

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

November 6, 1953, at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H.

Present: Hirotooshi Yamamoto, Member  
J. Patton Odom, Member  
Stephen K. Miyagawa, Administrator

Absent: Eaton H. Magoon, Chairman

A special meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Mr. J. Patton Odom, Acting Chairman, at 1:30 p.m., in the Commission offices, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H.

ORDER OF BUSINESS

Results of Salesman's and Broker's  
Examinations Conducted on 10/24/53

A review was made of the results of the salesman's examination conducted on October 24, 1953 at Stevenson Intermediate School. The Administrator reported that out of 51 applicants, 35 passed with a grade of 75 and above and 16 failed. It was noted that the passing percentage was higher this examination. Upon the recommendation of the Administrator, Mr. Yamamoto made a motion to approve the 35 applicants who successfully passed the examination and to notify the applicants who failed in the examination. Mr. Odom seconded the motion and unanimously carried.

The following applicants successfully passed the salesman's examination:

<u>Name</u>	<u>Grade</u>
1. Mung Yee	96.16
2. Thomas S. Evans	95.50
3. Masao Uyehara	95.33
4. George P. Siu	94.91
5. Ruth G. Hendrickson	94.00
6. Raymond T. Oyama	93.76
7. Rowe, M. O.	91.75
8. Joseph Bishop	91.00
9. Stanley A. Fernandes	90.90

	<u>Name</u>	<u>Grade</u>
10.	Marjorie A. Sterns	90.00
11.	Marion H. Martin	89.83
12.	Roger W. Weir	87.66
13.	Francis K. S. Chun	87.58
14.	Henry A. Zuberano	87.33
15.	Daniel E. Tolbert	86.83
16.	John D. McCurry	86.75
17.	Toshio Kabutan	86.66
18.	Kazuyuki Hiramoto	85.75
19.	Jack M. Komagome	85.21
20.	Walter K. Kim	83.91
21.	Stanley S. Matsuoka	83.33
22.	Peter Hayashi	82.91
23.	Edward N. Hamaishi	82.49
24.	Masaru Inafuku	82.25
25.	Catherine M. Banning	81.49
26.	Shigeo Moriyama	80.91
27.	Robert E. Paine	80.75
28.	Birdell M. Roseberry	80.32
29.	Flora Hageman	79.91
30.	Matomi Mitsunaga	78.91
31.	Sadaki Yamaguchi	78.43
32.	Sam S. Yoshimoto	77.91
33.	Alice M. Silva	77.00
34.	Leonard Yu-Min Hseu	76.99
35.	Gertrude M. Zerbe	75.00

The following failed to pass the salesman's examination:

	<u>Name</u>	<u>Grade</u>
1.	Pilar W. Jucutan	73.49
2.	Robert S. Taketa	73.07
3.	Morris W. Ishado	72.74
4.	Harry Y. H. Kim	71.67
5.	Kiyoto Endo	70.74
6.	Edward Takeyama	69.67
7.	Charles C. Tamayose	68.03
8.	Joseph Garcia	64.33
9.	Dorothy White	60.99
10.	Mary L. Cumberledge	58.31
11.	Manuel Vierra	55.99
12.	Herman C.S. Fong	55.81
13.	Pedro V. Estamago	51.91
14.	Gloria Austin	50.98
15.	George M. Yoneshige	43.91
16.	Goerge C. S. Lee	42.66

The Administrator reported that in the salesman's list that passed, there were three applicants who had adverse police and credit reports against them. They were reported as follows:

1. Walter Tai Choon Kim
2. Shigeo Moriyama
3. Edward N. Hamaishi

After reviewing the records of the above applicants, the members unanimously moved to request the Administrator to question each one individually and ask for an explanation of their adverse police and credit reports. In the matter of Mr. Hamaishi, the Commission unanimously voted to request him to be present at our next meeting for questioning and explanation on his police as well as credit records.

A total number of 26 applicants took the broker's examination. The Administrator reported that 5 applicants made 85 and above, 5 made borderline grades, and 16 failed. It was moved by Mr. Yamamoto, seconded by Mr. Odom, and unanimously carried that the 5 applicants who made borderline grades be given a short supplementary examination, consisting of an oral and written examinations by the Administrator.

The five applicants who were approved as qualifying for a broker's examination were as follows:

<u>Name</u>	<u>Grades</u>
1. Mitsushi Nishimura	90.79
2. Raymond G. Asmar	87.90
3. Charlotte A. Peck	87.23
4. Harold K. Kometani	86.96
5. King Brandt	86.07

The five applicants who made borderline grades were as follows:

<u>Name</u>	<u>Grades</u>
1. Harold G. Boyd	83.19
2. Duke Kawasaki	82.75
3. Thomas T. Fujii	82.52
4. Lin Kau Ching	82.00
5. Louise H. Camacho	81.00

The following applicants failed to qualify for a broker's license:

<u>Name</u>	<u>Grades</u>
1. Sue West	78.52
2. Anthony P. Sereno	78.37
3. K. C. Look	75.45
4. Tommy Larkin, Jr.	72.34

	<u>Name</u>	<u>Grade</u>
5.	Faye C. Ott	69.59
6.	Michael T. Hanley	68.43
7.	Lawrence M. Kamiya	66.62
8.	Euginio J. Lino	66.46
9.	James Kent	65.34
10.	Koon Imm Ching	63.48
11.	James Dwight	62.20
12.	Thomas T. Ige	60.96
13.	Ira K. Hutchinson	61.10
14.	Harry E. Young	60.75
15.	Frank Iha	47.76
16.	Frank E. Howes	incomplete

Recommendation was made by the Administrator that the next series of real estate examinations be given on February 6, 1954 and set the deadline date for applications on January 18, 1954. This recommendation was made into motion by Mr. Yamamoto, seconded by Mr. Odom, and unanimously carried.

Request to Open Branch Office  
In Kailua, Oahu

Mr. Ernest Calhau, broker, formally applied to the Commission to open a branch office at 14 Maluniu Street, Kailua, Oahu. Mr. Calhau will be in control of both offices. The Administrator recommended that his request be approved since he has met all the requirements. Mr. Odom moved, seconded by Mr. Yamamoto, and unanimously carried that a branch office license be approved for issuance to Mr. Calhau on the condition that he post a notice in his office windows the hours he may be available at each place.

Reinstatement Request

The following made petitions to request the reinstatement of their salesmen's licenses:

Kenneth Y. Hagino  
George T. Cooper

Upon a satisfactory report on Mr. Hagino by the Administrator, Mr. Yamamoto moved, seconded by Mr. Odom and unanimously carried that Mr. Hagino's license be approved for reinstatement. Mr. Odom made a motion, seconded by Mr. Yamamoto, that at this time no action be taken on Mr. Cooper's license until the Administrator had investigated him first. Motion was unanimously carried.

Tourist Business, Ltd.

A report by the Administrator on "A Place To Stay", trade name of a rental agency for tourists was reviewed by the Commission members.

On October 30, 1953, "Tourist Business, Ltd." the parent organization of "A Place To Stay", made application to be licensed as a brokerage firm as requested by this Commission. The agency has fully qualified the requirements under Chapter 150, Revised Laws of Hawaii, as amended, therefore the Administrator recommended that the application by Tourist Business, Ltd., be approved and that a brokerage license be issued to "A Place To Stay" to continue their rental agency. (See attached report) The recommendation of the Administrator was put into motion by Mr. Yamamoto, seconded by Mr. Odom, and unanimously carried that approval be granted for the issuance of a brokerage license to "A Place To Stay."

#### Financial Report

The financial report for the month of October was given as follows:

Expenditures for October 1953.....	\$ 1,032.37
Fees Collected for same period.....	\$ 438.00
Balance in Special Fund as of 10/31/53.....	\$16,659.78

Mr. Odom duly moved the acceptance of the above report which was seconded by Mr. Yamamoto and unanimously carried.

#### Pending Case - Kenneth J. S. Pang

It was reported by the Administrator that in accordance with the Commission ruling made in the special meeting held on September 23, 1953, Mr. Pang's revoked license was reinstated on November 2, 1953. The action taken by the Administrator was unanimously approved. Mr. Pang will continue to remain under strict surveillance of this Commission until the completion of his probation on May 31, 1954.

#### New Cases

1. Case of David M. and Helen Kupele vs. Ernie Nowell, Broker

In reviewing the report presented by the Administrator in the abovementioned case, the members unanimously approved that the matter of complaint was not within our jurisdiction and therefore ruled to consider the matter closed. The Administrator was advised to write to Mr. and Mrs. Kupele the decision of this Commission and advise them to seek counsel from their own attorney if they wish to pursue their case further. (see attached report)

2. Case of Arthur W. Menezes, Broker

Mr. Menezes was reported to be in violation of Rule 13, Rules and Regulations of this Commission. It was moved by

Minutes

-6-

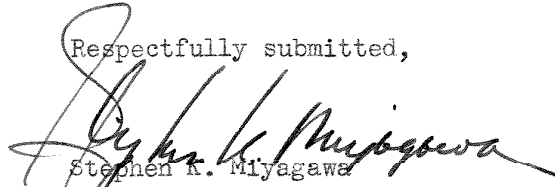
November 6, 1953

Mr. Yamamoto, seconded by Mr. Odom, and unanimously carried that Mr. Menezes be brought before the Commission at its next meeting for an explanation of his failure to notify this Commission his new business address. (see report attached)

Adjournment

There being no further business to discuss, the meeting was unanimously adjourned at 2:25 p.m.

Respectfully submitted,



Stephen K. Miyagawa  
Administrator

SKM:otk