

# Waiohai Beach Club

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**-FIRST:-**

All of that certain parcel of land situate at Koloa, District of Koloa, Island and County of Kauai, State of Hawaii, being more particularly described as follows:

Lot 1, area 280,697 square feet, more or less, as shown on Map No. 1, filed in the Office of the Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 135 of Island Holidays, Ltd.

TOGETHER WITH a perpetual non-exclusive easement for private pedestrian, driveway and underground utility purposes, including the right to excavate, grade, pave or otherwise resurface, and not for public road purposes, across Easement E within Lot 1-B, and Easement H within Lots 2 and 1-B, as set forth by that certain Grant dated June 26, 1979, recorded in said Office as Document No. 961677.

**-SECOND:-**

All of those certain parcels of land situate at Koloa, District of Koloa, Island and County of Kauai, State of Hawaii, being more particularly described as follows:

(A) Lot 2, area 0.962 acre, more or less, as shown on Map No. 1, filed in said Office with Land Court Application No. 1801 of George Pulsifer Kimball, as Trustee under the Will and of the Estate of Clifford Kimball, deceased.

TOGETHER WITH a perpetual non-exclusive easement for private pedestrian, driveway and underground utility purposes, including the right to excavate, grade, pave or otherwise resurface, and not for public road purposes, across Easement E within Lot 1-B and Easement H within Lots 2 and 1-B, as set forth by that certain Grant dated June 26, 1979, recorded in said Office as Document No. 961677.

(B) Lot 5, area 0.290 acre, more or less, as shown on Map No. 1, filed in said Office with Land Court Consolidation No. 125 of the Trustees of the Augustus F. Knudsen Trust and Valdemar L'Orange Knudsen and First Hawaiian Bank, Trustees of Eric A. Knudsen Trust.

**-THIRD:-**

All of that certain parcel of land situate at Koloa, District of Koloa, Island and County of Kauai, State of Hawaii, being more particularly described as follows:

Lot 174, area 98,774 square feet, more or less, as shown on Map No. 20, filed in said Office with Land Court Application No. 956 of Bishop Trust Company, Limited, as Trustee for Eric A. Knudsen and Augustus F. Knudsen.

TOGETHER WITH a perpetual non-exclusive easement for private pedestrian, driveway and underground utility purposes, including the right to excavate, grade, pave or otherwise resurface and not for public road purposes, across Easement E within Lot 1-B, Easement H within Lots 2 and 1-B, and Easement D within Lots 3 and 1-B, as set forth by that certain Grant dated June 26, 1979, recorded in said Office as Document No. 961677.

TOGETHER ALSO WITH (1) an easement to construct a portion of the new hotel structure within Easement 37, area 1,167 square feet, more or less, affecting Lot 175, as shown on Map No. 70, filed with said Land Court Application No. 956, and (2) an easement to excavate for and construct a roadway across Easement 36, area 7,729 square feet, more or less, affecting said Lot 175, as shown on said Map No. 70, as set forth by that certain Grant of Easement dated May 1, 1981, recorded in said Office as Document No. 1065966.

TOGETHER ALSO WITH a non-exclusive easement for a term commencing on May 17, 1982 and terminating on April 15, 2050, appurtenant to and running with said Lot 174 for private pedestrian, driveway and underground utility purposes, including the right to excavate, grade, pave or otherwise resurface and not for public road purposes, over, under, across, along and upon that portion of Lot 1-B, as set forth by that certain Grant dated May 17, 1982, recorded in said Office as Document No. 1125185.

**-FOURTH:-**

All of those certain parcels of land situate at Koloa, District of Koloa, Island and County of Kauai, State of Hawaii, being more particularly described as follows:

(A) Lot 173, area 102,404 square feet, more or less, as shown on Map No. 20, filed in said Office with said Land Court Application No. 956.

TOGETHER WITH a perpetual non-exclusive easement for private pedestrian, driveway and underground utility purposes, including the right to excavate, grade, pave or otherwise resurface, and not for public road purposes, across Easement A within Lot 1, Easement E within Lot 1-B, Easement H within Lots 2 and 1-B, and Easement D within Lots 3 and 1-B, as set forth by that certain Grant dated June 26, 1979, recorded in said Office as Document No. 961677.

(B) Lot 4, area 0.128 acre, more or less, as shown on Map No. 1, filed in said Office with said Land Court Consolidation No. 125.

Being the premises described in that certain Quitclaim Deed (Waiohai Resort) dated October 27, 1999, made by and between WAIOHAI RESORT PARTNERS LIMITED PARTNERSHIP, an Ohio limited partnership, as Grantor, and MARRIOTT OWNERSHIP RESORTS, INC., a Delaware corporation, as Tenant in Severalty, as Grantee, recorded in said Office as Document No. 2586119, and duly noted on Land Court Certificate of Title No. 542,261.