

Exhibit "A"

PARCEL FIRST:

All that certain parcel of land situate at Keaau, District of Puna, Island and County of Hawaii, State of Hawaii, described as follows:

**Lot 70**, area 3.002 acres, more or less, in **Block S-S**, as shown on **Map 52**, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with **Land Court Application No. 1053** (amended) of W. H. Shipman, Limited.

PARCEL SECOND:

An **undivided 1/3000th interest** in Roadway Lot 8214, area 231.789 acres, more or less, said roadway to be used in common with others entitled thereto.

Being the premises acquired by:

WARRANTY DEED

Recorded: June 16, 2021 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. T-11489193  
Grantor: GOLDEN PROPERTY GROUP, LLC, a Hawaii limited liability company  
Grantee: COURTNEY PAIGE STEELMAN, wife of William Toby Steelman, and RICHARD HENRY CLAUDEL ANONSON, an unmarried man, as Joint Tenants

Being the property described in and covered by **Transfer Certificate of Title No. 1,215,840**.

Tax Map Key: (3) 1-1-034-070

Subject, however, to the following:

-AS TO PARCEL SECOND:-

AS TO THE UNDIVIDED INTEREST IN THE ROADWAY LOT:

A) DECLARATORY JUDGMENT dated and filed in the Circuit Court of the Third Circuit, State of Hawaii, Civil No. 87- 519, on April 10, 1991; FERN ACRES COMMUNITY ASSOCIATION, a Hawaii non-profit corporation, "Plaintiff", vs. POLYNESIAN INVESTMENT COMPANY, LIMITED, et al., "Defendant"; re: Plaintiff is entitled to collect road maintenance fees and assesses all property owners within the Fern Forest Vacation Estates Subdivision holding an undivided interest in and to Roadway Lot 8214, containing an area of 231.789 acres, as shown on Map 52, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1053, as amended.

(NOT NOTED ON TRANSFER CERTIFICATE OF TITLE REFERRED TO HEREIN)

(B) Rights of others who may own undivided interest(s), or have easement or access rights, in said Parcel.

End of Exhibit "A"