

**EXHIBIT A-1**

**TO DECLARATION OF CONDOMINIUM FOR  
SAILFISH VILLAS CONDOMINIUM**

All those certain tracts or parcels of land located in Pirate's Cove PUD in the Town of Manteo, Nags Head Township, Dare County, North Carolina and more particularly described as follows:

BEING all of those tracts of land designated as **Market Place Parcel 3(C)** as shown on that certain plat captioned "Pirate's Cove Market Place, Parcels 3(A), 3(B), 3(C) & 4, Roanoke Island, Manteo, North Carolina Recombination Plat" dated July 14, 2005, prepared by Bissell Professional Group and recorded in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, in the Public Registry of Dare County, North Carolina;

Together with and there is also conveyed a non-exclusive right of access by vehicular means to and from U.S. Highway 64/264 to and from the hereindescribed property over existing roads known as Pirate's Way, Sailfish Drive and Marina Drive.

Subject to a non-exclusive easement or right of way for access by vehicular means on and across that portion of the hereindescribed property which lies within the right of way of Marina Drive as shown on that certain plat recorded in Plat Cabinet C, Slide 126B, Dare County Registry reserved unto Roanoke Properties in a deed recorded in Book 726, Page 56, Dare County Registry.

Same being portions of that property conveyed to Roanoke Properties Limited Partnership by Deed dated August 7, 2000 and recorded in Book 1338, Page 481, in the Public Registry of Dare County.