



PARKS AND RECREATION DEPARTMENT BEACH FOOD AND ALCOHOLIC BEVERAGES APPLICATION

PRD.BFABA

LICENSE APPLICATION FOR THE SALE, SERVICE, AND DELIVERY OF FOOD AND ALCOHOLIC BEVERAGES ON CITY BEACHES BY UPLAND HOTELS

PROCESS: Pursuant to Section 8-55.4, of the City's Code of Ordinances, the Parks and Recreation Department will review all applications from upland hotels for a license to sell, serve, and deliver food and alcoholic beverages on City beaches. Applicants will be notified via e-mail, if application does not meet the submittal requirements and if changes or additional information is required. Completed applications should be provided to the Parks and Recreation Department no later than November 1 in order to allow time to process the application for approval prior to January 1.

An application for a license to sell, serve, and deliver food and alcoholic beverages on the Public Beach for consumption by an upland hotel guest or any person who rents a beach chair from a city-approved beach concessionaire shall be submitted to the city's Parks and Recreation Department by email to cbean@fortlauderdale.gov on forms provided by the department and shall be subject to the minimum requirements set by the department. The Parks and Recreation Department is responsible for the processing and administration of license applications.

FEES: All application fees for the sale, service, and delivery of food and alcoholic beverages on city beaches are calculated at an amount equal to Twenty-five Dollars (\$25) times the total number of guest rooms at Applicant's upland hotel and shall be due annually on January first of each year, and may be amended from time to time by the City Commission. In addition to the application fee, any additional costs incurred by the City shall be paid by the applicant. Any additional costs, which are unknown at the time of application, are later incurred by the City, shall be paid by the applicant prior to the issuance of the license.

LICENSE FEE: NUMBER OF HOTEL GUEST ROOMS X \$25.00

INSTRUCTIONS: The following information is required pursuant to Section 8-55.4 of the City's Code. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

SALE, SERVICE, AND DELIVERY OF FOOD AND ALCOHOLIC BEVERAGES ON CITY BEACHES APPLICATION			
OWNERSHIP / OPERATOR INFORMATION			
PROPERTY OWNER / OPERATOR	DiamondRock FL Tenant, LLC		
PROPERTY OWNER SIGNATURE	<i>[Signature]</i>		
	321 North Fort Lauderdale Beach Blvd, Ft Lauderdale, FL 33304		
	954-467-1111		
PROOF OF OWNERSHIP	Warranty Deed	AGENT AUTHORIZATION	
APPLICANT / AGENT'S NAME	<i>MICHAEL BERRY</i>		
APPLICANT / AGENT'S SIGNATURE	<i>[Signature]</i>		
	321 North Fort Lauderdale Beach Blvd, Ft Lauderdale, FL 33304		
	954-245-3049	michael.berry@westinftlauderdalebeach.com	
BUSINESS / HOTEL INFORMATION			
BUSINESS / HOTEL NAME	The Westin Beach Resort and Spa		
BUSINESS / HOTEL ADDRESS	321 North Fort Lauderdale Beach Blvd, Ft Lauderdale, FL 33304		
NUMBER OF HOTEL GUEST ROOMS	433	MULTIPLY X \$25	\$10,825
			LICENSE FEE

SUBMITTAL REQUIREMENTS:

APPLICATION PACKAGE consisting of the application above and following operational plan set and supporting documentation uploaded to the City of Fort Lauderdale's application webpage.

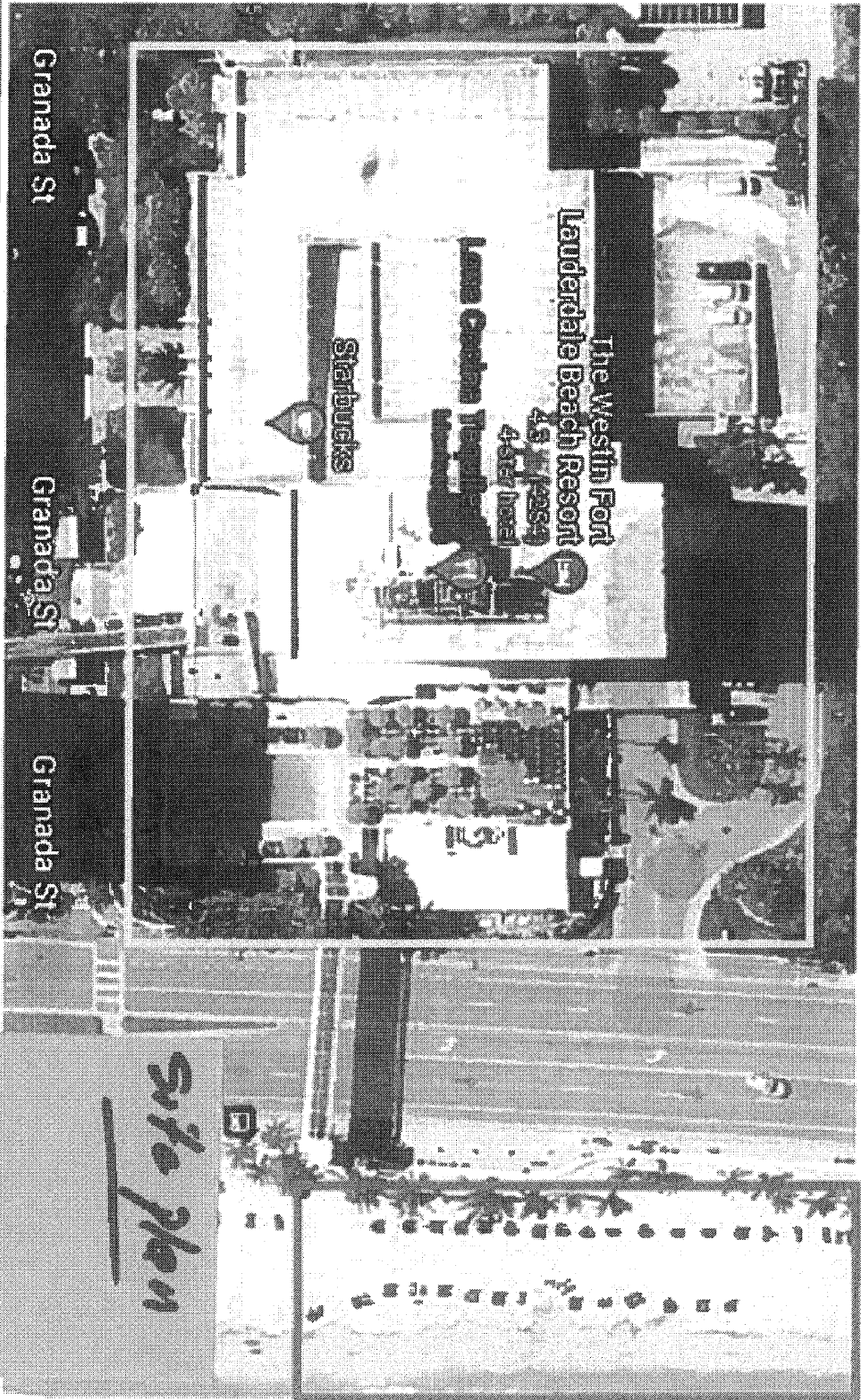
OPERATIONAL PLAN SET:

- ✓ **SITE PLAN** depicting a layout of the hotel's property boundary lines and lines representing the extension of side boundary lines east into the Public Beach representing the proposed location for food and any beverage service on the Public Beach, a detailed description and design of a temporary beachfront structure, if any, including the material to be used for the structure. Any temporary beachfront structure plans shall satisfy all applicable permitting requirements of the City Code and shall be reviewed and processed by the City's Development Services Department.
- ✓ **TRAFFIC CONTROL PLAN** with safety guidelines for service providers and hotel guests expected to cross State Road A1A or any other right-of-way in order to access the Public Beach to ensure no undue interference with the passage of the public on State Road A1A. The traffic control plan and personnel necessary to implement said plan shall be furnished at the sole cost and expense of each licensee.
- ✓ **PLAN FOR THE CONTINUOUS CLEANUP** and deposit of all trash and debris in proper receptacles in compliance with sanitary facilities and any safety inspection requirements, as deemed necessary by the Fire-Rescue, Parks and Recreation Department, and Development Services Department:

SUPPORTING DOCUMENTATION:

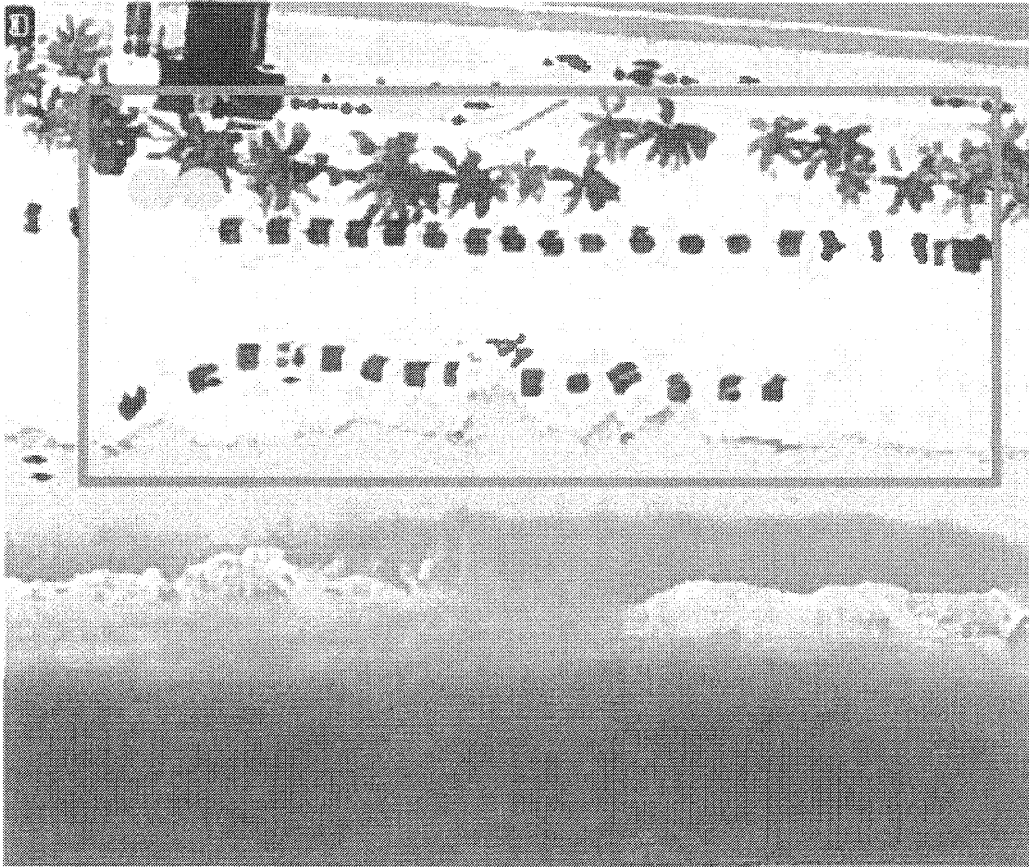
- ✓ **APPLICATION** completed (all pages filled out as applicable)
- ✓ **PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents if applicable
- PROPERTY OWNERS SIGNATURE** and/or Agent Authorization Letter Signed by Property Owner
- ✓ **CODE OF ORDINANCE NARRATIVES** providing point-by-point responses, on upland hotel's letterhead, dated, and signed by the upland hotel's owner/operator or authorized agent, referencing all applicable sections of the Code and indicating how the submittal complies with the criteria.
 - o Food and/or beverages to be served, sold or delivered
 - o Policy to ensure that hotel guests and other customers consuming alcoholic beverages and all employees serving or otherwise handling alcoholic beverages are 21 years of age or older
 - o Policy to ensure service providers wear uniforms and name tags that identify the upland hotel as the employer, as more specifically set forth in the license application
 - o Describe the Mobile Point-of-Sale (POS) system that will be used and is compatible with other credit card processing software and necessary electronic equipment to facilitate and manage the food and beverage sale transactions to customers sitting in a city-approved beach concessionaire chair
 - o Statement of Commitment to the exclusive use of recyclable or reusable food and beverage containers, cutlery, and condiment packaging, that all clearly identify the upland hotel as the service provider
 - o Applicant's Hours of Operation on the Public Beach shall be limited to seven (7) days per week, between the hours of 10:00 a.m. through 6:00 p.m. for the months of October, November, December, January, February, March, April and May, and between the hours of 10:00 a.m. through 7:00 p.m. for the months of June, July, August, and September. Any change or deviation to these operating hours requires prior City Commission approval
 - o Statement of Compliance with all applicable federal, state and local laws.
- ✓ **FOOD SERVICE LICENSE** that is current and active with the State of Florida.
- ✓ **LIQUOR LICENSE** that is current and active with the State of Florida.

APPLICANT AFFIDAVIT		STAFF INTAKE REVIEW	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Staff use only:	
PRINT NAME	B. B. B.	LICENSE NUMBER	
SIGNATURE	<i>[Signature]</i>	REVIEWED BY:	
DATE	March 30, 2023	DATE	

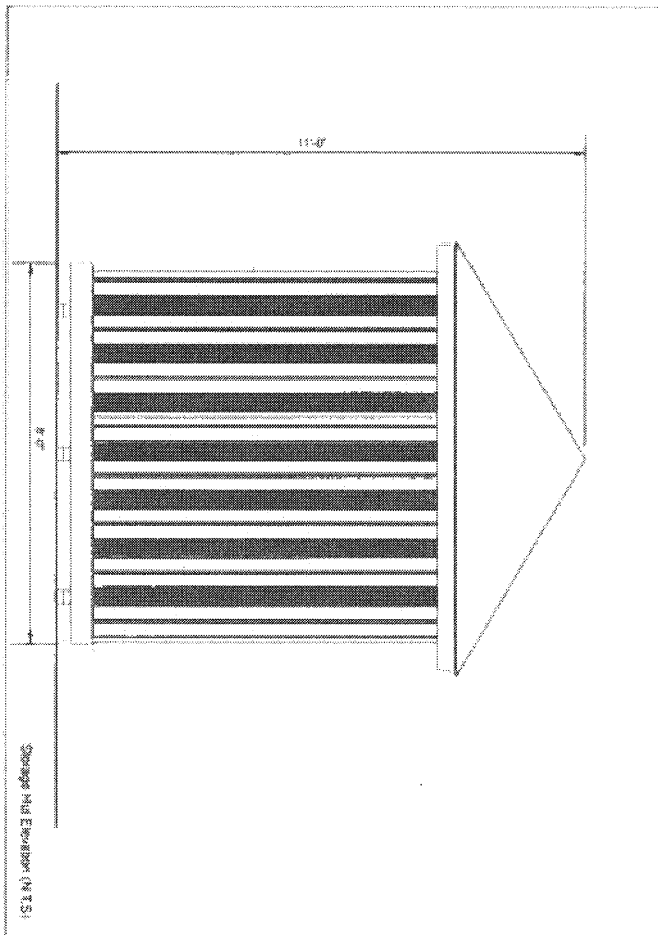
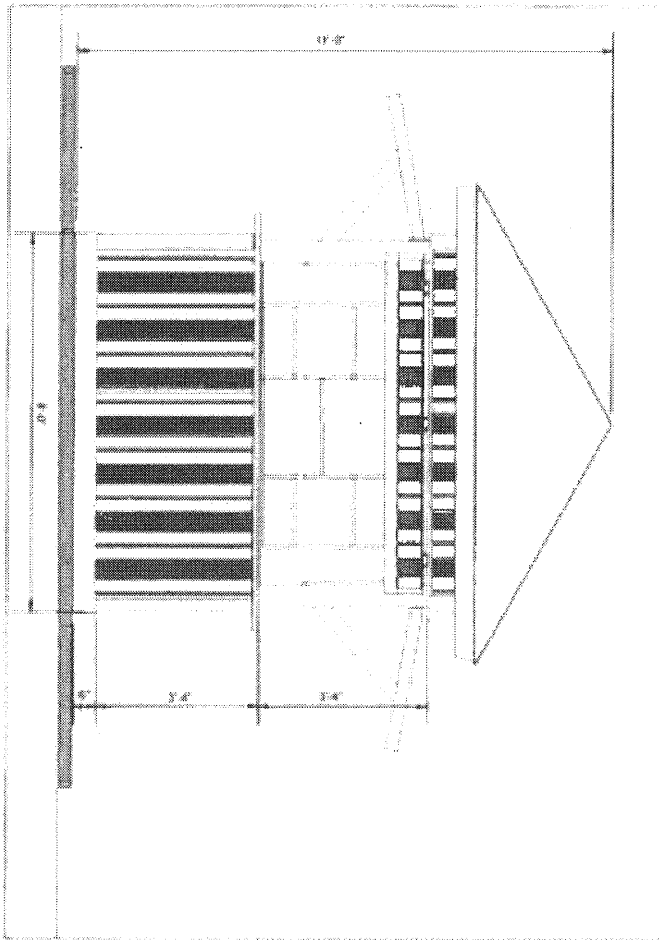


Westin Fort Lauderdale Beach Resort boundary lines
Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service on the public beach

Proposed location for beachfront structure



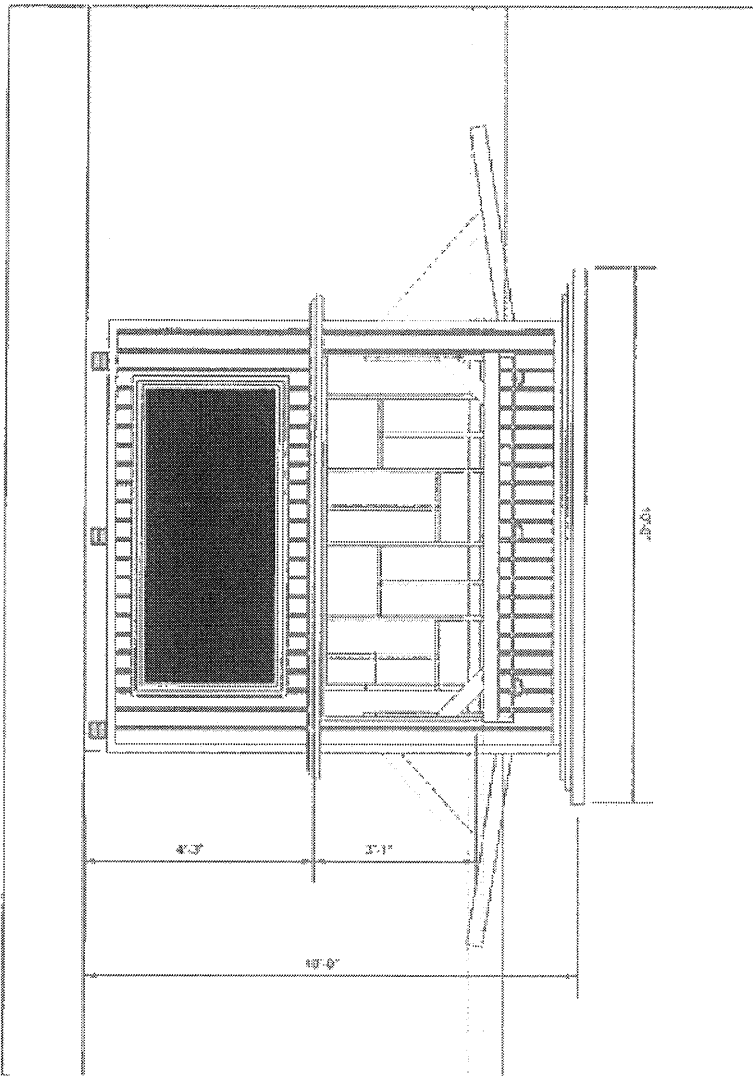
Beachfront Structure Option 1



Description

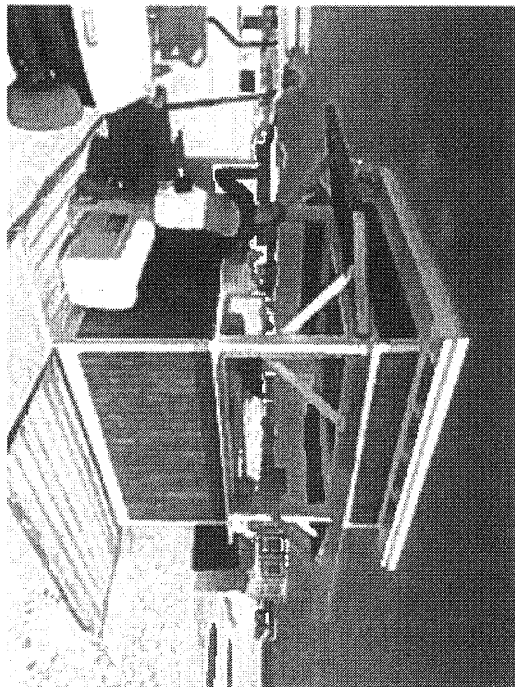
- Teak wood finish recommended due to its durability
- Slanted roof generates partial sun exposure

Beachfront Structure Option 2



Description

- Teak wood finish recommended due to its durability



Traffic Control Plan

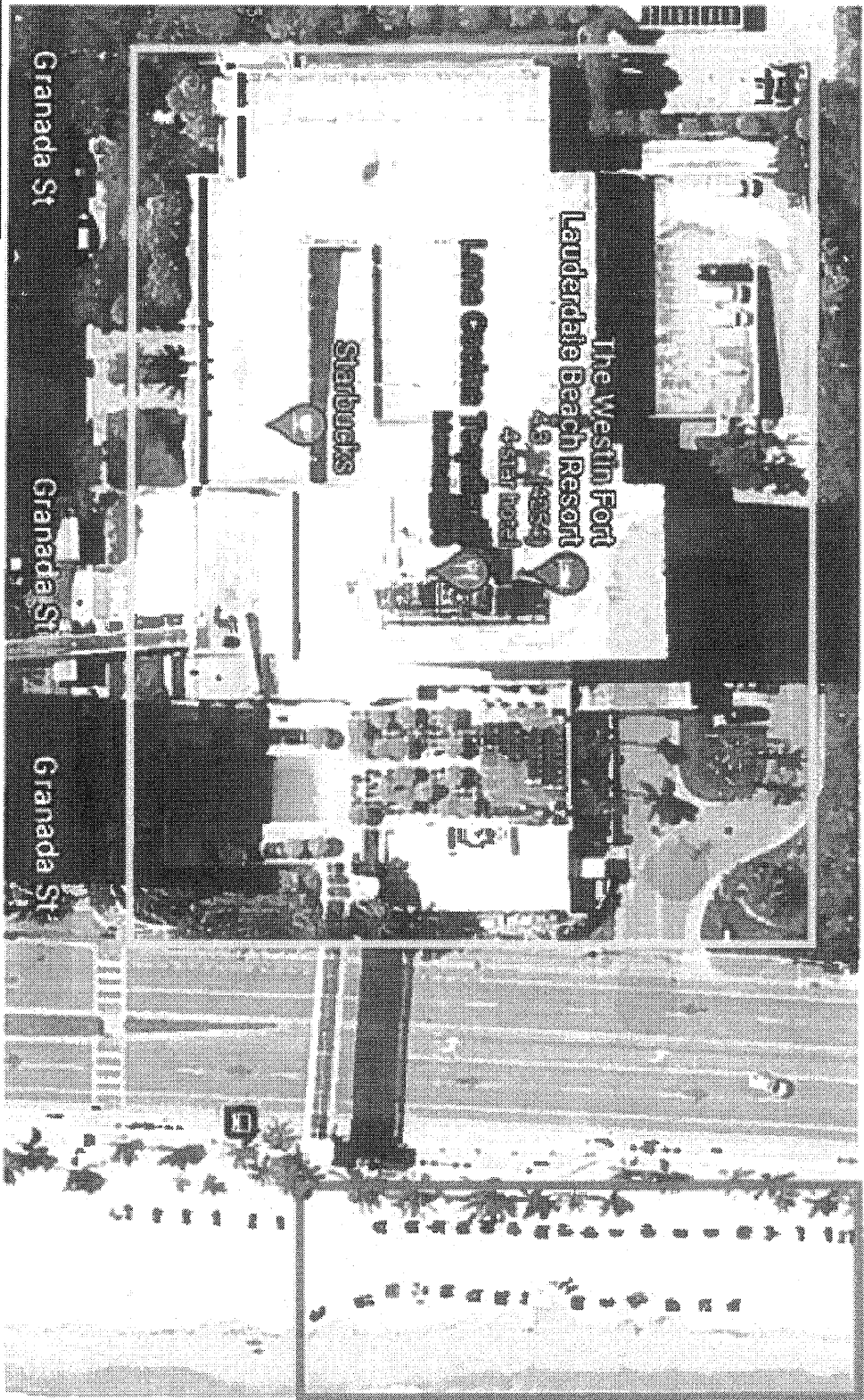
- All service staff will use the pedestrian bridge to cross A1A and elevator to go down / up one level. No street crossing required to service the area.
- Food and Beverage offerings will be from Waves, the outlet directly facing the beach on the second level. All menu items will be selected because of their ability to travel well and ease of consumption on the beach. Hot and cold items will be offered.



- Westin Fort Lauderdale Beach Resort boundary lines
- Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service on the public beach
- Cross walk
- Service providers enter and exit location from building
- Proposed location for beachfront structure

Plan For The Continuous Cleanup

- All food and beverage items will be presented in Melamine reusable containers to minimize the amount of refuse created along with fully compostable and biodegradable containers with compostable lids and straws.
- Beach Runner will bring all items to the guest and will collect finished containers to be brought back to the hotel to be washed.
- Beach Runner will be responsible for doing 15min area checks of all beach areas for any trash and will collect for disposal. All used items will be collected and brought back to the resort to be properly disposed in recycling and composting bins.



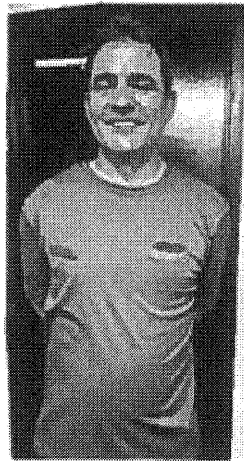
Westin Fort Lauderdale Beach Resort boundary lines
Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service on the public beach

CODE OF ORDINANCES NARRATIVES

- Food and/or beverages to be served, sold or delivered
 - Food and beverage strictly will be served only to the guests in the concessioner provided beach chairs directly across from the resort. Full service food and beverage experience; taking orders, preparing items and deliver them to the guest.

- Policy to ensure that hotel guests and other customers consuming alcoholic beverages and all employees serving or otherwise handling alcoholic beverages are 21 years of age or older
 - Disclosure on menu stating 21+.
 - All service staff are certified in Food Safety and Tips Training certified by the Florida DPBR. This is to ensure proper service of food and beverage including alcohol.

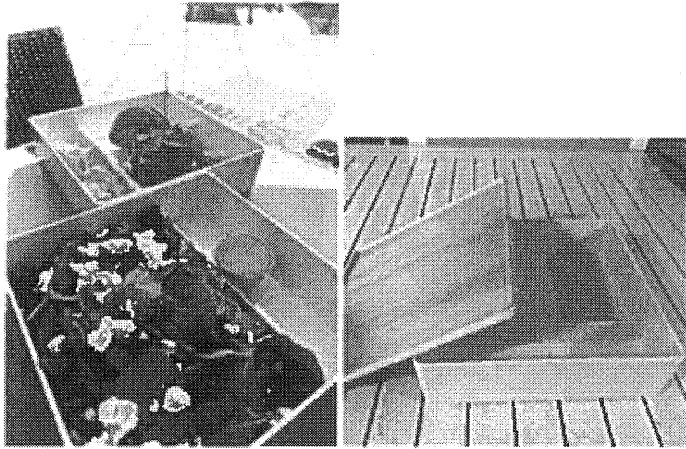
- Policy to ensure service providers wear uniforms and name tags that identify the upland hotel as the employer, as more specifically set forth in the license application
 - All service staff to be in proper uniform to include a Polo / Tank top shirt with Westin logo, and name tag identifying staff member name and place of work.



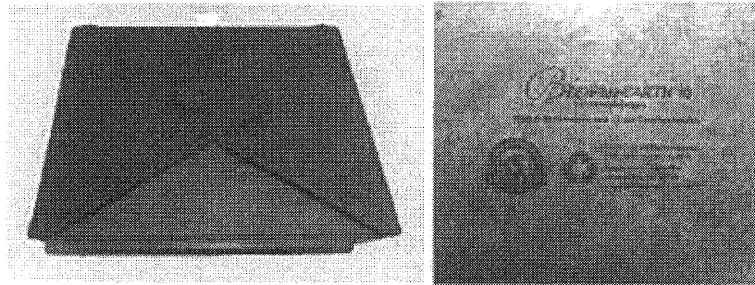
- Describe the Mobile Point-of Sale (POS) system that will be used and is compatible with other credit card processing software and necessary electronic equipment to facilitate and manage the food and beverage sales transactions to customers sitting in a city-approved beach concessionaire chair
 - Server will accept credit cards and room charges as methods of payment through the resort existing POS system.

- Statement of Commitment to the exclusive use of recyclable or reusable food and beverage containers, cutlery, and condiment packaging, that all clearly identify the upland hotel as the service provider

○



○



- Applicant's Hours of Operation on the public beach shall be limited to seven (7) days per week, between the hours of 10:00 a.m. through 6:00 p.m. for the months of October, November, December, January, February, March, April and May, and between the hours of 10:00 a.m. through 7:00 p.m. for the months of June, July, August, and September. Any change or deviation to these operating hours requires prior City Commission approval

- Service to mirror hours of operation of the beach chairs in front of the Resort with overall service hours not to exceed 10am – 6pm.

X 

General Manager Signature

X MICHAEL BERRY

General Manager Name Printed

Property Name Westin Fort Lauderdale Beach Resort

Date 5/11/23

CODE OF ORDINANCES NARRATIVES

- Statement of Compliance with all applicable federal, state and local laws
 - In accordance with the Beach Food and Alcoholic Beverages Application, I hereby certify that the Hilton Fort Lauderdale Beach Resort complies with all applicable federal, state and local laws.



General Manager Signature

X MICHAEL BERRY

General Manager Name Printed

Property Name Westin Fort Lauderdale Beach Resort

Date: 3/11/23



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011**

850-487-1395

**DIAMONDROCK FL TENANT LLC
WESTIN FORT LAUDERDALE BEACH RESORT
321 NORTH LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION**

SEA1600067 ISSUED: 11/03/2020

SEATING FOOD SERVICE (2010)
DIAMONDROCK FL TENANT LLC
WESTIN FORT LAUDERDALE BEACH RESOR

IS LICENSED under the provisions of Ch 509 FS
Expiration date: DEC 1 2021 L2011030000331

DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS**

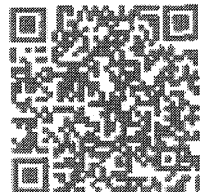
LICENSE NUMBER	
SEA1600067	NBR. OF SEATS: 2145

The SEATING FOOD SERVICE (2010)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: DEC 1, 2021



NON-TRANSFERABLE

**DIAMONDROCK FL TENANT LLC
WESTIN FORT LAUDERDALE BEACH RESORT
321 N FORT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304**



ISSUED 11/03/2020

DISPLAY AS REQUIRED BY LAW

SEQ # L2011030000331

CAM 24-0285

Exhibit 1

Page 15 of 25



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

dbpr STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BEV1600857 ISSUED: 03/14/2023
 RETAILER OF ALCOHOLIC BEVERAGES
 DIAMONDROCK FL TENANT LLC
 WESTIN BEACH RESORT FORT LAUDERDAL

 Signature
 LICENSED UNDER CHAPTER 561, FLORIDA STATUTES
 EXPIRATION DATE: MARCH 31, 2024

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

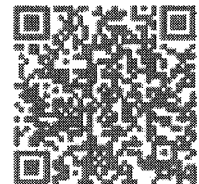
**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO**

LICENSE NUMBER: BEV1600857

EXPIRATION DATE: MARCH 31, 2024

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 561, FLORIDA STATUTES
SERIES: 4COP TYPE: S

DIAMONDROCK FL TENANT LLC
WESTIN BEACH RESORT FORT LAUDERDALE (THE)
321 NORTH FT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304



ISSUED: 03/14/2023

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Prepared by and Return to:
David C. Cook, Esq.
Foley & Lardner LLP
One Independent Drive #1300
Jacksonville, FL 32202
108627-0103



RETURN TO:
FIDELITY NATIONAL TITLE
ATTN: SUE ROBINSON
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No 1-102418S

Tax Parcel ID# 504212-10-0790
504212-10-0950

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("*Deed*") is effective as of the 3rd day of December, 2014, by and between AIA Trader, L.L.C., a Delaware limited liability company, whose address is c/o Starwood Capital Group, LLC, 591 West Putnam Avenue, Greenwich, CT 06830, ("*Grantor*"), and DiamondRock FL Owner, LLC, a Delaware limited liability company, whose address is 3 Bethesda Metro Center, Suite 1500, Bethesda, MD 20814 ("*Grantee*").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Broward County, Florida (the "*Property*");

See Exhibit A attached hereto and made a part hereof.

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances of Grantor thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto. Except as provided on Exhibit B attached hereto (the "*Permitted Exceptions*") as to which matters this conveyance is expressly made subject, Grantor does fully warrant title to said Property and Grantor will forever warrant and defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other. The reference to Permitted Exceptions herein shall not be deemed to reimpose the same.

Signature Page Follows.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

Signed and sealed in the presence of:

[Signature]
Michael Murphy
[Print or Type Name]

[Signature]
Denise Gault
[Print or Type Name]

GRANTOR:

A1A TRADER, L.L.C., a Delaware limited liability company

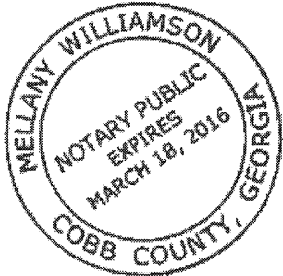
By: [Signature]
Print Name: Andrew Wardner
Its: Vice President

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 14 day of November, 2014, by Andrew Wardner, the Vice President of A1A Trader, L.L.C., a Delaware limited liability company, on behalf of the company. Such person did not take an oath and: *(notary must check applicable box)*

- is/are personally known to me.
- produced a current _____ driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}



[Signature]
Signature of Notary
Mellany Williamson
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal):
My Commission Expires (if not legible on seal): March 18, 2016

EXHIBIT A TO SPECIAL WARRANTY DEED

Property

Lot 1 through 7, inclusive Block 8, Lauder del Mar, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, and also a portion of Government Lot 3, in Section 6, Township 50 South, Range 43 East, Broward County, Florida more fully described as follows:

Beginning at the Northeast corner of Lot 8 of said Block 8, Lauder del Mar, thence run North perpendicular to the North line of said Lauder del Mar, a distance 100.00 feet; thence run East, making an included angle of 90°00'00", a distance of 46.39 feet; thence run North, making an included angle of 270°00'00" a distance of 100.00 feet; thence run East, making an included angle of 90°00'00", along line 200 feet North of and parallel to the said North line of Lauder del Mar, a distance of 351.73 feet to the West right-of-way line of North Atlantic Boulevard, the last described course being coincident with the South line of Birch Estates, as recorded in Plat Book 23, Page 24, of the Public Records of Broward County, Florida; thence run Southerly along the said West right-of-way line of North Atlantic Boulevard, a distance of 200.58 feet to the said North line of Lauder del Mar; thence run West along the said North line of Lauder del Mar, a distance of 382.90 feet to the point of Beginning.

and

Lots 1, 2, 3 and 4, less right-of-way for State Road A1-A (North Atlantic Boulevard) and Lots 5, 6, 7, 8, 9, 15, 16, 17 and 18, Block 7, Lauder del Mar, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.
2. Rights of tenants, as tenants only, pursuant to unrecorded leases.
3. Rights and interests of customers and guests at the Property to occupy rooms on a transient basis and all bookings and reservations in the ordinary course of business for guest, conference, meeting and banquet rooms or other facilities at the Property;
4. Public rights of way;
5. Storm Drain Agreement by and between the City of Fort Lauderdale, a Florida municipal corporation, and Liberty Real Estate Trust Co., a Florida corporation, recorded January 23, 1964 in Official Records Book 2830, Page 338, Public Records of Broward County, Florida.
6. Easement (and Bill of Sale) by and between Auramar Building Corp., a Florida corporation, Grantor, and Florida Power and Light Company, Grantee, recorded August 20, 1964 in Official Records Book 2861, Page 659, Public Records of Broward County, Florida.
7. Agreement by and between the City of Fort Lauderdale, a Florida municipal corporation, Auramar Building Corp., a Florida corporation, and Wynchar Corporation, a Florida corporation, recorded November 10, 1966 in Official Records Book 3322, Page 96, Public Records of Broward County, Florida.
8. Conditional Permit for Construction of Sign in Setback Area by Auramar Building Corporation, a Florida corporation, recorded October 25, 1972 in Official Records Book 5034, Page 157, Public Records of Broward County, Florida.
9. Easement by and between Auramar Building Corporation, a Florida corporation, Grantor, and Florida Power and Light Company, Grantee, recorded November 20, 1979 in Official Records Book 8569, Page 402, Public Records of Broward County, Florida.
10. The terms, provisions and obligations set forth in that certain Air Space Lease created by the Lease Agreement dated November 20, 1979, by and between the City of Fort Lauderdale, a Florida municipal corporation, Lessor, and Auramar Building corp., a Florida corporation, Lessee, recorded January 23, 1980 in Official Records Book 8687, Page 382; as affected by the Affidavit of Scriveners Error (Amended Walkway Description) recorded March 6, 1980, in Official Records Book 8770, Page 520; as affected by Resolution No. 80-72 (to correct the legal description in the Air Space Lease recorded April 4, 1980 in Official Records Book 8830, Page 428; said Resolution also recorded January 11, 1990 in Official Records Book 17080, Page 312. Assignment and Assumption Agreement recorded December 7, 2005 in Official Records Book 41039, Page 1121, all of the Public Records of Broward County, Florida.
11. Agreement by and between the City of Fort Lauderdale, a Florida municipal corporation, and Gill Hotels Company, a Florida corporation, recorded August 2, 1993 in Official Records Book 20928, Page 294, and Assignment and Assumption of Agreement by and between Gill Hotels Company, a Florida corporation and AIA Trader, L.L.C., a Delaware limited liability company, recorded

December 7, 2005 in Official Records Book 41039, Page 1125, all Public Records of Broward County, Florida.

12. Easement Deed No. 1769 by and between Gill Hotels Company, a Florida corporation, Grantor, and the City of Fort Lauderdale, a Florida municipal corporation, Grantee, recorded May 26, 1994 in Official Records Book 22410, Page 367, Public Records of Broward County, Florida.
13. Exception is taken to any road right of way lying outside the curve located at the Southeasterly side of Lot 2, Block 8, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, Public Records of Broward County, Florida, but within the dimensions as shown on the Plat.
14. Parking Reduction Order between A1A Trader LLC, a Delaware limited liability company and City of Fort Lauderdale in accordance with the Unified Land Development Regulations recorded June 19, 2008 in Official Records Book 45465, Page 1085, Public Records of Broward County, Florida.
15. Velet On/Off Street Parking Agreement by and between the City of Fort Lauderdale, a municipal corporation and A1A Trader LLC, a Delaware limited liability Company recorded June 19, 2008 in Official Records Book 45465, Page 1081, Public Records of Broward County, Florida.
16. Declaration Regarding Maintenance Obligation by and between A1A Trader, LLC, a Delaware limited liability company and the City of Fort Lauderdale, a Florida municipal corporation recorded October 20, 2008 in Official Records Book 45758, Page 714 together with the Amendment recorded November 5, 2009 in Official Records Book 46649, Page 1891, Public Records of Broward County, Florida.
17. Easement granted to Florida Power and Light Company recorded May 5, 2009 in Official Records Book 46201, Page 376, Public Records of Broward County, Florida.
18. Easement granted to Florida Power and Light Company recorded May 5, 2009 in Official Records Book 46201, Page 378, Public Records of Broward County, Florida.
19. Coastal construction setback/control line as recorded and recorded from time to time in the Public Records of Broward County, Florida; and if the Property abuts the mean highwater line of the Gulf of Mexico, Atlantic Ocean, or the Straits of Florida, the right to use such property may be affected by the provisions of sections 161.052 and 161.053, Florida Statutes.
20. The premises herein described being artificially filled-in land in what was formerly navigable waters, this deed is subject to the rights of the United States Government and the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce, and the inalienable rights of the State of Florida, in the lands and/or waters of such character.
21. This warranty excludes adverse ownership claims by the State of Florida to those portions of the Property that comprise sovereignty lands (including without limitation submerged, filled and artificially exposed lands) that (i) have not been previously conveyed or transferred by the state, or (ii) are legally excluded from prior state conveyances of other types of lands.
22. Matters that would be disclosed on a properly prepared survey or physical inspection of the Property.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/06/2021

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
Willis Towers Watson Southeast, Inc.
c/o 26 Century Blvd
P.O. Box 305191
Nashville, TN 372305191 USA

CONTACT NAME: Willis Towers Watson Certificate Center
PHONE (A/C, No, Ext): 1-977-945-7378 **FAX (A/C, No):** 1-988-467-2378
E-MAIL ADDRESS: certificates@willis.com

INSURED
DiamondRock FL Owner, LLC DiamondRock FL Tenant, LLC
c/o DiamondRock Hospitality Company
2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814

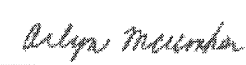
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A	Everest Premier Insurance Company	16045
INSURER B	Everest National Insurance Company	10120
INSURER C	ACE Property & Casualty Insurance Company	20699
INSURER D		
INSURER E		
INSURER F		

COVERAGES **CERTIFICATE NUMBER:** W20655169 **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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability \$2M/\$2M GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		CC5GL00020-211	04/01/2021	03/31/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/PROP AGG \$ 4,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY		CC5CA00025-211	04/01/2021	03/31/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0		PUMB21-A-027665378	03/31/2021	03/31/2022	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below.	Y/N N/A				PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Hotel Name and address: Westin Ft. Lauderdale, FL - 305-321 North Ft. Lauderdale Beach Boulevard, Ft. Lauderdale, FL 33304.

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 
Evidence of Insurance	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
DIAMONDROCK FL TENANT, LLC

Filing Information

Document Number M14000007741
FEI/EIN Number N/A
Date Filed 10/24/2014
State DE
Status ACTIVE

Principal Address

2 Bethesda Metro Center
Suite 1400
Bethesda, MD 20814

Changed: 04/30/2021

Mailing Address

2 Bethesda Metro Center
Suite 1400
Bethesda, MD 20814

Changed: 04/30/2021

Registered Agent Name & Address

NRAI SERVICES, INC
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Quinn, Briony R.
2 Bethesda Metro Center
Suite 1400
Bethesda, MD 20814

Title Manager

Donnelly, Jeffrey J.
 2 Bethesda Metro Center
 Suite 1400
 Bethesda, MD 20814

Title Manager

Tennis, William J.
 2 Bethesda Metro Center
 Suite 1400
 Bethesda, MD 20814

Title Member

Bloodstone TRS, Inc.
 2 Bethesda Metro Center
 Suite 1400
 Bethesda, MD 20814

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/04/2022
2023	02/24/2023

Document Images

02/24/2023 -- ANNUAL REPORT	View image in PDF format
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04/21/2015 -- ANNUAL REPORT	View image in PDF format
10/24/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

Certificate Number

DIAMONDROCK FL TENANT, LLC
WESTIN BEACH RESORT FORT LAUDERDALE
321 N FTL BCH BLVD
FT LAUDERDALE, FL 33304-4204

16-8016584111-8

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices