



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
424 SO. BERETANIA STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**

on  
THE SCANDIA  
204 Makee Road  
Honolulu, Hawaii

REGISTRATION NO. 110

**IMPORTANT — Read This Report Before Buying**

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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.

June 30, 1966

SPECIAL ATTENTION

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

1. Since issuance of the Commission's Preliminary Report on Registration No. 110 dated December 3, 1965, the Developer has prepared and forwarded additional information to that filed in the submittal of October 11, 1965. This Final Report is made a part of the registration and is the document the Developer must give to all prospective purchasers of apartments. It is incumbent on the Developer to secure a receipt from the prospective purchaser that he has received a copy of this Final Report.
2. The Developer, under date June 27, 1966, reports that the basic condominium documents have been filed in the office of the recording officer.

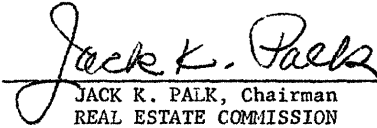
The Master Construction Lease was recorded on June 20, 1966 in Liber 5358, Page 440 in the Bureau of Conveyances, State of Hawaii. The Declaration, with By Laws attached, was filed June 29, 1966 in Liber 5366, Page 307, in said Bureau. The Registrar assigned Condominium Map No. 71 to the floor plans filed June 29, 1966 in the Bureau.

3. The Developer, pursuant to the requirements of Declaratory Ruling No. 1 dated December 14, 1965, has submitted a verified statement of all costs involved in completing THE SCANDIA, and time of completion of construction. Further, the Developer has filed a copy of the executed construction contract and evidence of a one hundred percent Performance and Payment Bond as part of this registration.

The Commission accepts a facsimile of the Hawaii National Bank letter of June 17, 1966 to the Developer as satisfactory evidence of sufficient funds being made available to cover the total project cost.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Horizontal Property Regimes, Revised Laws of Hawaii 1955, as amended.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 110 dated December 3, 1965.

  
JACK K. PALK, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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