

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

SECOND

**SUPPLEMENTARY**

**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**

**PUBLIC REPORT**

on

MOUNTAINVIEW TERRACE

(formerly known as

Hale Kupono)

46-260 to 46-280 Kahuhipa Street

Kaneohe, Hawaii

REGISTRATION NO. 768

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated <sup>May 5, 1975 and</sup> October 30, 1979 issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: November 30, 1983  
Expires: June 5, 1984

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 31, 1975, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 25, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of May 5, 1975, and the Supplementary Public Report of October 30, 1979, on HALE KUPONO, Registration No. 768, the

Commission has been advised that all of the right, title and interest of KUPONO ASSOCIATES in 90 apartments in the Hale Kupo Condominium Project has been conveyed to TAIHOOK ASSOCIATES ("Developer"). The Developer has forwarded additional information and has submitted additional documents to amend the registration on the Hale Kupo Condominium Project in the particulars hereinbelow set forth.

This Second Supplementary Public Report amends the Commission's Final Public Report and the Supplementary Public Report, becoming a part of the registration on the Hale Kupo Condominium Project, now known as MOUNTAINVIEW TERRACE. The Developer is held responsible for placing a true copy of this Second Supplementary Public Report (pink paper stock), the Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), and the Second Amended Disclosure Abstract dated September 27, 1983 in the hands of all purchasers and prospective purchasers, and securing a signed receipt therefor.

THIS SECOND SUPPLEMENTARY PUBLIC REPORT IS ISSUED ONLY WITH RESPECT TO APARTMENT NOS. A100 to A110, A300 to A313, A401 to A415, A417, A418, A420 to A425, A600 to A602, A604 to A608, A610 to A615, A617, A620 to A625, B100 to B102, B200 to B205, C100 to C103 and C200 to C207.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Second Supplementary Public Report.

3. The Declaration and the By-laws for the project have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 715415 and noted on Transfer Certificate of Title No. 142,839, and was amended by instruments dated April 15, 1975, May 26, 1977, October 19, 1979, and October 12, 1983, filed in said Office of the Assistant Registrar as Documents No. 718105, 830751, 973010, and 1201347, respectively.

Condominium Map No. 245, as amended, showing the layout, location and apartment numbers in the project was filed in said Office of the Assistant Registrar.

4. Advertising and promotional matter have been filed pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Second Supplementary Public Report automatically expires June 5, 1984, unless a further Supplementary Public Report issues or the Commission, upon review of this registration, issues an order extending the effective date of this report.

Except for the information contained under the following topical headings, the information in the Final Public Report and the Supplementary Public Report remains undisturbed. Only the changes are noted under the topical headings below.

NAME OF PROJECT: MOUNTAINVIEW TERRACE

DEVELOPER: Taihook Associates, a Hawaii limited partnership, whose principal place of business and post office address is 1060 Bishop Street, Suite 600, Honolulu, Hawaii 96813, and whose telephone number is 543-0511. The general partners of Taihook Associates are Clarence T.C. Ching, Lawrence S.L. Ching, and Lillian Tom Loo, all of whom may be reached through the address and telephone number of the Developer. The Developer purchased 90 of the 98 apartments in the project from C and I Associates, a joint venture and the initial developer of the project. C and I Associates sold all of said 98 apartments to Kupono Associates, a Hawaii limited partnership, and reacquired said 90 apartments at foreclosure sale.

ATTORNEY REPRESENTING DEVELOPER: Hong, Iwai, Ho and Hulbert (Attention: Roy K. Kawano), Suite 2300, Pacific Tower, 1001 Bishop Street, Honolulu, Hawaii 96813. Telephone No. 524-4900.

PARKING STALLS: One hundred fifteen (115) parking stalls are available for purchase by the purchasers of the 90 apartments owned by the Developer. Each apartment will have appurtenant thereto at least one parking space for exclusive use of such apartment. The parking spaces are shown on the Condominium Map, as amended, and as set forth in Exhibit "A" attached hereto and made a part hereof.

The Developer advises the Commission that there will be 56 single standard stalls, 23 single compact stalls, 6 tandem compact stalls and 30 tandem standard stalls.

OWNERSHIP: Fee title to the land committed to the project is vested in the Trustees of the Estate of Bernice Pauahi Bishop. The Developer, by virtue of that certain Assignment and Consent dated May 16, 1983, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No 1170034, holds title to 90 of the 98 apartment leases in the project.

ENCUMBRANCES AGAINST TITLE: A Commitment for Title Insurance prepared by First American Title Insurance Company, issued September 1, 1983, indicates the following encumbrances on the land and buildings:

(a) For any taxes that may be due and owing and a lien on the Land, reference is hereby made to the Office of the Tax Assessor of the First Division, City and County of Honolulu.

(b) Restriction of access rights and Easement 99 affecting Lot 1212, as shown on Maps 37 and 103, as set forth by Land Court Order No. 21891, filed November 4, 1963.

(c) Any abutter's rights of vehicle access into and from Kahaluu Cutoff Road which may accrue and become

appurtenant to Lot 1212, as conveyed to the City and County of Honolulu by Deed dated August 1, 1963, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 318993.

(d) Easement 99 for storm drain purposes as shown on Map 120 of Land Court Application No. 1100.

(e) Easement 100 for slope purposes along Kahekili Highway, as shown on Map 37 of Application No. 1100, designated by Land Court Order No. 21891, filed November 4, 1963. Said easement is not noted on Transfer Certificate of Title No. 142,849.

(f) Designation of Easement 451 over and across Lots 1212, 1213, and 1214 and affecting Lot 1215 - Map 120 for Hawaiian Electric Transmission Line purposes, as set forth by Land Court Order No. 35887.

(g) Grant of Easement in favor of Hawaiian Electric Company, Inc., dated June 16, 1972, filed in said Office of the Assistant Registrar as Document No. 597975, granting an easement for pole and wire lines, along the entire southerly boundary of Lot 1212, as shown on Map 103, and designated as Easement 451 on Map 120 of Application No. 1100.

(h) The terms and provisions of that certain Indenture of Lease No. 20,810 dated October 1, 1973, made by and between The Trustees under the Will and of the Estate of Bernice Pauahi Bishop, as Lessor, and Kihalani Investment, Inc., a Hawaii corporation, as Lessee, filed in said Office of the Assistant Registrar as Document No. 653375, for a term of 27 years commencing October 1, 1973.

(i) Grant in favor of The State of Hawaii dated June 30, 1981, filed in said Office of the Assistant Registrar as Document No. 1077749, granting an easement for drainage purposes over Easement 99.

(j) Declaration of Horizontal Property Regime for Hale Kупono and the By-Laws attached thereto filed in said Office of the Assistant Registrar as Document No. 715415, as amended by instruments dated April 15, 1975, filed as aforesaid as Document No. 718105, May 26, 1977, filed as aforesaid as Document No. 830751 and October 19, 1979, filed as aforesaid as Document No. 973010. (Condominium Map No. 245)

(k) Mortgage and Security Agreement dated June 9, 1983, made by and between Taihook Associates, a Hawaii limited partnership, as Mortgagor, and Bank of Hawaii, a Hawaii banking corporation, as Mortgagee, filed in said Office of the Assistant Registrar as Document No. 1173547.

(l) Financing Statement executed by Taihook Associates, a Hawaii limited partnership, as Debtor, in favor of Bank of Hawaii recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17102, Page 398.

NOTE: Since the issuance of the above Commitment for Title Insurance, the Declaration and Condominium Map No. 245 have been amended by instrument dated October 12, 1983, filed in said Office of the Assistant Registrar as Document No. 1201347.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated September 22, 1983, identifies First American Title Insurance Company of Hawaii, Inc., as "Escrow." This Escrow Agreement replaces that certain Escrow Agreement dated October 18, 1979 by and between Hawaii Escrow & Title, Inc., as Escrow, and Kuponno Associates, as Seller. On examination, the specimen Sales Contract and executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly Sections 514A-39, 514A-40, and 514A-63 through 514A-66.

Subject to such deductions as may be provided in the Sales Contract and the escrow cancellation fee, Purchaser shall be entitled to a return of his funds, and Escrow shall pay such funds to such Purchaser, promptly after request for return by Purchaser if either of the following has occurred:

(a) Seller notifies Escrow to return to Purchaser the funds of Purchaser then being held by Escrow; or

(b) Seller notifies Escrow of Seller's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated therein or otherwise available to Seller.

Among other provisions, the specimen Deposit, Receipt and Sales Contract includes the following:

1. The Sales Contract shall become a binding contract upon acceptance thereof by Seller.

2. Seller makes no warranties, express or implied, with respect to the apartments, the project, or consumer products or other things installed therein, including warranties of merchantability, habitability, workmanlike construction, or fitness for a particular use, and Purchaser agrees that the apartment is sold in "as is" condition.

3. Seller may cancel the Sales Contract if Purchaser's application for eligibility for a mortgage loan is rejected or not approved within fifteen (15) days after application.

4. Purchaser will pay for the following closing costs: costs of credit reports, acknowledgments of Purchaser's signature on all documents, drafting of Purchaser's mortgage and acknowledgments thereon, mortgage insurance premiums, financing and other fees in connection with Purchaser's mortgage, search of title and title insurance, all recording fees except recording fees for documents to clear Seller's title and one-half of the escrow fees.

5. Purchaser agrees to subordinate his interest under the Deposit, Receipt and Sales Contract and in and to the apartment to the lien of any mortgage made by Seller to finance the cost of the acquisition and renovation of the project.

6. Purchaser agrees that Seller shall have the right to conduct construction activities for the renovation of the improvements and correction of defects in the project, and such rights shall continue until 2 months after the date of the sale of the last unsold apartment in the project.

7. Purchaser further agrees that Seller shall have and the Seller reserves the right to conduct sales activities on the project, including the use of model apartment units, sales offices, signs and extensive sales displays and activities, and the use of ten parking spaces in the project for parking for prospective purchasers, until the sale of the last unsold apartment in the project.

The prospective purchaser's attention is directed particularly to the provision in the Sales Contract which states:

(a) THAT SELLER AND ITS AGENT HAVE NO PROGRAM AT THIS TIME NOR IS ANY PROGRAM PLANNED OR CONTEMPLATED TO OFFER A RENTAL SERVICE OF ANY KIND TO THE OWNERS OF APARTMENTS IN THE PROJECT, EITHER INDIVIDUALLY OR IN ANY FORM OF POOLING ARRANGEMENT, OR BY A THIRD-PARTY DESIGNATED OR ARRANGED FOR BY SELLER, NOR HAVE ANY REPRESENTATIONS BEEN MADE BY SELLER OR ITS AGENT AS TO THE FEASIBILITY OF RENTING THE APARTMENT, OR OTHERWISE GENERATING INCOME OR DERIVING ANY OTHER ECONOMIC BENEFIT FROM OWNERSHIP OF THE APARTMENT.

(b) THAT SELLER AND ITS AGENT HAVE MADE NO REPRESENTATIONS (NOR IS ANYONE AUTHORIZED TO DO SO) CONTRARY TO THIS PARAGRAPH WITH RESPECT TO EITHER BENEFITS TO BE DERIVED FROM THE RENTALS OR OTHER TAX TREATMENT OF ANY PURCHASER OF AN APARTMENT, EXCEPT AS TO THE AVAILABILITY OF INCOME TAX DEDUCTION FOR MORTGAGE INTEREST PAYMENTS AND REAL ESTATE TAXES.

The foregoing are only excerpts from certain paragraphs in the Deposit, Receipt and Sales Contract. It is incumbent upon the prospective purchaser that he reads with care the entire Deposit, Receipt and Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

Among other provisions, the Escrow Agreement provides that the Escrow shall deposit any or all funds received and held in escrow in federally-insured savings and loan institutions or federally-insured banking institutions designated by Seller. Any and all interest earned on such funds during the holding thereof shall accrue to the credit of Seller in accordance with the agreements and instructions contained in the Sales Contracts.

MANAGEMENT AND OPERATIONS: The Developer has filed with the Commission a newly executed Management Agreement naming Loyalty Enterprises, Ltd., doing business as Loyalty Property Management, as the managing agent. The agreement shall continue in force on a month-to-month basis unless sooner terminated according to its terms.

STATUS OF PROJECT: The Developer advised the Commission that the renovation of the improvements and correction of defects in

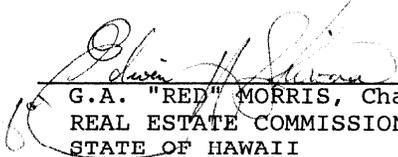
the project has commenced, and that the estimated date of completion is December, 1983.

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The purchaser or prospective purchaser should be cognizant of the fact that this Second Supplementary Public Report represents information disclosed in the required Notice of Intention submitted March 31, 1975, and information subsequently filed by the present Developer as of November 25, 1983.

This SECOND SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 768 filed with the Commission on March 31, 1975.

The report when reproduced shall be a true copy of the Commission's Public Report. The paper stock must be pink in color.

  
G.A. "RED" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF FINANCE  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 768

Dated: November 30, 1983

MOUNTAINVIEW TERRACE  
PARKING STALL ASSIGNMENT

<u>Apt. No.</u>	<u>Parking Stall Number</u>
A-100	88-T & 99-T
A-101	84-T & 103-T
A-102	83-T & 104-T
A-103	79-T & 108-T
A-104	29 & 22-C
A-105	30 & 5
A-106	31 & 23-C
A-107	32 & 26
A-108	33 & 25
A-109	34 & 21-C
A-110	35 & 28-C
A-300	80-T & 107-T
A-301	92-T & 95-T
A-302	93-T & 94-T
A-303	91-T & 96-T
A-304	87-TC & 100-TC
A-305	24-C
A-306	119
A-307	86-TC & 101-TC
A-308	90-T & 97-T
A-309	78-T & 109-T
A-310	89-T & 98-T
A-311	82-T & 105-T
A-312	85-TC & 102-TC
A-313	81-T & 106-T
A-401	47
A-402	115
A-403	116
A-404	117
A-405	118
A-406	42-C
A-407	39-C
A-408	41-C
A-409	44-C
A-410	43-C
A-411	6-C
A-412	40-C
A-413	46
A-414	45
A-415	38-C
A-417	36-C
A-418	37-C
A-420	49
A-421	1
A-422	2
A-423	3
A-424	4
A-425	50
A-600	67
A-601	66
A-602	70
A-604	72
A-605	65
A-606	68

EXHIBIT "A"

<u>Apt. No.</u>	<u>Parking Stall Number</u>
A-607	73
A-608	74
A-610	75
A-611	76
A-612	51
A-613	62
A-614	58
A-615	52
A-617	54
A-620	61
A-621	64
A-622	63
A-623	56
A-624	57
A-625	60
B-100	110
B-101	114
B-102	123
B-200	111
B-201	112
B-202	113
B-203	120
B-204	121
B-205	122
C-100	20-T & 18-T
C-101	15
C-102	16
C-103	17-T & 19-T
C-200	13-C
C-201	12-C
C-202	11-C
C-203	10-C
C-204	9-C
C-205	8-C
C-206	7-C
C-207	14-C

NOTE:

1. Parking stalls which are designed for compact cars are indicated with a "C" after the parking stall numbers.
2. Parking stalls which are designed for tandem parking are indicated with a "T" after the parking stall numbers.
3. Parking stalls which are designed for tandem parking for compact cars are indicated with a "TC" after the parking stall numbers.
4. All other parking stalls are single standard stalls.

SECOND AMENDED DISCLOSURE STATEMENT  
OF  
MOUNTAINVIEW TERRACE

Project Name: MOUNTAINVIEW TERRACE  
46-260 to 46-280 Kahuhipa Street  
Kaneohe, HI 96744

Developer: TAIHOOK ASSOCIATES  
1060 Bishop Street, Suite 600  
Honolulu, HI 96813  
Telephone: 543-0511

Project Manager: LOYALTY ENTERPRISES, LTD., dba  
Loyalty Property Management  
1060 Bishop Street, Suite 600  
Honolulu, HI 96813  
Telephone: 543-0511

ESTIMATED MONTHLY AND ANNUAL MAINTENANCE COSTS AND ESTIMATED  
MONTHLY COSTS FOR EACH APARTMENT:

The Estimated Monthly and Annual Maintenance Costs and Estimated Monthly Maintenance Costs For Each Apartment for the budget year 1984 are attached hereto as Exhibit A. The estimate of maintenance costs stated therein are subject to revision based on actual cost for the items enumerated. Costs and expenses of maintenance and operation of a condominium project are difficult to estimate initially and even if such maintenance fees have been accurately estimated, such costs will tend to increase in an inflationary economy and as the improvements age. Thus, no assurances can be made regarding the estimated maintenance costs. Variables such as inflation, uninsured casualty loss or damages, increased or decreased services from those presently contemplated, apartment owner delinquencies and other factors may cause the actual maintenance costs to be greater or lesser than initially estimated. The breakdown of the estimated cost for each apartment contained herein does not include the buyer's obligation for the payment of real property taxes.

WARRANTIES:

(a) Building Warranties. All building warranties have expired. The Developer makes no warranties with respect to the renovation of the improvements and correction of defects in the Project made or to be made by it.

(b) Appliance and Furnishings Warranties. The appliance warranties are set forth in Exhibit B attached hereto. To the extent assignable the Developer will assign to purchasers the unexpired term, if any, of any manufacturer's or dealer's warranties covering any fixtures or appliances in the apartment. By such assignment the Developer will be merely passing through to purchasers any manufacturer's or dealer's warranties, and the Developer will not be adopting any such warranties or acting as co-warrantor.

(c) THE DEVELOPER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, THE PROJECT, OR CONSUMER PRODUCTS OR OTHER THINGS INSTALLED OR CONTAINED IN THE APARTMENT OR THE PROJECT, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, HABITABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR USE.

USE OF APARTMENTS:

The project will be for residential use only.

COMMON EXPENSES:

Each apartment owner shall not be obligated for the payment of his respective share of the common expenses until such time that the Developer files an amended disclosure statement with the Real Estate Commission which shall provide that after a certain date, each apartment owner shall thereafter be obligated to pay for his respective share of common expenses that is allocated to his apartment.

MOUNTAINVIEW TERRACE

Estimated Monthly and Annual Maintenance Costs

Budget Year 1984

	<u>Monthly</u>	<u>Annual</u>
SMP Insurance	\$ 525.00	\$ 6,300.00
Worker's Compensation	312.00	3,744.00
Prepaid Medical Insurance	120.00	1,440.00
Replacement Reserve	200.00	2,400.00
Painting Reserve	230.00	2,760.00
Audit Reserve	70.00	840.00
Management Fee	867.00	10,404.00
Resident Manager Salary	600.00	7,200.00
Resident Manager Apartment	600.00	7,200.00
Telephone	354.00	4,248.00
Miscellaneous Administrative		
Expense	10.00	120.00
Electricity	5,500.00	66,000.00
Water & Sewer	1,300.00	15,600.00
Gas	3,500.00	42,000.00
Garbage Removal	385.00	4,620.00
Miscellaneous Operating	75.00	900.00
Grounds/Maintenance Payroll	950.00	11,400.00
Grounds Supplies/Replacement	50.00	600.00
Swimming Pool Maintenance	50.00	600.00
Repairs Contract	120.00	1,440.00
Elevator Maintenance	555.00	6,660.00
Maintenance Supplies	150.00	1,800.00
Miscellaneous Maintenance Expense	25.00	300.00
Fire Control	25.00	300.00
TDI	7.00	84.00
Employer FICA	190.00	2,280.00
Federal Unemployment Tax	10.00	120.00
State Unemployment Tax	65.00	780.00
Total	<u>\$16,845.00</u>	<u>\$202,140.00</u>

MOUNTAINVIEW TERRACE

Estimated Monthly Maintenance Fees Per Apartment

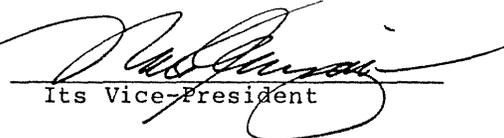
<u>Apartment Type</u>	<u>Total % Common Interest of Type</u>	<u>Total Monthly Maintenance for Type</u>	<u>No. of Units</u>	<u>Monthly Maintenance</u>
A	15.89434	\$ 2,677.40	11	243.40
B	13.93920	2,348.06	11	213.46
C	47.23704	7,956.90	54	147.35
D	1.02257	172.25	1	172.25
E	8.83547	1,488.34	7	212.62
F	13.07138	2,202.05*	14	157.29
	<u>100.00</u>	<u>\$16,845.00</u>	<u>98</u>	

\*Rounded-off

It is hereby certified that the foregoing estimate of the monthly and annual maintenance costs of the project and the monthly estimated cost per apartment have been based upon generally accepted accounting principles.

Dated: Sept. 27, 1983

LOYALTY ENTERPRISES, LTD., dba  
LOYALTY PROPERTY MANAGEMENT

By   
Its Vice-President

MOUNTAINVIEW TERRACE

Unless noted otherwise, all warranty periods stated herein will commence on DECEMBER 1, 1983, and terminate on NOVEMBER 30, 1984. All warranties are limited to the repair or replacement of any defective material or workmanship.

APPLIANCES AND ACCESSORIES WARRANTIES:

Unless noted otherwise, the following have 1-year warranty against defects in materials and workmanship:

Model No. FPDA-14TM Frigidaire Refrigerator - 5 year warranty against defects in compressor parts

Model No. R530H Frigidaire Range

Model No. DWU-11J Frigidaire Dishwasher

Model No. LC-248J Frigidaire Laundry Center - 5 year warranty against defects in transmission parts

Model No. M4T30 Nutone Ductless Hood