

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

October 1, 1952, at the offices of the Commission, Rooms 109 and 121,
Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H.

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

The regular meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Mr. Eaton H. Magoon, Chairman, at 9:00 a.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 actions taken were as follows:

ORDER OF BUSINESS

Public Hearing

On September 25, 1952 due notice was given to the general public by an insertion in the Honolulu Star-Bulletin that pursuant to the provisions of Chapter 150, Revised Laws of Hawaii, 1945, as amended, the Real Estate License Commission of the Territory of Hawaii will hold a public hearing for the purpose of considering any protest or objections to the amending of Rules 8 and 9 and the adoption of Rule 14, Rules and Regulations of the Real Estate License Commission.

Mr. Magoon, Chairman, called the public hearing to order at 9:00 a.m. Mr. Raymond Y. Nikaido, real estate broker, was the only one present at the hearing. Mr. Nikaido was asked a few questions on the subject matter of the hearing.

CHAIRMAN MAGOON: How do you like the rules?

MR. NIKAIDO: Very well.

CHAIRMAN MAGOON: Any objections?

MR. NIKAIDO: No. In fact, I came here to congratulate you all.

MR. AKAU: That's fine. We had our defenses build up in case of any objections.

CHAIRMAN MAGOON: We certainly appreciate your coming here and we appreciate the fact that you are heartily in accord with our rules which are

being adopted for the protection of the public as well as for the brokers and salesmen. That's all, Mr. Nikaido. I am glad we have one support any way.

MR. NIKAIDO: Good day, gentlemen.

There being no objections received either verbally or in written form from the public, Mr. Akau moved, seconded by Mr. Magoon and unanimously carried that the amendments to Rules 8 and 9 and the adoption of Rule 14 be approved as presented. The approved amendments and rule read as follows:

Rule 8 is hereby amended to read as follows:

"No real property shall be advertised except in the name of the broker or in a fictitious name previously registered by him with the Commission. Reference to salesmen may be made in advertisements if the advertisement identifies them as salesmen and also names the broker and identifies him as such."

Rule 9 is hereby amended by adding at the end thereof the following:

"It shall be unlawful for an individual broker, partnership or corporation to advertise or otherwise transact real estate business in a fictitious name unless such name shall have been previously registered by him with the Commission."

Rule 14 is hereby adopted as follows:

"It shall be unlawful for any person licensed under this act to open or operate a branch office unless, prior thereto, he shall have registered the same with the Commission and secured from it a duplicate certificate of his license for display in such branch office. No charge shall be made for such registration or duplicate certificate." (See attached affidavit of publication of notice of public hearing.)

Case of James H. Watada

The Administrator briefly reviewed Mr. Watada's case. Mr. James H. Watada's real estate salesman's license was suspended on August 31, 1949 in accordance with House Resolution 108, 25th Legislature of the Territory of Hawaii, and Section 7741, subparagraph 1 of Chapter 150, Revised Laws of Hawaii 1945, as amended. In accordance with Mr. Watada's request, this hearing was scheduled to give Mr. Watada an opportunity to show cause why his salesman's license should be reinstated. Although Mr. George Y. Kobayashi, counsel for Mr. Watada, was unable to be present again, the Commission decided to go ahead with the hearing.

CHAIRMAN MAGOON: Mr. Watada, do you solemnly swear to tell the truth and nothing but the truth, so help you God?

MR. WATADA: Yes.

CHAIRMAN MAGOON: Your name?

MR. WATADA: James Watada.

CHAIRMAN MAGOON: Your license was suspended on August 31, 1949?

MR. WATADA: Yes.

CHAIRMAN MAGOON: You haven't been brokering real estate ever since?

MR. WATADA: No.

CHAIRMAN MAGOON: You're now making application to reinstate your license, is that it?

MR. WATADA: Yes.

CHAIRMAN MAGOON: What have you been doing since your revocation? Where do you work?

MR. WATADA: I was going to the mainland.

CHAIRMAN MAGOON: Did you go?

MR. WATADA: No, I changed my mind.

CHAIRMAN MAGOON: Why?

MR. WATADA: I haven't got no friends there.

CHAIRMAN MAGOON: You haven't?

MR. WATADA: The only thing I got is by business. Well, some time ago I picked up some friends in the produce business.

CHAIRMAN MAGOON: What kind of produce?

MR. WATADA: Business.

CHAIRMAN MAGOON: Do you know anything about produce?

MR. WATADA: Business?

CHAIRMAN MAGOON: You know anything?

MR. WATADA: No, I don't know.

CHAIRMAN MAGOON: You don't know anything and you are going into it?

MR. WATADA: Yes.

CHAIRMAN MAGOON: Mr. Watada, your record here doesn't seem to be so good. In 1925, were you convicted for second degree burglary?

MR. WATADA: Yes.

CHAIRMAN MAGOON: You were paroled from Oahu Prison in 1926?

MR. WATADA: Yes.

CHAIRMAN MAGOON: You returned to Oahu Prison on request of the probation officer. They sent you back again?

MR. WATADA: Yes.

CHAIRMAN MAGOON: Why?

MR. WATADA: That's why the reason.....I.....the judge knows all about the sentence.

CHAIRMAN MAGOON: I see.

MR. WATADA: I got my pardon.

CHAIRMAN MAGOON: You got your pardon?

MR. WATADA: Yes.

CHAIRMAN MAGOON: That's true, I grant you that, but after your pardon how many arrests?

MR. WATADA: I don't know exactly.

CHAIRMAN MAGOON: Quite a few times, isn't that right?

MR. WATADA: That's right.

CHAIRMAN MAGOON: And you were also convicted for soliciting? for procuring?

MR. WATADA: No.

CHAIRMAN MAGOON: Now, how many times were you picked up for procuring or soliciting?

MR. WATADA: I sorry.....

CHAIRMAN MAGOON: How many times?

MR. WATADA: That I don't know.....that was while running hotel.

CHAIRMAN MAGOON: What hotel?

MR. WATADA: I own that.

CHAIRMAN MAGOON: And what do you do for a living? How long have you been out of business?

MR. WATADA: I was in the real estate business. I was contacting real estate business for 12 years prior.....

CHAIRMAN MAGOON: You made enough to pay for a hotel?

MR. WATADA: Yes.

CHAIRMAN MAGOON: What you do - have a bunch of whores?

MR. WATADA: No, it is just like any other hotel in town - run on the that basis.

CHAIRMAN MAGOON: Any whores there?

MR. WATADA: No, that's the reason I won the case in court.

CHAIRMAN MAGOON: But now in your application here.....have you been dealing in real estate before 1948?

MR. WATADA: I was in the practice about 12 years. I can't get my pardon.....I tried to get.....and license.

CHAIRMAN MAGOON: You had been dealing in real estate for more than 12 years?

MR. WATADA: That's right.

CHAIRMAN MAGOON: You mean buying and selling?

MR. WATADA: No, I cannot.

CHAIRMAN MAGOON: You sold real estate?

MR. WATADA: No, I just broker.

CHAIRMAN MAGOON: Broker? What you mean?

MR. WATADA: Before getting the pardon.....I know I could get the pardon.....before getting the pardon, I must get familiar with the clients.

CHAIRMAN MAGOON: And you deal in real estate? If this application was in 1948, that was eight years before you had your license you were dealing in real estate?

MR. WATADA: Deal in real estate but not selling.

CHAIRMAN MAGOON: What other business besides real estate?

MR. WATADA: Buying and selling.

CHAIRMAN MAGOON: You bought them?

MR. WATADA: Yes, I bought some real estate and sold them.

CHAIRMAN MAGOON: How many pieces of property did you buy?

MR. WATADA: 6, 7 pieces.

CHAIRMAN MAGOON: Where is the first one you bought?

MR. WATADA: Somewhere in Alewa Heights.

CHAIRMAN MAGOON: What's the next piece?

MR. WATADA: This was a partnership.

CHAIRMAN MAGOON: Who you buy with?

MR. WATADA: Nakamura.

CHAIRMAN MAGOON: What Nakamura? What's his name?

MR. WATADA: I don't know his first name?

CHAIRMAN MAGOON: Where he lives?

MR. WATADA: He used to live in Moiliili.

CHAIRMAN MAGOON: Where is he now?

MR. WATADA: I don't know.

CHAIRMAN MAGOON: Can you find him so he can testify on your behalf?
Can you bring him here to verify your statements?

MR. WATADA: That I cannot because.....

CHAIRMAN MAGOON: How much money you put up?

MR. WATADA: Well, I think \$300 or \$400.

CHAIRMAN MAGOON: I see. Did you have a bank account?

MR. WATADA: I gave him in cash.

CHAIRMAN MAGOON: That's the only piece you bought with Nakamura?

MR. WATADA: That's the first one.

CHAIRMAN MAGOON: How much you paid for the first one?

MR. WATADA: I think close to \$4,000 on installment basis.

CHAIRMAN MAGOON: You don't know what lot?

MR. WATADA: Well, I could not.

CHAIRMAN MAGOON: Did you sell it?

MR. WATADA: I sold it by somebody else.

CHAIRMAN MAGOON: Can you show us where the lot is?

MR. WATADA: If you want, I can show you.

CHAIRMAN MAGOON: You own that lot?

MR. WATADA: No.

CHAIRMAN MAGOON: How long you know Mr. Nakamura?

MR. WATADA: Well, I knew through circulation.

CHAIRMAN MAGOON: Did you know him well?

MR. WATADA: Well, up to that time I knew him pretty well.

CHAIRMAN MAGOON: How did you work this transaction with Nakamura?

MR. WATADA: The land was cheap and property was also cheap so I tried to make only on the property.

CHAIRMAN MAGOON: Did you make any money?

MR. WATADA: Not so much.

CHAIRMAN MAGOON: How much you sold?

MR. WATADA: I think about.....

CHAIRMAN MAGOON: Don't you know exactly?

MR. WATADA: It wasn't much.

CHAIRMAN MAGOON: What share you got out of the \$300 - you recall?

MR. WATADA: I might say about \$150.00 or \$200.00 - I could not recall.

CHAIRMAN MAGOON: You put in tax return for Federal government?

MR. WATADA: I did not.

CHAIRMAN MAGOON: Why not?

MR. WATADA: Because my income was so low.

CHAIRMAN MAGOON: Returns in the real estate business?

MR. WATADA: In the real estate business. I was practicing in the real estate business.

CHAIRMAN MAGOON: You practiced for eight years?

MR. WATADA: Well, about that.

CHAIRMAN MAGOON: Did you take any examination to be a realtor or a salesman?

MR. WATADA: I tried but.....

CHAIRMAN MAGOON: You got under the wire. I think you came in here, you didn't take any examination.

MR. WATADA: I didn't.

CHAIRMAN MAGOON: Did you ever take an examination before this Board to familiarize yourself with real estate?

MR. WATADA: No.

CHAIRMAN MAGOON: You know anything about real estate?

MR. WATADA: No.

MR. MIYAGAWA: Can you tell us what a lien is against the property?

MR. WATADA: I don't know technically.....

MR. MIYAGAWA: You know what an encumbrance is against the property?

MR. WATADA: Yes.

MR. MIYAGAWA: What is it?

MR. WATADA: Some kind of back payment to the property.

MR. MIYAGAWA: Is it only back payment?

MR. WATADA: No.

MR. MIYAGAWA: What else?

MR. WATADA: For instance, default in the property.

MR. MIYAGAWA: What kind of default?

MR. WATADA: Well, legal default.

MR. MIYAGAWA: What for?

MR. WATADA: Well.....the property is for two parties.....

MR. MIYAGAWA: What is the difference between tenancy in common and tenancy by the entirety? Can you tell us the difference?

MR. WATADA: You mean the deed? I don't know.

CHAIRMAN MAGOON: In other words, you don't know much about real estate. Do you know the rules and regulations of the License Commission or did you ever study them?

MR. WATADA: I don't know.

CHAIRMAN MAGOON: Now, I'll go back again to the one piece of land you sold. You made \$150.00 on that. Did you get that money by cash or check?

MR. WATADA: I got by cash.

CHAIRMAN MAGOON: He paid you back how much?

MR. WATADA: I don't recall exactly. He gave me my investment of \$300.00. He gave me another \$150.00.

CHAIRMAN MAGOON: In other words, that was your commission?

MR. WATADA: No, it is not the commission but we buy the land - if we fail, we lose the land.

CHAIRMAN MAGOON: From whom you bought?

MR. WATADA: That's Mr. Nakamura.

MR. MIYAGAWA: You said Mr. Nakamura from Moiliili?

MR. WATADA: Yes.

MR. MIYAGAWA: Where does he live?

MR. WATADA: He used to come to town.

MR. MIYAGAWA: Don't you know where he lives?

MR. WATADA: Not exactly.

CHAIRMAN MAGOON: That's only one sale. You had seven sales. Let's get another sale. What's the next sale? Whom you deal with?

MR. WATADA: I don't know.

CHAIRMAN MAGOON: How about the third sale? You remember that?

MR. WATADA: No, I can't recall.

CHAIRMAN MAGOON: How about the fourth?

MR. WATADA: I don't know.

CHAIRMAN MAGOON: You have any records of these sales?

MR. WATADA: Well.....

CHAIRMAN MAGOON: You lost them?

MR. WATADA: No, no.....the question is I deal with this man on an investment plan. He tried out the first time.....

CHAIRMAN MAGOON: Where you meet this man?

MR. WATADA: He used to come in town. I was working for him next to Garrida.

CHAIRMAN MAGOON: You working for Garrida?

MR. WATADA: As a salesman.

CHAIRMAN MAGOON: Did he pay you as a salesman?

MR. WATADA: Well, he gave me money for expenses.

CHAIRMAN MAGOON: What Garrida?

MR. WATADA: Manuel Garrida.

CHAIRMAN MAGOON: Now out of the seven transactions, you only remember one. In those seven transactions, you mentioned about putting up money to buy the land.

MR. WATADA: In each case, I put up the money.

CHAIRMAN MAGOON: Where did you get the money from?

MR. WATADA: Well, I had it.

CHAIRMAN MAGOON: You had it?

MR. WATADA: Yes.

CHAIRMAN MAGOON: How long you had it in the bank? Or do you keep it in your shoes?

MR. WATADA: I get it myself.

CHAIRMAN MAGOON: You said that you worked for Pioneer Savings & Loan Association from 1941 to 1942?

MR. WATADA: That's right.

CHAIRMAN MAGOON: And are you sure about that?

MR. WATADA: I worked for Pioneer Savings and Loan for one year.

CHAIRMAN MAGOON: For whom?

MR. WATADA: For Long.

CHAIRMAN MAGOON: We got a letter saying that you never worked for him at any time.

MR. WATADA: That's the reason why I can't answer. If I said I worked, you will not believe me.

CHAIRMAN MAGOON: I don't believe it.

MR. WATADA: Well, I worked for Pioneer Savings & Loan.

MR. AKAU: You said you worked for Mr. Long - what Mr. Long?

MR. WATADA: If you let me explain, I want.....

MR. AKAU: Do you know his first name?

MR. WATADA: I forget.

MR. AKAU: What year was that you worked for Mr. Long?

MR. WATADA: In 1949 I think. 1940 and '41 I worked for him. In 1941.....

MR. AKAU: You worked for Mr. Long and Mr. Long was an officer or employee in the Pioneer Savings, that's right?

MR. WATADA: Yes.

MR. AKAU: You said 1941?

MR. WATADA: 1940 I worked.

MR. AKAU: You didn't say 1949.

MR. WATADA: 1949 I knew him.....from 1949.

MR. AKAU: You worked for him in 1940?

MR. WATADA: Yes.

MR. AKAU: You knew him in 1949 and worked for him in 1940? You usually know a person in 1940 and work for him in 1949.

MR. WATADA: Yes.

MR. AKAU: Mr. Long was what - president?

MR. WATADA: Head of the real estate.

MR. AKAU: Head of the real estate?

MR. WATADA: At the Pioneer Savings and Loan Real Estate Bureau. It's under Real Estate Bureau.

MR. AKAU: Where was that located?

MR. WATADA: In the McCandless Block.

MR. AKAU: Where is Pioneer Savings & Loan located?

MR. WATADA: Pioneer Savings & Loan and Real Estate Bureau is the same place.

MR. AKAU: Therefore, in the McCandless Block?

MR. WATADA: Yes.

MR. AKAU: We have a letter from Pioneer Savings & Loan Association, located at 832 Fort Street, signed by Mr. A. J. Cantrelle, secretary-manager. You know him?

MR. WATADA: No, I have heard of him.

MR. AKAU: This letter states that "We have no record of Mr. James H. Watada ever being in our employ, and more specifically not being employed by this company during the period of 1941 to 1942." How long did you work there?

MR. WATADA: They had a FBI investigation of Mr. Long then - FBI has the record.

MR. AKAU: I think that's all.

MR. WATADA: Mr. Yoshioka used to come in there.

CHAIRMAN MAGOON: Kazuo Yoshioka?

MR. WATADA: Yes.

CHAIRMAN MAGOON: Where is he located now?

MR. WATADA: In the McCandless Building.

CHAIRMAN MAGOON: I think that's all for today. In all fairness, we don't want to shut off any of your evidences. We would like for him to come in here. Bring in other witnesses if you have. We'll have them in here for another day.

MR. AKAU: I have one more question to ask. Mr. Watada, you said Mr. Long was investigated by FBI? For what?

MR. WATADA: For income tax evasion.

CHAIRMAN MAGOON: Let's give him one week from today to bring in other witnesses. You contact them before the 17th. That's all right?

MR. WATADA: I can't say for sure. I don't know where he lives.

CHAIRMAN MAGOON: I like to give you every protection. That's our job. Your record doesn't look very good. Don't you think it's better to withdraw your case or you still want to go ahead. You better have better evidence. What do you want to do?

MR. WATADA: I thought this was quite different from what I expected. The reason why is that when I was suspended, Mr. Lum who was the Investigator, said I could get back my real estate license any time. The question was that I did not appear before the Commission - they suspended my license because I did not appear before the meeting. That's what Mr. Lum said.

CHAIRMAN MAGOON: I think we better clarify this Pioneer Savings & Loan matter. Can you get a letter from Pioneer Savings & Loan? You worked for Mr. Long. Suppose you substantiate your employment with Mr. Long or get a letter from Kazuo Yoshioka. Suppose you do that we take one step forward. Suppose we defer this thing for a week - until next Thursday morning. It is up to you to bring in Mr. Nakamura. You got a record of those sales? You bring up those sales. We'll give you seven sales - bring records of those seven sales.

MR. WATADA: I think that question is not in the jurisdiction of the Real Estate License Commission.

CHAIRMAN MAGOON: It is absolutely.

MR. WATADA: Because it is my only investment, you cannot say promoting real estate.

CHAIRMAN MAGOON: I am not saying.

MR. WATADA: At that time I wasn't in the real estate business.

CHAIRMAN MAGOON: You are now trying to get in the real estate business as a salesman. We want to determine whether you qualify under our statutes and the rules and regulations.

MR. WATADA: (Mr. Watada, at this time, pulled out a card and wanted the Commission to see it)

CHAIRMAN MAGOON: What you got?

(For the record, the information on the face of the card was taken down as follows:

"Z 5688
Solicitor's Identification Card
JAMES HISAJI WATADA"

What you solicit? Women?

MR. WATADA: You must have a solicitor's card to go from house to house.

MR. MIYAGAWA: When was this card issued to you?

MR. WATADA: 1941.

CHAIRMAN MAGOON: It is out of date.

MR. AKAU: Let's have either Mr. Nakamura or get us some sort of letter from the Pioneer Savings & Loan that you were in their employ. According to the letter received by us, they have no record of that.

MR. WATADA: Another thing you can check up the Family Shoe Store. He was one time the president. He bought the property through me - through knowing me they bought it through me.

CHAIRMAN MAGOON: You bought it?

MR. WATADA: No, Mr. Y. T. Lum. This was in 1949.

CHAIRMAN MAGOON: How much did he pay you?

MR. WATADA: He paid a straight commission of 5 per cent.

CHAIRMAN MAGOON: What did he give you? You said you were working for him - he gave you something?

MR. WATADA: Yes, I think \$100. I don't remember.

CHAIRMAN MAGOON: That was the only real estate you sold working for Mr. Long?

MR. WATADA: No.

CHAIRMAN MAGOON: I see. You bring in your evidence. So far you haven't brought in your evidence. I like to see these seven transactions so we can check them. You can do that. You ever checked at the record office?

MR. WATADA: Yes.

CHAIRMAN MAGOON: Will you go to the record office and check the page and liber that you bought the property. Bring it in Thursday. We want to do the right thing. You bring in Mr. Nakamura at 9 o'clock. That's all.

The Commission unanimously voted to defer this case until next week in order to give Mr. Watada an opportunity to bring in witnesses who could testify on his behalf or verify some of the statements made at the hearing before a final decision is made regarding his request to reinstate his suspended license.

Case of George On Leong Yap,
Salesman Applicant

Mr. George On Leong Yap, salesman applicant, was requested to appear before the Commission to satisfy and testify before it as to his reputation for honesty, truthfulness and fair dealing. Mr. Donald Umemoto, sponsoring broker, was also asked to express his feelings and willingness to sponsor Mr. Yap in view of his police record.

(Both Mr. Yap and Mr. Donald Umemoto were sworn in by Chairman Magoon)

CHAIRMAN MAGOON: Gentlemen, will you testify to give the truth and nothing but the truth, so help you God?

MR. YAP AND MR. UMEMOTO: We do.

CHAIRMAN MAGOON: Your name (to Mr. Umemoto)?

MR. UMEMOTO: Donald S. Umemoto.

CHAIRMAN MAGOON: What is your business?

MR. UMEMOTO: I am a real estate broker.

CHAIRMAN MAGOON: Where at?

MR. UMEMOTO: 410 Boston Building.

CHAIRMAN MAGOON: How long have you been in the real estate business?

MR. UMEMOTO: About 15 years.

CHAIRMAN MAGOON: You never been up before this Commission?

MR. UMEMOTO: No.

CHAIRMAN MAGOON: I haven't seen you - I never recall.

MR. UMEMOTO: No, thank God!

CHAIRMAN MAGOON: You got any statement to make?

MR. UMEMOTO: Yes, I tell you I have a letter from the former employer of Mr. Yap's at Liberty House and another letter from the pastor of the Door of Faith Church of Honolulu, testifying to his character concerning his honesty and fair dealing. (two letters presented for evidence and filed)

MR. AKAU: How old are you?

MR. YAP: 44.

MR. AKAU: You married, Mr. Yap?

MR. YAP: Yes.

MR. AKAU: You see, this Commission is charged with the duty of carrying out the real estate laws for the protection of the general public in its real estate transactions. We have a notation here of your various affairs relative to gambling with dice, suspended for bribery, and you were connected with some football game betting and such affairs. I presume Mr. Umemoto will be working very closely with you, Mr. Yap, and Mr. Umemoto will help Mr. Yap along and see he learns the game well and that Mr. Yap also understands that he will play ball with you. How do you stand on this thing? You feel the Commission should grant him such a license?

CHAIRMAN MAGOON: I believe the fellow made a mistake. I don't believe in punishment continuing on indefinitely. I am willing to go along with Mr. Akau to grant you this license so long as Mr. Umemoto knows the facts. That's why we wanted you here so you know this person has a record of betting and gambling. Everybody gambles so I don't hold it as too bad any way. There's a bribery charge.....but....that's it, that shouldn't count against him. I am of the opinion of going along with you and I am going to approve the issuance of the license. I think that's all.

It was moved by Mr. Akau, seconded by Mr. Magoon, and unanimously carried that Mr. George Yap be approved for licensure as a real estate salesman.

Case of J. Mijo

The Administrator reported that Mr. J. Mijo, broker in Hilo, was suspended of his broker's license for a period of one month from September 1, 1952 to October 1, 1952. Upon the Administrator's recommendation that Mr. Mijo's suspension be lifted, the Commission unanimously voted that Mr. Mijo's broker's license be reinstated as of October 1, 1952.

Communication from Missouri Real Estate Commission

A communication was received from the Missouri Real Estate Commission requesting this Commission to fill out some questionnaires on reciprocal

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agreements. The reports from all the states will be used at the Miami Beach convention. Since there was some doubt in the mind of the Administrator on some questions, the Commission members were asked how they felt about questions "g" and "h". They were unanimous in their approval of the reply the Administrator sent to the Missouri Real Estate Commission. (see copy in file)

Financial Report of Commission

It was reported by the Administrator that the financial status of the Commission Special Fund was as follows:

Total Receipts for September 1952.....\$1,905.70
Cash Balance in Special Fund as of 9/30/52.....\$12,308.98

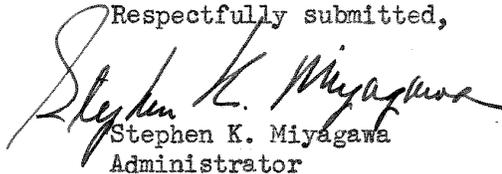
Reinstatement Request from
Nita Benedict

Mrs. Nita Benedict has made proper petition and payment for reinstatement of her saleswoman's license. The Administrator recommended that approval be given for reinstatement of her license pending a routine investigation. Mr. Magoon moved, seconded by Mr. Akau, and unanimously carried that her license be issued as soon as the investigation reveals a favorable record.

Case of Cargile vs. Reynolds

The Administrator reported that upon the request of the Commission, Mr. Reynolds brought in a letter from the Bishop National Bank certifying that the commercial account of Reynolds, Special Account, has on deposit with that bank the sum of \$2,421.28. The letter was dated September 24, 1952. Mr. Magoon and Mr. Akau felt that if Mr. Reynolds had complied with the Commission's request, this case be considered closed.

Respectfully submitted,


Stephen K. Miyagawa
Administrator