



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

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

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

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 10.50
DS DR219 90,442.10
DS
INT
FEES
MTF 4.50
PIC
REV
TOTAL 90,457.10

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 Northwestern 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

16'
90.442.10

the bulkhead line; thence South 54 deg. 25'30" 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.

And being the same land conveyed to Grantor by Special Warranty Deed dated February 12, 1998 and recorded in Official Record Book 9996 Page 1018

SUBJECT TO taxes for the year 2003 and subsequent years and those certain Permitted Exceptions (as defined in Section 3.03 of that certain Purchase and Sale Agreement dated as of July 10, 2003 between Grantor, as seller, and Decade Properties, Inc., as purchaser, as amended and as assigned to Grantee).

NOTE: Tax Folio Number of said real property is 17/29/15/00000/220/0200.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, except as set forth above, but not otherwise.

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

Signed, sealed and delivered
in the presence of:

William Reynolds

Name: WILLIAM REYNOLDS

Larry Shupnick

Name: LARRY SHUPNICK

Commonwealth of Virginia
~~STATE OF VIRGINIA~~

) ss.:
COUNTY OF ARLINGTON)

AGH PSS I, INC., a Delaware corporation

By:

Bruce G. Wiles
Name: BRUCE G. WILES
Title: Chief Operating Officer

The foregoing instrument was acknowledged before me this 27 day of August, 2003,
by Bruce G. Wiles, as Chief Operating Officer of AGH PSS I, Inc.,
Delaware corporation, on behalf of the corporation, who is personally known to me.

Tygressa Jones
Notary Public

Subscribed Witness to My
Commission of Virginia Notary Public Seal
My Commission Expires May 31, 2006
TYGRESSA JONES

REC 52.50
Doc .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.

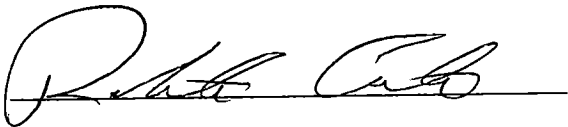
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

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:



Print Name: Roberta Carter

R. Hassan

Print Name: R. Hassan

St Marys
~~DISTRICT OF COLUMBIA~~ MD

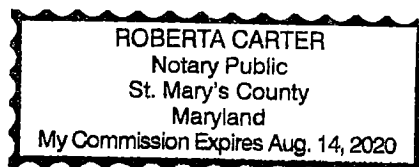
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOSEPH DAVID MANNION, who is personally known to me or who produced Driver license as identification, who executed the foregoing instrument and who acknowledged before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

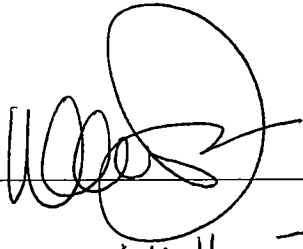
WITNESS my hand and official seal at Census Federal Credit Union District of Columbia, this 27 day of June, 2019. St Marys Maryland

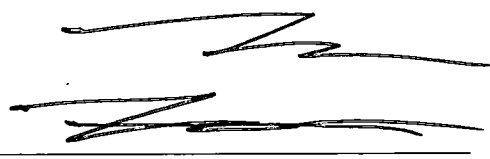


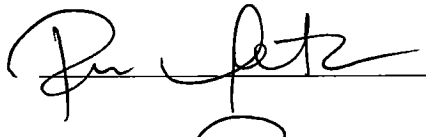
Notary Public.

My Commission Expires: 08-14-2020




 Print Name: William Jones



 THOMAS EDWARD MANNION


 Print Name: Princesshetzky

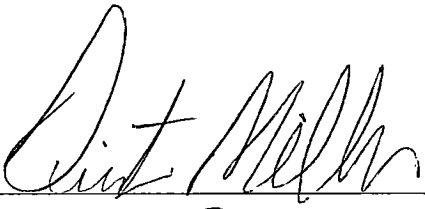
**STATE OF GEORGIA
 COUNTY OF GWINNETT**

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 #050759460 ISS 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.

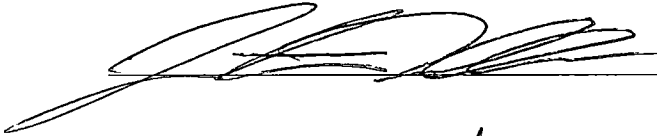
WITNESS my hand and official seal at Fulton, County of Gwinnett, and State of Georgia, this 15th day of August, 2019.


 Notary Public
 My Commission Expires: Sept. 20, 2022

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



Print Name:

Quinton Miller
ROBERT MICHAEL MANNION

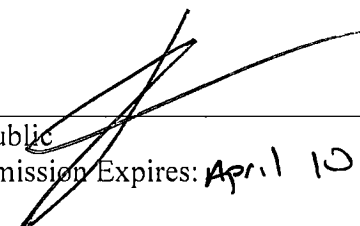
Print Name:

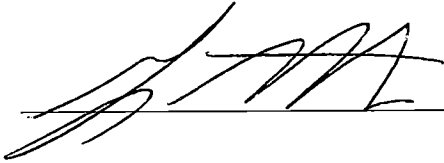
Justin Mackler

**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.


Notary PublicMy Commission Expires: April 10, 2021

Print Name: Gary N. StrohauerPrint Name: SUSAN T. STYLES
JOHN LAWRENCE MANNION**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.

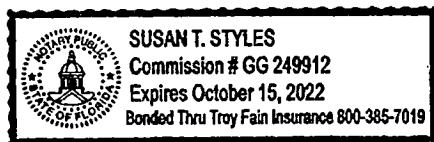

Notary Public
My Commission Expires:

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.

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: _____

Its: _____

Print Name: _____

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>	<u>ITE LUC</u>	<u>Size</u>	<u>AM Peak Hour Trip Ends (1)</u>			<u>PM Peak Hour Trip Ends (1)</u>		
				<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	13	9	22	17	16	33

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