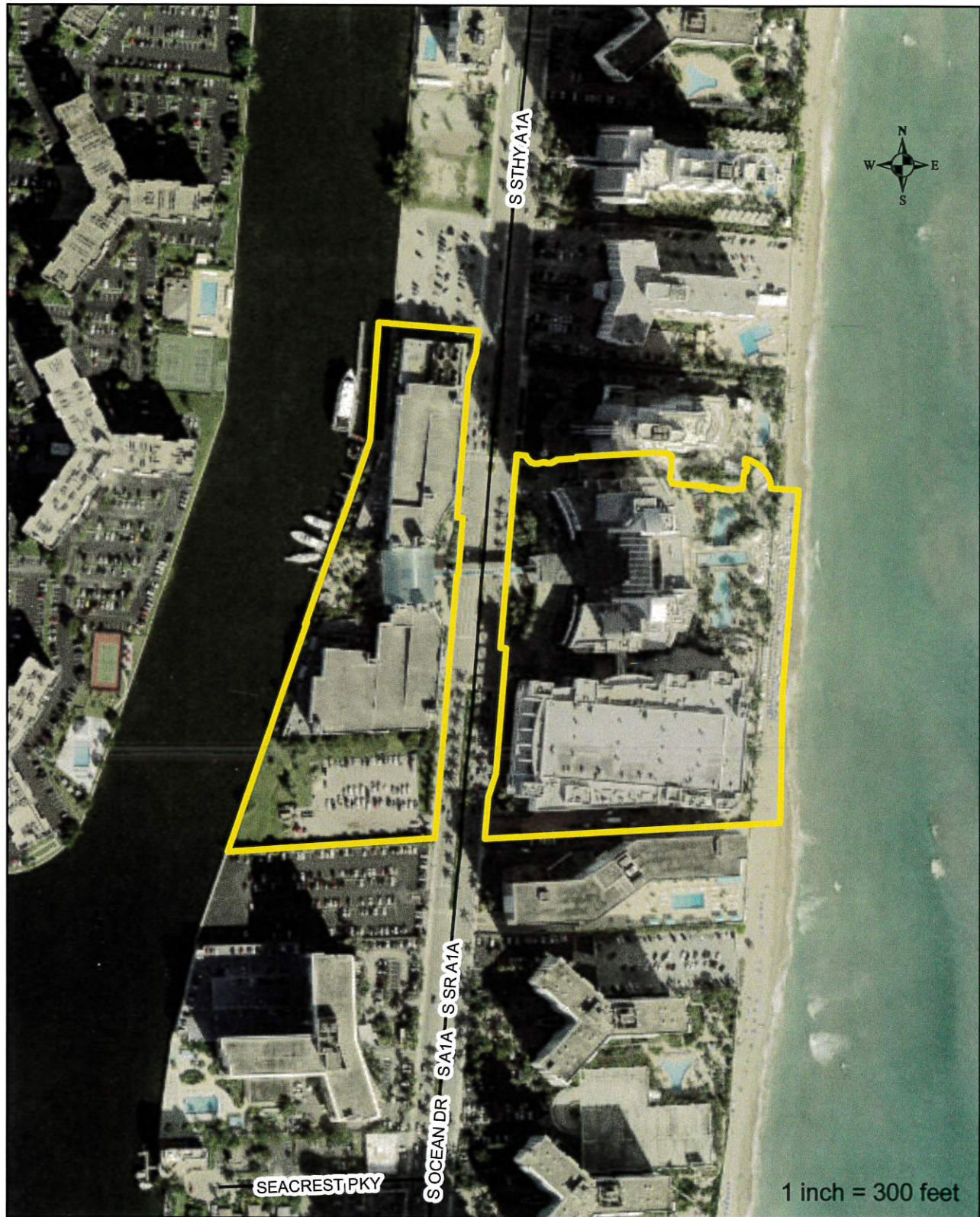


Exhibit A



**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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3555 S OCEAN DRIVE, HOLLYWOOD FL 33009	ID #	5142 23 17 0010
Property Owner	DIPLOMAT HOTEL OWNER LLC %THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY #55 ANNAPOLIS MD 21401	Use	39

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL A LESS RD R/W DESC IN OR 31014/124 & POR OF PARCEL B NOT INCLUDED IN THE DIPLOMAT CONDO SITE PARCEL(1223-17-002)
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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 Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
Portability	0	0	0	0
Assessed/SOH	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030
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	0	0	0	0
Taxable	\$422,444,030	\$422,444,030	\$422,444,030	\$422,444,030

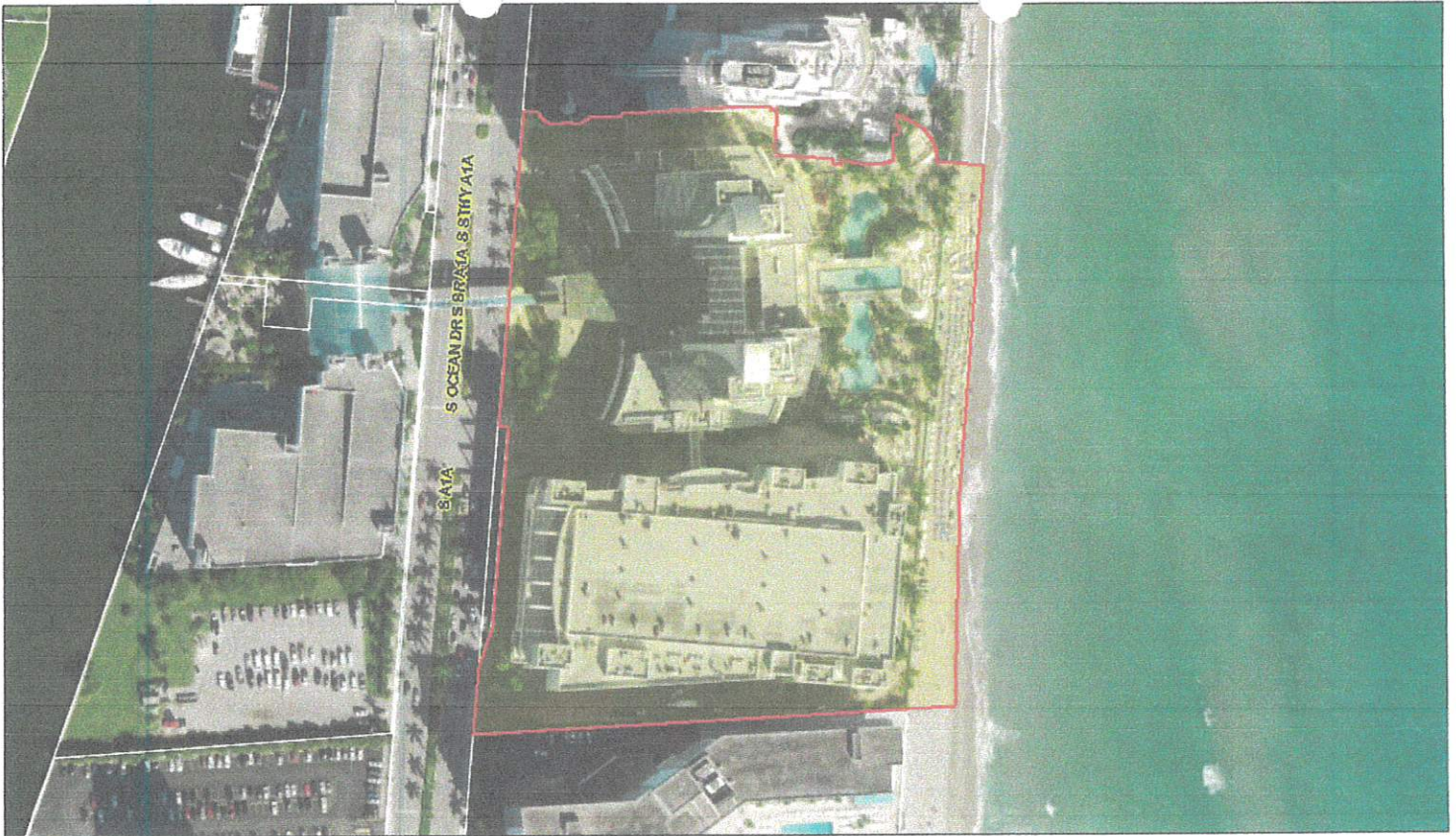
Sales History			
Date	Type	Price	Book/Page or CIN
8/27/2014	SWD-D	\$460,000,000	112495611
9/30/1997	SW*	\$11,428,571	27081 / 360

* Denotes Multi-Parcel Sale (See Deed)

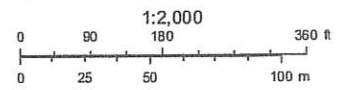
Land Calculations		
Price	Factor	Type
\$100.07	433,328	SF
Adj. Bldg. S.F. (Card, Sketch)		709504
Units		998
Eff./Act. Year Built: 2003/2002		

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

S								
709504								



November 8, 2017



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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3210-3450 S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 17 0040
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	Use	12

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL D LESS PT RD R/W DESC'D IN OR 31014/124 & LESS PT DESC'D BEG AT NE COR PARCEL D, SLY 22.50 WLY 141.00, NLY 22.50, ELY ALG N/L FOR 141.00 TO POB
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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 Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
Portability	0	0	0	0
Assessed/SOH	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080
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	0	0	0	0
Taxable	\$21,103,080	\$21,103,080	\$21,103,080	\$21,103,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$50.07	98,155	SF
9/30/1997	SW*	\$11,428,571	27081 / 360			
				Adj. Bldg. S.F. (Card, Sketch)		15430
				Eff./Act. Year Built: 2004/2003		

* Denotes Multi-Parcel Sale (See Deed)

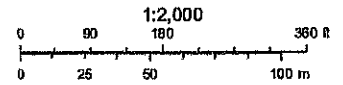
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								

15430								
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November 8, 2017





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3451-3690 S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 17 0030
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	Use	12

Abbreviated Legal Description	DIPLOMAT RESORT AND COUNTRY CLUB PLAT 158-16 B PARCEL C
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

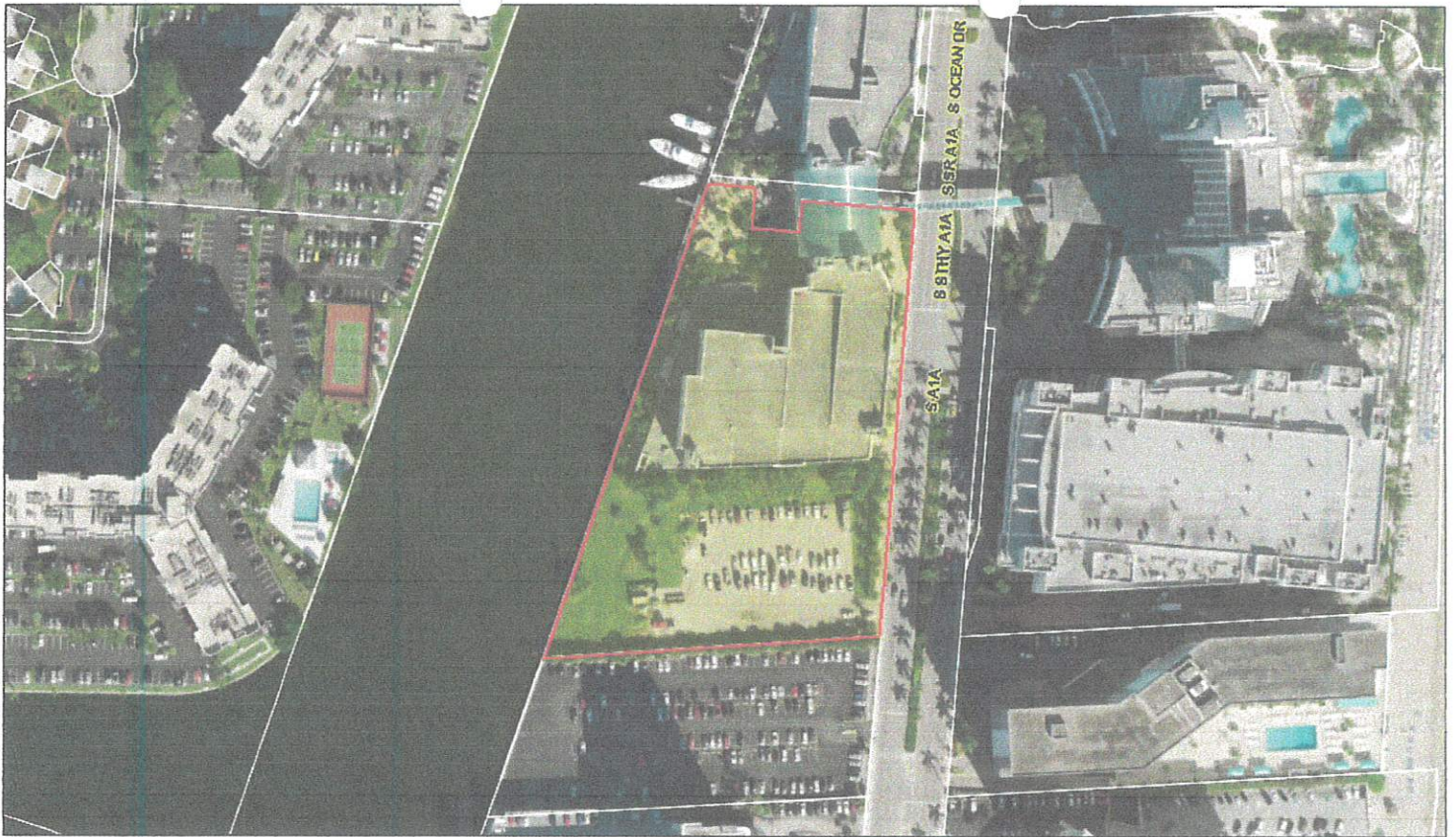
Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$9,579,090	\$25,121,030	\$34,700,120	\$34,700,120	
2017	\$9,579,090	\$25,121,030	\$34,700,120	\$33,009,520	\$731,741.55
2016	\$9,579,090	\$21,966,470	\$31,545,560	\$30,008,660	\$681,721.97
2018 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120	
Portability	0	0	0	0	
Assessed/SOH	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120	
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	0	0	0	0	
Taxable	\$34,700,120	\$34,700,120	\$34,700,120	\$34,700,120	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$50.07	191,314	SF
9/30/1997	SW*	\$11,428,571	27081 / 360			
				Adj. Bldg. S.F. (Card, Sketch)		651615
				Eff./Act. Year Built: 2002/2001		

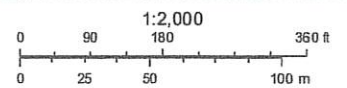
* Denotes Multi-Parcel Sale (See Deed)

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

651615								
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November 8, 2017



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



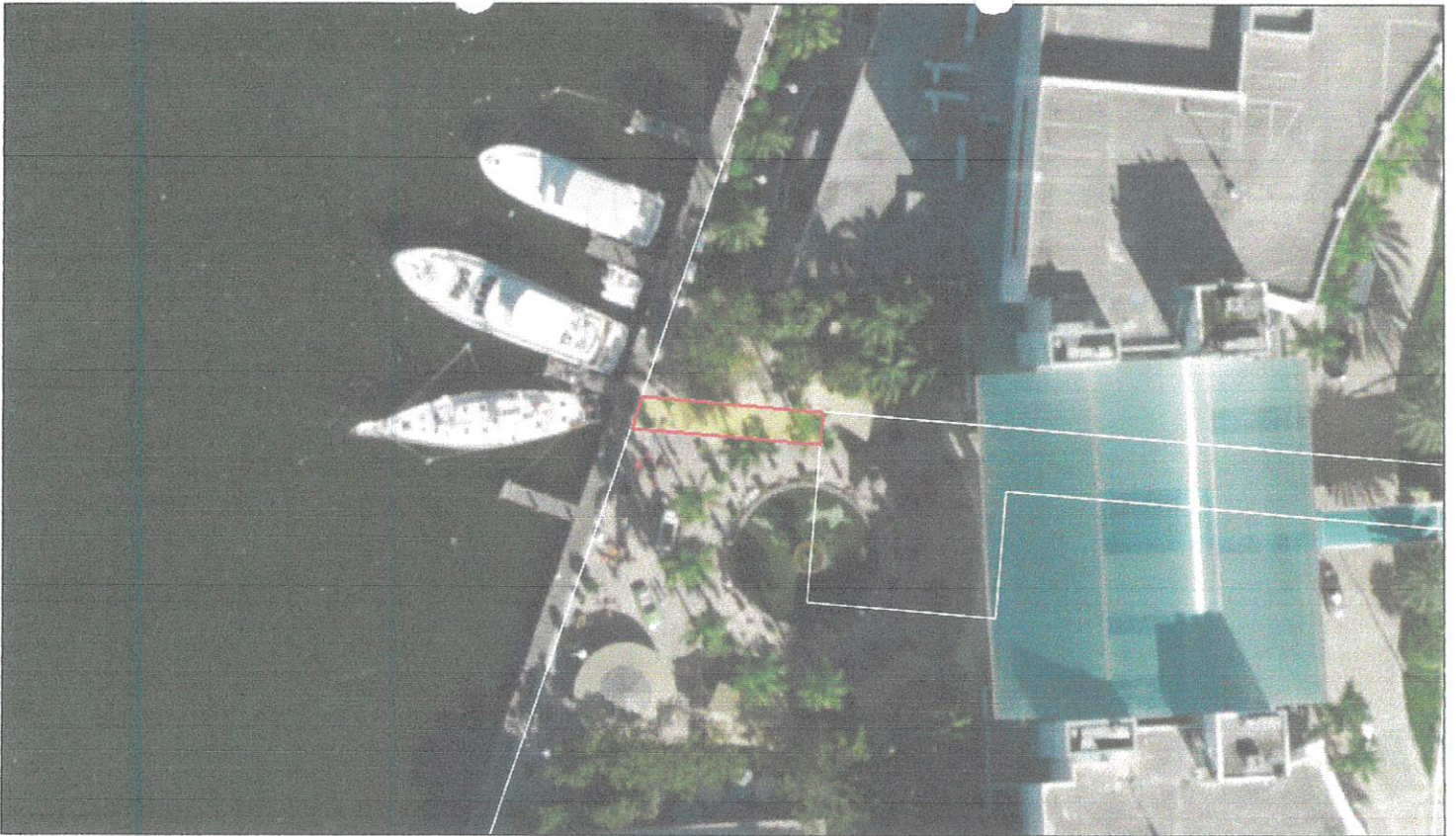
Abbreviated Legal Description	BEVERLY BEACH NO 2 40-24 B N 10 M/L OF W 56 M/L AKA PARCEL B
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Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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

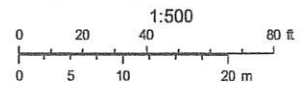
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$58.50	587	SF
11/10/1999	QCD	\$100	30030 / 700			
			5062 / 881			
				Adj. Bldg. S.F.		

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

1								
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November 8, 2017





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	S OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 23 06 0030
Property Owner	DIPLOMAT LANDINGS OWNER LLC % THAYER LODGING GROUP LLC	Millage	0513
Mailing Address	1997 ANNAPOLIS EXCHANGE PKWY 550 ANNAPOLIS MD 21401	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
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 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

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$342,460	\$342,460	\$342,460	\$342,460
Portability	0	0	0	0
Assessed/SOH	\$342,460	\$342,460	\$342,460	\$342,460
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	0	0	0	0
Taxable	\$342,460	\$342,460	\$342,460	\$342,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/24/2014	SW*-E	\$55,500,000	112495613	\$50.07	6,540	SF
5/8/2002	WD	\$164,000	33836 / 127			
				Adj. Bldg. S.F. (Card, Sketch)		

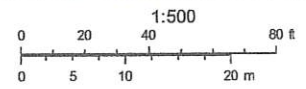
* Denotes Multi-Parcel Sale (See Deed)

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

1								
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November 8, 2017





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[Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.](#)

2018 Exemptions and Taxable Values by Taxing Authority

Sales History

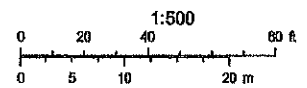
Land Calculations

Special Assessments

11/8/2017, 2:07 PM



November 8, 2017



Flight Date: Between Dec 29, 2016 and Jan 8, 2017 Broward County Property Appraiser