

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

June 10, 1952, at the offices of the Commission, Rooms 109 and 121,
Honolulu Armory, Honolulu, T. H.

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

The regular monthly meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Mr. Eaton H. Magoon, Chairman, at 3:30 p.m., at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H. The reading of the minutes of the previous meeting was dispensed with. The order of business and the actions taken were as follows:

ORDER OF BUSINESS

Approval of Real Estate Examination
Results Held on May 31, 1952 on
Oahu and Outside Islands

A review was made of the results of the real estate examinations for salesmen and brokers which were conducted on May 31, 1952. The Administrator reported that out of 128 applicants who took the salesman's examination 48 successfully passed with a grade of 75 or over. There were 79 failures of which 23 were graded between 70-75. On a motion of Mr. Magoon, seconded by Mr. Akau, and unanimously carried, the following applicants whose grades ranged from 74.25 and above were approved as passing and their real estate salesman's licenses granted upon payment of the regular \$25.00 license fee.

Salesmen

<u>Name</u>	<u>Grade</u>
1. Nishimura, Mitsushi	91.92
2. Hulten, John J.	90.34
3. Kawasaki, Duke T.	87.15
4. Larkin, Tommy, Jr.	86.83
5. Kamida, Edwin M.	86.75
6. Matsunaga, Spark M.	85.34
7. Yamamoto, Constance S.	84.73
8. Costa, Robert Oliver	83.82
9. Gillette, Cyrenus L.	83.01
10. Ishibashi, Fred K.	82.92
11. Lyum, Peter	82.76
12. Tanabe, Haruto	82.43
13. Loui, John You	82.42

Salesmen

	<u>Name</u>	<u>Grade</u>
14.	Ching, Fook Tan	82.33
15.	Yee, Alfred A.	82.01
16.	Peck, Charlotte A.	81.94
17.	Rodrigues, Adeline	81.92
18.	Ott, Faye C.	81.83
19.	Yamamoto, James H.	81.00
20.	Rietow, R. Gibson	80.42
21.	Iijima, Iwao	80.28
22.	Goffin, Atta M.	80.00
23.	Westling, Delbert S.	80.00
24.	Gotanda, Takashi	79.99
25.	Nua, John	79.09
26.	Asmar, Raymond G.	78.59
27.	Yates, Mary E.	78.58
28.	Tam, Alvin H.	78.30
29.	Donnell, Edward F.	78.25
30.	Chong, Kenneth M.	78.00
31.	Correira, Alfred B.	77.84
32.	Okuma, Kenneth S.	77.84
33.	Fushikoshi, Lawrence T.	77.76
34.	von Wedelstaedt, Eleanor	77.75
35.	Haramoto, Rupert T.	77.59
36.	Hall, Marshall	77.51
37.	Aluli, Irmgard F.	77.35
38.	Lee, Henry W. I.	76.79
39.	Rich, Mary P.	76.76
40.	Thom, Wah Chan	76.59
41.	Hollinger, Alai A.	76.26
42.	Pozzini, Lewis A.	76.26
43.	Ching, Alfred K. D.	76.08
44.	Kim, Donald S. K.	76.00
45.	Kanemoto, Edward Y.	75.84
46.	Yoshinaga, Tadayuki	75.71
47.	Wong, William A.	75.34
48.	Ishihara, Masajiro	75.25
49.	Chong, Kam I. Y.	74.92
50.	Inoshita, Isami	74.76
51.	Vesey, Jean Ouderkirk	74.51
52.	Ikegami, David T.	74.43
53.	Wong, John S. O.	74.34
54.	Takaki, Janet K.	74.25

It was moved by Mr. Magoon, seconded by Mr. Akau, and unanimously carried that those whose grades ranged from 70-74 be advised to come in before the Commission for an oral examination. It was agreed that in fairness to the examinees, they should be given an opportunity to be questioned on some points that may have been confusing. An oral examination, therefore, should

be scheduled to determine and ascertain their knowledge and fitness to act as real estate salesmen. The Administrator was advised to contact the following salesman applicants to appear before the Commission for an oral examination.

Salesmen

<u>Name</u>	<u>Grade</u>
1. Prentice, Dorothy W.	73.84
2. Tam, Robert H. C.	73.05
3. Pozzini, Grace M.	72.53
4. Kau, Morris S. K.	72.40
5. Whitmarsh, Mary A.	72.40
6. Pang, Alvin K. H.	72.19
7. Summers, Jeannette	71.46
8. Quon, Wilfred T. K.	71.45
9. Young, Francis	71.36
10. Anzai, Edith K.	71.09
11. Tanji, Yoshi H.	71.00
12. Narikawa, Dorothy S.	70.84
13. Takao, Frank T.	70.59
14. Lucas, Thelma B.	70.25
15. Odo, Kenji	70.22
16. Young, Harry E.	70.13
17. Choy, Henry C. K.	70.01

The Administrator reported that Paul K. Usui, salesman applicant, had not fully completed his examination paper. After a review of his written examination, it was unanimously agreed that Mr. Usui be given an opportunity to complete the one page which he inadvertently may have overlooked.

Salesman Who Made Below
Passing Grade

The following applicants failed to make enough points in their examinations to be granted a salesman's license:

<u>Name</u>	<u>Grade</u>
1. Pao, Gloria	69.97
2. Kirihara, Kumao	69.00
3. Campbell, Arthur	68.59
4. Bowles, George H.	68.51
5. Sakamoto, James	68.50
6. Nakamura, Susumu	68.43
7. Nishikawa, Richard M.	68.43
8. Smith, Armida B.	68.25
9. Soper, Thomas I.	68.18

<u>Name</u>	<u>Grade</u>
10. Yoshida, Yoshio	68.08
11. Ige, Thomas T.	68.01
12. Au, Albert H.	67.92
13. Evans, Thomas Sanford	67.75
14. Chiba, Masashi	67.50
15. Inaba, Arnold M.	67.50
16. Koide, Kenneth F.	67.43
17. Oyama, Whitney H.	67.34
18. Wiedmann, Bertha M.	67.26
19. Amai, Timmie A. T.	66.82
20. Olds, Patrick D.	66.67
21. Gomes, James A.	66.52
22. Hee, James W. F.	66.18
23. Chieko I. Kawakone	65.93
24. Kawazoe, Kenneth Y.	65.84
25. Chow, Richard W. C.	65.11
26. Chun, Albert Y. F.	64.84
27. Wong, Kenneth Y. K.	64.50
28. Lau, Kim Siu	64.27
29. Sokugawa, Raymond K.	63.99
30. Chung, Cyril C. F.	63.76
31. Scanlan, Vincent	63.60
32. Haley, Frederick E., Jr.	63.10
33. Yamane, Haruo	63.00
34. Ushigome, Hetaro	62.83
35. Nagatori, Norman H.	62.34
36. DuBois, Rufus C.	61.77
37. Chun, George W. C.	61.26
38. Lee, Dorothy N. N.	61.09
39. Wong, Robert K. S.	60.05
40. Gomes, Theclinda	59.75
41. Murasaki, Yoshiharu	59.18
42. Lau, Edwin S. C.	59.08
43. Oda, Harry M.	58.34
44. Yap, George O. L.	57.26
45. Kim, George C. D.	56.59
46. Summers, Alva J.	55.29
47. Wong, Marcellina	55.23
48. Mamiya, Ella T.	54.08
49. Dickson, Dexter A.	53.42
50. Ackerman, Charles E.	53.22
51. Au, Lincoln Y. T.	48.90
52. Higa, Gloria M.	46.68
53. Patterson, George E.	46.49
54. Lee, Clarence A. K.	39.34
55. Mendiola, Benjamin P.	34.17
56. Farm, Alexander S.	incomplete

Applicants Who Passed and
Qualify for Broker's License

Out of 47 applicants who took the broker's examination, 10 passed and 37 failed. After a review of the broker's examination papers, it was moved by Mr. Magoon, seconded by Mr. Akau, and unanimously carried that the following applicants be approved for a broker's license:

Broker

<u>Name</u>	<u>Grade</u>
1. Char, Lincoln S.	93.15
2. Lau, Edmund I. M.	88.76
3. Suetsugu, Charles T.	87.72
4. Hasegawa, George M.	87.07
5. Kaneshiro, Masaru	85.91
6. Kido, Takeshi	84.90
7. Ponzo, Raymond	84.69
8. McGettigan, Joseph J.	84.57
9. Hironaga, Morris Y.	84.49
10. Nicoll, Andrew	84.35

Following the same reasoning in considering an oral examination to be given some salesman applicants, Mr. Magoon moved, seconded by Mr. Akau, and unanimously carried that the following broker applicants be questioned orally on the same day as the salesman-applicants:

<u>Name</u>	<u>Grade</u>
1. Kobayashi, Harold K.	83.97
2. Griep, Benjamin W.	82.43
3. Gottschalk, Albert O.	82.40
4. Nishimura, Steve T.	82.18
5. Goo, John Y.	82.11
6. Aluli, Nane A.	80.60
7. Lee, Kui Kim	80.23
8. Okano, Iwao	80.08
9. Kent, Frances M.	80.00

Broker Applicants Who
Made Below Passing Grade

<u>Name</u>	<u>Grade</u>
1. Ching, Lin Kau	78.84
2. Hanrahan, John C.	78.17
3. Koki, Fred S.	77.21
4. Kagawa, Isao	77.01
5. Fukata, Herbert N.	76.93
6. Gentry, Irene L.	76.64
7. Moodie, Lillie J.	76.24
8. Hironaka, Sam S.	76.08

Brokers

<u>Name</u>	<u>Grade</u>
9. Holt, Lawrence R.	75.95
10. Ho, Yit Kui	75.24
11. Robinson, Nelson N. R.	75.12
12. Ohye, John Y.	74.74
13. Cummings, Elizabeth H.	74.00
14. Takara, Henry M.	73.61
15. Hinrichs, Hans	73.02
16. Lum, Joseph K.	72.11
17. Brash, Mae June	71.71
18. Kudo, Alfred M.	71.00
19. Look, Kwai Chan	70.76
20. Teixeira, Charles R., Jr.	70.58
21. Clarence K. Kondo	69.68
22. Ching, Edward S. T.	69.51
23. Koga, Isami	68.59
24. Sakamoto, James S.	66.86
25. Ujimori, Jack H.	65.63
26. Juan, Lino E.	65.51
27. Muramoto, Hidemi	62.69
28. Mattos, Abel R.	62.59

The Administrator was instructed to send out written notices to applicants who failed in their examinations. It was felt advisable to just say in the form letter that applicant did not meet the minimum requirements and that he is welcome to take the next real estate examination.

Brokerage Application Filed by
Maury-McQuerrey Realty Co.

On June 9, 1952, Mr. Wade H. Maury and Mr. Norton B. McQuerrey, licensed real estate brokers, properly filed an application to be licensed to engage in the real estate business under the partnership title Maury-McQuerrey Realty Company. The salesmen under the respective brokers will be transferred to this partnership. Upon the recommendation of the Administrator, it was moved and unanimously carried to license the brokerage of Maury-McQuerrey Realty Company at 280 Lewers Road, Honolulu, T. H.

Reinstatement Requests

The following salesman and broker made proper petition and payment to reinstate their forfeited licenses. Upon a favorable recommendation of the Administrator, it was unanimously approved to reinstate their licenses.

Mary O. Aiton, salesman
 Joseph H. Shaw, broker

Request to Purchase Three
Filing Cabinets for Commission

The Administrator reported that the Commission is at present in dire need of filing cabinets with proper locking facilities. The Commission actually owns one steel filing cabinet. There are two other wooden filing cabinets and one steel filing cabinet which have been borrowed from the Honolulu Armory and the House of Representatives, respectively. These cabinets will have to be returned immediately upon request. Furthermore, they are very inadequate because they cannot be locked and filing space is reaching its maximum. In the biennium request of 1951-53, this expenditure item was included.

On a motion of Mr. Magoon, seconded by Mr. Akau, and unanimously carried, it was decided that this Commission will purchase three new steel filing cabinets with locks. Mr. Akau and Mr. Miyagawa, Administrator, will decide where to purchase the cabinets.

Date of Next Real Estate Examinations

The recommended date to hold the next real estate examinations on September 6, 1952 was unanimously approved by the Commission. The deadline for filing the applications was set for August 18, 1952.

NALLO Convention for 1952

The Administrator reported that the 1952 NALLO Convention has definitely been set for November 2, 3, 4, and 5, 1952 at Richmond, Virginia.

Mr. Magoon reported that he is still trying to secure the approval of the Governor to send two official delegates from this Commission to the NALLO Convention. The Administrator was advised to write to Mr. Robert W. Semenow, Secretary-Treasurer of NALLO, to reserve two separate single rooms for our members, Mr. Magoon and Mr. Akau.

Commission Unexpended Balance
in Special Fund

The Administrator reported that there was an unexpended balance of \$12,189.51 in the Special Fund of the Commission as of May 31, 1952. The total cash collections for the month of May 1952 amounted to \$801.00.

Respectfully submitted,


Stephen K. Miyagawa
Administrator