

**EXHIBIT A
TO
DECLARATION OF CONDOMINIUM FOR
THE MASON HARBOUR BOATSLIP CONDOMINIUM**

REAL PROPERTY LEGAL DESCRIPTION

2.46 Acres +/-

BEGINNING at a point located at the southernmost corner of The Mason Harbour Yacht Club Association, Inc. Tract (formerly known as The Mason Landing Yacht Club Association, Inc.) as recorded at Map Book 56 at Page 222 of the New Hanover County Registry, thence from said **Point of Beginning** along and with the southeastern line of The Mason Harbour Yacht Club Association, Inc. Tract North 44 degrees 32 minutes 15 seconds East a distance of 149.59 feet to a point, thence North 47 degrees 03 minutes 35 seconds West a distance of 9.86 feet to a point; thence North 44 degrees 32 minutes 15 seconds East a distance of 10.30 feet to a point located in the southwestern line of the now or formerly Buena Vista Subdivision, Tract 3, as recorded in a Map Book 38 at Page 329 of the New Hanover County Registry, thence along and with the southwestern line of the Buena Vista Subdivision, Tract 3, South 47 degrees 11 minutes 32 seconds East a distance of 48.08 feet to a point located the northwestern corner of the now or formerly the Bruce T. Shell and wife, Cynthia M. Shell Tract recorded in Book 1919 at Page 316 of the New Hanover County Registry (the "Shell Tract"); thence along and with the southwestern line of the Shell Tract the following courses and distances: South 47 degrees 09 minutes 11 seconds East a distance of 59.03 feet to a point; thence South 46 degrees 54 minutes 32 seconds East a distance of 43.67 feet to a point; thence South 47 degrees 03 minutes 49 seconds East a distance of 140.59 feet to a point, thence South 46 degrees 58 minutes 33 seconds East a distance of 95.64 feet to a Red Stone, thence leaving the southwestern line of the Shell Tract South 34 degrees 37 minutes 10 seconds West a distance of 73.82 feet to a point, thence South 49 degrees 16 minutes 20 seconds East a distance of 469.00 feet to a point; thence South 36 degrees 36 minutes 54 seconds West a distance of 99.94 feet to a point; thence North 47 degrees 55 minutes 42 seconds West a distance of 466.80 feet to a point, thence North 46 degrees 50 minutes 42 seconds West a distance of 405.21 feet to the **Point of Beginning**, containing 2.46 Acres, more or less

TOGETHER WITH, riparian rights associated with the above described real property;

TOGETHER WITH, in common with the Declarant and others, and included as an easement appurtenant, the Declarant's non-exclusive access for ingress, egress and regress over and across the Nautica Yacht Club Drive (40 foot Private) as shown on the Plat recorded in Map Book 56 at Page 222 of the New Hanover County Registry to Deep Creek Run (SR # 1406) (Public),

TOGETHER WITH, in common with the Declarant and others, and included as an easement appurtenant, and others, the Declarant's non-exclusive access for ingress, egress and regress over and across the twenty-five (25) foot access easement as shown on the Plat recorded

in Map Book 7 at Page 61 of the New Hanover County Registry to access Nautica Yacht Club Drive as above referenced,

SUBJECT TO the 1,000-foot right-of-way of the Atlantic Intracoastal Waterway and all rights of the United States of America with respect thereto, including but not limited to the maintenance by the United States Army Corps of Engineers, and,

SUBJECT TO all laws and regulations of the United States of America and the State of North Carolina with respect to dredging, filling, bulk-heading, and developing of lands within or adjacent to navigable waters and marshes