



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

STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu 1, Hawaii

**PRELIMINARY
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 but may only take reservations therefore after

- (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.

December 3, 1965

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that 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. THE SCANDIA is a proposed lease condominium project consisting of forty-eight (48) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association; By-Laws; Declaration of Horizontal Property Regime; By-Laws of Association of Apartment Owners; Master Construction Lease; Certificate of Title; Reservation Agreement; Agreement of Purchase and Sale; Apartment Lease; Escrow Agreement (Executed); Lender's Letter of Commitment; Statement of Costs Involved in Completing Project; House Rules; and Preliminary Drawings and Typical Floor Plans.

Advertising and Promotional Matter, required to be filed with the Commission in compliance with Condominium Rules and Regulations, has not been submitted as part of this registration.

3. The Developer, having been advised of the Commission's Supplementary Filing Requirement of July 23, 1965, has submitted a statement showing all costs involved in completing the project.

4. The Developer, in receiving this Preliminary Public Report, is cognizant of the Commission's requirement that construction of the building shall not commence until satisfactory evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project.
5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, which relates to Horizontal Property Regimes.

NAME OF PROJECT: THE SCANDIA

LOCATION: The 204 Makee Road site is at the intersection of Makee Road and Cartwright Road where the latter thoroughfare meets Kapahulu Avenue at Kekio, Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-27-02

ZONING: Hotel-Apartment

DEVELOPER: SCANDIA DEVELOPERS, INC., a Hawaii corporation, 1060 Bishop Street, Honolulu, Hawaii, Telephone 581-991. Registered with the Director, Department of Regulatory Agencies, State of Hawaii, on July 13, 1965. The officers are:

Axel Ornelles	President and Director	Residence: 1184 Waiholo Place Honolulu, Hawaii
		Business: 1060 Bishop Street Honolulu, Hawaii
Dermot J. Ornelles	Secretary and Director	Residence: 2459 St. Louis Drive Honolulu, Hawaii
		Business: 1523 Kalakaua Avenue Honolulu, Hawaii
Malcolm W. Rasmussen	Treasurer and Director	Residence: 1245 Ainakoa Avenue Honolulu, Hawaii
		Business: 1245 Ainakoa Avenue Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Skinner, Bennett and Ornelles, (Attention: Mr. Axel Ornelles), 1060 Bishop Street, Honolulu, Hawaii, Telephone 581-991.

DESCRIPTION: The proposed building will be a fourteen (14) story reinforced concrete structure containing forty-eight (48) apartments occupying approximately 5,298 square feet of ground space. There will be two elevators to service the building. There is no basement. The ground floor level will provide parking for twenty-eight (28) cars, a swimming pool, a patio, a trash collection area, mailboxes and utility rooms. There will be a second parking deck having twenty (20) parking stalls.

There will be twelve typical apartment floors with each containing four two-bedroom apartments. Each apartment has a kitchen, a living-dining room, a lanai and two bathrooms.

The apartments will be designated by a number which corresponds to the floor level together with an alphabetical designation. Thus, those of the first floor will bear the numbers 1-A, 1-B, 1-C and 1-D; the second typical floor 2-A through 2-D; and so on up to the eleventh floor which will bear the numbers 11-A through 11-D. The apartments on the penthouse floor will be numbered PH-A through PH-D.

All of the apartments are two bedrooms, two baths and all are alike with each containing an apartment area of 1,014 square feet and a lanai area of 102 square feet or a total area of 1,116 square feet. All apartments abut upon common open corridors as the immediate common element to which each has access.

COMMON ELEMENTS: The common elements include the following: (1) The land described under paragraph (a) above mentioned; (2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings; (3) The flat roofs, yards, gardens, recreational facilities, maintenance facilities and swimming pool, and storage space on the ground level; (4) Any and all central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning and incinerators; (5) The elevators, tanks, pumps, motors, fans, compressors, ducts and, in general, all apparatus and installations existing for common use; (6) Such other facilities as may be herein designated as common elements; (7) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The forty-eight (48) parking spaces as shown on said condominium map constitute limited common elements and will be specifically assigned to specific apartments for the exclusive use of their owners.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto the respective undivided interest in the common elements as specified and established herein for such apartment, such interest being defined and referred to herein as the "common interest". The common interest, the proportionate share in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, hereby established for each apartment, shall be a 1/48 or 2.0834 per cent undivided interest.

USE: The building is intended as an apartment building for residential use. Each apartment shall be used only as a place of dwelling and for no other purpose in accordance with the terms of this declaration, the apartment leases, by-laws of the Association of Apartment Owners and the house rules, as they exist or as they may be amended from time to time, and each owner shall observe, comply with, and perform all rules, regulations, ordinances and laws made by the Board of Health and any other governmental authority of the municipal state and federal government applicable to the premises.

OWNERSHIP TO TITLE: The Notice of Intention states, and the Certificate of Title issued October 1, 1965 supports, that the fee simple title to the land committed to the project is vested in WILLIAM A. RASMUSSEN, MARY ORNELLES, and ALICE ABREU Under the Will and of the Estate of Mary Rasmussen, deceased.

ENCUMBRANCES AGAINST THE LAND: The Notice of Intention represents that there are no encumbrances.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an escrow agreement, as of October 7, 1965 identifying HAWAIIAN ESCROWS, LTD., as "Escrow".

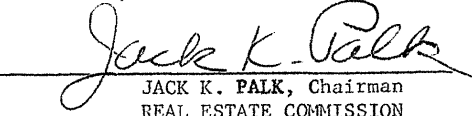
Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of apartment units are established.

MANAGEMENT AND OPERATIONS: The By-Laws of Association of Apartment Owners vest the Board of Directors with the duty and responsibility to employ a responsible Hawaiian corporation as managing agent. As at the date of the issuance of this report, no manager or managing agent has been identified.

STATUS OF PROJECT: Construction on the project is expected to commence on or about April 1, 1966 according to the Developer's notice to the Commission. The construction time for the SCANDIA is estimated to be twelve (12) months.

This Preliminary Public Report will be upgraded to a Final Public Report when additional requirements of the Commission have been complied with.

This PRELIMINARY 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

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION