

These New Laws Affect Real Estate Licensees

Some of the laws enacted in 1997 which may affect licensees are summarized below. These are summaries only and not substitutes for the full text of the acts. Licensees are urged to consult the full text of the acts. Copies may be obtained from the legislature and through the State Library system.

Real Estate Licensing

Act 40 (SB 1510)

Removes the notary requirement for applications and other documents in a number of regulated areas, including real estate and condominiums. Section 467-9(a), HRS, is amended by deleting the requirement that real estate license, registration, or certificate applications be "sworn to before an officer authorized to administer oaths."

The act also amends sections 514A-12, 32, and 40, HRS, by removing the requirement that documents submitted be "verified." The act took effect upon approval and was approved by the Governor on April 22, 1997.

Act 45 (SB 1518)

Amends restrictions on license names of real estate brokers and eases bond requirements for condominium hotel operators. New language in section 467-9(b), HRS, makes clear that a broker's license name includes any trade name approved by the commission.

The act creates an exception to the requirement in section 467-9(c), HRS, that a broker's license shall be placed on inactive status if its name includes the name or initials of a licensee no longer associated with the broker. Under the new law, the requirement would not apply in "the case of incapacitating disability or death of the licensee where written authorization is obtained from the real estate licensee or legal representative of the licensee permitting use of the name."

A new subsection (d) allows a broker's license name to "include the name of a franchise registered with the business registration division of the department of commerce and consumer affairs."

New language in section 467-30(b)(3), HRS, would al-

low a condominium hotel operator registration applicant to provide "evidence of a current fidelity bond or a certification statement from an insurance representative of an insurance company registered with the insurance division ... to the commission certifying that the bond is in effect and meets the requirement of this section"

The act took effect upon approval and was approved by the Governor on April 22, 1997.

Act 289 (SB1114)

Removes waivers from the continuing education requirements, adds a new definition of "continuing education," and directs the Legislative Reference Bureau to conduct a study of the program.

The act deleted all waivers of the continuing education

(Continued on page 4)

Commission receives REEA Regulator of the Year Award

At its Annual Conference in June, the Real Estate Educators Association (REEA) presented its 1997 Regulator of the Year award to the Hawaii Real Estate Commission. The award recognized the Real Estate Commission's efforts to assure that continuing education remains a part of the educational process for Hawaii real estate licensees.

REEA is an organization of full-time and part-time educators from virtually every real estate education delivery system: College and University, Community College, Proprietary School, Regulatory Agency, Consultant, Association, Speaker, Trainer, and Research Center. REEA, with headquarters in Fairfax, Virginia, is a not-for-profit association with membership of more than 1,200 in the United States, Canada, Australia, and New Zealand.

Ex Parte Communications with Commissioners

(This article was first published in the July 1993 issue of the Bulletin; however, it remains relevant, and a repeat appears to be warranted.)

It is sometimes tempting for an applicant, licensee, developer, or attorney to attempt to circumvent usual application or registration decision-making procedures, seek information on a pending application, discuss a pending complaint or disciplinary action, or seek to influence the decision by directly contacting one of the nine commissioners.

However, such ex parte communications are improper and will result in the commissioner who is contacted being unable to discuss, participate, or vote on the application, registration, or disciplinary case.

Generally, the caller does not have any ill intent but just wants to discuss the matter with a commissioner, or wants to

get a feel of how the commission will decide, or just confirm that the commissioner has all the facts.

The caller should understand that the Real Estate Commission is composed of nine individuals who, when acting as individuals, have no authority to act on an application, make any decisions, receive information on behalf of the Commission, or direct staff to take specific action.

The Commission's authority and power to act exists only during lawfully convened commission meetings and while performing adjudicatory functions in contested cases. The caller risks having a commissioner who might have been favorable not being able to participate in the discussion or vote on the application.

If you have an application or some other issue before the Commission and desire general information, contact the Commission's staff, not a commissioner.

Obviously, although the staff won't be able to tell you how the Commission will vote, staff can provide general information, historical information, possible alternatives, and information on procedural steps (e.g. time to submit documents, meeting dates and location, number of copies, and documents required). Except during executive sessions, Commission meetings are open to the public, and, subject to some procedural constraints, applicants may present oral testimony at the meeting at which their application is discussed.

Licensing procedures are being streamlined

The Department and the Commission are committed to streamlining licensing procedures without sacrificing consumer protection. As a result, the Commission has eliminated a number of procedures.

To implement Act 40, applicants are no longer required to have their applications notarized.

The broker experience certificate requirements remain the same, but the application form has been revised.

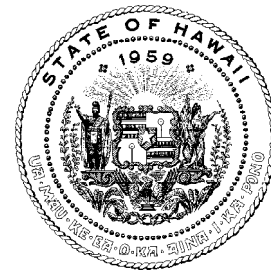
Applicants are still required to have two years full-time experience within the past five years and at least ten transactions, of which at least three are sales that have closed escrow and three are listings that have closed escrow, within the past four years.

The applicant's principal broker or broker in charge must still verify the applicant's experience and transactions, however, applicants are not required to submit copies of the transactions.

The "Zoning Form" previously required for principal offices, branch offices, site offices, and condominium hotel operator exemptions has been replaced by an "Office Location and CHO Exemption Certification Form."

The new form places the burden of compliance on the principal broker.

The principal broker must certify that the office complies with county codes, and condominium declarations, bylaws, house rules, and covenants.



State of Hawaii Real Estate Commission

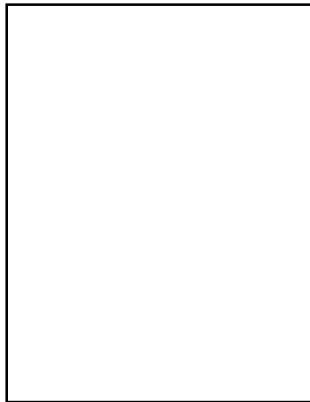
BULLETIN

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The Chair's Message

I am sad to report that another real estate industry leader, Marcus K. Nishikawa, Realtor, died May 10, 1997 after a gallant struggle with cancer.

Marcus founded Marcus & Associates Inc. and was Chairman of the Board of this fine real estate firm at the time of his death. Less than five months after Douglas Sodetani's



death, our real estate industry has lost another giant. Marcus was a past president of the Honolulu Board of Realtors (1984) and Hawaii Association of Realtors (1986). He was elected Regional Vice-President of NAR for Region 13 (1994) and was selected to serve as Chairman of the NAR Convention committee in 1992 when Hawaii hosted the annual NAR Convention.

His presence in the NAR, HAR, and HBR contributed so much to real estate. He was voted Realtor of the Year by the Honolulu Board of Realtors in 1986 and also Realtor of the Year for the Hawaii Association of Realtors in 1988.

He also served as an NAR director and on many NAR committees for many years.

One of his greatest contributions, though, was his service as a real estate commissioner on the Real Estate Commission for eight years.

He served as Chair of the Commission for the last two years of his term (1993-95).

He consistently worked to raise the educational standards and professionalism of the real estate industry in Hawaii and was a strong supporter of required continuing education for all real estate licensees.

Marcus's humor is well known, and those of us who had the privilege to know him enjoyed his wit, his business acumen, and his ethics.

I never heard him raise his voice or correct anyone in public. He used humor to get his message across, was gentle in his criticism, and was diplomatic—a true leader who knew how to get the best results from his associates and fellow real estate professionals.

Marcus loved life. He enjoyed being with people, and when he discovered golf, he loved golfing with his golfing buddies.

As a successful businessman and community leader, he had charisma.

Marcus was always in demand to be the master of ceremonies, whether it was a fund raiser for a worthy cause, a

baby luau, a wedding, Parade of Homes, or whatever, and he always was gracious to accept. At the podium he was at ease and loved every minute of it.

In his younger years at Iolani he was known as a "rascal," yet today he has raised three fine sons, has a beautiful wife, and had everything to live for. Yet, like so many outstanding people, he was taken at the prime of his life.

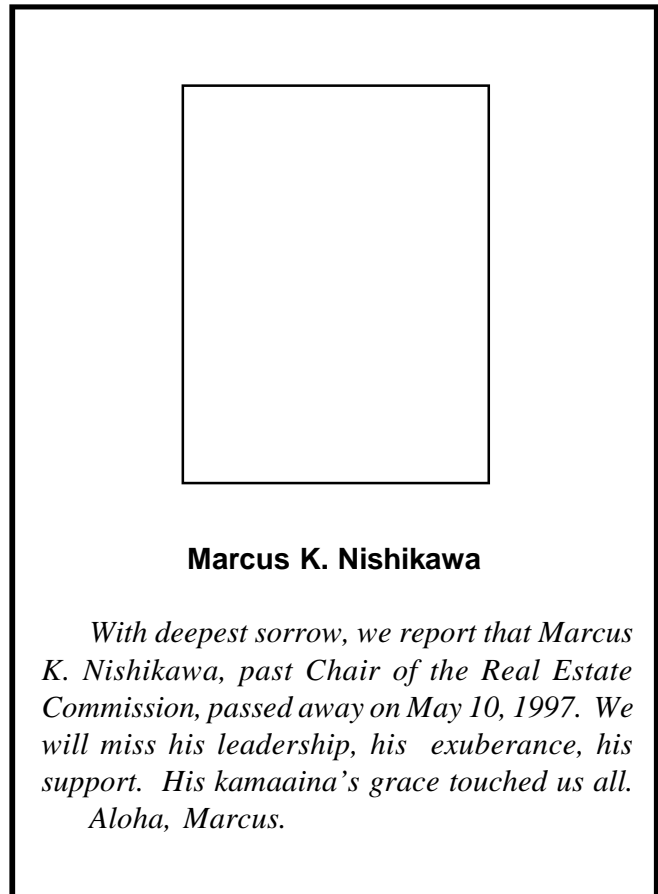
Marcus was a religious person in his own way. He had a strong faith, and all these months as the disease progressed, he handled it with dignity, never losing his humor.

What a legacy he leaves us.

Thank you, Marcus, for all the wonderful times we had together. We will miss you!

Sincerely,

Barbara Dew, (R), Chair
Real Estate Commission



Marcus K. Nishikawa

With deepest sorrow, we report that Marcus K. Nishikawa, past Chair of the Real Estate Commission, passed away on May 10, 1997. We will miss his leadership, his exuberance, his support. His kamaaina's grace touched us all. Aloha, Marcus.

These New Laws Passed by the 1997 Legislature

(Continued from page 1)

requirement. Under the new law, all licensees renewing on active status must complete ten hours of continuing education. Failure to satisfy the requirement will result in a license being automatically placed on inactive status.

“Continuing education” is defined to include national courses taught by nationally certified instructors by national organizations such as the National Association of REALTORS, the Building Owners and Managers Association, or the Community Associations Institute. The act also eliminates the exam requirement for continuing education courses.

The act directs the Legislative Reference Bureau to conduct a comprehensive study of the continuing education program, including the feasibility of allowing a private organization to administer the program. The Legislative Reference Bureau is to submit a report of its findings to the 1998 Legislature.

Except for amendments to § 467-11.5(b) which will take effect on July 1, 1998, the act took effect upon approval and was approved by the Governor on June 21.

Act 293 (SB 1266)

Authorizes the licensing authority to refuse to renew, deny, or suspend the professional or vocational licenses of individuals who are not in compliance with a child support order upon certification by the child support enforcement agency.

Makes statutory amendments to comply with the mandates of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act) and other federal requirements.

Fair Housing

Act 311 (SB 1632 CD1)

Amends the state Discrimination in Real Property Transactions law (Ch. 515, HRS). The bills extends fair housing protections to individuals who rely on service animals.

Amends housing law relating to discriminatory practices to prohibit an owner or any other person engaging in a real estate transaction, or a real estate broker or salesperson, to deny equal opportunity to use and enjoy a housing accommodation due to a disability because the person uses the services of a guide dog, signal dog, or service animal. Defines service animal.

Condominium

Act 133 (HB 780)

Amends provisions relating to condominiums by requiring the condominium association to assess the apartment owners to either fund a minimum of 50 per cent of the estimated replacement reserves or fund 100 per cent of the estimated replacement reserves when using a cash flow plan. Requires the budget to indicate whether the amount was calculated using a per cent funded or cash flow plan.

Act 135 (HB 793)

Establishes provisions relating to condominium property regimes. Allows the developer, prior to the issuance of an effective date for a final public report, to request that the real estate commission issue an effective date for a contingent final public report. Provides criteria.

Provides that the contingent final public report is nonextendable and nonrenewable and shall expire 9 months after the effective date.

Establishes provision relating to protection of purchasers' funds which requires an escrow agent to deposit all purchasers' funds in a federally insured, interest bearing account at a bank, savings and loan association, or trust company authorized to do business in the State, if the State real estate commission issues an effective date for a final public report prior to completion of construction of a project.

Provides criteria. Allows developers to offer residential units for sale using a chronological system or a lottery system to owner occupants and the public. Provides criteria. Amends Act 106, session laws of 1996.

Act 150 (HB 1309)

Amends provision relating to condominium property regime to require current evidence of a fidelity bond of a managing agent and of the association of apartment owners. Exempts condominium projects having 7 or more apartments created prior to May 29, 1963.

Real Property

Act 131 (HB 636 CD1)

Sets forth acceptable tolerances for discrepancies in structure or improvement positions relative to property boundaries for various classes of real estate; except for encroachments on public lands or shoreline boundaries.

Act 203 (HB 1732 CD1)

Establishes a special fund within the state treasury to be used for improving and expediting the recordation process within the Bureau of Conveyances. Provides that the fee collected shall not be charged against the Hawaii Hurricane Relief Fund's special mortgage fee currently collected by the bureau.

Other Laws

Act 249 (SB 152 CD1)

Establishes provisions relating to timesharing requiring identification badges for acquisition and sales agents. Provides criteria. Provides for filing an action in court for civil damages for violations of the timesharing law.

Establishes signage requirements for timeshare booths.

Act 316

Requires persons convicted of a criminal offense against

Affect All State of Hawaii Real Estate Licensees

a minor or of a sexually violent offense to register with law enforcement agencies; requires release of such information to the public; permits the taking of saliva and blood samples from certain committed persons convicted of sex offenses for DNA profiles. Information available to the public include the name and aliases, street name and zip code of residence, street name and zip code where employed, vehicle registration information of vehicles owned, a summary of the criminal offense, and a recent photograph

Act 350 (HB 143)

Establishes the housing and community development corporation of Hawaii within the department of human services in order to consolidate all state housing functions.

Effective July 1, 1998, transfers the jurisdiction, functions, powers, duties, authority, and employees of the Hawaii housing authority, the housing finance and development corporation, and the rental housing trust fund to the housing and community development corporation of Hawaii. Provides

criteria. Establishes the rental housing fund to be used to provide loans or grants for development, pre development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.

Provides criteria. Establishes the rental housing trust advisory commission within the housing and community development corporation of Hawaii. Report to the legislature. Requires the housing and community development corporation of Hawaii to manage and operate all units it develops. Pending Governor's action.

Act 232 (HB 1896)

Amends laws relating to uniform professional and vocational licensing act; barbering; beauty culture; boxing; chiropractors; dental hygienists; massage; mortgage brokers and solicitors; real estate brokers and salespersons; and condominium property regimes by requiring fees to be deposited into the compliance resolution fund instead of the general fund.

How to Avoid Aiding and Abetting an Unlicensed Person

The following article was written by the Regulated Industries Complaints Office (RICO).

Picture yourself confronted with a leaking roof in the entryway of your building. You find yourself asking, who can I call to fix the leak? This article is to help you keep in mind some of the issues you, as a member of a regulated industry, should consider before setting out to hire someone to fix the leak.

Aiding and abetting: Specific laws prohibit those in the regulated industries administered by the Professional and Vocational Licensing Division, from "aiding and abetting an unlicensed person to directly or indirectly perform activities requiring a license." (HRS, Section 346B-19(6)).

There is also a prohibition against "employing, utilizing or attempting to employ or utilize at any time any person not licensed under the licensing laws where licensure is required." (HRS, section 436-B19(16)).

If found to have violated either provision, a licensee can be sanctioned by way of fine, or license revocation or suspension. You may be fined \$1,000 or more per violation and each day's violation may be deemed a separate violation.

In considering whom to hire, am I held to a higher standard of conduct than the average citizen?

All citizens are obligated to abide by the law, including those pertaining to license regulations. However, what may make you feel as if you are held to a higher standard than that of an average citizen is the fact that your licensee can be sanctioned if you aid and abet an unlicensed person while acting in your professional capacity.

How do I know if the work I need done requires a license? Under the contracting statutes (Chapter 444, HRS), there is a "handyman" exemption. This exemption applies to any job where the aggregate contract price for labor, materials, taxes, and all other items is not more than \$1,000.

However, the "handyman" exemption does not apply in all cases. The "handyman" exemption does not apply if a particular job is less than \$1,000 but is part of a larger or major project or operation, whether undertaken by the same or different contractor. If the job is part of a larger job, a license is required.

The "handyman" exemption does not apply in any case where a building permit is required, regardless of the cost of the job. If a building permit is required, a license is required. You should contact the City and County Building Department to check if a particular job requires a building permit.

How can I check if a contractor is properly licensed? You can call the Professional and Vocational Licensing Division (PVL) at 586-3000 to verify the licensure of a contractor. You should make sure the contractor is licensed and has the appropriate classification(s) to do that particular job. You may also request that the contractor show his pocket license, but always call PVL to verify that the license is still current.

Although a license does not ensure a problem-free job, as with real estate licensees, there are certain minimum requirements contractors have to meet in order to obtain that license.

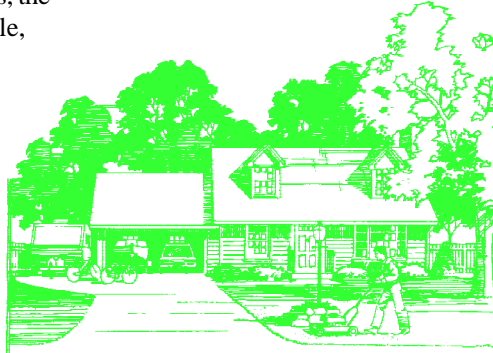
Protect yourself and be sure to use a licensee when required.

Here Are the Answers to the Most Often Asked

Among the most frequent inquiries which the Commission's staff respond to are those involving advertising by licensees. Here are the most frequently asked questions.

Where can a licensee find information about advertising?

The primary rule on advertising is section 16-99-11, Hawaii Administrative Rules. Reprints of the entire Chapter 99 may be purchased from the DCCA's Cashier for \$1.75. In 1996, the Commission published an advertising pamphlet which was mailed to all principal brokers and brokers-in-charge. Because of limited supplies, the pamphlet is not generally available, however, PB's and BIC's may photocopy and distribute the pamphlet to their agents. If you have access to the Internet, you may view, print, or download the pamphlet from the Hawaii Real Estate Research and Education Center's Web site at www.cba.hawaii.edu/rec.



What constitutes advertising? Signs? Business cards?

Virtually any kind of written, visual, or aural communication, including letterhead stationery, business cards, signs, newspaper ads, radio or television ads, brochures, and web pages constitutes advertising requiring a licensee to comply with the Commission's advertising rules.

Do the rules apply to rentals?

Yes. The law does not distinguish between rental and sale of property. Licensees engaged in either activity must comply with all advertising rules.

What names must appear in the advertising?

At a minimum, the ad must include the name of the brokerage exactly as licensed by the Commission, including any trade name. The name of the principal broker or broker-in-charge is not required. If, in addition to the name of the brokerage, the name of any individual agent is in the ad, only the individual's licensed name may be used and an indication of the type of license, broker or salesperson is required. To indicate the type of license, licensees may use the following abbreviations: "B" for broker and "S" salesperson. "R" and "RA" for members of the Board of REALTORS are also acceptable.

What constitutes a licensed name?

For a sole proprietor, corporation, or partnership, the licensed name is the name exactly as it appears on the license plus the trade name, if any. A brokerage with a trade name

which is registered with the Commission may not advertise using only its license name or only its trade name. BOTH must appear in any advertising. For example, for sole proprietor "Jonathan Q. Penguin," who has registered the trade name "Penguin Realty," both "Jonathan Q. Penguin" and "Penguin Realty" must appear in the ad. Mr. Penguin would be subject to disciplinary action if only "Penguin Realty" appeared in an ad. Note that corporations and partnerships may omit "Inc.," "Incorporated," "Ltd.," "Limited," or "Co." from any advertising. For an individual, the name which appears in the ad must be exactly as it appears on the license. A nickname may appear in the ad if clearly denoted as such through the use of parentheses or quotation marks. For example, licensee "Audrey K. Penguin" may advertise as "Audrey K. (Andie) K. Penguin." Ms. Penguin would be in violation of the advertising rules if she advertised as "Andie Penguin."

How can a licensee change a licensed name?

For an individual licensee, the short answer is only through marriage, divorce, or some other formal legal name change process. Your license is issued in your legal name, which can only be changed through these procedures.

However, the Commission will allow a licensee to omit a middle name or middle initial or to use only a first initial instead of a full first name.

If your license includes a middle name or middle initial that you do not want as part of your licensed name, submit a change form and pay the \$25 fee. For corporations and partnerships, contact the Business Registration Division for information about changing corporate and partnership names. After receiving approval from Business Registration, a change form to change the license name and appropriate fee must be submitted to the Commission.

Must the brokerage's office address or telephone number be in an ad?

No. The office address and telephone number are optional except in the following cases:

1. If an address other than the office's street address appears in the ad, then the office's street address must appear and all addresses must be identified.
2. If a telephone number other than the office's telephone number appears in the ad, then the office's telephone number must appear and all numbers must be identified. For example, if an agent's home telephone number is in an ad, the ad must then also include the office telephone number and both numbers must be clearly identified.

When advertising a specific property for sale, what information about the property is required to be in the ad?

The property must be identified as leasehold or fee simple.

Questions About Advertising Island Real Estate

The abbreviations “L” for leasehold and “F” for fee simple are acceptable.

May licensees sell or rent their own property?

Yes, but subject to the following limitations:

1. For active licensees, all of the advertising rules apply, including the requirement that all advertising must include the name of the brokerage.

2. Whether active or inactive, licensees may not advertise using the following phrases: “For Sale By Owner,” “For Rent By Owner,” “For Lease By Owner,” or “For Exchange by Owner.”

3. The ad must disclose that the owner is a licensee, whether active or inactive.

4. Active licensees must place any trust funds (e.g. tenant’s security deposits) in the broker’s client trust account.

What are the rules regarding size and placement of signs such as open house and for sale signs?

The size of signs and where they may be placed are not

regulated by the Commission. Licensees should contact the appropriate county agency regarding relevant county sign ordinances.

In addition, state law regulates signs on or visible from federal-aid or state highways.

Obviously, signs may only be placed on private property or property under the aegis of a governmental body after obtaining appropriate permissions.

What other laws or rules should a licensee consult?

Every licensee should know both the state and federal fair housing laws. The Hawaii “Discrimination in Real Property Transactions” is Chapter 515, HRS, and is enforced by the Hawaii Civil Rights Commission.

The federal laws are the Civil Rights Act of 1866 and Title VIII of the Civil Rights Act of 1968, referred to as the Federal Fair Housing Law.

The federal enforcing agency is the U.S. Department of Housing and Urban Development (HUD).

Administrative Actions

Roger Apilado—REC 95-64-L

Respondent admitted he violated §§436B-19(2) (making untruthful statements), 436B-19(5) (procuring a license through misrepresentation), and 467-14(20) (failure to maintain a reputation for honesty, truthfulness) in connection with his answer to question 1(c) in Section C of his license application. Respondent admitted he should have answered “Yes” to the question, “Have any complaints or charges ever been filed against you, regardless of outcome, with the licensing agency of any state?” Respondent denied he violated HRS §§436B-19(2), 436B-19(5), and 467-14(20) in connection with his answer to question 3 in Section C of his license application. He asserted that at the time he submitted his license application, he was not aware of any pending lawsuits or unpaid judgments against him.

Based on the admitted facts and violations, Respondent agreed to a suspension of his license for 18 months under terms of a Settlement Agreement After Filing of Petition for Disciplinary Action.

The Commission Approved the Settlement Agreement on January 31, 1997.

Zaisen, Inc. dba Power Brokers, Ernest C. Aragon, and Dan K. Morikawa—REC 94-273-L and 95-12-L

The Regulated Industries Complaints Office (RICO) filed a petition for disciplinary action against Respondents in August 1995 on the basis of complaints regarding Respondents’ management of an Oahu condominium and the handling of a DROA for the purchase of an Oahu property.

Following a hearing on May 7, 1996, the Administrative Hearings Officer found that Respondent Aragon was the prin-

cipal broker for Respondent Zaisen, Inc. dba Power Brokers from February 1994 to January 1995. Respondent Morikawa, a salesperson, was affiliated with Zaisen during parts of the period between 1991 and 1994. In March, 1994, by settlement agreement, Respondent Morikawa’s salesperson’s license was suspended for two years. As president of Zaisen, Respondent Morikawa was the only person who had access to the client trust account and the commission account.

The Hearings Officer found that Respondent Morikawa violated provisions of HRS §§467-7 (licenses required to act as real estate broker and salesperson), 467-14(6) (salesperson acting as a real estate broker), 467-14(7) (failing to account for moneys belonging to others), 467-14(13) (violating this chapter, chapters 484, 514A, 514E, or 515; section 516-71; or the rules adopted pursuant thereto), and HAR §16-99-3(b) (licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field). For the violations found, the Hearings Officer recommended that the Commission revoke Respondent Morikawa’s real estate salesperson’s license.

The Hearings Officer also found that Respondent Aragon violated HRS §§467-14(7), 467-14(13), and HAR §16-99-3(b) and 16-99-3(m) (there shall be a principal broker or broker in charge at the principal place of business and a broker in charge at a branch office who shall be immediately responsible for the real estate operations conducted). For the violations found, the Hearings Officer recommended that Respondent Aragon pay a \$1,000 fine within 60 days of the Commission’s Final Order and be required to complete a real estate education

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Administrative Actions

(Continued from page 7)

course approved by the Commission.

The Hearings Officer also found that Respondent Zaisen, Inc., dba Power Brokers violated HRS §§467-14(7), 467-14(10) (permitting a corporate officer or employee who does not hold a real estate broker's license to have direct management of the brokerage business), 467-14(13), and HAR §16-99-3(b). For the violations found, the Hearings Officer recommended that the Commission revoke Respondent Power Brokers' real estate broker's license.

The Commission adopted the recommendations of the Hearings officer on February 28, 1997.

Carole D. Gaddis, aka Carole Love—REC 94-062, REC 94-103, 94-163, 94-170, REC 94-289

Under terms of a Settlement Agreement After Order of Remand for Further Hearing, Respondent admitted she violated HRS §§467-14(5) (accepting compensation from anyone other than the salesperson's employer), 467-14(6) (salesperson acting as a real estate broker), 467-14(7) (failing to account for moneys belonging to others), 467-14(13) (violating this chapter, chapters 484, 514A, 514E, or 515; section 516-71; or the rules adopted pursuant thereto), and 467-14(20) (false statement), and HAR §§16-99-3(b) (licensee shall protect the public against fraud, misrepresentation, or unethical practices in the real estate field) and 16-99-3(f) (licensee shall see that financial obligations and commitments are in writing). However, Respondent represented she did not intend to violate Chapters 467 and 16-99. She further represented she was trying to assist a client in the management of his condominium unit.

Respondent agreed to suspension of her salesperson's license for six months, with three months of the suspension period stayed. She further agreed to enroll in a real estate education course as recommended by the Commission within four months of Commission approval of the agreement.

The Commission approved the Settlement Agreement March 25, 1997.

Debra S. Wohlschlegel, dba Debra & Company Realtors—REC 95-241-L

Respondent entered into Settlement Agreement Prior to Filing of Petition for Disciplinary Action. She agreed to pay a \$500 fine within 30 days of Commission approval of the Settlement Agreement.

The Commission approved the Settlement Agreement on April 25, 1997.

Larry A. Rutkowski and Rutkowski & Associates, Inc.—REC 93-152-L

Under terms of a Settlement Agreement After Filing of Petition for Disciplinary Action, Respondents agreed to pay

a fine of \$1,500, with \$1,000 of the fine deferred. Respondents further agreed not to apply for restoration of their real estate licenses until the fine is paid.

The Commission approved the Settlement Agreement on April 25, 1997.

Linda N. Brice, dba Brice Associates, fka Brice Realty—REC 96-23-L

Respondent entered into Settlement Agreement Prior to Filing of Petition for Disciplinary Action. Under terms of the agreement, Respondent agreed to pay a \$500 fine within 60 days of Commission approval of the agreement.

The Commission approved the Settlement Agreement on May 23, 1997.

Terry A. Gomes and Coin Realty Company, Inc.—REC 95-147-L

Respondent Gomes' real estate broker's license was forfeited. He is 86 years old and does not plan to ever do business as a real estate salesperson or broker again.

Under terms of a Settlement Agreement After the Filing of Petition for Disciplinary Action, Respondent Gomes agreed not to apply for restoration of his real estate broker's license, nor to apply for a new real estate broker's or salesperson's license, nor to act as a real estate broker or salesperson. Respondent also agreed to pay a specified client \$500 restitution within 30 days after Commission approval of the Settlement Agreement.

The Commission approved the Settlement Agreement on May 23, 1997.

Michael G. Kenyon—REC 95-180-L

Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondent Kenyon agreed to pay a \$250 fine upon the filing of the Settlement Agreement.

The Commission approved the Settlement Agreement on May 23, 1997.

Woodrow S. Tom, dba W.S. Tom—REC 96-123-L

Respondent's real estate broker's license expired on December 31, 1996, and has not been renewed. Under terms of a Settlement Agreement Prior to Filing of Petition for Disciplinary Action, Respondent agreed not to apply for restoration of his license nor for a new broker's or salesperson's license until the later of the following: (1) Two years have elapsed from the Commission's approval of the Settlement Agreement or (2) until he can produce a current tax clearance certificate from the State Department of Taxation. Respondent also agreed not to act as a real estate broker or advertise as such until his license has been reinstated.

The Commission approved the Settlement Agreement on May 23, 1997.

Education Calender

This listing reports the availability of some real estate related events. The Hawaii Real Estate Commission expresses no opinion about the quality or content of any event which it does not sponsor; neither should the listing be construed as an endorsement or sponsorship of any event by the Hawaii Real Estate Commission unless expressly indicated. Interested parties are advised to conduct their own investigation and formulate their own opinion about these matters. Participants are advised that courses are subject to change; please check directly with the provider about the specifics of a particular event.

Scheduled Continuing Education Courses

Date	Time	Subject	Provider	City	Instructor	Fee
OAHU						
07/15/97	08:30am	PITFALLS IN MANAGING RESI	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
07/18/97	06:00pm	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
07/18/97	09:00am	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
07/19/97	01:00pm	* LAW UPDATE/ETHICS 1995-96	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
07/19/97	04:30pm	PITFALLS IN MANAGING RESI	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
07/19/97	09:00am	HOMEOWNER'S TAX STRATEGIE	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
07/19/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
07/21/97	08:00am	GRI 201	HAWAII ASSOCIATION OF REALTORS	HONOLULU	CHONG	325.00
07/22/97	08:30am	HAWAII RESIDENTIAL LEASEH	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
07/24/97	01:15pm	DISCLOSURES IN HAWAII RES	ABE LEE SEMINARS	HONOLULU	LEE	29.50
07/24/97	08:30am	WILLS, TRUSTS & REAL ESTA	ABE LEE SEMINARS	HONOLULU	LEE	29.50
07/25/97	06:00pm	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
07/25/97	09:00am	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
07/26/97	06:00pm	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/01/97	06:00pm	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/01/97	09:00am	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/02/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/08/97	06:00pm	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/08/97	09:00am	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/09/97	01:00pm	FAIR HOUSING	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/09/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/09/97	09:00am	DISCLOSURES IN HAWAII RES	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	CHANG	55.00
08/14/97	01:00pm	ZONING/DEVELOPMENT: LAWS	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	CHONG	55.00
08/14/97	09:00am	CONDOMINIUMS: LAWS & ISS	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/15/97	01:00pm	RESIDENTIAL PROPERTY MGMT	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/15/97	06:00pm	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/15/97	09:00am	HOW TO MANAGE RESIDENTIAL	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/15/97	09:00am	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/16/97	01:00pm	HOT SPOTS IN REAL ESTATE	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/16/97	09:00am	FAIR HOUSING	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
08/16/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/22/97	06:00pm	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/22/97	09:00am	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/23/97	01:00pm	FAIR HOUSING	ABE LEE SEMINARS	HONOLULU	LEE	45.00
08/23/97	08:30am	ZONING-ISSUES, PROBLEMS,	ABE LEE SEMINARS	HONOLULU	LEE	45.00
08/23/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/27/97	05:30pm	HAWAII RESIDENTIAL LEASEH	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	50.00
08/29/97	06:00pm	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/29/97	09:00am	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
08/30/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/05/97	06:00pm	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/05/97	09:00am	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/06/97	01:00pm	* LAW UPDATE/ETHICS 1995-96	EDDIE FLORES REAL ESTATE	HONOLULU	CHANG	55.00
09/06/97	04:30pm	REAL ESTATE TAX SHELTERS	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
09/06/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/06/97	09:00am	PITFALLS IN MANAGING RESI	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
09/10/97	01:00pm	PITFALLS IN RESIDENTIAL L	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
09/10/97	09:00am	DISCLOSURES IN HAWAII RES	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	CHANG	55.00
09/11/97	01:00pm	HOW TO MANAGE RESIDENTIAL	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
09/11/97	09:00am	RESIDENTIAL PROPERTY MGMT	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
09/12/97	01:00pm	CONDOMINIUMS: LAWS & ISS	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	DUPLANTY	55.00
09/12/97	06:00pm	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/12/97	09:00am	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/12/97	09:00am	ZONING/DEVELOPMENT: LAWS	DUPLANTY SCHOOL OF REAL ESTATE	HONOLULU	CHONG	55.00
09/13/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/17/97	05:30pm	FORECLOSURE & THE ROLE OF	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00

Scheduled Continuing Education Courses Date

Date	Time	Subject	Provider	City	Instructor	Fee
09/19/97	06:00pm	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/19/97	09:00am	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/20/97	01:00pm	DISCLOSURES IN HAWAII RES	ABE LEE SEMINARS	HONOLULU	LEE	45.00
09/20/97	08:30am	WILLS, TRUSTS & REAL ESTA	ABE LEE SEMINARS	HONOLULU	LEE	45.00
09/20/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/26/97	06:00pm	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/26/97	09:00am	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
09/27/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/03/97	06:00pm	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/03/97	09:00am	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/04/97	01:00pm	PITFALLS IN MANAGING RESI	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
10/04/97	04:30pm	HAWAII RESIDENTIAL LEASEH	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
10/04/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/04/97	09:00am	AVOID LITIGATION - HOW TO	EDDIE FLORES REAL ESTATE	HONOLULU	CHONG	55.00
10/10/97	06:00pm	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/10/97	09:00am	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/11/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/22/97	05:30pm	HOW TO LIST & SELL BUSINE	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
10/23/97	01:15pm	ZONING-ISSUES, PROBLEMS,	ABE LEE SEMINARS	HONOLULU	LEE	29.50
10/23/97	08:30am	* LAW UPDATE/ETHICS 1995-96	ABE LEE SEMINARS	HONOLULU	LEE	29.50
10/30/97	06:00pm	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
10/30/97	09:00am	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/01/97	01:00pm	REAL ESTATE TAX SHELTERS	EDDIE FLORES REAL ESTATE	HONOLULU	CHONG	55.00
11/01/97	04:30pm	AVOID LITIGATION - HOW TO	EDDIE FLORES REAL ESTATE	HONOLULU	CHONG	55.00
11/01/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/01/97	09:00am	PITFALLS IN MANAGING RESI	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
11/07/97	06:00pm	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/07/97	09:00am	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/08/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/12/97	05:30pm	HOMEOWNER'S TAX STRATEGIE	EDDIE FLORES REAL ESTATE	HONOLULU	FLORES JR	55.00
11/14/97	06:00pm	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/14/97	09:00am	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/15/97	01:00pm	DEVELOPING SMALL PROPERTI	ABE LEE SEMINARS	HONOLULU	LEE	45.00
11/15/97	08:30am	FAIR HOUSING	ABE LEE SEMINARS	HONOLULU	LEE	45.00
11/15/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/21/97	06:00pm	FAIR HOUSING	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/21/97	09:00am	INTRODUCTION TO BROKER MA	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/22/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/28/97	06:00pm	RESIDENTIAL PROPERTY MGMT	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/28/97	09:00am	DISCLOSURES IN HAWAII RES	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00
11/29/97	09:00am	* LAW UPDATE/ETHICS 1995-96	DOWER SCHOOL OF REAL ESTATE	HONOLULU	DOWER	50.00

OTHER

Interactive Computer	CONSENSUAL DUAL AGENCY	JOHN REILLY		REILLY	69.00
Interactive Computer	TAX FREE EXCHNG OF RESIDE	JOHN REILLY		REILLY	69.00

* Take Laws Update/Ethics 1995-96 only if restoring or reactivating a license.

MAUI

07/15/97	01:00pm	* LAW UPDATE/ETHICS 1995-96	MAX SHERLEY REAL ESTATE CENTER	WAILUKU	SHERLEY	45.00
07/16/97	01:00pm	DISCLOSURES IN HAWAII RES	MAX SHERLEY REAL ESTATE CENTER	WAILUKU	SHERLEY	45.00
07/16/97	08:30am	FAIR HOUSING	MAX SHERLEY REAL ESTATE CENTER	WAILUKU	SHERLEY	45.00
10/08/97	01:30pm	WILLS, TRUSTS & REAL ESTA	HAWAII ASSOCIATION OF REALTORS	WAILEA	LEE	23.00

Continuing Education Providers

ABE LEE SEMINARS	591-4806	KAPIOLANI COMMUNITY COLLEGE	734-9286
DOWER SCHOOL OF REAL ESTATE	988-5445	LEEWARD COMMUNITY COLLEGE	455-0477
DUPLANTY SCHOOL OF REAL ESTATE	737-5507	LYNN W CARLSON	874-1285
EDDIE FLORES REAL ESTATE	521-3044	MAUI BOARD OF REALTORS INC	242-6431
HAWAII ASSOCIATION OF REALTORS	737-4000	MAX SHERLEY REAL ESTATE CENTER	871-9714
HONOLULU BOARD OF REALTORS	732-3000	UH SMALL BUSINESS MGMT PROG	956-7363
JOHN REILLY	523-5030		

Applications for Commission Ratification

Brokers

Accord Realty, The Unreel Marine Corporation dba
 Activity World, Activity Information Center, Inc. dba
 Arthur Craig Sauer
 Beverly G. Papalimu
 Beyond The Reef Ltd.
 Bryan G. Kageyama
 Cen Pac Realty, Inc.
 Century 21 First Pacific Properties, Lowry Properties, Inc.
 dba
 Cherie J. Bright
 Christine L. Cheng
 CK Island Properties, Charlene Kaneshiro dba
 Curt K. Haraga
 Dalmally Realty, Anne Scheffelmaier dba
 Dayton F. Caple
 Douglas H. Weinstein
 Ecumenical Association for Housing
 Edmund L. Lee, Jr.
 Edward T. Yamaguchi
 Epic Realty, Virginia P. McGowan dba
 Equities International, Yvonne C. Bailey dba
 Frank Noh Realty, Inc.
 Gold Coast Services Real Estate, Inc.
 Good Earth Realty, Inc.
 Gordon Damon
 Gregory M. Blotsky
 H.K. Development Corporation
 Harry S.Y. Chong
 Hawaiian Island Consulting, Inc.
 Homeless Solutions, Inc.
 Honolulu Business Mart, Ralph W. Miller dba
 IREC, Industrial Real Estate Consultants, Ltd. dba
 J. Mock Realty, John S. Mock dba
 Jane E. Bush
 JDI Realty, Inc.
 Jerry E. Allen
 Jim Wagner Realty, Inc.
 John R. Ferreira
 Jonathan S. Kono
 Karen Keanu Cardoza
 KAS RE Services, Keith A. Sakata dba
 Kristin Engel
 Lynnette Sakamoto
 Marcia M. Kamiya
 Maryl Real Estate of Hawaii, Inc.
 Masako Kiwada
 Maui Paradise Properties, Julie A. Lisle dba
 Melvin E. Shigeta
 Merrie N. Higa
 Michael A. Harismendy
 Nancy L. Gillingham
 Nanikea Real Estate, Beatrice Nalani Kea dba

Neil P. Petagno
 Patricia A. Rocco
 Peter A. Aduja
 Pioneer Realty, Saturnino L. Ulep dba
 Ria Keltz-Remenar
 Robert G. Colley
 Ronald H.B. Kim
 Roy I. Matsumoto
 Roy U. Omoto
 S.M. Tatsuguchi & Associates, Samson M. Tatsuguchi dba
 Sally L. Griffith
 Sharon M. Wong
 Shin Runkel
 Sonnia Petersen
 Sports Realty Incorporated
 Stanley W.O. Lum
 The Pinnacle Real Estate Corp.
 Violet Cook Realty, Violet H. Cook dba
 Warren M. Haynes, Jr.
 William B. Beard
 William M. Cameron

Branch Offices

CBIP, Inc., Coldwell Banker Island Properties dba
 Hawaii Affordable Properties, Inc.
 Shell Development Corporation—Greens
 Shell Development Corporation—Lawai

Site Offices

Aikane Properties, Gerald P. Hokoana dba, The Cliffs at
 Kahakuloa
 Better Homes and Gardens, Savio Realty, Ltd., dba, Queen
 Emma Gardens
 Carol Ball & Associates, Realtors, Carol Ball, Inc. dba, The
 Cliffs and Kahakuloa
 Castle & Cooke Homes Hawaii, Inc., Pacific Islanders, Unit
 116B
 Coldwell Banker Day-Lum Properties, Day-Lum, Inc., dba,
 Wailani; Lyman Gardens Senior Community
 Coldwell Banker Pacific Properties, Ltd., Na Pali Haweo
 Dale Ho & Associates, Dale C.W. Ho dba, Piikoi Hale, Hono-
 lulu
 ERA Concepts Unlimited, Concepts Unlimited, Inc., dba, 1450
 Young Street
 ERA Maui Real Estate, Inc., Kua'u Bayview at Pa'ia
 Finance Realty, Ltd., Royal Ridge, Oahu
 Gentry Realty, Ltd., Fiesta Del Verde by Gentry; Coronado,
 Phases C and E
 Haseko Realty, Inc., The Courtyards at Punahou
 Herbert K. Horita Realty, Inc., Ko Olina Fairways; Royal
 Kunia, Phase 1—Site 13
 Iwado Realty, Inc., Keawakapu Views Subdivision

Applications for Commission Ratification

Marcus & Associates, Inc., Lapa'olu; Westview Plaza;
Iwalani—Village 5 of the Villages Kapolei
Maryl Realty, Inc., Sandalwood at Waimea
Pacific Resource Realty, Olaloa II and III
Pahio Vacation Ownership, Inc., Hanalei Bay Resort
Interval Ownership Program
Re/Max Maui, Clearly Maui, Inc., dba, The Meadowlands
Real Estate Magic, Inc., Piikoi Hale
Schuler Realty Maui, Inc., Iao Parkside, Phases I, III, IVA
and IVB
Schuler Realty/Oahu, Inc., Country Club Village at Salt Lake;
KulaLei
The Makai Club, Makai Club Cottages; Makai Club at
Princeville
The Prudential West Hawaii Realty, Gibraltar Pacific Realty,
Inc. dba, Sunpoint, Phases I and II
Town Realty Brokerage Services, Inc., The Terraces at
Launani Valley
Trinet Inc., Hawaiian Princess

Trade Names

Basic Realty, Barney B. Menor dba
Bright Realty, Cherie J. Bright dba
Clifford Yoshida, Sr. (Realtor), Clifford Y.K. Yoshida, Sr.
dba (fka Leeward Realty Co., Clifford Y.K. Yoshida, Sr.
dba)
Maryl Commercial, Maryl Realty, Inc. dba
Miracle Sales & Mgmt., Jean Ganzer dba

Pacific Locations, Robert T. Hirayasu, Jr. dba
Pat Rocco Realty, Patricia Agnes Rocco dba
Sakuma-Lee Real Estate, Sandra S.W. Sakuma dba (fka
Sandra Sakuma Realty, Sandra S.W. Sakuma dba)
Seiler Realty, Ricardo D. Seiler dba
TSM Realty, Karen Keanu Cardoza dba

Condominium Managing Agent

Augustine Realty
CI Management, Inc.
Kahana Falls Limited Partnership

Condominium Hotel Operator

Anne Marie Wachler
Glen L.K. Auna
Kahana Falls Limited Partnership
Keamo Productions
Kapaa Sands Resort, Inc.
Poipu Connection Realty
West Hawaii Property Services, Inc.

Change of Corporate Name

Kumulani Vacations and Realty, Inc. (fka Woodgale Realty
and Management, Inc.)
Maryl Group, Inc. (fka Maryl Development, Inc.)
Maryl Realty, Inc. (fka Maryl Real Estate of Hawaii, Inc.)

State of Hawaii
Real Estate Commission Bulletin
250 South King Street, Room 702
Honolulu, Hawaii 96813

Bulk Rate
U.S. Postage
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Permit No. 516
Honolulu, Hawaii

