

PROPERTY ADDRESS

TMK

[Tax Map Link](#)



Ashley Seeger

Account Executive
c: 808.222.3021

ASeeger@ortc.com

151 Hekili St #201, Kailua, HI 96734

[Visit my website](#)

Old Republic Title & Escrow of Hawaii | 737 Bishop Street | Suite 2200 | Honolulu, HI 96813-3705 | T: 808.566.0100

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2240 KUHIO AVE, Apt 3801

OPEN COUNTY SITE

Taxkey: [1-2-6-20-58-379](#) | Subdivision: WAIKIKI | Project: ROYAL KUHIO

PROPERTY BASICS

OWNER: **SHELL ENTERPRISE CO LTD**

TENURE: **Leasehold**

DWELLINGS: **1**

BEDROOMS/BATHS: **3/3**

LESSEE: **ROYAL HAWAIIAN RAJA GROUP LTD**

TAX PAYER: **ROYAL HAWAIIAN RAJA GROUP LTD**

ANNUAL TAX (2023) : **\$3,618.67**

PITT CODE: **11-RESIDENTIAL A(OAHU)**

LOT#:

TAX BILL: **2240 KUHIO AVE 3801, HONOLULU HI 96815 USA**

BUILDINGS: **1**

LAND USE: **0**

ZIP: **96815**

ZONING: **APARTMIX**

CENSUS TRACT: **20.03**

LAND SIZE: **0 sqft**

BUILDING SIZE: **2,000 sqft**

LEGAL INFO: **APT 3801 ROYAL KUHIO CONDO MAP 248 TOG/PKG SP 3801R & STORAGE LOCKER NO. LAST 2 DIGITS OF APT**

Assessed Values

Year	Property Taxes	Land	Building	Tax Assessment
2024		\$173,700	\$1,400,700	\$1,574,400 +\$96,800 +6.55%
2023	\$3,618.67 No Change			\$1,477,600 +\$350,900 +31.14%
2022	\$3,618.67 -3,618.68 -50.00%	\$171,300	\$1,306,300	\$1,126,700 -\$134,000 -10.63%
2021	\$7,237.35 +660.45 +10.04%	\$166,500	\$960,200	\$1,260,700 +\$62,900 +5.25%
2020	\$6,576.90 -220.50 -3.24%	\$166,500	\$1,094,200	\$1,197,800 -\$21,000 -1.72%
2019	\$6,797.40 -682.50 -9.12%	\$157,000	\$1,040,800	\$1,218,800 -\$112,300 -8.44%
2018	\$7,479.90 +1,339.20 +21.81%	\$152,300	\$1,066,500	\$1,331,100 +\$148,800 +12.59%
2017	\$6,140.70 -1,246.50 -16.87%	\$149,900	\$1,181,200	\$1,182,300 -\$48,900 -3.97%
2016	\$7,387.20 +845.40 +12.92%	\$142,800	\$1,039,500	\$1,231,200 +\$140,900 +12.92%
2015	\$6,541.80 +3,102.00 +90.18%	\$130,900	\$1,100,300	\$1,090,300 +\$107,500 +10.94%
2014	\$3,439.80 -128.80 -3.61%	\$119,000	\$971,300	\$982,800 -\$36,800 -3.61%
2013	\$3,568.60	\$109,400	\$910,200	\$1,019,600

Exemptions

Land	Building	Total
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0

CONDO NAME: **ROYAL KUHIO**

CONDO INTEREST: **0.00%**

PARKING SPACES: **2**

CONDO TYPE: **Corner**

CONDO STYLE: **Highrise**

COMMON PROPERTY: **pool, sauna, lounge, tennis, club house**

FLOOR: **38**

VIEW: **Open Space**

SALES

8/31/1978	AS - Agreement of Sale		\$255,000 TCT 268682	
8/28/1987	AL - Assignment of Lease	SHELL STONE HAWAII INC, Individual	\$420,000 LCD 1490693 TCT 268682	
3/4/1997	COMMAL - Commissioner Assignment of Lease	JOLAND HAWAII CORP, A Company or Corporation *A HAWAII CORPORATION	\$400,000 LCD 2368468 TCT 268682	
2/2/1999	AL - Assignment of Lease	FUJIWARA, JOHN MASAO, Single Man (Tenants in Severalty) CONDO MAP #248	\$270,000 LCD 2518240 TCT 268682	
10/5/2000	AL - Assignment of Lease	MUTH, CHERYL JOAN, Single Woman (Tenants in Severalty) CONDOMINIUM MAP #248	\$425,000 LCD 2655854 TCT 268682	
1/5/2005	AL - Assignment of Lease	GEISS, DAVID RICHARD, Single Person or Individual (Tenants in Severalty) CONDOMINIUM MAP #248	\$685,000 LCD 3213935 TCT 268682	BOC
2/27/2007	OT - Other	ASSOCIATION OF APARTMENT OWNERS OF ROYAL KUHIO, A Company or Corporation MEMORANDUM AGREEMENT OF LEASE RENT	\$392,940 LCD 3565678 TCT 268682	BOC
5/11/2015	AL - Assignment of Lease	AOAO OF ROYAL KUHIO, A Company or Corporation QUITCLAIM	\$1 LCD 9261252 TCT 268682	BOC
5/6/2019	COMMAL - Commissioner Assignment of Lease	US BANK NATIONAL ASSOCIATION, Trustee (Tenants in Severalty) *LEHMAN XS TRUST MORTGAGE PASS-THROUGH *CERTIFICATES, SERIES 2005-5N LEHMAN XS TRUST, Trust (Tenants in Severalty)	\$757,346 LCD 10717215 TCT 268682	BOC
9/30/2021	AL - Assignment of Lease	ROYAL HAWAIIAN RAJA GROUP LTD, Corporation (Tenants in Severalty)	\$150,000 LCD 11595345 TCT 268682	BOC

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

PROJECT NO: **731** PROJECT NAME: **ROYAL KUHIO** ADDRESS: **2240 KUHIO AVE** DEVELOPER: **ASAHI DEVELOPMENT HI CORP**

RECORDED LOANS FOR 1-2-6-20-58-379

Original Loan Amount	Type	Lender Type	Lender	Recorded Document LCD

BUILDING DETAILS

TMK# 1-2-6-20-58-379

BLDG 1 OF 1

CARD 1 OF 1

MAINYEAR BUILT: **1976**STYLE: **Condo**BLDG QUALITY: **(5) Good**EFFECTIVE YEAR BUILT: **1976**SHAPE: **Rectangle**OCCUPANCY: **HPR**PHYSICAL CONDITION: **Average**ROOF STRUCTURE: **Concrete**FRAMING: **Concrete**COST & DESIGN FACTOR: **1.00%**ROOF MATERIAL: **Built-up**EXTERIOR WALL: **Other**

ECONOMIC FACTOR:

ROOF DESIGN: **Flat**INTERIOR WALL STRUCTURE: **Masonry**PERCENT COMPLETE: **100%**FOUNDATION: **Concrete**INTERIOR WALL MATERIAL: **Plaster Board**BUILDING VALUE: **\$1,400,700**CENTRAL AC/HEAT: **None**FLOORING: **Carpet**ATTIC: **None**

BASEMENT:

FLOOR CONSTRUCTION: **Concrete slab**POOL: **None**CEILING: **Plaster****FLOOR AREAS****ROOMS****BATHS**LLLA: **0**FAMILY RMS: **0**FULL BATHS: **3**1ST STORY: **1,000**BEDROOMS: **3**HALF BATHS: **0**2ND STORY: **1000**REC ROOMS: **No**ADD'L FIXT.: **1**ADDL STORY: **0**TOTAL RMS: **5**TOTAL FIXT.: **10**HALF STORY: **0**REC ROOM AREA: **0**ATTIC: **0**TOTAL SFLA 1: **2,000**BASEMENT: **0****RESIDENTIAL BUILDING ADDITIONS**

#	1st Story	Area
Main		1,000 sqft
B	PORCH CEILED RECESSED OPEN	235 sqft

BUILDING SKETCH[OPEN COUNTY SITE](#) **DEPARTMENT OF PLANNING AND PERMITTING**

This data from the Department of Planning and Permitting is unofficial and is subject to change without notice. It is the user's responsibility to verify the accuracy of information from official documents which are available for inspection at the City department responsible for the data.

COUNCIL DISTRICT EFFECTIVE 200 : **4 - Tommy Waters**DEVELOPMENT PLAN AREAS : **Primary Urban Center**FLOOD ZONES : **AO - 100 Year Flood, 1 to 3 Feet with Sheet Flows**HEIGHT LIMIT : **280'**LOT RESTRICTION : **Nonconforming Use -- TVU**NEIGHBORHOOD BOARDS : **9 - WAIKIKI**SLIDE AREA : **None**SMA : **Not in SMA**SPECIAL DISTRICTS : **Waikiki Special District**STATE LAND USE : **Urban District**STREET SETBACK : **NONE**ZONING (LUO) : **Apartment Mixed Use Subprecinct (Waikiki SD)**

BUILDING PERMITS

Start	End	Number	Amount	Status	Purpose	Owner
1/31/1974	9/1/1979	023814	\$1,000	Converted	Demolition	ASAHI DEVELOPMENT CO
1/31/1974	9/1/1979	023815	\$1,000	Converted	Demolition	ASAHI DEVELOPMENT CO
7/1/1976	9/1/1979	068566	\$15,000	Converted	Alteration	ASAHI DEVELOPMENT HAWAII CORP
7/20/1976	9/1/1979	069567	\$500	Converted	Alteration	ASAHI DEVELOPMENT HAWAII CORP
9/20/1983	6/5/1987	184833	\$83,672	Completed	Electrical - Plumbing - HEAT PUMPS	ROYAL KUHIO
2/10/1989	8/15/1989	265342	\$37,000	Completed	Alteration - Electrical	ROYAL KUHIO
9/22/1992	12/8/1992	324786	\$250	Completed	WINDBREAK	ASSOCIATION OF APT OWNER
4/29/1996	5/1/1996	387508	\$1,625	Completed	Plumbing	K T R INVESTMENT
5/7/1996	5/28/1996	387827	\$136	Completed	Plumbing	SADAO/KAYOKO ONO
10/28/1996	11/4/1996	395669	\$171	Completed	Plumbing	DAVID TAKUSHI REALTY

NOTES

Lined area for notes, consisting of 15 horizontal lines within a rounded rectangular border.

ADDITIONAL RELEVANT DOCUMENTS (IF ANY) ARE ATTACHED HERETO

LP36
C



**STATE OF HAWAII
OFFICE OF THE ASSISTANT REGISTRAR
RECORDED**

September 9, 2022 2:08 PM

Doc No(s) T - 11939363
on Cert(s) 268682
Issuance of Cert(s)

Pkg 12086355 AMR

/s/ LESLIE T KOBATA
ASSISTANT REGISTRAR

AFTER RECORDATION, RETURN BY MAIL (X) PICK-UP ()

Rush Moore LLP (SKCM)
A Limited Liability Law Partnership
737 Bishop Street, Suite 2400
Honolulu, HI 96813

Total Pages: 9

TITLE OF DOCUMENT:

PLAINTIFF'S NOTICE OF PENDENCY OF ACTION; EXHIBIT "A"; CERTIFICATE OF SERVICE

PARTIES TO DOCUMENT:

PLAINTIFF: SHELL ENTERPRISE CO., LTD

DEFENDANTS: DAVID RICHARD GEISS; ROYAL HAWAIIAN RAJA GROUP LTD.; ASSOCIATION OF APARTMENT OWNERS OF ROYAL KUHIO, by its Board of Directors; DIRECTOR OF DEPARTMENT OF TAXATION OF THE STATE OF HAWAII; JOHN DOES 1-10; JANE DOES 1-10; DOE PARTNERSHIPS 1-10; DOE CORPORATIONS 1-10; DOE ENTITIES 1-10; and DOE GOVERNMENTAL UNITS 1-10

PROPERTY DESCRIPTION:

Apt. No. 3801
"Royal Kuhio"
Condo Map No. 248
Island of Oahu

LIBER/PAGE/DOCUMENT NO.:

LAND COURT DOCUMENT NO.:
900834
TRANSFER CERTIFICATE OF
TITLE NO(S): 268,682

Tax Map Key(s): (1) 2-6-020-058 C.P.R. No. 0379

RUSH MOORE LLP
A Limited Liability Law Partnership

STEPHEN K. C. MAU 1804-0
737 Bishop Street, Suite 2400
Honolulu, Hawaii 96813
Tel. No. (808) 521-0400
FAX No. (808) 521-0497

Attorney for Plaintiff
SHELL ENTERPRISE CO., LTD.

Electronically Filed
FIRST CIRCUIT
1CCV-22-0001033
02-SEP-2022
09:38 AM
Dkt. 9 NPA

IN THE CIRCUIT COURT OF THE FIRST CIRCUIT

STATE OF HAWAII

SHELL ENTERPRISE CO., LTD.,

Plaintiff,

vs.

DAVID RICHARD GEISS; ROYAL
HAWAIIAN RAJA GROUP LTD.;
ASSOCIATION OF APARTMENT
OWNERS OF ROYAL KUHIO, by its
Board of Directors; DIRECTOR OF
DEPARTMENT OF TAXATION OF THE
STATE OF HAWAII; JOHN DOES 1-10;
JANE DOES 1-10; DOE PARTNERSHIPS
1-10; DOE CORPORATIONS 1-10; DOE
ENTITIES 1-10; and DOE
GOVERNMENTAL UNITS 1-10,

Defendants.

CIVIL NO. 1CCV-22-0001033
(Foreclosure)

PLAINTIFF'S NOTICE OF PENDENCY OF
ACTION; EXHIBIT "A"; CERTIFICATE OF
SERVICE

PLAINTIFF'S NOTICE OF PENDENCY OF ACTION

NOTICE IS HEREBY GIVEN, pursuant to Hawaii Revised Statutes § 501-151, as amended, that Plaintiff SHELL ENTERPRISE CO., LTD. ("Plaintiff") has instituted or is instituting concurrently herewith a legal action in the Circuit Court of the First Circuit, State of



Hawai'i, against the above-named defendants, and that one of the remedies prayed for by Plaintiff in said legal action is the foreclosure of its lien against property under that certain Condominium Conveyance Document dated August 31, 1978, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 900834, duly noted on Transfer Certificate of Title No. 268,682, as amended ("CCD") for Apartment No. 3801 in the condominium project known as "Royal Kuhio." Said property is more particularly described in Exhibit "A," which is attached hereto and incorporated herein for all purposes by this reference.

DATED: Honolulu, Hawaii, September 2, 2022.

/s/ Stephen K. C. Mau
STEPHEN K. C. MAU
Attorney for Plaintiff

EXHIBIT "A"
LEGAL DESCRIPTION

CONDOMINIUM CONVEYANCE DOCUMENT

LESSOR/

GRANTOR: ASAHI DEVELOPMENT HAWAII CORPORATION, a Hawaii corporation

LESSEE/

GRANTEE: ASAHI DEVELOPMENT AMERICA CORPORATION, a California corporation

DATED: August 31, 1978, but effective September 29, 1978

FILED: Land Court Document No. 900834

TERM: Commencing on effective date hereof and terminating midnight, December 31, 2041

The interest of ASAHI DEVELOPMENT HAWAII CORPORATION, a Hawaii corporation, by mesne assignments, was assigned to SHELL ENTERPRISE CO., LTD., a Japan corporation, by instrument dated February 25, 1985, filed as Land Court Document No. 1285452.

MEMORANDUM AGREEMENT OF LEASE RENT dated January 1, 2007, filed as Land Court Document No. 3565678, by and between SHELL ENTERPRISE CO., LTD., a Japan corporation, "Lessor", and the ASSOCIATION OF APARTMENT OWNERS OF ROYAL KUHIO, a Hawaii nonprofit corporation, "Lessee".

Said above Memorandum Agreement was amended by instrument dated March 2, 2007, filed as Land Court Document No. 3596003.

THE LESSEE'S INTEREST BY MESNE ASSIGNMENTS ASSIGNED AND APARTMENT CONVEYED

ASSIGNOR/

GRANTOR: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-5N

ASSIGNEE/

GRANTEE: ROYAL HAWAIIAN RAJA GROUP LTD., a Hawaii corporation, as Tenant in Severalty

DATED: September 28, 2021

FILED: Land Court Document No. T-11595345

The Leasehold estate and interest and all those certain estates, rights and/or interests conveyed by said Condominium Conveyance Document in and to the following:

-FIRST:-

- (A) Apartment No. 3801 of the Condominium Project known as "ROYAL KUHIO", as established by Declaration of Horizontal Property Regime dated April 30, 1975, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 718979, and as shown on Condominium Map No. 248 and any amendments thereto.

Together with the following appurtenant easements:

The exclusive right to use the Parking Stall(s), if any, as shown in said Declaration, as amended, and the Storage Locker(s) located on the same floor(s) as the apartment and being numbered with the last two digits of the apartment's number, all as shown on said Condominium Map; and nonexclusive easements for ingress and egress and support of the apartment through the common elements of the Project, and for repair of the apartment through all other apartments and through the common elements of the Project.

- (B) An undivided 1.017% interest as tenant in common with Asahi Development Hawaii Corporation, its successors and assigns, in and to the common elements of the Project (exclusive of the land) as described in said Declaration, as amended.

-SECOND:-

An undivided interest, equal to Apartment Owner's common interest in the common elements appurtenant to the apartment as set forth in the declaration, as amended from time to time, or as set forth in any replacement declaration covering the land, or if the land is removed from the Horizontal Property Regime, then as set forth in the declaration immediately preceding such removal, as tenants in common with other lessees, in and to the land described herein.

The lands upon which said Condominium Project "ROYAL KUHIO" is located are described as follows:

All of those certain parcels of land situate at Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

-PARCEL FIRST:-

LOT 267-A, area 46,628 square feet, more or less, as shown on Map 114, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 551 of Archibald Alfred Young;

-PARCEL SECOND:-

An undivided 1/2 interest in and a right-of-way in common with the other owners thereof, over, across, along and upon LOT 64, area 5,200 square feet, more or less, as shown on Map 4, filed in said Office of the Assistant Registrar of the Land Court with said Land Court Application No. 551;

Being the land(s) described in Transfer Certificate of Title No. 268,682 issued to Shell Enterprise Co., Ltd., a Japan corporation. /

SUBJECT HOWEVER, to the following:

1. Real Property Taxes, if any, that may be due and owing.
Tax Key: (1) 2-6-020-058 C.P.R. No. 0379 Apt. No. 3801
2. Mineral and water rights of any nature.
3. -AS TO PARCEL SECOND ONLY:-
 - (A) Grant in favor of the CITY AND COUNTY OF HONOLULU, dated October 7, 1966, filed as Land Court Document No. 403564; granting an easement for sewer purposes.
 - (B) Grant in favor of the CITY AND COUNTY OF HONOLULU, dated September 1, 1966, filed as Land Court Document No. 406472; granting an easement for sewer purposes.
 - (C) Grant in favor of the CITY AND COUNTY OF HONOLULU, dated May 15, 1967, filed as Land Court Document No. 422537; granting an easement for sanitary sewer purposes.
 - (D) Rights of others who may own undivided interest(s), or have easement or access rights, in said parcel.
4. The terms and provisions contained in the following:
INSTRUMENT: DECLARATION OF HORIZONTAL PROPERTY REGIME FOR THE
"ROYAL KUHIO" AND BY-LAWS
DATED: April 30, 1975
FILED: Land Court Document No. 718979
MAP: 248 and any amendments thereto

Said Declaration was amended by instruments dated September 11, 1975, filed as Land Court Document No. 736902, dated November 10, 1976, filed as Land Court Document No. 789397, dated September 18, 1978, filed as Land Court Document No. 899433, dated October

10, 1988, filed as Land Court Document No. 1591019, and dated June 17, 1999, filed as Land Court Document No. 2554914.

Said By-Laws were amended by instrument dated July 2, 1998, filed as Land Court Document No. 2471586.

Said Declaration was further amended by instruments dated September 25, 2013, filed as Land Court Document No. T-8683297 and dated December 1, 2015, filed as Land Court Document No. T-9478176.

Said Declaration and By-Laws were amended by instrument dated September 12, 2018, filed as Land Court Document No. T-10507100.

-Note:- Any recorded amendments to said Declaration affecting apartments other than the specific apartment described herein, are not shown.

The above Declaration of Horizontal Property Regime submitted the property known as Lot 267. By Land Court Order No. 53707, filed July 10, 1979, Lot 267 was subdivided into Lots 267-A, 267-B and 267-C. Lots 267-B and 267-C were acquired by the City and County of Honolulu, by Final Order of Condemnation filed as Land Court Document No. 931639. Title Guaranty of Hawaii, Incorporated is unable to locate of record an amendment of Declaration to reflect the same.

IN THE CIRCUIT COURT OF THE FIRST CIRCUIT

STATE OF HAWAII

SHELL ENTERPRISE CO, LTD.,

Plaintiff,

vs.

DAVID RICHARD GEISS; ROYAL
HAWAIIAN RAJA GROUP LTD.;
ASSOCIATION OF APARTMENT
OWNERS OF ROYAL KUHIO, by its
Board of Directors; DIRECTOR OF
DEPARTMENT OF TAXATION OF THE
STATE OF HAWAII; JOHN DOES 1-10;
JANE DOES 1-10; DOE PARTNERSHIPS
1-10; DOE CORPORATIONS 1-10; DOE
ENTITIES 1-10; and DOE
GOVERNMENTAL UNITS 1-10,

Defendants.

CIVIL NO. 1CCV-22-0001033
(Foreclosure)

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing will be mailed, postage prepaid, to each of the following on the date indicated below.

DAVID RICHARD GEISS
18627 Brookhurst, #506
Fountain Valley, CA 92708

ROYAL HAWAIIAN RAJA GROUP LTD.
Attn: Raja Mamuru, President
Raju Nakamoto, Vice President
2240 Kuhio Ave. Ste 3801
Honolulu, Hawaii 96815

And
c/o Raju Nakamoto. Agent for Service
2240 Kuhio Ave., Suite 1303
Honolulu, Hawaii 96815

ASSOCIATION OF APARTMENT OWNERS OF ROYAL KUHIO, by its
Board of Directors
c/o Hawaiiana Management Company, Ltd.
Pacific Park Plaza, Suite 700
711 Kapiolani Blvd.
Honolulu, HI 96813
Attention Deborah Balmilero

DIRECTOR OF DEPARTMENT OF TAXATION OF THE STATE OF
HAWAII
830 Punchbowl Street, Room 221,
Honolulu, HI 96813-5094

DATED: Honolulu, Hawaii, September 2, 2022.

/s/ Stephen K. C. Mau

STEPHEN K. C. MAU
Attorney for Plaintiff

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN ATTEMPT TO COLLECT A
DEBT, THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE,
AND THAT THE DEBT MAY BE DISPUTED.



STATE OF HAWAII
OFFICE OF THE ASSISTANT REGISTRAR
RECORDED

November 27, 2023 3:02 PM
Doc No(s) T - 12383168
on Cert(s) 268682
Issuance of Cert(s)

Pkg 12295921 YH

/s/ LESLIE T KOBATA
ASSISTANT REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail () Pickup (X)
City and County of Honolulu
Division of Treasury
Accounts Receivable Branch
530 S. King St., Rm. 115
Honolulu, HI 96813

TMK: 2-6-020-058-0379

Nicole Laus
PH: 808-768-3967

CITY AND COUNTY OF HONOLULU
ACCOUNTS RECEIVABLE BRANCH

CERTIFICATE OF COUNTY TAX/ASSESSMENT LIEN

It is hereby certified that the following named taxpayer(s) (is) (are) indebted to the City and County of Honolulu for the real property taxes/assessments shown below. By virtue thereof, said taxes/assessments (including penalties, interest and costs) constitute liens in favor of the County upon the property assessed belonging to said taxpayer(s):

Name(s) of Taxpayer(s): Shell Enterprise Co., Ltd., a Japan corporation
Residence or Business Address: C/O N&K CPAS INC 999 BISHOP STREET SUITE 2200 HONOLULU HI 96813

EFF DATE: 30-SEPT-2023

Table with 6 columns: Year or Taxable Period, Tax, Penalty, Interest, Other, Total. Row 1: 2021 to 2023, \$18,893.66, \$1,133.78, \$1,446.75, \$0.00, \$21,474.19. Row 2: Total, \$21,474.19

Said tax/assessments liens affect the following registered lands of the taxpayer(s) covered by Certificates of Title shown below:

Table with 4 columns: Certificates of Title No, Document Nbr, Tax Map Key, Street Address. Row 1: 268,682, 1285452, 2-6-020-058-0379, 2240 KUHIO AVE 3801

TAX COLLECTION SUPERVISOR
City and County of Honolulu

Dated: Honolulu, Hawaii

October 18, 2023

By [Signature]
Cyd Edwards

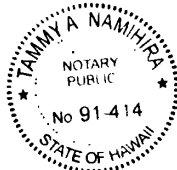
STATE OF HAWAII)
)SS.
CITY AND COUNTY OF HONOLULU)

On this 18th day of October 2023 before me appeared Cyd Edwards to me personally known, who, being by me duly sworn, did say that she is the Tax Collection Supervisor of the City and County of Honolulu, a municipal corporation, and that the seal affixed to said instrument is the corporate seal of said municipal corporation and that the instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council, and said officer acknowledge the instrument to be the free act and deed of said municipal corporation.

Doc. Date: 10/18/23 #Pages: 1
Tammy A. Namihira 1st Circuit
Doc. Description: Certificate of County
Tax/Assessment Lien

[Signature]
Notary Signature
Notary Certification

10/18/23
Date



[Signature]
Tammy A. Namihira
Notary Public, State of Hawaii
My commission expires: 04/08/2026

