

30220841 08-29-2003 14:57:26 MBW
51 DED-JK GULFVIEW LLC
100116
IH:03368930 BK:13028 SPG:1722 EPG:1723
RECORDING 002 PAGES 1 \$10.50
DOC STAMP - DR219 3 \$90,442.10

cc/LV

RETURN TO: 34060

First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

This Instrument prepared by:
William H. Diamond
DeCampo, Diamond & Ash
805 Third Avenue, Sixth Floor
New York, New York 10022

PAGES 2
ACCT #
CHG AMT
CK AMT
REC 16.50
DS DR219 90,442.10
DS
INT
FEEES
MTF
PIC 4.50
REV
TOTAL 90,457.10

TOTAL: \$90,452.60
CHECK AMT. TENDERED: \$90,452.60
CHANGE: \$.00
BY [Signature] DEPUTY CLERK

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA (727) 464-3008

30220843 08-29-2003 15:02:10 MBW
51 DED-DECADE GULFCOAST HOTEL
000000
REVENUE 13 \$4.50

TOTAL: \$4.50
CHECK AMT. TENDERED: \$4.50
CHANGE: \$.00
BY _____ DEPUTY CLERK

After Recording, this Instrument
Should be returned to:
Mary Neese Fertl, Esq.
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 28 day of August, 2003 by **AGH PSS I, INC.**, a Delaware corporation, whose mailing address is 4501 North Fairfax Drive, Arlington, Virginia 22203, hereinafter called the Grantor, to (a) **DECADE GULFCOAST HOTEL PARTNERS LIMITED PARTNERSHIP**, a Florida limited partnership whose mailing address is N19 W24130 Riverwood Drive, Suite 100, Waukesha, WI 53188 and whose Tax I.D. Number is 59-3399884 as to an undivided 84% tenancy-in-common interest and (b) **JK GULFVIEW LLC**, a Florida limited liability company whose mailing address is N19 W24130 Riverwood Drive, Suite 100, Waukesha, WI 53188 and whose Tax I.D. number is [redacted] as to an undivided 16% tenancy-in-common interest, such entities being hereinafter collectively called the Grantee (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited partnerships and limited liability companies):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, described as follows:

A survey and tie-in of a parcel of land in Section 17, Township 29 South, Range 15 E, further described as follows:

From the Northwesterly corner of Lot 1, Block C of Bayside Subdivision No. 5 as recorded in Plat Book 38, Page 38 of the Public Records of Pinellas County, Florida; thence run North 54 deg. 25'30" West 65.14 feet along the Southerly line of Gulfview Boulevard for a Point of Beginning; thence continue North 54 deg. 25'30" West along said Southerly line of Gulfview Boulevard, 467.74 feet to the Northeasterly corner of Lot 43 in Lloyd-White-Skinner Subdivision as recorded Plat Book 13, Page 12 of the Public Records of Pinellas County, Florida; thence run South 35 deg. 34'30" West 400.00 feet to

EM
N

①

16'
90.442.10

REC 52.50
Doc 0.70
53.20

This instrument was prepared
by and return to:

Gary N. Strohauer, Esquire
STROHAUER & MANNION, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

PIN: 17-29-15-05076-001-0023

THIS DEED WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE SEARCH

QUIT CLAIM DEED

THIS INDENTURE, made this 27th day of June, 2019, between JOSEPH DAVID MANNION, a single man, whose address is 618 C Street S.E., Washington, DC 20003, THOMAS EDWARD MANNION, a married man, whose address is 2604 Nutwood Trace, Duluth, GA 30097, ROBERT MICHAEL MANNION, a single man, whose address is 1208 John's Landing, #242, Heathrow, FL 32746, and JOHN LAWRENCE MANNION, a married man, whose address is 80 Turtle Creek Circle, Oldsmar, FL 34677, Grantors, and MANNION BROTHERS, LLC, a Florida limited liability company, Grantee, whose address is 2604 Nutwood Trace, Duluth, GA 30097.

WITNESSETH, that the said Grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said Grantee all the right, title, interest claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate lying and being in the County of Pinellas, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTORS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

Grantors certify that the within conveyance is to a limited liability company (a "conduit entity") as described in Section 201.02 (1)(b)1.a Florida Statutes) which is wholly owned by Grantors, with each Grantor owning an undivided 25% interest in the shares of the conduit

entity. No consideration passed by virtue of this conveyance and this conveyance is not subject to the payment of documentary stamp taxes under Section 201.02(1) Florida Statutes by virtue of the decision of Crescent Miami Center, LLC v. Dept of Revenue, 903 So.2d 913 (Fla. 2005).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and
Delivered in Our Presence:

[Signature]

Print Name: Roberta Carter

[Signature]
JOSEPH DAVID MANNION

[Signature]

Print Name: R. HASSAN

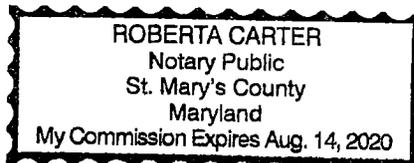
St Marys
~~DISTRICT OF COLUMBIA~~ MD

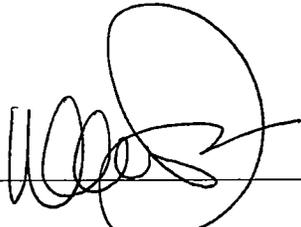
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOSEPH DAVID MANNION, who is personally known to me or who produced Driver license as identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Census Federal Credit Union District of Columbia, this 27 day of June, 2019. St Marys Maryland

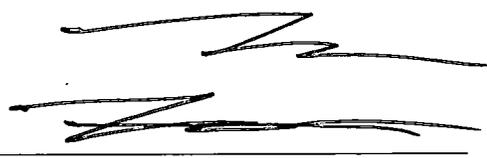
[Signature]

Notary Public.
My Commission Expires: 08-14-2020

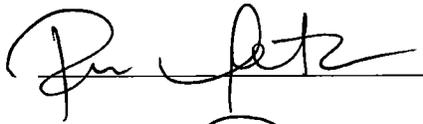




Print Name: William Jones



THOMAS EDWARD MANNION



Print Name: Princesshetso

**STATE OF GEORGIA
COUNTY OF GWINNETT**

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, THOMAS EDWARD MANNION, who is personally known to me or who produced GA Driver's License # OS07 59460 FS 02/2013 ISS 01/2021 as identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fulton, County of Gwinnett, and State of Georgia, this 15th day of August, 2019.



Notary Public
My Commission Expires: Sept. 20, 2022

EVAN FEENEY
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Sept. 20, 2022

Quinton Miller

Print Name: Quinton Miller

Robert Michael Mannion
ROBERT MICHAEL MANNION

Justin Mackler

Print Name: Justin Mackler

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT MICHAEL MANNION, who is ~~personally known~~ to me or who produced _____ as identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at _____, County of Seminole, and State of Florida, this 14 day of August, 2019.

Jessica Carnahan
Notary Public
My Commission Expires: April 10, 2021



[Handwritten Signature]

Print Name: Gary N. Strohauer

[Handwritten Signature]
JOHN LAWRENCE MANNION

[Handwritten Signature]

Print Name: SUSAN T. STYLES

**STATE OF FLORIDA
COUNTY OF PINELLAS**

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN LAWRENCE MANNION, who is personally known to me or who produced _____ as identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at CLEARWATER, County of Pinellas, and State of Florida, this 9TH day of AUGUST, 2019.

[Handwritten Signature]

Notary Public
My Commission Expires:

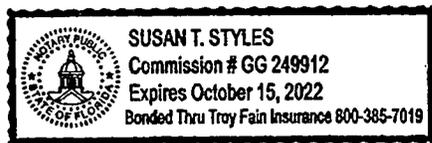


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Begin at the Northeast corner of Lot 2 in Block A, BAYSIDE SHORES, as recorded in Plat Book 58, pages 12 and 13, of the Public Records of Pinellas County, Florida, and run thence South $52^{\circ}01'15''$ West a distance of 19.54 feet; thence along a curve to the right whose chord bears South $56^{\circ}09'51''$ West, 40.56 feet, arc is 40.59 feet and radius is 280.66 feet for a Point of Beginning; and from the Point of Beginning thus established, run thence along a curve to the right whose chord bears South $66^{\circ}38'57''$ West, 62.00 feet, arc is 62.13 feet and radius is 280.66 feet; run thence South $37^{\circ}58'45''$ East a distance of 168.60 feet to the Seawall line; run thence North $52^{\circ}01'15''$ East along the seawall line a distance of 60.00 feet; run thence North $37^{\circ}58'45''$ West a distance of 152.94 feet to the established point of beginning.

Parcel 2: Begin at the Southwesterly corner of Lot 1 in Block A, BAYSIDE SHORES, as recorded in Plat Book 58, pages 12 and 13 of the Public Records of Pinellas County, Florida, and run thence South $52^{\circ}01'15''$ West a distance of 60.00 feet for a point of beginning; and from the Point of Beginning thus established, thence continue South $52^{\circ}01'15''$ West a distance of 60.00 feet; run thence South $37^{\circ}58'45''$ East a distance of 48.84 feet; run thence North $67^{\circ}27'47''$ East a distance of 62.24 feet; run thence North $37^{\circ}58'45''$ West a distance of 65.41 feet to the established point of beginning.

TABLE 1

ESTIMATED PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				In	Out	Total	In	Out	Total
Proposed	Hotel	310	394 Rooms	106	83	189	135	129	264
Existing	Hotel	310	389 Rooms	105	82	187	133	127	260
			Difference	5 Rooms	1	1	2	2	4

(1) Source: ITE Trip Generation, 11th Edition, 2021.

PLANNING – Prior to CDB (Acknowledge) – General Comments

- Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required prior to proceeding to the Community Development Board (CDB).

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, “Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.”

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

➤ **Acknowledged.**

PLANNING – Prior to CDB

1. Elevations. In order to confirm that no exterior changes are proposed, please provide plans of the existing elevations.
➤ **See attached existing elevations.**
2. Floor Plan. Please indicate on the floor plans that shows how the proposed split of rooms would accommodate additional density from the transfer of development rights.
➤ **Floor plans with proposed split of rooms to accommodate additional density from the transfer of development rights will be provided as a condition of the building permit.**

TRAFFIC ENG – Prior to CDB

1. Parking Calcs (0) / ADA Parking.
(1) Please provide a parking tabulations summary table specifying public access spaces and valet spaces as well as the number of public accessible ADA spaces for the entire site (note: Sheet C-04 not brought over from the base FLD application).
(2) Based on the plans provided, a total of 6 ADA spaces (Level 2 - 2ea, Level 3 - 2ea, Level 4 - 2ea) will no longer be accessible by the general public within the parking garage. Please identify how/where these displaced ADA spaces will be provided.
➤ **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**
2. Parking Calcs (1) / Valet Access Control.
Edge Parking Level 1 (Ground)
-- Public Use Parking: 48 including 3 HC.
-- Please show location of Valet access control.
-- Prior notation stated Valet will be restricted to the 2nd, 3rd, 4th, and 5th levels. There are 6x Valet spaces shown on the ramp... are these inside the Valet controlled space.
-- Show turning template for how the general public will be able to turn around at the Valet access controlled area.

- **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**

3. Parking Calcs (2).

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 2 -- existing parking to be converted to Valet.
 - Existing Parking: 77 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 40 each
- ***Note: 2x HC spaces no longer accessible to public.

- **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**

4. Parking Calcs (3).

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 3 -- existing parking to be converted to Valet.
 - Existing Parking: 84 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 43 each
- ***Note: 2x HC spaces no longer accessible to public.

- **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**

5. Parking Calcs (4).

1. Please verify the existence of spaces not drawn on sheet... callout states 18 but on have 15 shown on the lower right side of sheet.
 2. Edge Parking Level 4 -- existing parking to be converted to Valet.
 - Existing Parking: 84 including 2 HC.
 - Double Count: minus 3 from existing spaces along bottom edge of sheet shown as new valet.
 - New Valet Parking: 43 each
- ***Note: 2x HC spaces no longer accessible to public.

- **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**

6. Parking Calcs (5).

1. Upper left corner of sheet conflicting / overlapping valet spots.
2. Edge Parking Level 5 -- existing parking to be converted to Valet.
 - Existing Parking: 62 including 2 HC.
 - Double Count: minus 1 from existing space along bottom edge of sheet shown as new valet.
 - New Valet Parking: 37 each
 - Valet space conflict: minus 1.

- **All traffic engineering comments will be addressed at time of building permit pursuant to DRC discussions.**

Prepared by and return to:
Brian J. Aungst, Jr., Esq.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, Florida 33756

SPECIAL DENSITY TRANSFER WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2024, by and between **MANNION BROTHERS, LLC, a Florida limited liability company** (“Grantor”), whose mailing address is 618 C Street SE, Washington, D.C. 20003-4302, and **DECADE GULFCOAST HOTEL PARTNERS LIMITED PARTNERSHIP**, a Florida limited partnership, **joined by JK GULFVIEW LLC**, a Florida limited liability company (collectively, the “Grantee”), whose mailing address is 13555 Bishops Court, Suite 345, Brookfield, Wisconsin 53005.

W I T N E S S E T H :

Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee’s heirs, successors and assigns forever, the following described property situated in Pinellas County, Florida:

Density and development rights comprised of three (3) Attached Dwelling Units (equivalent to five (5) Overnight Accommodation Units) currently allocated to the land described on Exhibit “A” attached hereto and incorporated herein (“Sender Site”), which are to be used in connection with the development of property located parcel identification number 17-29-15-00000-220-0200, and more particularly described on Exhibit “B” attached hereto and incorporated herein (“Receiver Site”).

SUBJECT TO applicable land use and zoning restrictions and to easements, reservations and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 2024 and subsequent years.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Grantor does hereby fully warrant the title to the property transferred and represents to Grantee that it has clear unencumbered title to the transferred overnight accommodation units (“TDRs”) and that the TDRs have not been previously used, exercised or transferred by it to another and it will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

The tax parcel numbers for the aforescribed properties set forth on Exhibits "A" and "B".
The tax identification number of the Grantee is _____.

Grantor does hereby acknowledge that the Sender Site in perpetuity no longer has, appurtenant thereto, development rights for the density rights hereby transferred and does hereby covenant with respect to the Sender Site that it shall be restricted in perpetuity with a reduction of three (3) attached dwelling units that are entitled to be developed thereon. This restriction and covenant shall run with title to the Sender Site in perpetuity.

[*Signature Page(s) to Follow*]

[*Rest of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

MANNION BROTHERS, LLC,
a Florida limited liability company,

Print Name: _____

By: _____ (SEAL)

Name: _____

Print Name: _____

Its: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____, 2025, by _____, as the Authorized Member of MANNION BROTHERS, LLC, a Florida limited liability company, who is ____ personally known to me or ____ produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A
Legal Description for Sender Site

Parcel 1: Begin at the Northeast corner of Lot 2 in Block A, BAYSIDE SHORES, as recorded in Plat Book 58, pages 12 and 13, of the Public Records of Pinellas County, Florida, and run thence South $52^{\circ}01'15''$ West a distance of 19.54 feet; thence along a curve to the right whose chord bears South $56^{\circ}09'51''$ West, 40.56 feet, arc is 40.59 feet and radius is 280.66 feet for a Point of Beginning and from the Point of Beginning thus established, run thence along a curve to the right whose chord bears South $66^{\circ}38'57''$ West, 62.0 feet, arc is 62.13 feet and radius is 280.66 feet; run thence South $37^{\circ}58'45''$ East a distance of 168.60 feet to the seawall line; run thence North $52^{\circ}01'15''$ East along the seawall line a distance of 60.00 feet; run thence $37^{\circ}58'45''$ West a distance of 152.94 feet to the established point of beginning.

Parcel 2: Begin at the Southwesterly corner of Lot 1 in Block A, BAYSIDE SHORES, as recorded in Plat Book 58, pages 12 and 13 of the Public Records of Pinellas County, Florida, and run thence South $52^{\circ}01'15''$ West a distance of 60.00 feet for a point of beginning; and from the Point of Beginning thus established, thence continue South $52^{\circ}01'15''$ West a distance of 60.00 feet; run thence South $37^{\circ}58'45''$ East a distance of 48.84 feet; run thence North $67^{\circ}27'47''$ East a distance of 62.24 feet; run thence North $37^{\circ}58'45''$ West a distance of 65.41 feet to the established point of beginning.

EXHIBIT B
Legal Description for Receiver Site

FROM THE NORTHWESTERLY CORNER OF LOT 1, BLOCK C OF BAYSIDE SUBDIVISION NO. 5 AS RECORDED IN PLAT BOOK 38, PAGE 38 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 54 DEG. 25' 30" WEST 65.14 FEET ALONG THE SOUTHERLY LINE OF GULFVIEW BOULEVARD FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 54 DEG. 25' 30" WEST ALONG SAID SOUTHERLY LINE OF GULFVIEW BOULEVARD, 467.74 FEET TO THE NORTHEASTERLY CORNER OF LOT 43 IN LLOYD-WHITE-SKINNER SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 12 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 35 DEG. 34' 30" WEST 400.00 FEET TO THE BULKHEAD LINE; THENCE SOUTH 54 DEG. 35' 30" EAST 316.13 FEET; THENCE ALONG A CURVE TO THE LEFT, RADIUS 534.30 FEET, ARC 213.63 FEET, CHORD BEARING SOUTH 65 DEG. 52' 45" EAST, CHORD 212.21 FEET; THENCE SOUTH 77 DEG. 20' 00" EAST 87.38 FEET; THENCE NORTH 12 DEG. 40' 00" EAST 351.56 FEET TO THE POINT OF BEGINNING.

TABLE 1

ESTIMATED PROJECT TRIP ENDS

<u>Scenario</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	
Existing	Hotel	310	344 Rooms	92	73	165	116	111	227	
Proposed	Hotel	310	<u>389 Rooms</u>	<u>105</u>	<u>82</u>	<u>187</u>	<u>133</u>	<u>127</u>	<u>260</u>	
			Difference	45 Rooms	13	9	22	17	16	33

(1) Source: ITE Trip Generation, 11th Edition, 2021.