

Harbour Club

EXHIBIT "A"

1098

HARBOUR CLUB HORIZONTAL PROPERTY REGIMELEGAL DESCRIPTION OF PROPERTY

ALL that certain piece, parcel or tract of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina, containing 2.500 acres, more or less, being shown and designated as "Tract A-2.500 acres" on that certain plat of survey entitled "A Survey of 2.500 Acres Harbour Town," dated September 8, 1988, prepared by Surveying Consultants of Hilton Head Island, Inc., Terry G. Hatchell, South Carolina Registered Land Surveyor No. 11059, which plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, in Plat Book 35 at Page 308, being more particularly described as follows:

BEGINNING at a point designated as POINT OF BEGINNING, iron pin found (now located by an X chiseled in the curb), located on the easterly right-of-way line of Lighthouse Road, Sea Pines Plantation, at a point where the northern boundary of the subject property adjacent to the said Lighthouse Road meets the southern boundary of the adjacent Schooner Court Horizontal Property Regime property, also located on the eastern right-of-way line of the said Lighthouse Road in Sea Pines Plantation; thence proceeding N 8°42'08" E for a distance of 274.27 feet to a point; thence proceeding S 86°16'34" E for a distance of 26.28 feet to a point; thence proceeding S 85°39'11" E for a distance of 67.19 feet to a point; thence proceeding S 62°50'56" E for a distance of 62.44 feet to a point; thence proceeding S 79°13'45" E for a distance of 100.14 feet to a point; thence proceeding S 80°49'32" E for a distance of 39.33 feet to a point; thence proceeding S 59°52'09" E for a distance of 39.53 feet to a point; thence proceeding S 30°43'38" E for a distance of 83.04 feet to a point; thence proceeding S 53°19'06" E for a distance of 80.05 feet to a point; thence proceeding S 87°58'45" W for a distance of 64.83 feet to a point; thence proceeding S 86°26'57" W for a distance of 26.31 feet to a point; thence proceeding along said right-of-way and following the curvature thereof (said curvature having a radius of 236.10 feet, a delta angle of 26°03'17", a length of 107.36 feet, a tangent of 54.63 feet and a chord of 106.44 feet) to a point (corrected curvature data: said curvature having a radius of 100.00 feet, a delta angle of 36°36'11", a length of 63.88 feet, a tangent of 33.07 feet and a chord of 62.80 feet); thence proceeding along said right-of-way and following the curvature thereof (said curvature having a radius of 100.00 feet, a delta angle of 10°36'06", a length of 18.50 feet, a tangent of 9.28 feet and a chord of 18.48 feet) to a point; thence proceeding S 33°58'45" W for a distance of 132.63 feet to a point; thence proceeding along said right-of-way and following the curvature thereof (said

curvature having a radius of 80.00 feet, a delta angle of 22°31'58", a length of 31.46 feet, a tangent of 15.94 feet and a chord of 31.26 feet) to a point; thence proceeding S 56°30'43" W for a distance of 88.43 feet to a point; thence proceeding N 33°29'17" W for a distance of 1.47 feet to a point; thence proceeding N 36°13'38" W for a distance of 49.75 feet to a point; thence proceeding N 40°07'38" W for a distance of 24.40 feet to a point; thence proceeding N 39°58'31" W for a distance of 20.00 feet to a point; thence proceeding N 45°05'32" W for a distance of 114.03 feet to a point, which point marks the POINT OF BEGINNING.

In the event of a conflict between the above metes and bounds, courses and bearings description and the above-referenced plat of survey, said plat of record shall control.

SAVE AND EXCEPT THEREFROM the non-exclusive right of ingress and egress unto Declarant herein, its successors, assigns and grantees.

FURTHER, SAVE AND EXCEPT THEREFROM, the non-exclusive right of ingress, egress and use over and across all roads, common area parking and walkways shown on the above-described plat of the property, or on the Exhibit "B" plat hereto, or over the easement area generally known as Deer Island Road, more fully described above, said reservation being unto Declarant herein, its successors, assigns and grantees.

FURTHER, Declarant expressly reserves the right to improve the property by clearing, constructing parking facilities and recreational amenities on any presently unimproved or partially improved portions of the property.

FURTHER, Declarant expressly reserves the right to install lines, equipment and facilities for utility purposes and to grant easements over the property for the installation of additional lines, equipment or facilities for utility purposes, from time to time, in conjunction with the development of the property herein described.

FURTHER, the above-described property is submitted to the Harbour Club Horizontal Property Regime subject to those certain valid, previously recorded covenants, affirmative obligations, restrictions, easements, plats, etc., of record, including but not limited to those restrictive covenants, affirmative obligations, restrictions and easements set forth in instruments recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, in Deed Book 150 at Page 41, Deed Book 172 at Page 317, Deed Book 176 at Page 202, Deed Book 224 at Page 1036, Deed Book 232 at Page 937; Deed Book 232 at Page 2013, Deed Book 354 at Page 337, Deed Book 430 at Page 1160, Deed Book 390 at Page 179, Deed Book 224 at Page 1222 and Deed Book 78 at Page 306.