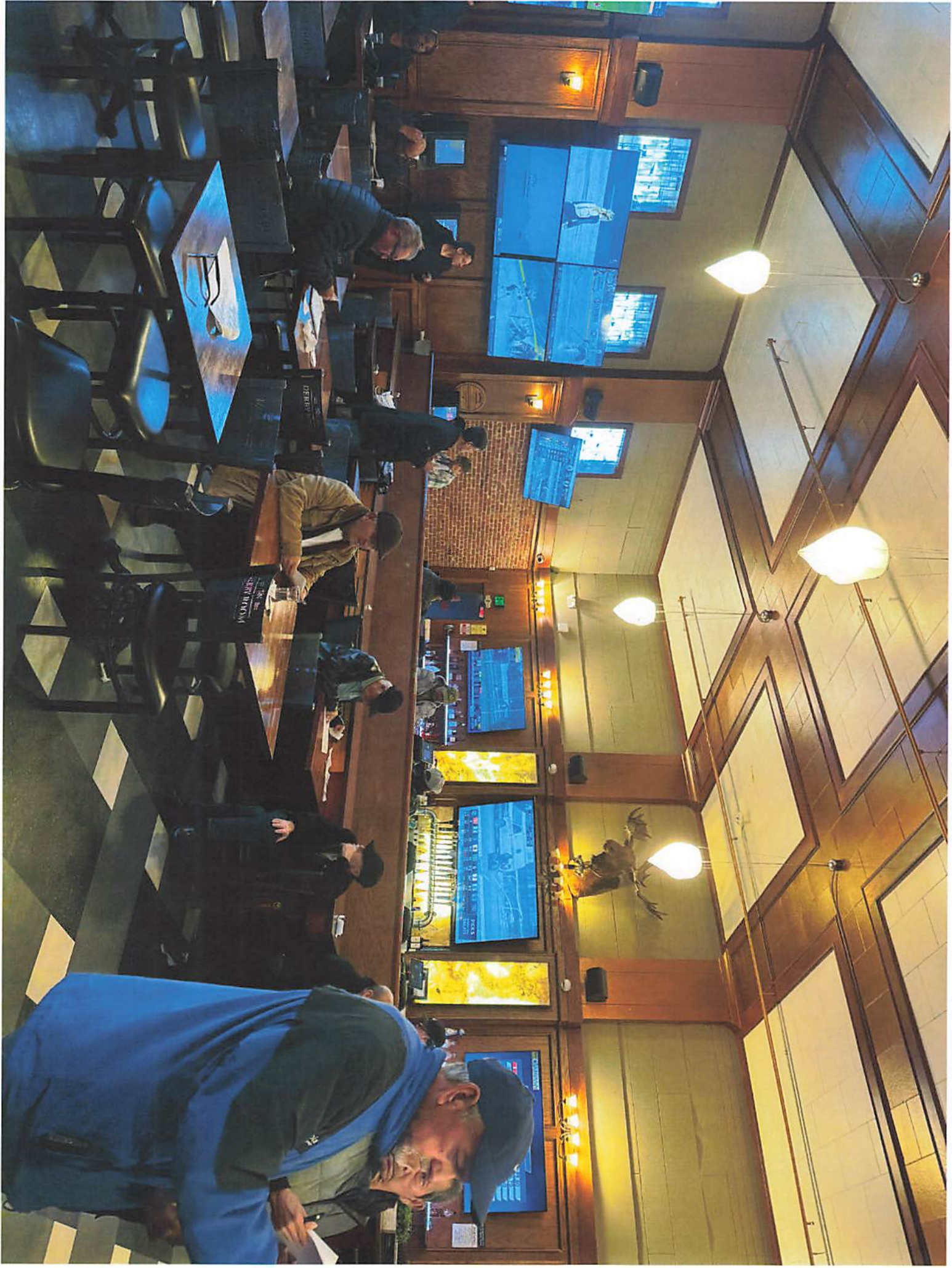
If you should have any questions, please do not hesitate to call me at (818) 937-7717 or email me at greza@glendaleca.gov

A handwritten signature in blue ink, appearing to read "G. Reza", with a long horizontal stroke extending to the right.

Gabriel Reza
Sr. Environmental Safety Specialist
633 East Broadway, CA

Glen Arden Staffing and Security Plan.

Pari-mutuel clerks are assigned by the Pari-Mutuel Director at the host track according to the anticipated wagering on a given day. At least one designated and identifiable safety person is on duty during all minisatellite hours. The person in charge of security is Edward Baroian, Manager. The local law enforcement agency is the Glendale Police Department. Phone: (818) 548-4840.







RESULTS

PLACING	NAME	TIME
1
2
3
4
5
6
7
8
9
10

APRIL 11, 2014

CROSSING COUNTRY

THURSDAY, FEBRUARY 13
AGUEDACT OAKDAWN

Beginning at
4:15PM ET
Start Race 7 at
Aguedact

WWW.AGUEACTCROSSINGCOUNTRY.COM

PL	1	2	3	4	5	6	7	8	9	10
DR	20	4	9	4	11	10	10	31	9	9
DR	20	4	9	4	11	10	10	31	9	9

PICK #
CONTRACT #
5221753

Aguedact - Race 7
Oakdaun - Race 7
Aguedact - Race 8
Oakdaun - Race 8
Oakdaun - Race 9



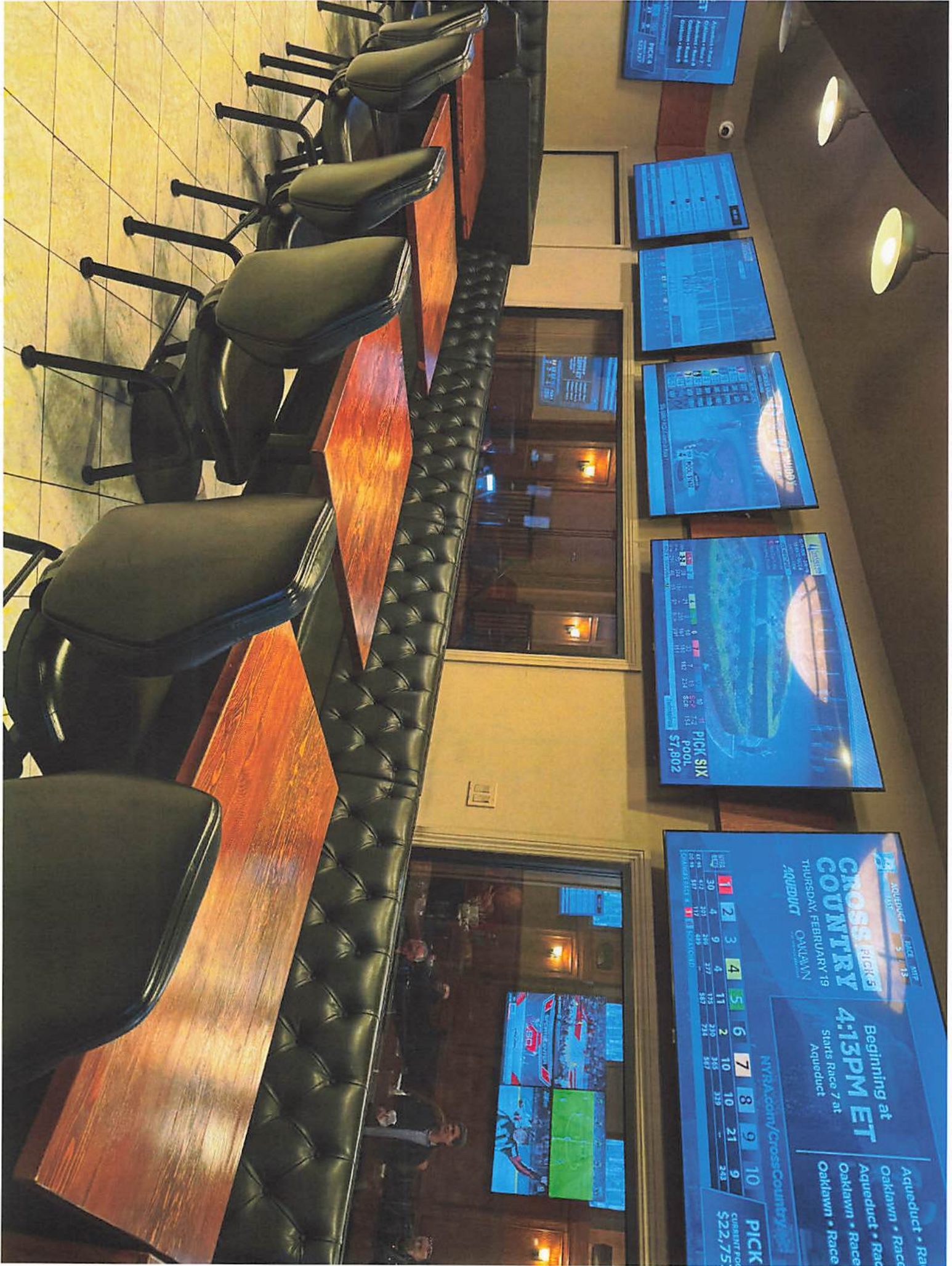
1115
5 11
6-5 25
5 5
6-2 8
0 8
7 7-2

5 MINUTES
7 MUDDY
 3:00 PM
 50% LATE FICK'S MATCH IN BOSS 6

ORIGAMI
 ORIGINAL RESULTS PAGE 8
 FINAL LIST

Rank	Name	Score	Handicap	Net Score
1	JOHN J. MURPHY	148	0	148
2	DAVID J. MURPHY	149	0	149
3	JOHN J. MURPHY	150	0	150
4	JOHN J. MURPHY	151	0	151
5	JOHN J. MURPHY	152	0	152
6	JOHN J. MURPHY	153	0	153
7	JOHN J. MURPHY	154	0	154
8	JOHN J. MURPHY	155	0	155
9	JOHN J. MURPHY	156	0	156
10	JOHN J. MURPHY	157	0	157





TV SCREEN 1: AQUEDUCT RACE 5

TV SCREEN 2: AQUEDUCT RACE 5

TV SCREEN 3: AQUEDUCT RACE 5

TV SCREEN 4: AQUEDUCT RACE 5

TV SCREEN 5: AQUEDUCT RACE 5

CROSS COUNTRY
THURSDAY, FEBRUARY 19
AQUEDUCT OAKLAWN

Beginning at
4:13PM ET
Starts Race 7 at
Aqueduct

PICK SIX
SUBSTANTIAL FORTUNE
\$22,750

TRK	1	2	3	4	5	6	7	8	9	10
WGT	30	4	9	4	11	2	10	10	21	9
ORIG	30	30	248	277	195	244	368	339	248	248
ORIG	117	117	415	387	244	244	587	587	587	587

NYSA.com/CrossCountry

VI. ADVERTISING AND PATRON DEVELOPMENT

Describe any advertising or promotional plans.

N/A

Describe any improvements to the facility that will directly benefit minisatellite wagering. The facility was renovated in 2020 to accommodate minisatellite wagering.

NOTICE TO APPLICANT: Pursuant to Board Rule 2066, all advertisement shall contain a statement that persons under 21 are not allowed to participate in minisatellite wagering. All advertisement shall contain contact information for a recognized problem-gambling support organization.

VII. ADMISSIONS, CHARGES AND SERVICE FEES

Complete if applicable and note N/A if not.

Admissions charges, if any, are:	N/A
Parking charges, if any, are:	N/A
Program charges, if any, are:	Yes, \$5.00
Seating charges, if any, are:	N/A

VIII. RENEWAL

Complete this section only if renewing your license.

Is this a renewal application? Yes No

Have there been any changes since the submission of your last application for authorization to operate a minisatellite wagering facility? Yes No

Have any changes occurred affecting ownership or controlling interest in your business structure or establishment since your last application? Yes No

If you have answered "Yes" to any of the questions above, please attach a detailed statement describing the change.

How many years have you been an approved minisatellite wagering facility?
 Five Years.

AGREEMENTS

Attach copies of all applicable county, city, or agency agreements that may affect the minisatellite wagering facility.

NOTICES TO APPLICANT

Notice is given to the applicant that its application, if approved by the Board, authorizes the applicant to offer pari-mutuel wagering at its minisatellite wagering facility for a period of five years per Business and Professions Code section 19605.25(h).

Notice is given that retention of and control over all moneys generated from pari-mutuel wagering held or conducted at the facility is the responsibility of the simulcast organization(s) which contract(s) to provide the pari-mutuel equipment and pari-mutuel employees; and that such organization(s) is (are) responsible for its proper distribution in accordance with the law and the rules and regulations of the Board.

Notice is given that CHRB Rules 1870 and 1871 require that the Board be given 15 days' notice in writing of any intention to terminate operations, engagements, or services by any licensee, or approved contractor.

DECLARATIONS

All labor agreements, concession contracts, service contracts, horsemen's agreements, lease agreements, agreements with the simulcast organization(s) necessary to conduct and operate the simulcast wagering program at the facility, lease or rental

State of California
 California Horse Racing Board
 Application for License to Operate a Minisatellite Wagering Facility
 CHR-228 (Rev. 04/22)

agreement with the facility landlord and all applicable county, city or agency agreements that may affect the minisatellite wagering facility have been finalized except as follows (if there are no exceptions, so state):

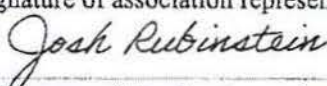
All service contractors and concessionaires have valid state, county, or city licenses authorizing each to engage in the type of service to be provided and have valid labor agreements (when applicable) which remain in effect for the entire term of the license except as follows (if there are no exceptions, so state):

Absent natural disasters or causes beyond the control of the applicant, its service contractors, concessionaires or employees engaged at the facility, no reasons are believed to exist that may result in a stoppage to the conduct of pari-mutuel wagering at the facility or the withholding of any vital service to the applicant except as follows (if there are no exceptions, so state):

By authority of Article 9.2, Chapter 4, of the Business and Professions Code; and the Federal Indian Gaming Act; to allow an evaluation of the competence, integrity, and character of potential simulcast facility operators, any person, corporation, trust association, partnership, joint venture, or management firm who submits an application for such license or who is named in such application and who is not a State or County entity, or has not previously completed such disclosure when filing for a horseracing application pursuant to Article 4, section 19480 of the Business and Professions Code shall be required to complete and submit a full disclosure statement.

CERTIFICATION BY APPLICANT

I hereby certify under penalty of perjury that I have examined this application, that all of the foregoing statements in this application are true and correct, and that I am authorized by the applicant to attest to this application on its behalf.

Print name of minisatellite facility applicant representative: Edward Baroian	Date:
Signature of minisatellite facility representative: 	Date: 2/25/2026
Print name of association representative: Josh Rubinstein	Date:
Signature of association representative: 	Date: 1/16/26
Print name of simulcast organization representative: Rick Baedeker	Date: 
Signature of simulcast organization representative:	Date: