

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

MINUTES OF MEETING

Date: Wednesday, November 18, 1964

Place: Conference Room, 424 So. Beretania Street, Honolulu, Hawaii

Present: Mr. Jack K. Palk, Chairman Mr. Harold J. Silva
Mrs. Dorothy S. Ahrens Mr. William H. C. Young
Mr. William A. Beard Mr. George P. Siu, Deputy Attorney
Mr. Yukio Kashiwa General
Mr. Robt E. Bekeart, Exec. Secy

Present by Invitation

Mr. Wesley F. Charlton, representing Real Estate Assn of Hawaii
Mrs. Mary V. Savio, representing Honolulu Board of Realtors

Absent: Mr. Douglas R. Sodetani - authorized absence

Call to Order: There being a quorum the Chairman, Mr. Jack K. Palk, called the meeting to order at 10:00 a.m.

Minutes: UPON MOTION the minutes of the meeting of October 13, 1964 were approved as circulated.

Motion carried unanimously.

Financial Report: The Commission noted as received the Financial Report of the Real Estate Commission as of October 31, 1964.

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

RULES AND REGULATIONS - The Chairman reviewed the discussion he and Mr. Kashiwa had with the Governor on the point in the proposed regulations where the language states the Commission may require examination after a licensee has been in the "inactive" or "forfeited" category for more than two years. In his memorandum of October 26, 1964 the Chairman reported to the commissioners the results of the conference in the Executive Chambers and his suggestions for resolving the issue at hand.

The members deliberated on the new language to amend PART I. GENERAL PROVISIONS, 1.8 RESTORATION OF FORFEITED LICENSE. The Deputy Attorney General advised the membership on specific language that might be acceptable.

UPON MOTION the Commission adopted a revision to Paragraph 1.8, the actual revision being the addition to subparagraph (b), underscored below to read:

1.3 RESTORATION OF FORFEITED LICENSE.

A license which has been forfeited for failure to pay the annual renewal fee as required may be restored by the Commission:

- (a) Within two (2) years of the date of the forfeiture, upon written application therefor and payment of the required fees, or
- (b) After two (2) years from the date of forfeiture, upon written application therefor and payment of the required fees, provided that the Commission may require the examination of the applicant to determine that he is still qualified as a real estate broker or real estate salesman; provided, however, that no re-examination shall be required of any person who, while a licensee in good standing, assumed or assumes any elected or appointed public office or joined or joins the military branch of the State of Hawaii or of the United States.

Motion carried unanimously.

The Chairman stated that he would advise the Governor of the Commission's action after the Deputy Attorney General had an opportunity to study the desired revision and approve it "as to form".

The Commission reviewed the necessity of holding another public hearing to incorporate this change to the rules and regulations adopted March 31, 1964. The Chairman requested an expression on this point from counsel. The Deputy Attorney General offered the tentative opinion that if the Commission's membership at today's meeting was basically the same as that assembled March 31, there would be no need to call another public hearing. The Commission accepted counsel's determination and agreed that there would be no additional hearing on the revision to the previously adopted rules and regulations.

INCREASE IN FEES - The Executive Secretary reported that the increase and changes in license fees, having been adopted by the Commission at a public hearing on June 23, 1964 and approved by the Governor on October 23, 1964, are:

(a) Application fee for broker and salesman	\$ 7.50
(b) Branch office license fee	3.00
(c) Reissuance fee of license	1.50
(d) Restoration fee of license for broker	37.50
(e) Condominium registration fee	75.00

The Commission noted the Executive Secretary's report.

OCTOBER 20, 1964 EXAMINATIONS - The Executive Secretary reported the following statistics on applicants appearing for examination:

	<u>Salesman</u>	<u>Broker</u>
County of Hawaii (Hilo)	18	3
County of Hawaii (Kailua-Kona)	--	--
City and County of Honolulu	252	46
County of Kauai	2	1
County of Maui	<u>2</u>	<u>1</u>
Total Examined	274	51

The Executive Secretary presented EXHIBIT "A" which showed the ranking of the fifty-one (51) candidates for a real estate broker license.

UPON MOTION, the Commission ruled that the following applicants for real estate broker license were found qualified in the October 20, 1964 written examination:

<u>Name</u>	<u>ID No.</u>
1. ADAMS, Francis L.	34
2. BROOK, Herbert P.	8
3. CALISTRO, Ralph F.	26
4. CENTEIO, Mildred T.	18
5. CHANG, Henry C. W.	11
6. CLARKE, George W.	29
7. CLOUTIER, Roland A.	19
8. DAMON, Gordon H.	12
9. DEVINE, Leinaala	3
10. DOLE, Richard A.	47
11. DUVAUCHELLE, Sophie M.	14
12. HASEGAWA, Sumiko	17
13. HIRASHIMA, Yoshiharu	27
14. IGNACIO, Mary Jean	44
15. IKEHARA, George H.	36
16. INABA, Rodney Y.	33
17. ISHIZU, Tadayoshi	2
18. MELLEN, Mrs. Shigeiko S.	15
19. MIGUEL, Don	51
20. OGATA, Clara	41
21. PETERSON, Frederick C.	54
22. PORTER, Edith R.	56
23. RODRIGUES, Arthur H., Jr.	13
24. SHIMAKAGE, Gilbert T.	16
25. SLOAN, Erna E.	45
26. SONG, Abraham	28
27. TARA, David M.	49
28. YONEJI, Takeo	9
29. YAP, Theodore T.	35
30. YOUNG, Basil H. O.	1

Motion carried unanimously.

The Executive Secretary presented EXHIBIT "B" which showed the ranking of the two hundred and seventy-four (274) candidates for a real estate salesman license.

UPON MOTION the Commission ruled that the following applicants for real estate salesman license were found qualified in the October 20, 1964 written examination:

<u>Name</u>	<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>
1. ABURAMEN, Jimmy S.	118	39. FONG, Merwin W. Y.	261
2. AKAHOSHI, Ralph K.	204	40. FORD, David R.	137
3. AKITA, Richard M.	227	41. FRIEDLANDER, Andrew D.	142
4. ALGIERS, JoAnn S.	271	42. FUJII, Kanji	189
5. ALGIERS, Norman Anthony, Jr.	270	43. FUJII, Masuto	210
6. ANDERSON, John	198	44. FUJIOKA, Hiroyuki	157
7. ANDERSON, Margaret M.	194	45. GALL, Edward E.	216
8. ANDERSON, William R.	160	46. GAUEN, George M.	174
9. APO, Samuel Umi	138	47. GEDGE, Norman E.	266
10. AQUILIZAN, Cipriano	372	48. GEHRING, Richard H.	233
11. AU, Allen	150	49. HALEY, Fred F., Jr.	236
12. AUWAE, Trinidad L.	152	50. HEE, William B. C.	171
13. BANKS, Judson Gary, Jr.	215	51. HEE WAI, Teddy	207
14. BASSO, Robert E.	218	52. HIRONAKA, Albert M.	224
15. BUISSERET, Ramon B.	156	53. HERSEY, H. Roy	213
16. CALDITO, Richard I. C.	129	54. HIGUCHI, Yukio	148
17. CANNON, Josephine	136	55. HIROTA, Tsutomu	115
18. CARSTENSEN, Burton Clarence, Sr.	250	56. HULL, Clyde L.	249
19. CARVALHO, Urban C.	114	57. IGNACIO, Walter W.	225
20. CEDILLOS, Henry	139	58. IKEDA, Arthur H.	192
21. CHANG, Robert K. Y.	183	59. ING, Alyce B.	193
22. CHAPMAN, Hugh B.	134	60. JONES, R. Dean	164
23. CHONG, Donald M. K.	222	61. KAAUA, Sylvia N.	117
24. CHUN, Edward H. W.	247	62. KAMAU, William K., III	116
25. CHUNG, Tai Sun	110	63. KASHIWA, George K.	235
26. CICALA, June S.	191	64. KAUHANE, Henry T.	187
27. CLARK, Nathan F.	229	65. KAWAMURA, Luella N.	147
28. CONANT, Janet W.	212	66. KAWAMURA, Ted, Jr.	149
29. COWAN, Christine E.	166	67. KIHARA, Morrin I.	113
30. CRAVEN, Conrad T.	265	68. KIM, Hai Yun	161
31. CRAVEN, Sheila Enid	264	69. KIM, Paul Chung Sun	179
32. DECKER, W. C.	176	70. KIMURA, Tom T.	167
33. DODSON, James N.	203	71. KOBASHIKAWA, Yeijin Edward	234
34. DUNN, Marian A.	246	72. KOMORI, Arthur S.	132
35. EDENFIELD, Pacifica S.	180	73. KURASHIMA, Ernest K.	158
36. EVANS, Richard P.	248	74. LEE, Alma H. N.	289
37. FALCONER, Minnie Luke	173	75. LEE, Henry K. H.	358
38. FISHER, Willis Owen	135	76. LEE, James G.	317
		77. LEE, Wilfred L.	291

<u>Name</u>	<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>
78. LOPEZ, Theodore J.	313	110. SMITH, Peter Stewart	283
79. LUM, Sunny A. S.	285	111. SPENCER, Joseph K., Jr.	290
80. MAKIUCHI, Harry	315	112. STACHOWSKI, Jan O.	298
81. MAU, Kenneth K. H.	357	113. TAKETA, Noboru	296
82. MAUNAKEA, Marguerite M.	329	114. TANAKA, Clarence H.	316
83. MAXWELL, Nancy R.	276	115. TANAKA, James T.	376
84. McCLURE, Genevieve W.	328	116. TOM, Herbert K.	243
85. MELIM, Theodore C., Jr.	332	117. TOM, Stanley K. W.	348
86. MENEFEE, Wendy	314	118. TOMIHARA, Tamotsu	387
87. MIYATA, Richard Y.	284	119. TRUMAN, Raymond E.	382
88. MONG, Madeline J.	363	120. TSUCHITORI, Frank	367
89. MORISHIGE, Owen A.	356	Masaru	
90. MUIRHEAD, Susan E.	140	121. TUFEELE, Roberta A.	369
91. MUKAI, Howard	297	122. WAKAYAMA, Ernest K.	309
92. MUNRO, Ruth L.	325	123. WARNKE, Mary	350
93. MURRAY, Edmund S.	254	124. WHITE, John L.	312
94. NAKANO, Tsunekazu	146	125. WIEDEMAN, A. B.	308
95. NOMURA, Kenichi	319	126. WONG, Lily	331
96. OAKLEY, Mrs. Patricia		127. YAMAGATA, Naoji	359
Nicholson	274	128. YAMAMOTO, George	
97. OI, Wallace H.	277	Hiroshi	102
98. OIE, Takeshi	104	129. YAMANAGA, George	381
99. OKADA, Glenn	375	130. YAMANE, Hiroshi	287
100. O'NEIL, Brian D.	310	131. YAMASHIRO, David T.	279
101. OTAKE, Harry T.	345	132. YAMAUCHI, Doreen J.	336
102. PENDLETON, Bruce G.	219	133. YANO, Chiyoyasu	327
103. PENTE, Bettie W.	326	134. YEE, Virginia	130
104. PURDIN, Marion E.	299	135. YOKOMICHI, Samuel	320
105. REDISKE, Robert G.	373	136. YONEZAWA, Shigeru	351
106. SAKAI, James T.	347	137. YOSHIDA, James K.	354
107. SATO, George Y.	360	138. YOUREE, Edna P.	323
108. SHIMABUKURO, Jeanne	278	139. FURUTANI, Mary	162
109. SHKLOV, Agnes P.	383	140. GILBERT, Charles M.	155

Motion carried unanimously.

SUBDIVISIONS (Section 170-30 through 170-38)

RECORD OF SURVEY 2190 SUBDIVISION - The chairman stated that this matter would be discussed later in the agenda.

The Executive Secretary reported that there were no subdivision transactions carried over from the previous meeting.

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

UNASSIGNED - LEILANI CONDOMINIUM - The Executive Secretary reported work-up on this project's public report will be finalized shortly.

CONDOMINIUMS - (cont.)

REGISTRATION NO. 32 - WAIPIO GARDEN APARTMENTS - The Executive Secretary reported that on November 5, 1964 the Commission issued its Final Public Report on this project.

REGISTRATION NO. 44 - THE CONTINENTAL APARTMENTS - The Executive Secretary reported that on November 6, 1964, the Commission issued its Final Public Report on this project.

REGISTRATION NO. 45 - MARINA TOWERS - The Executive Secretary reported that on November 13, 1964 the Commission issued its Final Public Report on this project.

New Business:

NEW CORPORATIONS, PARTNERSHIPS AND DBAs

UPON MOTION, the Commission ruled that the licensees tentatively authorized by the Executive Secretary for the

Corporations

Pacific Hotels, Inc.	Edgar A. Kudlich, RPB
International Management Corporation	Clarence K. Nakamura, RPB

DBA's

Shigeru Shimizu	dba	Real Estate Exchange
Harry K. Lee	dba	H. K. Lee

Branch Offices

Dolman and Urner, Inc.	dba	V. Dolman Realty
91-902 Ft. Weaver Rd., Ewa Beach		Dorothy Willers, BIC

be issued and his action ratified.

Motion carried unanimously.

The Executive Secretary reported that an application for Mauna Loa Investment Co. of Hawaii, Inc. has been submitted in which the letter of transmittal nominated Richard S. K. Tsui as the Principal Broker. The commissioners were advised that this would conflict with the Commission's policy of not permitting a broker to serve as Principal Broker in more than one agency. After discussion on the application, the Commission suggested that the Executive Secretary should explore this matter further with Mr. Tsui and seek his cooperation in the matter of his retaining his independent broker status and serve this corporation as its exclusive agent.

SUBDIVISIONS

UPON MOTION the Commission accepted as completed the registrations on the following projects:

RECORD OF SURVEY 2190 SUBDIVISION - West of California City Boulevard (a County road #1662) in the unincorporated area of the County of Kern, California; 112 lots; developer - Title Insurance and Trust Company (A. A. Martin, Trust Officer, 433 South Spring St., Los Angeles, California); selling agent - R. J. Beaumont & Associates, listed with Waikiki Realty.

WAIPAHA TRIANGLE UNIT II SUBDIVISION - Kamehameha Highway Junction, Waipio, Ewa, City and County of Honolulu, Hawaii; 154 lots; subdivider - Pacific Land Hui (Hung Wai Ching); selling agent - Oahu Homes.

CRESTVIEW UNIT NO. 1 SUBDIVISION - Waipahu and Wahiawa Junction, Waipio, Ewa, City and County of Honolulu, Hawaii; 239 lots; subdivider - Leeward Development Corporation (Hisashi Tanaka, Vice President); selling agent - Realty Sales Corporation.

ENCHANTED LAKE ESTATES UNIT 5-B-1 SUBDIVISION - Kaelepulu, Kailua, Koolaupoko, City and County of Honolulu, Hawaii; 41 lots; subdivider - Island Construction Co., Inc.; selling agent - Joe R. Pao Realty Co.

ENCHANTED LAKE ESTATES UNIT 5-B-2 SUBDIVISION - Kaelepulu, Kailua, Koolaupoko, City and County of Honolulu, Hawaii, 33 lots; subdivider - Island Construction Co., Inc.; selling agent - Joe R. Pao Realty Co.

ENCHANTED LAKE ESTATES UNIT 5-B-3 SUBDIVISION - Kaelepulu, Kailua, Koolaupoko, City and County of Honolulu, Hawaii; 52 lots; subdivider - Island Construction Co., Inc.; selling agent - Joe R. Pao Realty Co.

KOMOHANA STREET LOTS SUBDIVISION - Waiakea Homesteads, Waiakea, South Hilo, County of Hawaii, Hawaii; 27 lots; subdivider - Kaoru Sunada, (Owner, 1695 Kinoole St., Hilo Hawaii); selling agent - none identified.

MAKAI SUBDIVISION - Waiakoa, Kula, County of Maui, Hawaii; 72 lots; subdivider - Walter S. S. Zane (Developer); selling agent - Walter S. S. Zane and Edward's Realty.

NINTH INCREMENT SUBDIVISION - Kahului, County of Maui, Hawaii; 97 lots; subdivider - Kahului Development Co., Ltd.; selling agent - none identified.

FOSTER VILLAGE UNIT 10 SUBDIVISION - Halupa Street, Halawa, Ewa, City and County of Honolulu; 58 lots; developer - Town Investment, Ltd., (James Philip Ing); selling agent - Bishop Realty, Inc.

Motion carried unanimously.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention had been filed on behalf of the Horizontal Property Regimes as follows:

(UNASSIGNED) - PUNAHOU WILDER APARTMENTS - 1535 Punahou Street, corner Wilder Avenue, Punahou, Honolulu, City and County of Honolulu, Hawaii; leasehold; thirty (30) dwelling units; developer Alan P. Kruse doing business as Punahou Wilder Co.; selling agent - Alan P. Kruse.

(UNASSIGNED) - NIHI GARDENS - Nihi Street and Puolani Street, at Kalihi, Honolulu, City and County of Honolulu, Hawaii; fee simple; nineteen (19) cottage type dwelling units; developer - Nihi Garden Associates, a joint venture; selling agent - none identified.

(UNASSIGNED) - KALANI-IKI ESTATE CONDOMINIUM PROJECT - Extension of Kalani-iki Street, Waiialae-iki, Honolulu, City and County of Honolulu, Hawaii; leasehold; ninety-five (95) dwelling units; developers - Amity Developers, Inc.; selling agent - Bishop Realty, Inc.

(UNASSIGNED) - SHIZANDE BUILDING - 1136 Union Street, between Hotel and Bishop Streets, at Honolulu, City and County of Honolulu, Hawaii; fee simple; forty-eight (48) office spaces; developer - Shizande, Inc.; selling agent - none identified.

(UNASSIGNED) - MAKAHA BEACH CABANAS - Farrington Highway in Makaha, at Waianae, City and County of Honolulu, Hawaii; leasehold; one hundred and forty-two (142) apartments; developer - a limited partnership, SUMMER PLACE; selling agent - Ruddy Tongg, Jr., broker.

Investigations:

ANTELOPE VALLEY LAND SALES

The Chairman reported on his conferences with personnel of the California Real Estate Commissioner's staff and the planning officials for the County of Los Angeles. A confidential memorandum on his findings and suggested courses of action to be taken was distributed to the members of the Commission.

Under an earlier directive, the Chairman had instructed the Executive Secretary to make contact with each of the firms or individuals known to be offering Antelope Valley lands for sale in Hawaii and solicit their cooperation in areas of making a more complete disclosure in all promotional and advertising material, as well as in the Agreement To Sell contracts in use.

Miscellaneous:

POWER OF ATTORNEY APPARATUS

On question the Deputy Attorney General noted that he had only recently received the Commission's request for an opinion on the

power of attorney selling apparatus. Mr. Siu stated that he had explored the problem preliminarily but had no opinion to offer at this meeting.

ELSIE LUI-KWAN REQUEST - The Executive Secretary presented the request of Mrs. Lui-Kwan for the restoration of her revoked license as a real estate broker. Her letter was supported by a written communication by Mr. Lowell Christensen, Island Federal Savings and Loan Association stating that her qualifications and conduct while she has been in their employ has been beyond reproach.

UPON MOTION the Commission ruled for the approval of Mrs. Lui-Kwan's request to be reactivated to her status as a broker.

Motion carried unanimously.

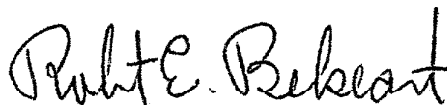
1965 LEGISLATIVE PROGRAM - GENERAL SESSION - The Executive Secretary noted that those proposals to be introduced as Administration sponsored bills are to be prepared in short/digest form to be transmitted through channels to the Governor. It was agreed that the Commission's administrative officer should review past minutes and proceedings for items that were considered as legislative material and circulate a digest of ideas to the members.

1964 NALLO CONFERENCE REPORT - The Chairman presented his written report on the accomplishments of the 36th Annual Conference of the National Association of License Law Officials, November 3-6, 1964, Los Angeles, California. He instructed the Executive Secretary to forward his report to the Director of Regulatory Agencies and the Governor.

The commissioners, on receiving and studying the Chairman's report, unanimously commended Mr. Palk for the excellent summary he prepared on the deliberations and actions of the Association's meeting. Each member noted his appreciation to Mr. Palk for the very informative paper he had prepared on the Antelope Valley Land Sales and the NALLO Conference.

Date of Friday, December 18, 1964 at 10:00 a.m. was selected. This day
Next coincides with Mrs. Ahrens passage through the capital on her out-
Meeting: of-state travel.

Adjournment: There being no further business to transact, the Chairman declared the meeting adjourned at 12:20 p.m.



ROBT E. BEKEART, Executive Secretary

APPROVED BY THE COMMISSION

JACK K. PALK, Chairman

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12/16/64