Exhibit A

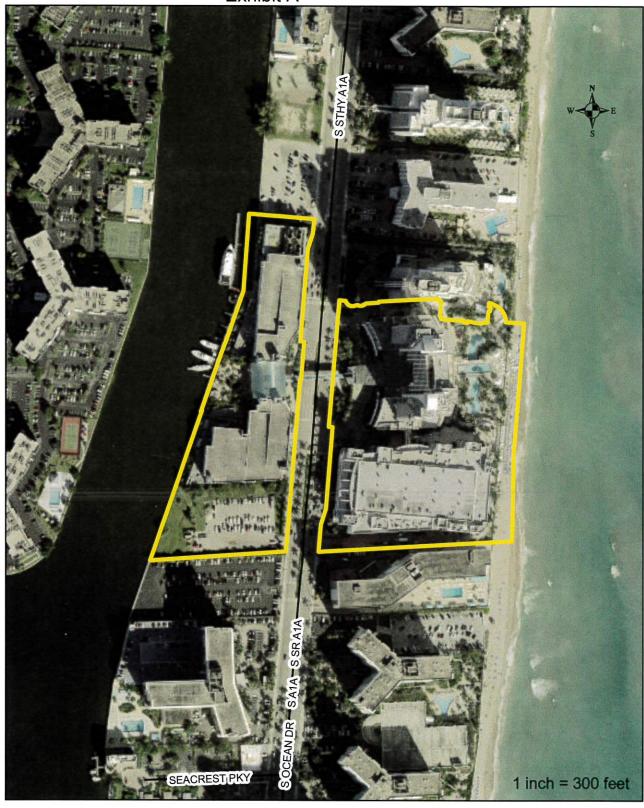


EXHIBIT AERIAL DIPLOMAT LUPA



Subject Area

Leigh Robinson Kerr & Associates, Inc.

808 East Las Olas Boulevard, Suite 104 Fort Lauderdale, FL 33301 Ph: 954-467-6308 E: Lkerr808@bellsouth.net



Description

Site Address	3555 S OCEAN DRIVE, HOLLYWOOD FL 33009	ID#	5142 23 17 0010
Property Owner	DIPLOMAT HOTEL OWNER LLC	Millage	0513
	%THAYER LODGING GROUP LLC	Use	39
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY #55 ANNAPOLIS MD 21401		<u> </u>
Abbreviated Legal	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-1 DESC IN OR 31014/124 & POR OF PARCEL B NOT INC		

CONDO SITE PARCEL(1223-17-002)

	Click here to see 2		rty Assessment Value Taxable Values as re		, 2017 tax bill.
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах
2018	\$43,363,130	\$379,080,900	\$422,444,030	\$422,444,030	
2017	\$43,363,130	\$379,080,900	\$422,444,030	\$405,782,320	\$8,647,101.23
2016	\$43,363,130	\$325,529,890	\$368,893,020	\$368,893,020	\$7,928,680.76
		2018 Exemptions and	d Taxable Values by T	axing Authority	
		County	School Board	Municipal	Independent
Just Va	ilue	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
Portabi	ility	0	0	0	0
Assess	sed/SOH	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
Homes	tead	0	0	0	0
Add. H	omestead	0	0	0	0
Wid/Vet/Dis		/Dis 0		0	0
Senior		ior 0		0	0
Exemp	t Type	0	0	0	0
Taxable		\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030

Sales History							
Date	Туре	Price	Book/Page or CIN				
8/27/2014	SWD-D	\$460,000,000	112495611				
9/30/1997	SW*	\$11,428,571	27081 / 360				
	ļ	ļ					

* Denotes Mu	lti-Parcel S	ale (See Deed)

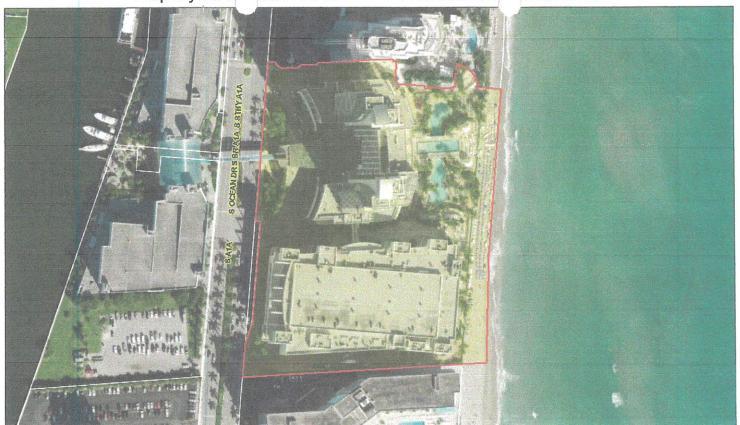
Lar	nd Calculations	
Price	Factor	Туре
\$100.07	433,328	SF
Adj. Bldg. S.F.	(Card, Sketch)	709504
Uı	998	
Eff./Act.	Year Built: 2003/2	002

Special Assessments									
Fire	Garb	Light	Drain	lmpr	Safe	Storm	Clean	Misc	
05									

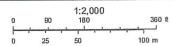
S		 		
709504				

Property Id: 5¹223170010

**Please see m disclaimer



November 8, 2017



Right Date: Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraiser



Site Address	3210-3450 S OCEAN DRIVE, HOLLYWOOD FL 33019
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401

ID#	5142 23 17 0040
Millage	0513
Use	12

Abbreviated	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL D LESS PT RD R/W
Legal	DESC'D IN OR 31014/124 & LESS PT DESC'D BEG AT NE COR PARCEL D,SLY 22.50 WLY
Description	141.00,NLY 22.50,ELY ALG N/L FOR 141.00 TO POB

С	lick here to see 2		ty Assessment Values Taxable Values as ref		, 2017 tax bill.
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах
2018	\$4,914,620 \$16,188,460		\$21,103,080	\$21,103,080	
2017	\$4,914,620	\$16,188,460	\$21,103,080	\$21,103,080	\$446,473.47
2016	\$4,914,620	\$14,270,000	\$19,184,620	\$19,184,620	\$414,777.85
		2018 Exemptions and	Taxable Values by Ta	exing Authority	
		County	School Board	Municipal	Independent
Just Value		\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
Portabil	lity	0	0	0	0
Assess	ed/SOH	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
Homest	ad 0		0	0	0
Add. Ho	mestead	0	0	0	0
Wid/Vet/Dis		0	0	0	0
Senior		0	0	0	0
Exempt	Туре	0	0	0	0
Taxable		\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080

Approximate the Property of the Particular Section 1		Sales History	
Date	Туре	Price	Book/Page or CIN
8/24/2014	SW*-E	\$55,500,000	112495613
9/30/1997	SW*	\$11,428,571	27081 / 360
	-		
	-	ļ	

La	nd Calculations	
Price	Factor	Туре
\$50.07	98,155	SF
Adj. Bldg. S.I	F. (Card, Sketch)	15430
Eff./Act.	Year Built: 2004/20	03

^{*} Denotes Multi-Parcel Sale (See Deed)

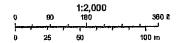
	Special Assessments								
Fire	Garb	Light	Drain	lmpr	Safe	Storm	Clean	Misc	
05									
С									

15430					

Property Id: 5(~?23170040 **Please see m(~) disclaimer



November 8, 2017



Flight Date: Betyreon Dec 29, 2016 and Jen 8, 2017 Broward County Property Appraises



Site Address	3451-3690 S OCEAN DRIVE, HOLLYWOOD FL 33019
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401

ID#	5142 23 17 0030
Millage	0513
Use	12

Abbreviated	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL C
Legal	
Description	

С	lick here to see 2		y Assessment Values Taxable Values as refl		, 2017 tax bill.
Year Land		Building / Improvement	Just / Market Value	Assessed / SOH Value	Тах
2018	\$9,579,090	\$25,121,030	\$34,700,120	\$34,700,120	
2017	\$9,579,090	\$25,121,030	\$34,700,120	\$33,009,520	\$731,741.55
2016	\$9,579,090	\$21,966,470	\$31,545,560	\$30,008,660	\$681,721.97
	4	2018 Exemptions and	Taxable Values by Ta	xing Authority	
		County	School Board	Municipal	Independent
Just Va	lue	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120
Portabil	ity	0	0	0	0
Assess	ed/SOH	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120
Homest	ead	0	0	0	0
Add. Ho	mestead	0	0	0	0
Wid/Vet	/Dis	0	0	0	0
Senior		0	0	0	0
Exempt	Туре	0	0	0	0
Taxable		\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120

		Sales History	24 (1881) 110 (1881)
Date	Туре	Price	Book/Page or CIN
8/24/2014	SW*-E	\$55,500,000	112495613
9/30/1997	SW*	\$11,428,571	27081 / 360

La	and Calculations	
Price	Factor	Туре
\$50.07	191,314	SF
and the second s		
		-
Adj. Bldg. S.f	. (Card, Sketch)	651615
Eff./Act.	Year Built: 2002/2	001

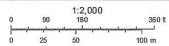
^{*} Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
С						***************************************		

651615				



November 8, 2017



Right Date: Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraiser



Site Address	S OCEAN DRIVE, HOLLYWOOD FL 33019	
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	

ID#	5142 23 06 0020
Millage	0513
Use	10

Abbreviated	BEVERLY BEACH NO 2 40-24 B N 10 M/L OF W 56 M/L AKA PARCEL B
Legal	10 1 0 10 10 10 10 10 10 10 10 10 10 10
Description	

Cli	ck here to see 2		y Assessment Values l'axable Values as reflec	cted on the Nov. 1, 2	017 tax bill.
Year	Land	Building / Improvement	Just / Market Value		
2018	\$34,340		\$34,340	\$34,340	
2017	\$34,340		\$34,340	\$34,340	\$717.28
2016	\$34,340		\$34,340	\$34,340	\$732.26
	1	2018 Exemptions and	Taxable Values by Taxi	ng Authority	
		County	School Board	Municipal	Independent
Just Valu	е	\$34,340	\$34,340	\$34,340	\$34,340
Portabilit	у	0	0	0	0
Assessed	M/SOH	\$34,340	\$34,340	\$34,340	\$34,340
Homeste	ad	0	0	0	0
Add. Hon	nestead	0	0	0	0
Wid/Vet/D)is	0	0	0	0
Senior		0	0	0	0
Exempt T	уре	0	0	0	0
Taxable		\$34,340	\$34,340	\$34,340	\$34,340

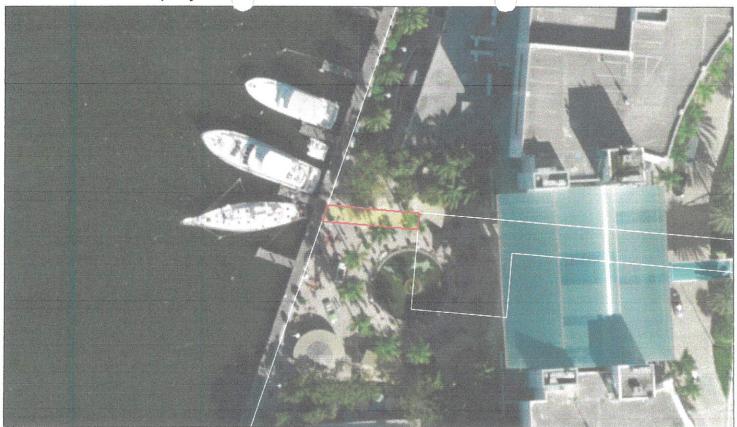
		Sales History	
Date	Туре	Price	Book/Page or CIN
8/24/2014	SW*-E	\$55,500,000	112495613
11/10/1999	QCD	\$100	30030 / 700
			5062 / 881
eta eta tori de concesso de consessionis			
	1		

Lan	d Calculations	
Price	Factor	Туре
\$58.50	587	SF
	<u> </u>	
Adj. Blo	lg. S.F.	

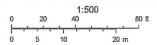
^{*} Denotes Multi-Parcel Sale (See Deed)

			Spe	cial Assess	ments			
Fire	Garb	Light	Drain	lmpr	Safe	Storm	Clean	Misc
05							***************************************	
L								

Property Id: 5 1223060020 **Please see m disclaimer



November 8, 2017



Right Date : Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraise



Site Address	S OCEAN DRIVE, HOLLYWOOD FL 33019	
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	

ID#	5142 23 06 0030
Millage	0513
Use	28

Abbreviated
Legal
Description

BEVERLY BEACH NO 2 40-24 B BEG AT NE COR OF SAID PLAT, SLY ALG W R/W/L OF S
OCEAN DR FOR 20.00, WLY 147.00, SLY 40.00, WLY 60.00, NLY 60.00 TO PT ON N/L, ELY
ALG SAME FOR 207.00 TO POB

Cli	ick here to see 20		y Assessment Values l'axable Values as refle		1, 2017 tax bill.	
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2018	\$327,460	\$15,000	\$342,460	\$342,460		
2017	\$327,460	\$15,000	\$342,460	\$342,460	\$7,153.11	
2016	\$327,460	\$15,000	\$342,460	\$342,460	\$7,302.63	
	2	018 Exemptions and	Taxable Values by Tax	xing Authority		
		County	School Board	Municipal	Independent	
Just Valu	ie .	\$342,460	\$342,460	\$342,460	\$342,460	
Portabili	ty	0	0	0	0	
Assesse	d/SOH	\$342,460	\$342,460	\$342,460	\$342,460	
Homeste	ad	0	0	0	0	
Add. Hor	nestead	0	0	0	0	
Wid/Vet/I	Dis	0	0 0		0	
Senior		0	0	0	0	
Exempt	Туре	0	0	0	0	
Taxable		\$342,460	\$342,460	\$342,460	\$342,460	

		Sales History	
Date	Туре	Price	Book/Page or CIN
8/24/2014	SW*-E	\$55,500,000	112495613
5/8/2002	WD	\$164,000	33836 / 127
			×
		1	

Price	Factor	Туре
\$50.07	6,540	SF
Adj. Bldg. S.F.		-

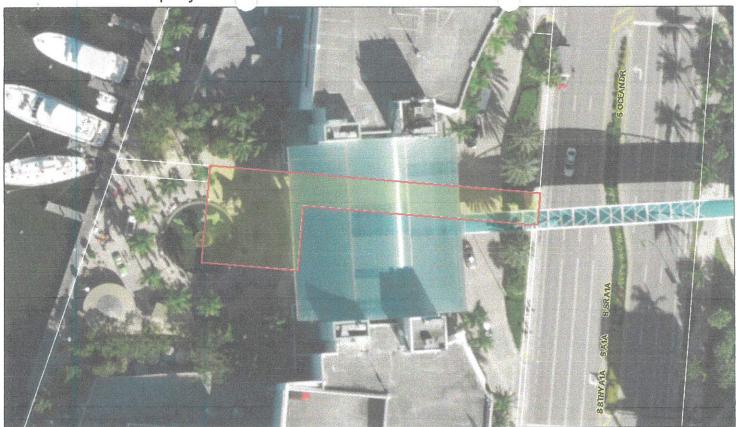
^{*} Denotes Multi-Parcel Sale (See Deed)

			Spe	cial Assess	ments			
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								

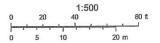
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

Property Id: 57 223060030

**Please see m disclaimer



November 8, 2017



Flight Date: Between Dec 29, 2016 and Jan 6, 2017 Broward County Property Appraisa



Site Address	S OCEAN DRIVE, HOLLYWOOD FL 33019
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID#	5142 23 17 0041
Millage	0513
Use	28

Abbreviated	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PART OF PARCEL D DESC'D
Legal Description	AS,BEG AT NE COR OF PARCEL D,SLY ALG E/L FOR 22.50,WLY 141.00,NLY 22.50,ELY ALG N/L FOR 141.00 TO POB
Description	ALC IVET ON 141.00 TO POB

		Property	Assessment Values	}			
Clic	k here to see 2017	Exemptions and Ta	axable Values as ref	ected on the No	v. 1, 2017 tax b	ill.	
Year	Land	Building / Improvement	Just / M t Valu		Assessed / SOH Value \$148,010		
2018	\$143,010	\$5,000	\$148,0	10			
2017	\$143,010	\$5,000	\$148,0	10	\$148,010		
2016	\$143,010	\$5,000	\$148,0	10	\$148,010		
	201	8 Exemptions and T	Taxable Values by Ta	xing Authority			
		County	School Board	Municipa	I Inde	penden	
Just Value		\$148,010	\$148,010	\$148,010) \$	148,010	
Portability		0	0	()	(
Assessed/SOH		\$148,010	\$148,010	\$148,010) \$	148,010	
-lomestea	d	0	0	()	(

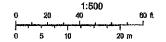
ASSESSEU/SUN	\$140,010	\$148,010	\$148,010	\$148,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$148,010	\$148,010	\$148,010	\$148,010
Taxable	0	0	0	0

Sales History				Land Calculations			
Date	Туре	Price	Book/Page or CIN	Price	Factor	Туре	
6/4/2002	WD	\$164,000	33836 / 130	\$45.07	3,173	SF	
where the case of the same				Adj. Bldg. S.F. (Cord Sketch)		

	Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
05									
L			***************************************						
1							A PART		



November 8, 2017



Right Date: Between Dec 29, 2018 and Jan 6, 2017 Broward County Property Appraise