

Minutes of the Meeting
of the
REAL ESTATE LICENSE COMMISSION
TERRITORY OF HAWAII

March 4, 1952, at the offices of the Commission, Rooms 199 and 121,
Honolulu Armory, Hotel and Miller Streets, Honolulu, Hawaii.

Present: Eaton H. Magoon, Chairman
John K. Akau, Jr., Member
Kinji Kanazawa, Administrator
Stephen K. Miyagawa, Investigator

The regular meeting of the Real Estate License Commission was called to order by Mr. Eaton H. Magoon, Chairman, at 9:00 a.m. in the Commission offices, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, Hawaii. The reading of the minutes of the previous meeting was dispensed with. The order of business and action taken were as follows:

ORDER OF BUSINESS

Approval of Results of Examinations
For Salesmen and Brokers Held on
February 9, 1952 on Oahu

The following applicants for real estate salesman's license were approved:

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| 1. Sueo Sakamoto | 21. Virginia F. Brown |
| 2. Larry N. Kuriyama | 22. Walter F. Y. Liu |
| 3. Richard Eugene Platt | 23. Justine V. Maehler |
| 4. Marie Black Richard | 24. Ernest Y. Yamane |
| 5. Frank Y. Tsumoto | 25. Arthur Longfeild Schmidt |
| 6. Harold K. Kometani | 26. Tadayoshi Imada |
| 7. Elsie C. Thompson | 27. Herbert S. Bowan |
| 8. Vincent H. Yano | 28. Archibald Kowa Viela |
| 9. Edward Y. T. Lam | 29. Knina E. Jarl |
| 10. Thomas G. Toda | 30. Kim Tet Lee |
| 11. Anne D. O'Neill | 31. Edgar A. Kudlich |
| 12. Sigurd Eugene Johnson | 32. Francis J. Cummings |
| 13. Thomas Tsutomu Imada | 33. Esther Ome |
| 14. Harry Tipton Rowe | 34. Hung Chin Ching |
| 15. Kenji Ohye | 35. Drury Melone |
| 16. Maed Carson | 36. Wilfred S. Takabayashi |
| 17. Theodore R. Waters | 37. Tatsuo Ota |
| 18. Alice T. Stephenson | 38. Charles K. L. Ma |
| 19. Ah Wo Kam | 39. Edward T. Yamaguchi |
| 20. Thomas T. Fujii | 40. Daisy Dell McCool |

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| 41. Shoji Fujishima | 43. Philip Morris Elliot |
| 42. Harold Gensuke Nishihara | 44. Calvin K. C. Lum |

The following applicants for a real estate broker's license were approved:

<u>Name</u>	<u>Grade</u>
1. Donald H. Graham, Jr.	95.05
2. Claire C. Humphrey	94.75
3. Jack K. Matsuo	90.37
4. Dixie C. Nahal	90.00
5. Fred S. Takahashi	89.83
6. Albert U. Stirling	89.65
7. Harold K. M. Lau	89.26
8. Lowell H. Christensen	88.58
9. J. Bruce Vesey	87.70
10. William M. Furtado	87.55
11. Benet M. Costa	87.17
12. Parker D. Jeffers	87.15
13. Eaton Harry Magoon	86.10
14. Ramon N. Chiya	86.08
15. Mitsuo Shimizu	85.33
16. Margarete A. Baltrusch	84.92
17. Milton Chester Prout	84.83
18. Esther Soon Yee Kang	84.82
19. Constance Y. S. Leong	84.50
20. Raymond Wai Mun Lee	84.12

The Administrator reported that Mr. Sajiro Nakai and Fusao Taniguchi were given oral broker's examination and both made satisfactory passing grades. The members unanimously approved the recommendation of the Administrator, and voted to grant them a broker's license.

A review of a confidential credit report on Jack Matsuo was made by the Commission. Attached is a copy of the report made part of the official records of the Commission minutes. The Commission after a thorough review of this report approved to grant Jack Matsuo his real estate broker's license.

It was recommended that an oral examination be given to those applicants who were close to the passing grade. The oral examinations were scheduled to be held on Wednesday, March 12, 1952, from 8:30 a.m.

Reinstatement Requests from Salesmen
Whose Licenses Were Forfeited in 1952

The Administrator reported the following licensees made proper petitions to the Commission and paid the required reinstatement fee of \$25.00 and recommended the approval of their reinstatement:

1. Emilia N. Centeio
2. Andrew Nicoll
3. Fred Y. Sugiura
4. Harold K. Pulliam
5. Ernest S. K. Fung

The Commission voted to officially approve the reinstatement of the above licensees.

Approval of Commission Expenditures

Upon recommendation by the Administrator, the expenditures for January 1952 which amounted to \$399.18 was approved by the Commission.

Request to Open Branch Office
By Walter C. Wong, Broker

A communication from Mr. Walter C. Wong was received by the Commission, requesting official approval to open a branch office in Kailua at 414 Kuulei Road, Kailua, Oahu. The letter is made a part of this record. The Commission voted to approve this request and directed the Administrator to inform Mr. Wong of this action.

Date of Next Real Estate Examinations

The Commission approved the recommendation by the Administrator to schedule the next real estate license examinations for salesmen and brokers in Honolulu to be held on May 24, 1952. The deadline for the examinations to be determined by the Administrator.

Application to Take Real Estate Broker's
Examination by Mr. Miyagawa, Investigator

Upon review of the application by Stephen K. Miyagawa, the Commission voted to permit him to take a special examination to be prepared by the Administrator.

Proposed Addition to our Rules and
Regulations

The following rules and regulations were presented to the Commission

Investigator's Reports Of Complaints
and Violations

The following cases were presented to the Commission and the manner in which the cases were disposed were reviewed by the Administrator. The Commission members unanimously approved the actions taken.

1. Case of Henry K. Kuwaye vs. Kep C. Aluli, broker

The facts of the case disclosed the complaint by Mr. Kuwaye was beyond the jurisdiction of this Commission. Mr. Kuwaye was advised by letter to call for the papers he left with the Commission at his earliest opportunity.

2. Case of Bobby Joy Davis vs. Francis Y. Wong

This case involved a question as to the disposition of a contract due to the failure on the part of the purchaser to go through with the purchase agreement. The Commission found Mr. Wong's conduct was not in violation of the provision of the real estate license laws. It was further noted that there was a lack of evidence to prove a violation of the existing laws.

3. Cases of Eugene Lau, Broker

Emil C. Peters, Jr., Broker
Kaneo Kishimoto, Broker

The above brokers were cited for placing real estate advertisements without proper disclosure of the identify of the broker. The Commission directed the Administrator to call the attention of the brokers so cited of their violation and to advise them to conform with our rules and regulations.

4. Case of Kep C. Aluli, Broker

Mr. Aluli was reported to have introduced a newspaper advertisement declaring that he had the largest cosmopolitan sales staff in Hawaii. A check of his office disclosed he did not have a cosmopolitan composition as claimed in his advertisement. The Commission reviewed this advertisement as a touch of overzealousness.

The Administrator was directed to contact Mr. Aluli and request that he be more conservative in his claims.

5. Case of Mrs. Norma M. Titcomb vs. John F. Souza, broker

A complaint was filed by Mrs. Titcomb against Mr. John F. Souza, broker, for unethical conduct in the way he handled a

real estate transaction in which Mrs. Titcomb was the offeror. Investigations conducted by this office disclosed a lack of evidence to support the claims of Mrs. Titcomb. Subsequently Mrs. Titcomb advised this Commission that she is withdrawing the complaint made by her.

On review of these facts, the Commission approved the closing of the case and directed the Administrator to have the record of this matter filed in the jacket of Mr. John F. Souza.

6. Case of Ada and William Lim vs. Pablo Realty Company

Ada and William Lim through their attorney filed a complaint against Pablo Realty Company specifically citing Pastor A. Pablo, broker, for a breach of fiduciary duty owed to the Lims in a real estate transaction wherein the Lims sold their Property situated at the corner of Isenberg and Kapiolani Blvd.

The Commission, after reviewing the facts of the complaint, Voted to withhold scheduling a formal hearing to hear the case against Pablo Realty Company and Pastor A. Pablo, broker, until such time as additional facts were obtained to support the claims made by the Lims. The Administrator was directed to invite Mr. Pablo to appear at the Commission offices and explain his conduct in the manner in which he handled the transaction. It was disclosed at this meeting that although Mr. Pablo acted as an agent in the transaction, he became the owner of the property within six months. This fact raised a great degree of suspicion to the Commission.

See attached Investigator's reports for the abovementioned Cases.

Recommendation of Stephen K. Miyagawa
as a Commission Administrator

It was reported by the Administrator that he was offered a contract to do legal land work for the Public Works Department, subject to approval by the Civil Service Commission of the contract. He officially gave notice to the Commission that upon approval of this contract, he contemplates on leaving the position as the Administrator of the Real Estate License Commission of the Territory of Hawaii. It was therefore recommended that an eligible list for the position be requested from the Civil Service Commission. The Administrator recommended the elevation of Mr. Stephen K. Miyagawa, Investigator of the Commission, to the position of Administrator.

It was unanimously agreed by the Commission that every effort be made to make it possible for Mr. Miyagawa to be appointed as the new Administrator for the Commission. It was also suggested that since the

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Commission at its prior meeting approved the establishment of a position of CAF-1 Typist, an eligible list be requested from the Civil Service Commission at the same time a list for the Administrator's obtained.

There being no new business, the meeting was adjourned.

Respectfully submitted,


Kinji Kanazawa
Administrator

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