

EXHIBIT A

DESCRIPTION OF CONDOMINIUM PARCEL

A certain tract of land with the buildings and improvements thereon situated in the Town of Waterville Valley, County of Grafton and State of New Hampshire, shown on plan entitled "The Inns of Waterville Valley, a Subdivision for Waterville Timeshare Group, Waterville Valley, New Hampshire" dated August 7, 1981, prepared by White Mountain Survey & Engineering, Chester E. Chellman, R.L.S., recorded Grafton County Registry of Deeds as Plan #1201, being more particularly bounded and described as follows:

Beginning at a bound set in the northerly line of Snow's Brook Road (formerly known as Packard's Field Road); thence running westerly on a curve to the left having a radius of 557.43 feet a distance of 50.67 feet to a concrete bound; thence continuing on a curve to the left having a radius of 557.43 feet a distance of 209.81 feet to a disc at land now or formerly of Fourways Realty Associates; thence turning and running N 15° 32' 22" W a distance of 202.09 feet to a concrete bound; thence turning and running N 15° 44' 11" E a distance of 62.15 feet to a disc set in the ground; thence turning and running N 52° 13' 47" E a distance of 30.22 feet to a disc set in the ground; thence turning and running N 67° 31' 22" E a distance of 57.60 feet to a concrete bound; thence turning and running N 11° 29' 47" W a distance of 107.62 feet to a concrete bound at land now or formerly of Waterville Co., Inc. (the preceding five courses being by land now or formerly of Fourways Realty Associates); thence turning and running N 86° 49' 58" E a distance of 291.27 feet to a concrete bound; thence turning and running S 6° 48' 31" W a distance of 287.04 feet to a disc set in the ground; thence turning and running S 38° 11' 40" E a distance of 56.55 feet to a disc set in the ground; thence turning and running S 6° 48' 31" W a distance of 54.56 feet to a disc set in the ground; thence turning and running S 31° 52' 47" W a distance of 94.50 feet to the point of beginning (the preceding five courses being by land of Waterville Co., Inc.).

Being a tract of land containing approximately 2.965 acres, more or less.

Together with the easements, rights of way or use (including, without limitation, rights of use for parking purposes) and all other rights, benefits and privileges appurtenant thereto granted in that certain deed dated December 8, 1978 from Waterville Company, Inc. to The Landmarc Lodge, Inc. and recorded in the Grafton County Registry of Deeds Book 1357, Page 883.

Together with the easements, rights of way or use (including rights of use for parking purposes) and all other rights, benefits

and privileges appurtenant thereto granted in that certain deed dated October 24, 1977 from Waterville Company, Inc. to The Landmarc Lodge, Inc. and recorded in the Grafton County Registry of Deeds Book 1322, Page 729.

For title of the mortgagor see (1) deed of The Landmarc Lodge, Inc. to Waterville Timeshare Group, dated July 9, 1981, recorded Grafton County Registry of Deeds Book 1426, Page 227, (2) boundary line agreement between Waterville Timeshare Group and Fourways Realty Associates, dated January 15, 1982, recorded Grafton County Registry of Deeds, (3) boundary line agreement between Waterville Timeshare Group and Waterville Co., Inc., dated January 15, 1982, recorded Grafton County Registry of Deeds and (4) boundary line agreement between Waterville Timeshare Group and the Town of Waterville Valley, dated January 15, 1982, recorded Grafton County Registry of Deeds.

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