



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	CWL RG RCEL Property Owner, LLC		
PROPERTY OWNER SIGNATURE	<i>[Signature]</i>		
Address, City, State, Zip	272 E. Deerpath Road Suite 320, Lake Forrest, Illinois 60045		
Phone Number / E-mail Address	(847) 482-8600		
PROOF OF OWNERSHIP	Tax Record	AGENT AUTHORIZATION	Letter Provided
APPLICANT / AGENT'S NAME	Jose Torres		
APPLICANT / AGENT'S SIGNATURE	<i>[Signature]</i>		
Address, City, State, Zip	1 N. Fort Lauderdale Beach Blvd, Ft. Lauderdale, Fl 33304		
Phone Number / E-mail Address	(954) 465-2300	jose.torres@ritzcarlton.com	
BUSINESS / HOTEL INFORMATION			
BUSINESS / HOTEL NAME	The Ritz Carlton Hotel Company, LLC		
BUSINESS / HOTEL ADDRESS	1 N. Fort Lauderdale Beach Blvd		
NUMBER OF HOTEL GUEST ROOMS	198	MULTIPLY X \$25	\$ 4,950
			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: <i>Jorge Torres</i>	LICENSE NUMBER:
SIGNATURE: <i>[Signature]</i>	REVIEWED BY:
DATE: <i>Dec. 21, 2023</i>	DATE:



February 22, 2023

Patricia SaintVil-Joseph
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Authorized Banking Activity


Dear Ms. SaintVil-Joseph:

I am the Senior Vice President and Chief Legal Officer of Watermark Lodging Trust. ("WLT"). WLT owns and controls each of CWI-GG RCFL Hotel, LLC ("RCFL Member"), and CWI-GG RCFL Property Owner, LLC.

This letter confirms that Christine Isfan, in her capacity as Secretary of RCFL Member, is authorized to execute any and all documents, agreements, contracts and instruments on behalf of RCFL Member, all of which are valid and binding upon it.

Do not hesitate to contact me if I can be of further assistance.

Sincerely,


P.J. Huff
Senior Vice President and Chief Legal Officer



2023 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/22

This Certificate Expires on December 31, 2023

Business Name and Location Address

Certificate Number

THE RITZ CARLTON HOTEL COMPANY LLC
THE RITZ CARLTON, FT LAUDERDALE
1 N FORT LAUDERDALE BEACH BLVD
FT LAUDERDALE, FL 33304-4392

16-8014887332-5

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.

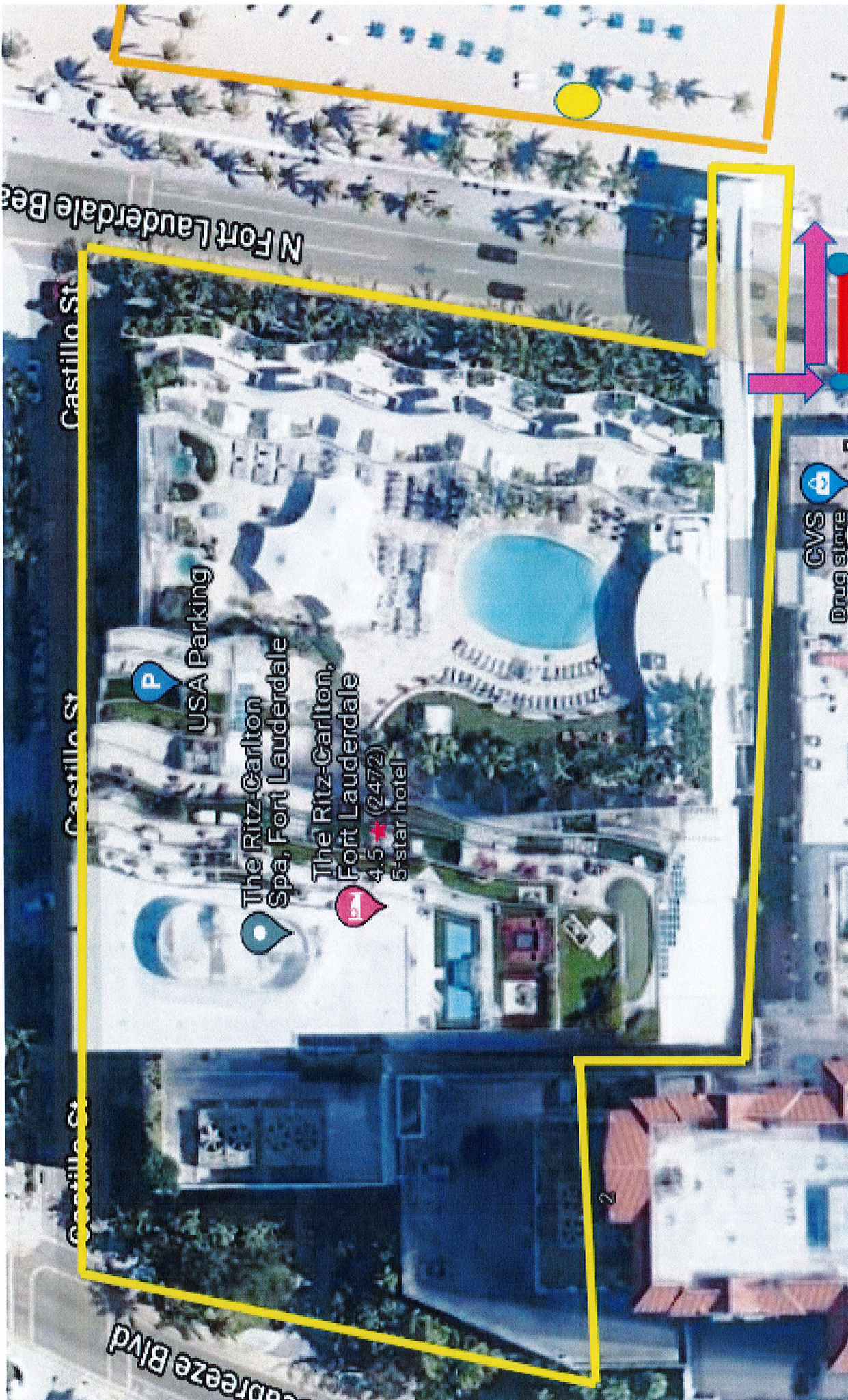
As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.







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



-  The Ritz Carlton Fort Lauderdale boundary lines
-  Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service
-  Push button pole
-  Cross walk
-  Service providers enter and exit location from building Proposed location for beachfront structure
-  Proposed beach structure location

Traffic Control Plan

- All service staff will cross A1A only at the designated corner nearest the Resort and only when given visual authority of the green light in the crosswalk.
- Food and Beverage offerings will be from Burlock Coast, the outlet directly facing the beach on the ground floor. All menu items will be selected based on well and ease of consumption on the beach. Hot and cold items will be offered.
- Tiki Hut (structure) will be built to house POS system along with significant portion of beverage offerings, this will alleviate the need to cross A1A for beverage orders will be completed with items on hand in the hut.



THE RITZ-CARLTON

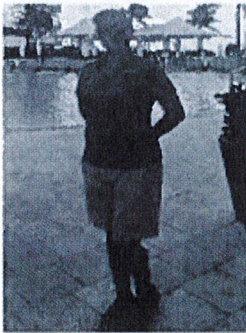
FORT LAUDERDALE

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 shirt with Ritz Carlton logo, and nametag 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



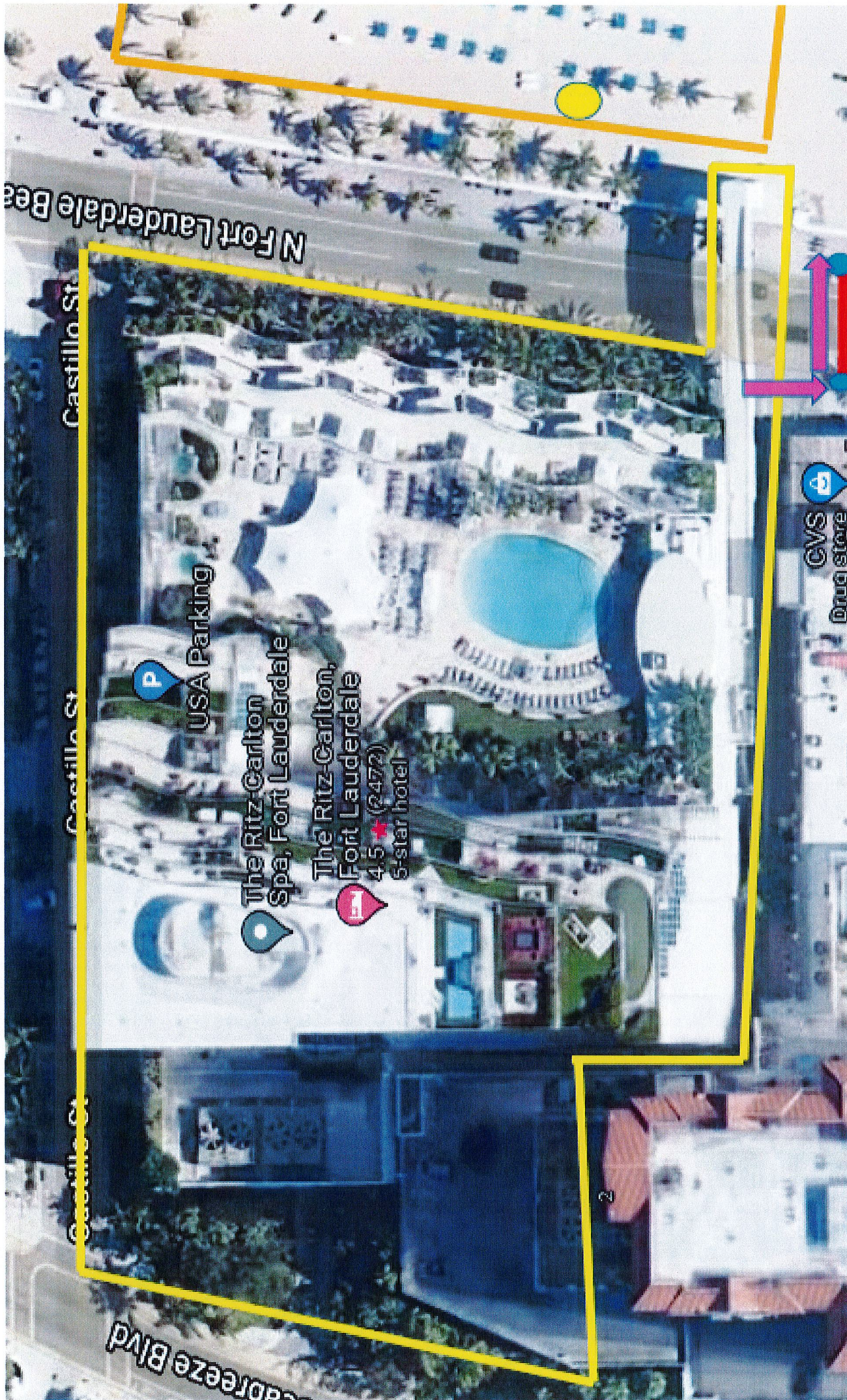
THE RITZ-CARLTON







FORT LAUDERDALE



- 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.

General Manager Signature *Jose R. Torres*
General Manager Name Printed Jose R. Torres
Title General Manager
Property Name Ritz-Carlton Fort Lauderdale
Date 12-21-23



-  The Ritz Carlton 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
-  Push button pole
-  Cross walk
-  Service providers enter and exit location from building Proposed location for beachfront structure
-  Proposed location for beachfront structure

Plan For The Continuous Cleanup

- All food and beverage items will be presented in recycled to go containers along with fully compostable and biodegradable containers with compostat
- Beach Runner will bring all items to the guest and will collect all the containers and bring back to hotel trash to dispose.
- 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 collect resort to be properly disposed in recycling and composting bins.

Ritz-Carlton Fort Lauderdale

CONSENT OF THE SOLE MEMBER

CWI-GG RCFL PROPERTY OWNER, LLC

February 7, 2023

The undersigned, being the sole member (the “**Sole Member**”) of CWI-GG RCFL Property Owner, LLC, a Delaware limited liability company (the “**Company**”), which Company is presently subsisting and in good standing under the laws of the State of Delaware and is duly qualified to conduct its business in every jurisdiction in which the nature of its business requires, hereby consents to the following:

WHEREAS, the Company is the owner of that certain hotel commonly referred to as the Ritz-Carlton, Fort Lauderdale, located at 1 North Fort Lauderdale Beach Avenue, Fort Lauderdale, Florida 33304 (the “**Hotel**”); and

WHEREAS, the Hotel is managed by The Ritz-Carlton Hotel Company, L.L.C. (the “**Manager**”), pursuant to a management agreement executed as of July 21, 2008, and as amended from time to time; and

WHEREAS, the City of Fort Lauderdale (the “**City**”) is contemplating a program allowing the sale, service and delivery of food and beverages and alcoholic beverages on city beaches (the “**F&B Program**”), subject to and in accordance with the terms and conditions established by the City; and

WHEREAS, the Hotel desires to obtain permission to participate in the F&B Program.

NOW, THEREFORE, BE IT RESOLVED, that the Sole Member hereby approves the transactions described in the foregoing recitals (collectively, the “**Transaction**”);

RESOLVED FURTHER, that the Sole Member hereby approves the Company’s consummation of the Transaction and the execution and delivery by the Company of all applications, permits, and all other documents, agreements and certificates to be executed in connection with, pursuant to or as contemplated by the foregoing, and the performance by the Company of its obligations thereunder (collectively, the “**Transaction Documents**”);

RESOLVED FURTHER, that (a) any officer of the Company or, (b) any employee of Manager involved in the day to day operation of the Hotel, including Mr. Bosther Kusich, the Hotel general manager, are authorized to execute and deliver on behalf of the Company the Transaction Documents and such additional agreements, instruments and documents and to do and perform such other acts and things, to pay any and all fees and costs as he, she or they shall deem necessary or proper to carry out fully the intent and purposes of the foregoing resolutions (the “**Resolutions**”);

RESOLVED FURTHER, that the Sole Member hereby approves the performance by the Company of its obligations under each of the Transaction Documents, and such additional

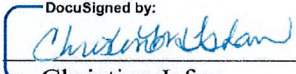
agreements, instruments and documents as they, or any of them, shall deem necessary or proper to carry out fully the intent and purposes of the foregoing Resolutions;

RESOLVED FURTHER, that all actions heretofore taken by the Sole Member or any subsidiary in connection with the intent and purposes of the foregoing Resolutions are hereby ratified and confirmed.

Ritz-Carlton Fort Lauderdale

IN WITNESS WHEREOF, the undersigned have executed this Consent of the Sole Member as of the date first set forth above.

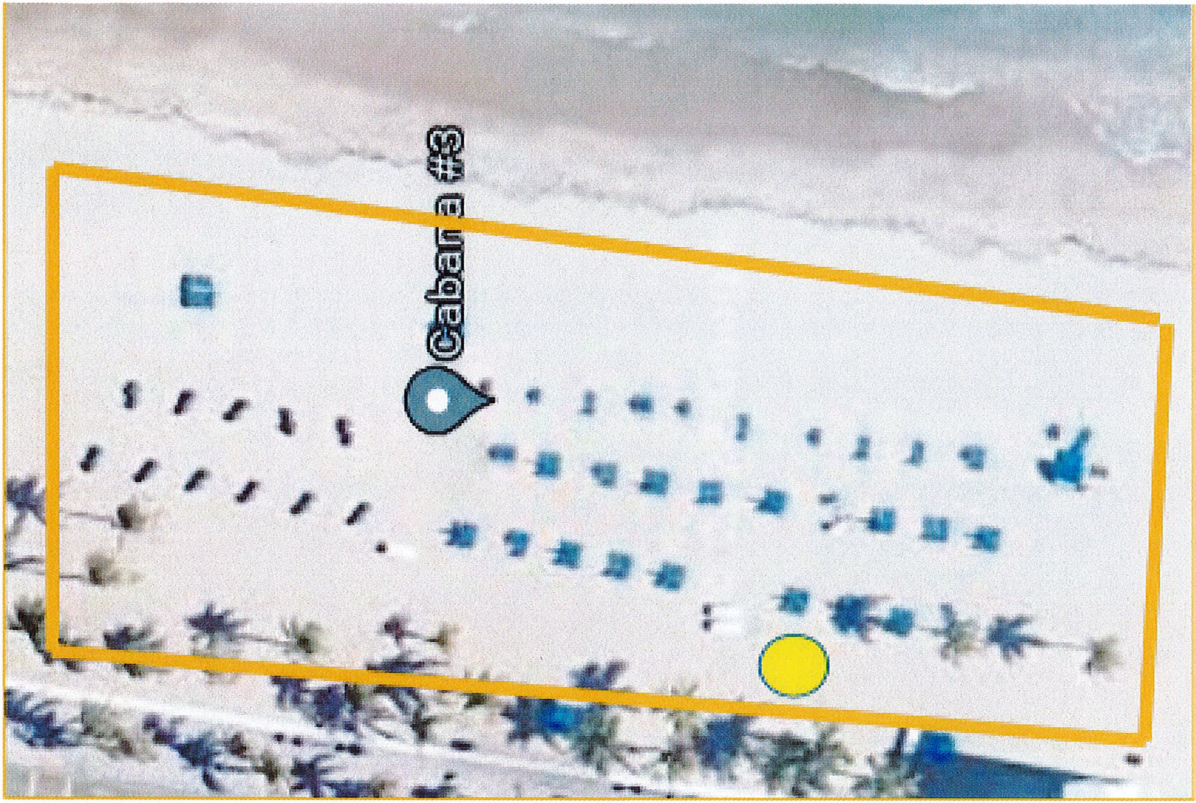
CWI-GG RCFL Hotel, LLC, a Delaware limited liability company, its sole member

By: 
Name: ~~Christine Isfan~~
Title: Secretary



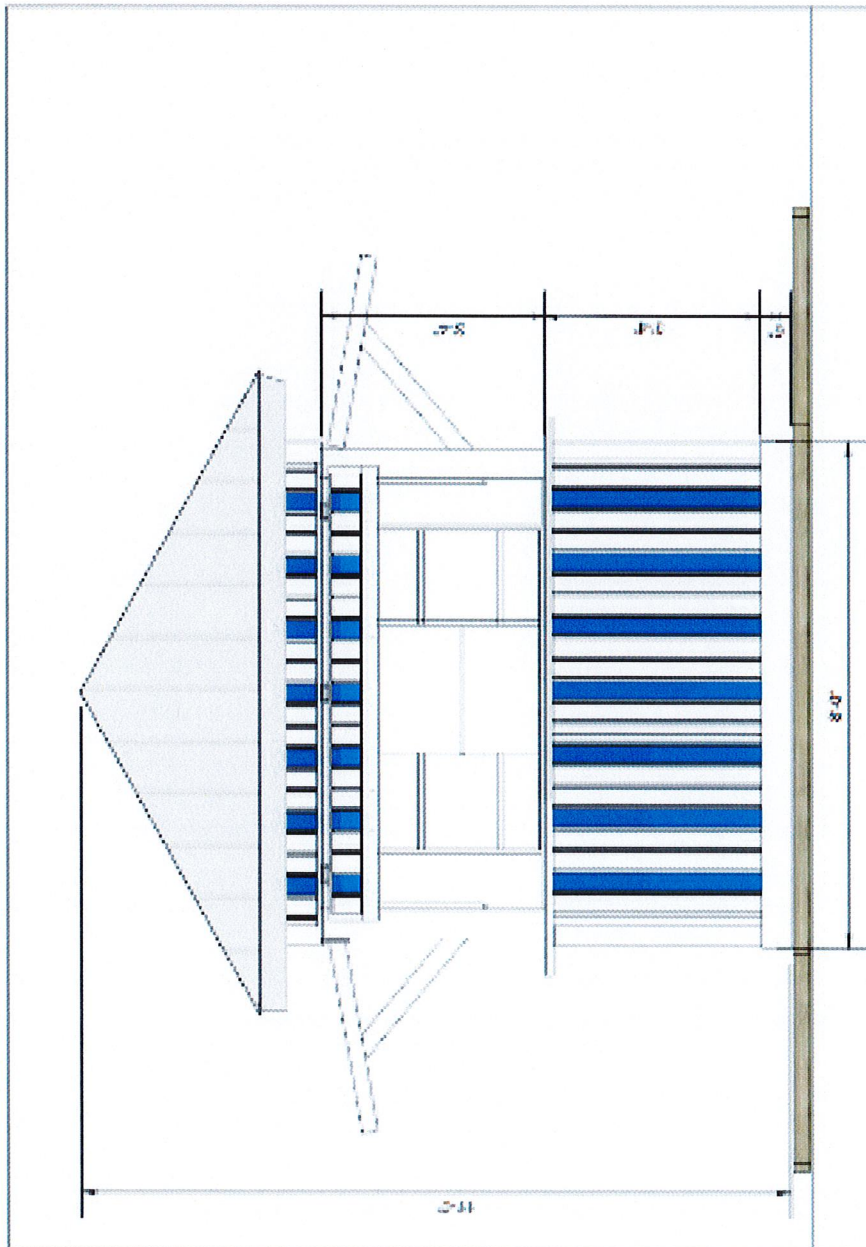
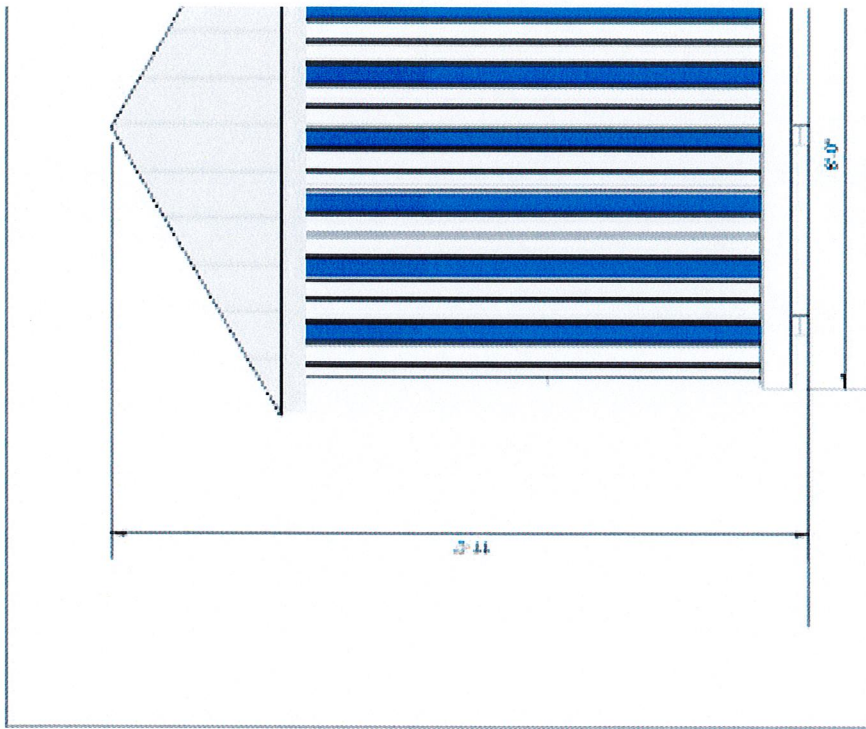
The Ritz Carlton boundary lines

Lines representing the extension of side boundary lines east into the public beach representing the proposed location for food and beverage service



Proposed location for beachfront structure

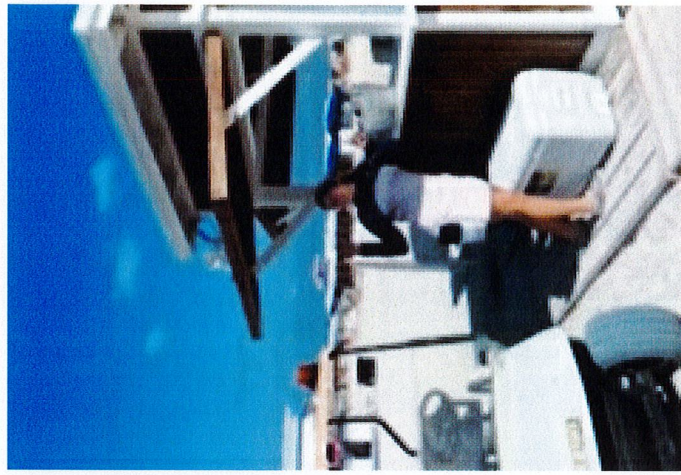
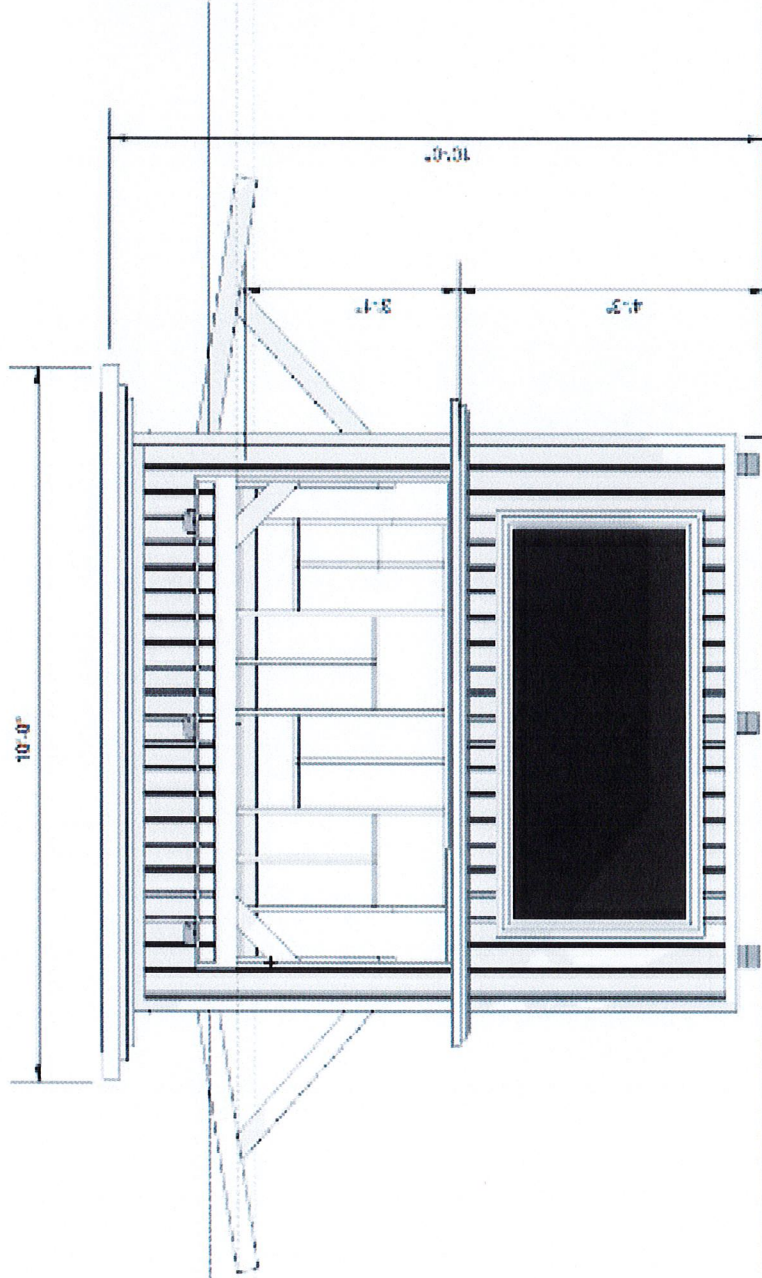
Beachfront Structure Option 1



Description

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

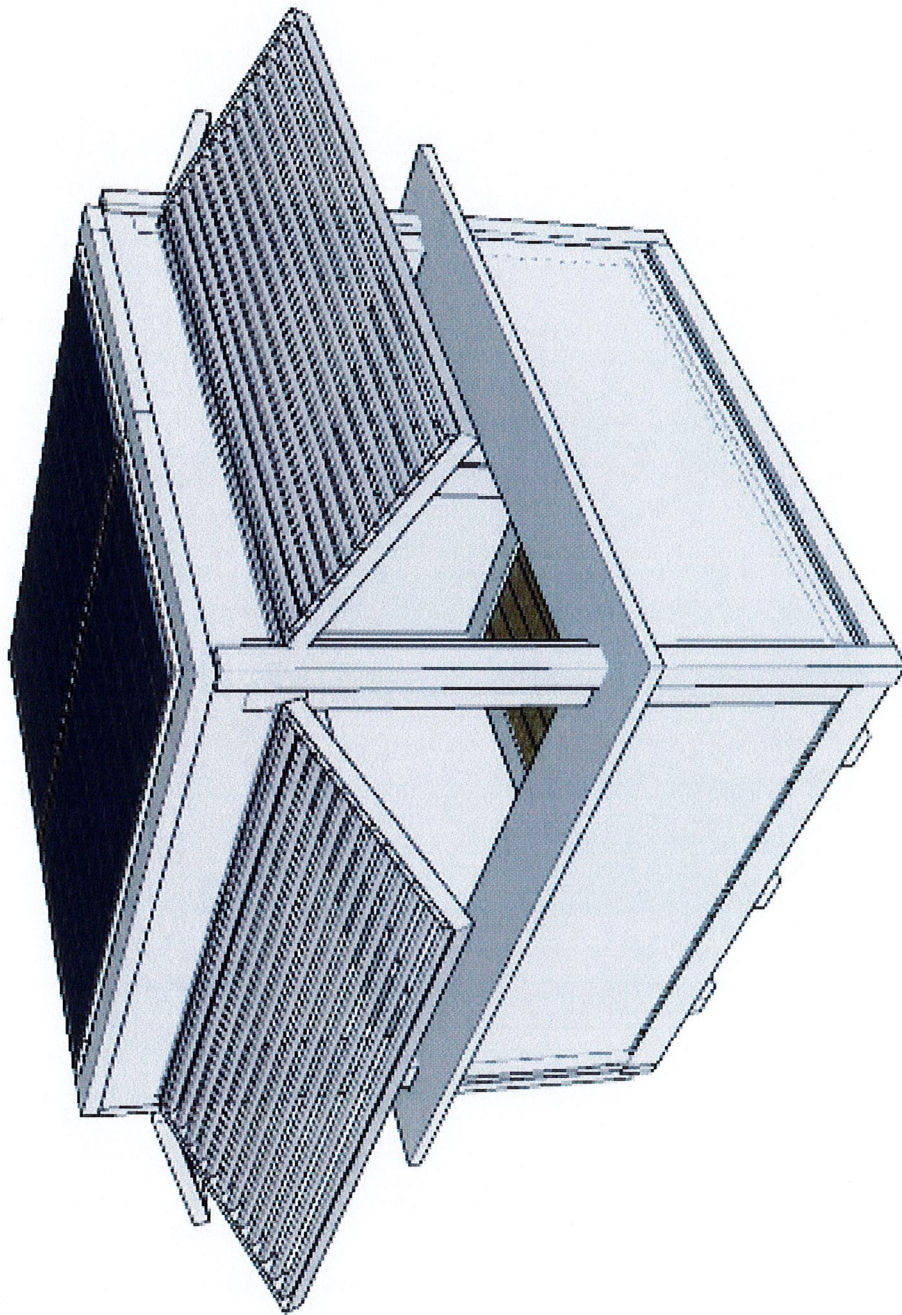
Beachfront Structure Option 2



Description

- Teak wood finish recommended due to its durability

Beachfront Structure Option 3 – Operators preferred option



Description

- Teak wood finish recommended due to its durability
- Flat roof solar panel generates maximum sun exposure



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

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

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

SEA1621852 ISSUED: 11/20/2023
 SEATING FOOD SERVICE (2010)
 RITZ-CARLTON HOTEL COMPANY LLC (THE)
 BURLOCK COAST

 Signature
 LICENSED UNDER CHAPTER 509, FLORIDA STATUTES
 EXPIRATION DATE: DECEMBER 1, 2024

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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

LICENSE NUMBER: SEA1621852

EXPIRATION DATE: DECEMBER 1, 2024

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 509, FLORIDA STATUTES

NBR. OF SEATS: 130

RITZ-CARLTON HOTEL COMPANY LLC (THE)
BURLOCK COAST
1 N FT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304



ISSUED: 11/20/2023

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.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 130

RITZ-CARLTON HOTEL COMPANY LLC (THE)

BURLOCK COAST
1 N FT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304

LICENSE NUMBER: SEA1621852

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/20/2023

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

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

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
HOT1620849 HOTEL (2001) THE RITZ CARLTON COMPANY LLC THE RITZ CARLTON FT LAUDERDALE	ISSUED: 11/20/2023
_____ Signature	
LICENSED UNDER CHAPTER 509, FLORIDA STATUTES EXPIRATION DATE: DECEMBER 1, 2024	

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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

LICENSE NUMBER: HOT1620849

EXPIRATION DATE: DECEMBER 1, 2024

THE HOTEL (2001) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF UNITS: 166

THE RITZ CARLTON COMPANY LLC
THE RITZ CARLTON FT LAUDERDALE
1 N FT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304



ISSUED: 11/20/2023

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE HOTEL (2001) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF UNITS: 166

THE RITZ CARLTON COMPANY LLC

THE RITZ CARLTON FT LAUDERDALE
1 N FT LAUDERDALE BEACH BLVD
FORT LAUDERDALE FL 33304

LICENSE NUMBER: HOT1620849

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/20/2023

Do not alter this document in any form.

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NCS: 721220
First American Title Ins. Co.
666 Third Avenue, 5th Floor
New York, NY 10017

E-RECORDED simplified*

ID: 113087692
County: Broward
Date: 7-2-15 Time: 2:21 PM

Prepared by and return to:

Jason A. Post, Esquire
Stearns Weaver Miller Weissler Alhadeff &
Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, Florida 33130

Parcel ID No.:
504212-10-0260

SPECIAL WARRANTY DEED

THIS WARRANTY DEED (this "Deed") is given as of the 30th day of June, 2015, by **RCFL INVESTOR, LLC**, a limited liability company organized and existing under the laws of the State of Delaware with its principal place of business at (and the mailing address of which is) 255 Alhambra Circle, Suite 600, Coral Gables, Florida 33134 ("Grantor") to **CWI-GG RCFL PROPERTY OWNER, LLC**, a limited liability company organized and existing under the laws of the State of Delaware with its principal place of business at (and the mailing address of which is) 272 E. Deerpath Road, Suite 320, Lake Forest, Illinois 60045, ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the real property in Broward County, Florida, described in **Exhibit "A,"** which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i), all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2015 and subsequent years, which are not yet due and payable, and other matters set forth on **Exhibit B** hereto (collectively, the "Permitted Exceptions").

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of its interest in the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

6/23/15

IN WITNESS WHEREOF, Grantor has caused these present to be executed and their seals to be affixed the day and year first above written.

RCFL INVESTOR, LLC

WITNESSES:

By: RCFL Holdco, LLC, its manager

[Signature]
(Sign on this line.)
JULIE LEVIT
(Print name legibly on this line.)

[Signature]

By: Karim Alibhai
its President and Chief Executive Officer

[Signature]
(Sign on this line.)
ALESSANDRO COLANTONIO
(Print name legibly on this line.)

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 24th day of June, 2015, by KARIM ALIBHAI as President RCFL Holdco, LLC, Delaware limited liability company, as manager of RCFL Investor, LLC, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or has produced _____ as identification.



[Signature]
(Sign on this line.)
Lisette Lowen
(Print name legibly on this line.)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: EE 867204
EXPIRATION DATE: May 22, 2017

(SEAL)

EXHIBIT A TO DEED

Legal Description

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 12 and 13, Block 3, of Lauder Del Mar, according to the Plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.

TOGETHER WITH that portion of the North one-half (N 1/2) of Avenue Valencia as shown on the Plat of Lauder Del Mar, recorded in Plat Book 7, Page 30, which is adjacent to Lots 5, 12 and 13, Block 3, resulting from the vacation of Valencia Street pursuant to Ordinance No. C-94-10 of the City Commission of the City of Fort Lauderdale, Florida, recorded August 1, 1994, in Official Records Book 22440, Page 671, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 9, Block 3, of Lauder Del Mar, according to the Plat thereof recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.

LESS AND EXCEPT the land conveyed to the City of Fort Lauderdale contained in Special Warranty Deed recorded in Official Records Book 24212, Page 873, of the Public Records of Broward County, Florida.

LESS AND EXCEPT, FROM PARCEL 1 AND PARCEL 2, THE FOLLOWING CONDOMINIUMS:

All of Castillo Grand Residences, a Condominium, according to the Declaration of Condominium of Castillo Grand Residences, a Condominium made by Castillo Grand, LLC, a Florida limited liability company, dated May 8, 2007, and recorded June 6, 2007, in Official Records Book 44145, at Page 385, et seq., of the Public Records of Broward County, Florida, together with its undivided interest or share in the common elements appurtenant thereto, and any amendments thereto,

AND

All of Castillo Grand Hotel Condominium Residences, a Condominium, according to the Declaration of Condominium of Castillo Grand Hotel Condominium Residences, a Condominium made by Castillo Grand, LLC, a Florida limited liability company, dated May 10, 2007, and recorded June 6, 2007, in Official Records Book 44145, at Page 504, et seq., of the Public Records of Broward County, Florida, together with its undivided interest or share in the common elements appurtenant thereto, and any amendments thereto.

Parcel 3:

Easement for ingress/egress and underground utilities for the benefit of the above described parcel as created by and set forth in that certain Lease Agreement dated March 20, 2001, executed by and between City of Fort Lauderdale, a municipal corporation, and Castillo Grand L.L.C., a Florida limited liability company, recorded March 22, 2001, in Official Records Book 31401, at Page 1823, over and across the lands described in Exhibit "A" attached thereto and made a part thereof; Said Lease having been amended by that certain First Amendment to Lease Agreement recorded in Official Records Book 31614, at Page 821; as further amended by that certain Second Amendment to Lease Agreement recorded in Official Records Book 35393, at Page 1341, and Amendment recorded in Official Records Book 41842, Page 1256, of the Public Records of Broward County, Florida.

Parcel 4:

Non-exclusive easements for underground utilities and pedestrian ingress and egress for the benefit of Parcel 1 and Parcel 2, above as created by and set forth in that certain Utilities and Pedestrian Easement Deed dated April 26, 2001, executed by and between City of Fort Lauderdale, a municipal corporation, and Castillo Grand L.L.C., a Florida limited liability company, recorded May 7, 2001, in Official Records Book 31564, at Page 1254, of the Public Records of Broward County, Florida, over, along, through, within, above and below the lands described in Exhibit "A" attached thereto and made a part thereof.

7. The terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in the Declaration of Condominium for Castillo Grand Residences, a Condominium, together with any Exhibits annexed thereto, recorded in Book 44145, Page 385; as affected by that certain Certificate of Amendment to the Declaration of Condominium of Castillo Grand Residences, a Condominium, recorded in Book 49631, Page 763; and as may be further amended from time to time. (as to Parcels 1 and 2)
8. The terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in the Declaration of Condominium for Castillo Grand Hotel Condominium Residences, together with any Exhibits annexed thereto, recorded in Book 44145, Page 504; as affected by that certain Assignment of Declarant's Rights, given by Castillo Grand LLC to RCFL Investor, LLC, recorded in Book 50004, Page 1365; and as may be further amended from time to time. (as to Parcels 1 and 2)
9. Covenants, conditions, and restrictions as set forth in that certain Declaration of Restrictions made by Castillo Grand LLC, recorded in Book 44188, Page 824, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (as to Parcels 1 and 2)
10. The terms, provisions, and conditions, as contained in that certain Valet Parking Agreement by and between the City of Fort Lauderdale and Castillo Grand LLC, recorded in Book 44363, Page 1315. (as to Parcels 1 and 2)
11. The terms, provisions, and conditions, as contained in that certain Unrecorded Operating Agreement by and between Castillo Grand LLC, as Owner, and The Ritz-Carlton Hotel Company, L.L.C., as Operator, which includes terms and restrictions relating to hotel financing and owner's ability to sell or transfer interests; as evidenced by that certain Memorandum of Operating Agreement, recorded in Book 45614, Page 687; as affected by that certain Amendment to Memorandum of Operating Agreement, recorded in Book 50004, Page 1353; as further affected by that certain Subordination, Non-Disturbance and Attornment Agreement, by and between SunTrust Bank and The Ritz-Carlton Hotel Company, L.L.C., recorded in Book 50004, Page 1369. (as to Parcels 1 and 2)
12. Grant of Easement, given by Castillo Grand LLC to Comcast of Florida, recorded in Book 47834, Page 647. (as to Parcels 1 and 2)
13. Setback lines set forth by the Plat of the Broward County Coastal Construction Control Line fast revised October 9, 1981, recorded, in Miscellaneous Plat Book 6, Page 10, pursuant to Section 161.053, Florida Statutes, as depicted on the Survey attached to the Declaration of Condominium for Castillo Grand Hotel Condominium Residences, a Condominium, recorded in Book 44145, Page 504. (as to Parcel 1)
14. Rights of parties in possession, as transient hotel guests.