

***Sugar Mill Center at Mill Town
is a smart business move.***

Fall 2006

Prospective Purchaser:

Congratulations! Now that you've made a wise decision in choosing Sugar Mill Center at Mill Town for your business, it makes sense to follow with a smart choice in a banking partner. Central Pacific Bank has developed a preferred loan program exclusively for purchasers of the Sugar Mill Center at Mill Town. Please take a few moments to review the attached description of our special package.

At Central Pacific Bank, we take great pride in the exceptional product and service choices we offer to our customers. We're especially proud of our progressive and market-leading banking solutions for our client. With a level of service quality second to none, we'll prove our commitment to developing a lasting and mutually beneficial relationship with you and your business. We truly want to be your bank, and we'll work very hard and remain fiercely loyal to earn the privilege.

If you have questions about our program, please don't hesitate to call me at 535-2808. Also, I can be reach by e-mail at john.taira@centralpacificbank.com. We look forward to the opportunity to serve you.



Sincerely,



John Taira
Vice President
Commercial Banking - Metro



SPECIAL PROGRAM FOR SUGAR MILL CENTER AT MILL TOWN

September 20, 2006

Preferred Loan Program*

Maximum Loan Amount	Up to 65% of the purchase price or appraised value, whichever is less.
Interest Rate	Floating Rate Option CPB Base Rate - .25%. As of 9/20/06, the CPB Base is 8.25% and subject to change without notice. Fixed Rate Option 2-Year Federal Home Loan Bank index + 1.75%. For indication purposes, the FHLB index was 5.48% on 9/20/06.
Term	Two-years with a one-year extension option at a fee of 25 basis points of the outstanding balance.
Loan Fee	0.25% of loan amount
Security	ALTA-insured first mortgage and an assignment of interest in leases and rents
Appraisal Report	\$1,000 discount of the appraisal fee
Environmental Report	Waived subject to Letter of Completion from the State's Voluntary Response Program
Prepayment Penalty	No Prepayment penalty as long as the loan is not refinanced by another financial institution
Other Conditions	<ol style="list-style-type: none">1. <u>Construction financing</u> is available at up to 90% Loan to Value with HEDCO participation2. Borrower and loan request are subject to credit approval3. All deposit accounts shall be maintained at CPB. Take advantage of our Business Exceptional Program, FREE to you for three months.

*Rates and terms as of 9/20/06, subject to change without notice, based on borrower maintaining deposit accounts with Central Pacific Bank.