

EXHIBIT A

Tax Map Key No.: (3) 7-3-007-038

All of that certain parcel of land (being all of the land(s) described in and covered by Land Patent Grant Number 5912 to John Broad) situate, lying and being along the Southerly side of Homestead Road and along the Westerly boundary of Kona Hills Estates Subdivision, Unit II (File Plan 2169) at Ooma 2nd, District of North Kona, Island and County of Hawaii, State of Hawaii, being LOT 57 (Revised) of the "OOMA HOMESTEADS, AKAHIPUU SECTION" and thus bounded and described as per survey dated March 2, 2007, to-wit:

Beginning at a 1/2 inch pipe in concrete at the Southeasterly corner of this parcel of land, being also the Southwesterly corner of Lot 11 of Kona Hills Estates Subdivision, Unit II (File Plan 2169), the Northwesterly corner of Grant 2030 to Kaiakolii and the Northeasterly corner of Lot 7, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 11,229.24 feet South and 11,427.49 feet West and running by azimuths measured clockwise from True South:

Thence, for the next three (3) courses following along middle of stonewall, along Lots 7 and 6 and along Grant 2942 to Hulikoa:

1. 54° 45' 20" 514.16 feet to a 1/2 inch pipe;
2. 61° 10' 408.91 feet to a spike;
3. 72° 43' 20" 1,237.33 feet to a "+" on rock;
4. 164° 30' 1,018.00 feet along middle of stonewall, Lot 59 of Ooma Homesteads, Akahipuu Section and Grant 9468 to Mrs. Hattie Kinoulu to a point;

Thence, for the next six (6) courses following along the Northerly face of stonewall and along the Southerly side of Homestead Road, the direct azimuths and distances being:

5. 249° 35' 181.00 feet to a point;
6. 252° 46' 212.00 feet to a point;
7. 254° 25' 430.00 feet to a point;
8. 258° 14' 377.00 feet to a point;
9. 256° 53' 180.00 feet to a point;
10. 258° 00' 648.37 feet to a point;

11. 336° 30' 669.06 feet along the Westerly end of Hamo Street, Lots 11, 10 and 9 of Kona Hills Estates Subdivision, Unit II (File Plan 2169) and along Grant 2027 to K. K. Kameheu to the point of beginning and containing an area of 44.905 acres, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : TSG KULA NEI, L.P., a California limited partnership

GRANTEE : CENTRAL PACIFIC BANK, a Hawaii corporation

DATED : October 29, 2010

RECORDED : Document No. 2010-183716

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.

2. GRANT

TO : SPRINGBROOK INVESTMENTS, L.P., a California limited partnership

DATED : May 15, 2006

RECORDED : Document No. 2006-093100

GRANTING : a non-exclusive easement for suitable ingress and egress over and across Parcels A, B and C for access to the nearest and most convenient public road

3. NOTICE OF IMPOSITION OF CONDITIONS BY THE LAND USE COMMISSION dated October 27, 2008, recorded as Document No. 2008-166070.

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN

DATED : December 16, 2008

RECORDED : Document No. 2008-191232

5. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
7. Any unrecorded leases and matters arising from or affecting the same.
8. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described herein.

Tax Map Key No.: (3) 7-3-007-039

All of that certain parcel of land (being all of the land(s) described in and covered by Land Patent Grant Number 4273 to E. M. Paiwa) situate, lying and being along the northerly side of Homestead Road, along the westerly boundary of Kona Hills Estates Subdivision Unit II (File Plan 2169), along the southerly boundary of O'oma Plantation and the southerly boundary of Kona Acres, Unit II, Increment "A" (File Plan 1348) at Ooma 2nd, North Kona, Island and County of Hawaii, State of Hawaii, being LOT 56 (REVISED) of the "OOMA HOMESTEADS, AKAHIPUU SECTION", and thus bounded and described per survey dated March 2, 2007, to-wit:

Beginning at a 1/2 inch pipe at the northwesterly corner of this parcel of land, being also the northeasterly corner of Lot 58 of Ooma Homesteads, Akahipuu Section (State of Hawaii), and a point on the southerly boundary of Lot 67 of Kona Acres, Unit II, Increment "A" (File Plan 1348), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 10,136.26 feet south and 13,938.84 feet west and running by azimuths measured clockwise from true South:

1. 256° 55' 804.77 feet along Lots 67, 66, 65, 64, 63, 62 and 61 of Kona Acres, Unit II, Increment "A" (File Plan 1348) and along Grant 5046 to K. Kama, Jr. to a 1/2 inch pipe;
2. 271° 30' 10" 1,186.96 feet along Lots 19, 18, 17, 16 and 15 of O'oma Plantation and along Grant 3819 to S. Kane to a 1/2 inch pipe;
3. 336° 30' 673.89 feet along Lots 14, 13 and 12 of Kona Hills Estates Subdivision, Unit II (File Plan 2169), the westerly and of Hamo Street and along Grant 2027 to K. K. Kameheu to a point;

Thence, for the next twelve (12) courses following along the southerly face of stonewall and along the northerly side of Homestead Road, the direct azimuths and distances being:

4. 78° 11' 272.00 feet to a point;
5. 77° 38' 650.00 feet to a point;

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|-----|------|-----|-----|---|
| 6. | 78° | 02' | | 317.00 feet to a point; |
| 7. | 75° | 22' | | 104.00 feet to a point; |
| 8. | 71° | 57' | | 97.00 feet to a point; |
| 9. | 75° | 29' | | 50.00 feet to a point; |
| 10. | 72° | 53' | | 54.00 feet to a point; |
| 11. | 74° | 56' | | 87.00 feet to a point; |
| 12. | 78° | 30' | | 52.00 feet to a point; |
| 13. | 72° | 39' | | 61.00 feet to a point; |
| 14. | 69° | 37' | | 138.00 feet to a point; |
| 15. | 68° | 39' | | 155.10 feet to a point; |
| 16. | 164° | 31' | 30" | 1,004.46 feet along middle of stonewall and along Lot 59 of Ooma Homesteads, Akahipuu Section (State of Hawaii) to the point of beginning and containing an area of 39.420 acres, more or less. |

Together with the right, in the nature of a non-exclusive fifteen foot (15') wide easement over and across portion of Lot 14 of the O'oma Plantation subdivision depicted as the "Water Pipe Line Easement A-15"; and together with the right, in the nature of a non-exclusive twenty-five foot (25') wide easement over and across portion of Lot 14 of the O'oma Plantation subdivision depicted as the "Temporary Access Construction Easement"; said easements more particularly described therein; as granted by GRANT OF EASEMENT dated February 25, 2008, recorded as Document No. 2008-059251; subject to terms and provisions contained therein.

Together with the right, in the nature of a non-exclusive fifteen foot (15') wide easement over and across portion of Lot 15 of the O'oma Plantation subdivision depicted as the "Water Pipe Line Easement A-17"; and together with the right, in the nature of a non-exclusive twenty-five foot (25') wide easement over and across portion of Lot 15 of the O'oma Plantation subdivision depicted as the "Temporary Access Construction Easement"; said easements more particularly described therein; as granted by GRANT OF EASEMENT dated February 25, 2008, recorded as Document No. 2008-059252; subject to terms and provisions contained therein.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : TSG KULA NEI, L.P., a California limited partnership

GRANTEE : CENTRAL PACIFIC BANK, a Hawaii corporation

DATED : October 29, 2010
RECORDED : Document No. 2010-183716

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.

2. GRANT

TO : SPRINGBROOK INVESTMENTS, L.P., a California limited partnership

DATED : May 15, 2006

RECORDED : Document No. 2006-093100

GRANTING : a non-exclusive easement for suitable ingress and egress over and across Parcels A, B and C for access to the nearest and most convenient public road

3. NOTICE OF IMPOSITION OF CONDITIONS BY THE LAND USE COMMISSION dated October 27, 2008, recorded as Document No. 2008-166070.

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN

DATED : December 16, 2008

RECORDED : Document No. 2008-191232

5. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

7. Any unrecorded leases and matters arising from or affecting the same.

8. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described herein.

Tax Map Key No.: (3) 7-3-009-007

All of that certain parcel of land (being all of the land(s) described in and covered by Land Patent Grant Number 9468 to Mrs. Hattie Kinoulu) situate, lying and being along the southerly side of

EXHIBIT A

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Homestead Road and along the westerly boundary of Lot 57 of Ooma Homesteads, Akahipuu Section at Ooma 2nd, North Kona, Island and County of Hawaii, State of Hawaii, being LOT 59 (REVISED) of the "OOMA HOMESTEADS, AKAHIPUU SECTION", and thus bounded and described as per survey dated March 2, 2007, to-wit:

Beginning at the northeasterly corner of this parcel of land, being also a point on the westerly boundary of Lot 57 of Ooma Homesteads, Akahipuu Section, a point on the westerly boundary of Grant 5912 to John Broad and being an angle on the southerly side of Homestead Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 11,123.47 feet south and 13,655.34 feet west and running by azimuths measured clockwise from true South:

1. 344° 30' 1,003.67 feet along middle of stonewall and along Lot 57 of Ooma Homesteads, Akahipuu Section and along Grant 5912 to John Broad a "+";
2. 72° 13' 48" 1,871.75 feet along middle of stonewall, along Lots 2 and 7-C-1 and along Grant 2942 to Hulikoa to a nail in rock;
3. 158° 54' 28" 661.14 feet along middle of stonewall and along Government Land (State of Hawaii) to a nail in rock;
4. 168° 25' 18" 463.70 feet along middle of stonewall and along Government Land (State of Hawaii) to a point;

Thence, for the next five (5) courses following along the northerly face of stonewall and along the southerly side of Homestead Road, the direct azimuths and distances being:

5. 258° 37' 41" 568.91 feet to a point;
6. 257° 09' 55" 389.76 feet to a point;
7. 254° 07' 22" 392.13 feet to a point;
8. 252° 51' 30" 313.59 feet to a point;
9. 253° 22' 39" 240.69 feet to the point of beginning and containing an area 45.667 acres, more or less.

Together with a non-exclusive easement for suitable ingress and egress over and across Parcels A, B and C for access to the nearest and most convenient public road, as granted by GRANT OF EASEMENT (ACCESS), dated as of May 15, 2006, recorded as Document No. 2006-093100; and subject to the terms and provisions contained therein.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : SPRINGBROOK INVESTMENTS, L.P., a California limited partnership
GRANTEE : CENTRAL PACIFIC BANK, a Hawaii corporation
DATED : December 15, 2010
RECORDED : Document No. 2010-193784

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.
2. The following as shown on survey map dated April 3, 2006:
 - (A) Homestead Road
 - (B) Dry stack stone wall into Homestead Road
3. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.
4. NOTICE OF IMPOSITION OF CONDITIONS BY THE LAND USE COMMISSION dated October 27, 2008, recorded as Document No. 2008-166070.
5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN

DATED : December 16, 2008
RECORDED : Document No. 2008-191232
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
7. Any unrecorded leases and matters arising from or affecting the same.
8. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

Tax Map Key No.: (3) 7-3-046-105

All of that certain parcel of land situate at Ooma 1st, District of North Kona, Island and County of Hawaii, State of Hawaii, being LOT 63 of the "KONA ACRES SUBDIVISION, UNIT 2 - INCREMENT A", as shown on File Plan Number 1348, filed in the Bureau of Conveyances of the State of Hawaii, and containing an area of 43,705 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : TSG KULA NEI, L.P., a California limited partnership

GRANTEE : CENTRAL PACIFIC BANK, a Hawaii corporation

DATED : October 29, 2010

RECORDED : Document No. 2010-183716

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.

2. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

DATED : March 31, 1978

RECORDED : Liber 12852 Page 372

Said Declaration was amended by instrument dated February 25, 1998, recorded as Document No. 98-028218.

3. DESIGNATION OF EASEMENT "E"

PURPOSE : electrical

SHOWN : on File Plan No. 1348

4. GRANT

TO : SPRINGBROOK INVESTMENTS, L.P., a California limited partnership

DATED : May 15, 2006

RECORDED : Document No. 2006-093100

GRANTING : a non-exclusive easement for suitable ingress and egress over and across Parcels A, B and C for access to the nearest and most convenient public road

5. THE EFFECTS, IF ANY, OF WARRANTY DEED

DATED : September 12, 2014
RECORDED : Document No. 53720913
MADE BY : EDWARD P. KAKALIA, a married man
IN FAVOR OF : LYNN L. KAKALIA, my wife, as her sole and separate property
RE : Royal Patent Grant No. 5046 to Kama (k)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

7. Any unrecorded leases and matters arising from or affecting the same.