

Maui Ocean Club

EXHIBIT "A"

All of that certain parcel of land situate at Hanakaoo and Honokowai, Kaanapali, Lahaina, Island and County of Maui, State of Hawaii, being more particularly described as follows:

Lot 71, area 15.942 acres, more or less, as shown on Map No. 36, filed in the Office of the Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1744 of Pioneer Mill Company, Limited.

TOGETHER WITH an easement for access purposes to Honoapiilani Highway over and across Lots 11, 12, 13 and 14, as shown on Map No. 2; Lot 23, as shown on Map No. 3; Lot 59, as shown on Map No. 19; and Lot 64, as shown on Map No. 29; as set forth by Land Court Order No. 31151, filed on January 13, 1970 in said Office, and Land Court Order No. 50080, filed on May 15, 1978 in said Office.

TOGETHER ALSO WITH the following easements:

1. A perpetual right and easement for electrical and communications purposes over, under, upon, across and through Lots 11, 12, 13 and 14, as shown on Map No. 2; Lot 23, as shown on Map No. 3; Lot 59, as shown on Map No. 19; as granted and described in that certain Declaration of Appurtenant Easements dated March 5, 1980, made by Amfac, Inc., recorded in said Office as Document No. 1000653.
2. A perpetual, non-exclusive easement for sewer utilities purposes in, on, through, over, under and across Lot 59, as shown on Map No. 19; and Lot 64, as shown on Map No. 29; as granted and described in that certain Declaration of Appurtenant Easements dated March 5, 1980, made by Amfac, Inc., recorded in said Office as Document No. 1000654.
3. A perpetual, non-exclusive easement for water utilities purposes in, on, through, over and across Lot 64, as shown on Map No. 29; Lot 59, as shown on Map No. 19, Lot 11, as shown on Map No. 2; Easement 77, as shown on Map No. 33 over, across and within Lot 13, as shown on Map No. 2; Easement 78, as shown on Map No. 33 over, across and within Lot 14, as shown on Map No. 2; Easement 21, as shown on Map No. 2 over, across and within Lot 37, as shown on Map No. 7; and those certain easements being more particularly described as follows:

PARCEL I:

An easement for a water main, under and across Honoapiilani Highway, Federal Aid Secondary Project No. S-0300(1), in favor of Pioneer Mill Company located on land situated

at Hanakaoo, Lahaina (Kaanapali), Maui, State of Hawaii, being a portion of R.P. 2567, L.C. Aw. 7715, Part 1, Apana 3 to Lota Kamehameha.

Being a strip of land 20.00 feet wide and extending for a distance of 10.00 feet on each side of the centerline being more particularly described as follows:

Beginning at the East end of the centerline of this strip of land, on the East side of Honoapiilani Highway, Federal Aid Secondary Project No. S-0300(1), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA," being 10,564.58 feet North and 7,438.26 feet West, thence running by azimuths measured clockwise from true South:

1. 105° 17' 30" 108.87 feet to the West side of Honoapiilani Highway, Federal Aid Secondary Project No. S-0300(1) and containing an area of 2,177 square feet or 0.050 acre, more or less.

PARCEL II:

An easement within an area being of varying width, over and across portions of Land Commission Award 7715, Apana 3, Part 1 to Lota Kamehameha, situate on the mauka and easterly side of Honoapiilani Highway, at Hanakaoo, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii, and being more particularly described as follows:

Beginning at a point, on the mauka and Easterly side of said Honoapiilani Highway, Federal Aid Secondary Project No. S-0300(1), as shown on the second of four sheets describing said highway on file with the State of Hawaii Department of Transportation, the coordinates of said point of beginning being:

South	1,283.34 feet
West	13,897.22 feet

referred to Government Survey Triangulation Station "MANINI," and running by azimuths measured clockwise from true South (meridian of said "MANINI"); thence,

1. 285° 34' 1,788.34 feet over and across portions of Land Commission Award 7715, Apana 3, Part 1 to Lota Kamehameha, to a point, thence,
2. 330° 34' 28.28 feet over and across same, to a point; thence,
3. 285° 34' 319.76 feet over and across same, to a point; thence,
4. 330° 00' 107.45 feet over and across same, to a point on the face of a water tank; thence,

5. Along the outside of said tank, on a curve to the left, with a radius of 52 feet, the direct chord and azimuth and distance being:

60°	00'	20.00	feet over and across same, to a point; thence,
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6. 150° 00' 99.28 feet over and across same, to a point; thence,
7. 105° 34' 91.71 feet over and across same, to a point; thence,
8. 328° 00' 87.88 feet over and across same, to a point on the face of a water tank; thence
9. Along the outside of said tank, on a curve to the left, with a radius of 30 feet, the direct chord azimuth and distance being:

58°	00'	20.00	feet over and across same, to a point; thence,
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10. 148° 00' 87.52 feet over and across same, to a point; thence,
11. 105° 34' 1,999.65 feet over and across same, to a point on the mauka and Easterly side of said Honoapiilani Highway; thence,
12. 179° 59' 57.10 feet along the mauka and Easterly side of said Honoapiilani Highway, to the point of beginning and containing an area of 2.574 acres, more or less.

Said easement covering a portion of the premises described in that certain Deed dated May 20, 1989, recorded at the Bureau of Conveyances of the State of Hawaii in Liber 116 at Page 220;

all as granted and described in that certain Declaration of Appurtenant Easements dated March 5, 1980, made by and between Amfac, Inc., and Pioneer Mill Company, Limited, recorded in said Office as Document No. 1000655, and also recorded at said Bureau in Liber 14559 at Page 494.

4. A perpetual non-exclusive easement for utility purposes, in, on, through, over, under and across Easements 82, 87, 137, 139 and 140 affecting Lot 67-A, Easement 136 affecting Lot 67-B and Easement 138 affecting Lot 67-C and a perpetual non-exclusive easement for pump station purposes in, on, through, over, under and across Easement 84 on Lot 67-A; as an appurtenance to Lot 71; all as granted by Land Court Order No. 55949, filed on March 12, 1980 in said Office, as amended by that certain Land Court Order No. 55950, filed on March 12, 1980, and Land Court Order No. 65134, filed on March 1, 1983 in said Office.
5. A non-exclusive perpetual easement for drainage and utility purposes in, on, through, under, over and across Easement "128," affecting Lot 66, as shown on Map No. 29, as appurtenant to and for the benefit of Lot 71; as set forth by Land

Court Order No. 63139, filed on July 1, 1982 in said Office, as amended by Land Court Order No. 63180, filed on July 9, 1982 in said Office.

Being the premises described in that certain Commissioner's Conveyance Deed dated September 25, 1998, made by and between THOMAS E. HAYES, as Commissioner, as Grantor, and MARRIOTT OWNERSHIP RESORTS, INC., a Delaware corporation, as Tenant in Severalty, as Grantee, recorded in said Office as Document No. 2488893, and duly noted on Land Court Certificate of Title No. 518,353, and also recorded at said Bureau as Document No. 98-146736.