

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Regulatory Agencies  
State of Hawaii

MINUTES OF MEETING

Date: Wednesday, November 27, 1963  
Place: Conference Room No. 1, 313 So. Beretania Street, Honolulu, Hawaii

Present: Dorothy S. Ahrens Erling P. Wick  
William A. Beard Roy Y. Takeyama, Deputy Attorney General  
Yukio Kashiwa Robt E. Bekeart, Executive Secretary  
Jack K. Palk

Present by Invitation: Mason Hironaka, First Vice President,  
HONOLULU BOARD OF REALTORS.

Financial Report: The Financial Report for the Real Estate Commission for the period ending October 31, 1963 was noted and filed.

Business Out of Minutes: LICENSING (Sections 170-1 through 170-14)

October 15, 1963 Examination Results - The Executive Secretary presented the roster of real estate salesman and real estate broker applicants for the October 15, 1963 examination throughout the state.

UPON MOTION, the Commission ruled that broker applicants under the margin number 1 through 22 be found qualified in the written examination and that licenses be issued when all requirements have been met.

Motion passed unanimously.

UPON MOTION, the Commission ruled that salesman applicants under the margin number 1 through 40 be found qualified in the written examination and licenses be issued when all requirements have been met.

Motion passed unanimously.

The Commission directed the Executive Secretary to present the real estate salesman examination booklets for applicants under the margin numbers 80, 81, 82 and 83. The members reviewed the performance of the four applicants and authorized the Executive Secretary to include them in his recommendation of those qualified.

UPON MOTION, the Commission ruled that salesman applicants under the margin number 80 through 83 be found qualified in the written examination and that licenses be issued when all the requirements have been met.

Motion passed unanimously.

EDWARD F. PEINE vs. PATRICK M. MURPHY - The Acting Chairman reviewed the matter of processing the Commission's decision of record at the monthly meeting of October 22, 1963. He noted that although the decision had been made a part of the proceedings and the action was to be effective October 25, 1963, it was found necessary to perform additional editing on the material for presentation to the Deputy Attorney General Kenneth Saruwatari. The Executive Secretary worked up the material, the Attorney General's representative reviewed it and it was presented for the signature of the members.

UPON MOTION the Commission ruled that the effective date of the decision, previously entered as October 25, 1963 be changed to read "effective November 27, 1963."

Motion passed unanimously.

UPON MOTION the Commission directed that their action in this matter be recorded as follows:

Upon the deliberation of this matter and based on the findings of acts of misconduct committed by the Respondent, Patrick M. Murphy, THE REAL ESTATE COMMISSION, STATE OF HAWAII, has found the Respondent in violation of Section 170-12 (b), (h), and (i), Revised Laws of Hawaii 1955, as amended, and hereby revokes Real Estate Broker License No. 4144, effective November 27, 1963.

This order shall be in full force and effect from this date unless set aside by a court of competent jurisdiction.

Motion passed unanimously.

The members signed the decision. The Acting Chairman directed the Executive Secretary to notify all parties to the proceedings according to the requirements of the Hawaii Administrative Procedures Act.

The Acting Chairman instructed the Executive Secretary on the requirements for a conference with the Complainant, Edward F. Peine.

#### RULES AND REGULATIONS

It was the Commission's decision that final work on the proposed changes to the rules and regulations would be handled as a principal discussion item for the County of Kauai meeting next month.

#### SUBDIVISIONS (Sections 170-30 through 170-38)

LAST CHANCE RANCH - The Executive Secretary reported that as of this date he has not received a reply on this offering which he requested from the Nevada Real Estate Commission. The members directed that an

immediate inquiry be sent to the Nevada authorities in order to determine the status of this subdivision before their agency. The subdivider is to be notified of the Commission's action, and an information copy will be sent to the developer's local representative Kinji K. Kanazawa, Attorney.

HARNEY COUNTY LAND DEVELOPMENT CORPORATION - The Executive Secretary briefed the members on the latest developments in this mail fraud case to be tried by the United States District Attorney in the Federal Court, Portland, Oregon, on December 2, 1963. The Acting Chairman directed the Deputy Attorney General Takeyama to review this registration and advise the Commission if there were legal grounds on which the Commission could suspend this subdivision from selling in Hawaii while this case is being tried in the U. S. District Court of Oregon.

The Deputy Attorney General took the file for his review.

KLAMATH FOREST ESTATES - The Executive Secretary reported that field inspection material on this project had been received from the Oregon Real Estate Commission. All information on hand appears to show the offering is as presented in the registration.

UPON MOTION the Commission accepted the registration of this subdivision and directed the Executive Secretary to forward the registrant word of this action.

Motion passed unanimously.

CONDOMINIUMS (Sections 170A-1 through 170A-33)

REGISTRATION NO. 22 - ILIKAI APARTMENT BUILDING - The Executive Secretary reported that the public report on this project was still in the process of being worked up. He noted that he has received several changes to the original documents and exhibits submitted with the registration.

REGISTRATION NO. 24 - PRINCE KUHIO - The Executive Secretary reported that no public report has been worked up on this County of Kauai project.

New  
Business:

LICENSING (Sections 170-1 through 170-14)

New Corporations, Partnerships and DBAs

UPON MOTION, the Commission ruled that those licenses tentatively authorized for:

Corporation

Clark-Simpson Realty, Inc. - Emmett P. Simpson, Principal Broker  
be issued.

Motion passed unanimously.

SUBDIVISIONS (Sections 170-30 through 170-38)

UPON MOTION the Commission accepted the registration of the following subdivisions:

ALOHA GARDENS SUBDIVISION - Gordonville, County of Grayson, Texas; 351 lots; developer - Gordonville Land Developing Co., Inc., J. C. Brady, Sr., President. No selling broker identified.

KEAPUKA TRACT - UNIT 2-E SUBDIVISION - Kaneohe, City and County of Honolulu, Hawaii; 27 lots; developer - TRACT DEVELOPMENT CORPORATION, C. R. Short, Vice President. Exclusive Sales Agent - Hawaiian Housing Corporation, Ltd.

MANOA GARDENS UNIT IV SUBDIVISION - Manoa Valley, City and County of Honolulu, Hawaii; 32 lots; developer - Island Construction Co., Inc., American Factors, Ltd., Joseph R. Pao, Authorized Agent. No selling broker identified.

WAI LANI RISE UNIT 1B SUBDIVISION - Waipio, City and County of Honolulu, Hawaii; 67 lots; developer - Oahu Sugar Company, Ltd., J. E. Ednie, Vice President. Developer will sell - subdivision primarily for employees.

FOSTER VILLAGE UNIT VII SUBDIVISION - Halawa, Ewa, City and County of Honolulu, Hawaii; 75 lots; developer - TOWN INVESTMENT, LTD., James P. Ing, Authorized officer. Selling broker - Bishop Realty, Inc.

ENCHANTED LAKES ESTATE UNIT 6-C SUBDIVISION - Kaelepulu, Kailua, Koolaupoko, City and County of Honolulu, Hawaii; 44 lots; developer - ISLAND CONSTRUCTION CO., INC., W. H. Bengel, Vice President; selling broker - Pao Realty Co.

ENCHANTED LAKES ESTATES UNIT 7-B SUBDIVISION - Kaelepulu, Kailua, Koolaupoko, City and County of Honolulu, Hawaii; 109 lots; developer - ISLAND CONSTRUCTION CO., INC.; selling broker - Pao Realty Co.

PACIFIC SHORES SUBDIVISION - Crescent City, County of Del Norte, California; 1687 lots; developer - TAMCO DEVELOPMENT CO., an Arizona corporation, and ANDREW P. TELL dba Crescent City Development Co. a joint venture. Selling broker - Koolau Realty, Inc.

Motion passed unanimously.

The Executive Secretary presented the following for information:

"HOLIDAY" Tract - A large land offering in the County of Kern and the County of Los Angeles, California; developer - MONARCH INVESTMENT COMPANY.

IZU SHIZENKOEN ONSENKYO - A mutual land holding and construction entity on the Izu Peninsula, Japan.

PHILIPPINES HAWAIIAN PARADISE PARK - Cable inquiry from Oscar S. Gonsales, realtor, Manila, Republic of Philippines, on Gail Wayne, President, ASIA AMERICAN LAND INVESTMENTS LIMITED, HONG KONG.

KAUPUNAHALA UNIT 2 SUBDIVISION - A remanent of 31 residential lots in a Kaneohe, Koolaupoko, City and County of Honolulu subdivision that had been offered as part of a master planned development prior to passage of subdivision law.

CONDOMINIUMS (Sections 170A-1 through 170A-33)

REGISTRATION NO. 23 - INTERNATIONAL COLONY CLUB NO. 1 - Developer has submitted additional information for a final report. Upon receipt of contract, building permit and bond data Executive Secretary will process for final report.

REGISTRATION NO. 25 - TANTALUS VISTA APARTMENTS - Final public report on this project issued November 15, 1963.

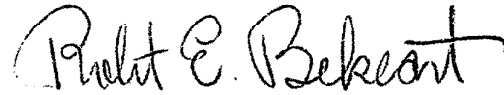
REGISTRATION NO. 26 - THE PARK TOWER - Final public report on this project issued November 15, 1963.

REGISTRATION NO. 27 - UNIVERSITY TOWERS - The Executive Secretary reported that a notice of intention to sell on behalf of this project had been filed.

Date of  
Next  
Meeting:

The Commission agreed that its next meeting would be held in the County of Kauai, at the COCO PALMS HOTEL, convening at approximately 1:00 P.M., on Wednesday, December 18 and carrying over to Thursday, December 19, 1963.

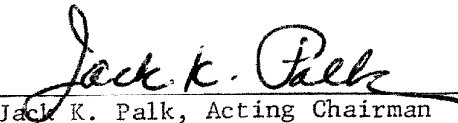
Adjournment: There being no further business, the meeting adjourned at 2:15 P.M.



Robt E. Bekeart, Executive Secretary

APPROVED BY THE COMMISSION:

Date 12/18/63



Jack K. Palk, Acting Chairman

REB/rt  
December 16, 1963