



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

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

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

on  
THE HI-SIERRA  
3350 Sierra Drive  
Honolulu, Hawaii

REGISTRATION NO. 65

**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.

April 1, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) THE HI-SIERRA is a proposed fee simple condominium project consisting of forty (40) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Articles of Association and By-Laws Of The Developer; Certificate Of Title; Declaration of Horizontal Property Regime; Declaration of Covenants, Conditions and Restrictions and By-Laws; Statement Of Program Of Financing; Loan Commitment Letter; Developer's Mortgage; Agreement Of Purchase and Sale; Escrow Agreement; Building Contract; Performance Bond; Final Working Drawings, Plans and Specifications.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: THE HI-SIERRA

DEVELOPER: HI-SIERRA, INC., 733 Cedar Street, Honolulu, Hawaii, telephone 512-422, a Hawaii corporation registered with the Director, Department of Regulatory Agencies, State of Hawaii, October 12, 1964.

The officers are as follows:

Robert M. Enomoto	President	2688 Kamehameha Hwy, Honolulu
James Ho	Vice President	2009 Homerule St., Honolulu
Isaac I. Nonaka	Secretary-Treasurer	733 Cedar St., Honolulu

ATTORNEY REPRESENTING DEVELOPER: Nevels & Chang, (Attn: Mr. Charles K. C. Chang) Suite 920, 1441 Kapiolani Blvd., Honolulu, Hawaii. Telephone 995-305

TAX KEY: FIRST DIVISION 3-3-05-8

ZONING: Hotel Apartment

DESCRIPTION: The land committed to the regime is 19,055 square feet. The building to be constructed on said land is a nine (9) story reinforced concrete building occupying approximately 16,247 square feet of ground space containing a street level parking basement with thirteen (13) parking stalls, a first floor parking deck with forty (40) parking stalls, and eight floors with five apartments each, making a total of forty (40) apartments. Each of the eight apartment floors contains four two-bedroom, two-bath apartments and one three-bedroom, two-bath apartment. Each of the apartments has a balcony lanai.

The apartments on each of the eight floors having apartments are numbered 01 through 05 preceded by the number of the particular floor (parking elevations not being considered floors for the purposes of this numbering system). All eight of these floors have the same floor plan. The 01 apartment on each floor is a three-bedroom, two-bath apartment located at the south end of the building and contains an area of approximately 1,127 square feet, together with a balcony lanai containing an area of approximately 231 square feet. The 02, 03, 04 and 05 apartments on each floor are adjacent units located in sequence north of the 01 apartment on each floor, and each is a two-bedroom, two-bath apartment containing an area of approximately 920 square feet, together with a balcony lanai containing an area of approximately 181 square feet.

Each of the apartments also contains a kitchen, a living room with dining area, a study, closets and hallways. All of the apartments abut upon common hallways and will have the non-exclusive use of such hallways. Each apartment will have the exclusive use of a designated parking space.

COMMON ELEMENTS: The general common elements will include: (a) the land hereinabove described and all portions of the property not located within any apartment, including, but not by way of limitation; (b) all elevator equipment and shafts, roofs, foundations, pipes, ducts, flues, chutes, conduits, wires and other utility installations to the outlets, including all compartments or installation of central services such as power, light, gas, cold and hot water, refrigeration, water tanks and pumps and the like; (c) bearing walls, columns or girders; (d) balcony lanais (subjective to an exclusive easement in favor of the apartment abutting on each balcony lanai); (e) recreation areas, yards, grounds, landscaping and other lot improvements; (f) halls, lobbies, stairways and entrances, exits or communication ways; (g) parking areas (portions of the parking areas being subject to exclusive easements for parking spaces for each apartment and for such other exclusive users as HI-SIERRA, INC., shall designate); and (h) all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: The corridor on each floor is a limited common element reserved for the use of the apartments on that floor.

INTEREST TO BE CONVEYED PURCHASER: An apartment deed will be executed upon the sale of each apartment in the building and will also include an undivided interest in the common elements appertaining to each apartment, according to the size of the apartment, as follows: All three-bedroom, two-bath apartments, 2.9%; all two-bedroom, two-bath apartments, 2.4%. The total number of votes of all apartment owners shall be forty (40), allocating one vote to each apartment. The

common expenses of the building shall be shared by each owner according to the percentages hereinabove set forth.

OWNERSHIP: The Certificate Of Title, under date November 6, 1964 by Title Guaranty Company of Hawaii states that the title to the land committed to the project is vested in the Developer, HI-SIERRA, INC., a Hawaii corporation.

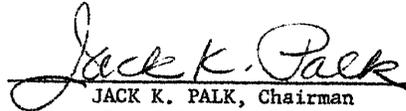
ENCUMBRANCES AGAINST LAND AND BUILDING: The Developer describes the encumbrances as follows - Mortgage, dated November 4, 1964, filed as Land Court Document No. 346321 (and noted on Transfer Certificate Of Title No. 100,357), made by HI-SIERRA, INC., as Mortgagor, to REAL ESTATE FINANCE CORPORATION, as Mortgagee, to secure the sum of \$95,000.00.

PURCHASE MONEY HANDLING: An executed Escrow Agreement has been submitted to the Commission for examination between HI-SIERRA, INC., as "Developer" and REAL ESTATE FINANCE CORPORATION, as "Escrow".

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as the retention and disbursement of the trust funds.

MANAGEMENT AND OPERATION: In the By-Laws of the regime, the Board of Directors has the duty and responsibility to employ the services of a person or firm, as "Managing Agent".

STATUS OF PROJECT: On February 8, 1965 the Developer executed a Building Contract with Enomoto Bros. Contractors, Inc. Construction work has commenced and the anticipated completion date is November 30, 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 AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION