

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii

**MINUTES OF MEETING**

The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, August 31, 2001

Time: 9:00 a.m.

Place: Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Present: John Ohama, Chair  
Michael Ching, Vice Chair  
Casey Choi, Member (Late Arrival)  
Patricia Choi, Member  
Mitchell Imanaka, Member  
Iris Okawa, Member  
Peter Rice, Member

Calvin Kimura, Supervising Executive Officer  
Alan Taniguchi, Executive Officer  
Lorene Arata, Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Gina Watumull, Condominium Specialist  
Cheryl Leong, Condominium Specialist  
Gordon Arakaki, Condominium Recodification Attorney  
Shari Wong, Deputy Attorney General  
Irene Kotaka, Secretary

Nicki Ann Thompson, Hawaii Association of REALTORS  
Earl W. Hulse  
Rody A. Murray

Excused: Charles Aki, Member  
Alfredo Evangelista, Public Member

Call to Order: The Chair called the meeting to order at 9:06 a.m., at which time quorum was established.

Executive Officer's Report: **Announcements, Introductions, Correspondence and Additional Distribution**

**Additions to the Agenda**

Upon a motion by Commissioner Okawa, seconded by Commissioner Rice, it was voted on and unanimously carried to add the following items to the agenda:

3. Executive Officer's Report
  - c. 2002 Meeting Schedule
6. Licensing – Questionable Applications Salespersons
  - e. Daniel Denny
  - f. Rody A. Murray

#### **Additional Distribution**

The following materials were distributed to the Commissioners prior to the start of the meeting:

4. Committee Reports
  - d. Legislative Bills and SWAT

#### **Minutes of Previous Meetings**

Upon a motion by Commissioner Ching, seconded by Commissioner Okawa, it was voted on and unanimously carried to approve the minutes of the July 27, 2001 Real Estate Commission meeting as circulated.

#### Chair's Report:

No Chair's report was presented.

#### Committee Reports:

#### **Laws and Rules Review Committee**

Upon a motion by Commissioner Okawa, seconded by Commissioner Ching, it was voted on and unanimously carried to accept the amended report of the August 6, 2001 Laws and Rules Review Committee meeting as follows:

1. Minutes of Previous Meetings – **Accept** the minutes of the July 11, 2001 meeting.
2. Program of Work, FY02
  - a. Licensing, Registration, and Certification Administration  
**Recommend approval** to accept and process a real estate license application received after 90 days of exam passage, under the following conditions:
    - 1) the applicant reported immediately to REB and before the 90<sup>th</sup> due date, the theft of the education equivalency certificate, uniform equivalency certificate, ASI exam passage documents, and license application which was also reported to the police;
    - 2) a police report verifying the theft is submitted with the real estate license application;
    - 3) that the applicant took immediate steps to secure duplicate copies of the stolen certificates, ASI documents, and application;
    - 4) that immediately upon receiving the duplicate documents, submitted a complete real estate license application;

- 5) that the complete real estate license application will be subject to the normal processing, review, and examination; and
  - 6) be subject to the same conditions as an application received under 90 days with no assurances that the real estate license application will be approved by the Commission.
- b. Rule Making, Chapter 99, HAR, Real Estate Brokers and Salespersons, and SWAT
- Recommend approval** of the following based on Commission's intent and administrative clarifications:
- 1) Place of business and branch office. Where there are multiple place of businesses on an island, only one place of business has to register with the Commission, either the principal place of business, if on another island, a branch office.
  - 2) Home occupation offices. A real estate broker's principal place of business may be a home occupation office, and all branch offices (registered or unregistered) may also be home occupation offices of each assigned BIC, subject to compliance with the law and rules.
  - 3) Principal broker and broker in charge. Where there are sufficient number of registered BICs to supervise the principal place of business and all branch offices (registered or unregistered), the PB may be temporarily assigned to any of the branch offices.
  - 4) Statewide residence. §16-99-5.2, HAR, does not apply to an active salesperson or broker-salesperson who resides on an island different from that of the principal place of business and where there is a registered branch office.
  - 5) Advertisement. The principal place of business address or the registered branch office address is not required to be in advertisements. If another address appears in the brokerage firm's advertisement that is not the address of the principal place of business or registered branch office, then the address of the principal place of business or registered branch office should appear in the advertisement.
  - 6) Contracts. Although amendments to §16-99-3(f), HAR, deleted some language on the review of contracts, §467-1.6, HRS, and the definition of supervision (§16-99-2, HAR) continue to hold the PB responsible for the review of all real estate contracts and its handling by the associating salespersons. The PB may delegate the review to BICs subject to policies and procedures established by the PB.

3. Special Issues
  - a. Request for Interpretation – Goodwin Proctor, LLP.
    - 1) Scenario 1 - **Recommend approval** of informal interpretation that based on the information provided, the service provided does not appear to require a real estate broker license as the company has no involvement with either the seller or prospective buyers after the advertisement is posted, although the site should have a prominent disclaimer on the expression of interests on the price and its non-binding effect.
    - 2) Scenario 2 - **Recommend approval** of informal interpretation that based on the information provided, the service provided does appear to require a real estate broker license whether a flat fee or percentage of the sales price.
  - b. Request for Decision – Andrea L. Peace. **Recommend approval** to accept the salesperson examination passing score, approve application for educational equivalency certificate, and continue processing salesperson license application.

Request for Rule Clarification - Wesley Y.S. Chang, etal. **Recommend approval** of informal interpretation that a place of business from which real estate broker activities are engaged exclusively relative to a condominium project, real estate subdivision, larger community development developed by a single developer, time share project, new or existing shopping center, or other commercial building was not intended to include the management of multiple real estate type projects. The management of multiple real estate type projects from one office is considered a branch office operation and shall be subject to registration.

- c. Georgia Real Estate Commission - Request for License Reciprocity. **Recommend declining** request as the Commission does not have statutory authority and is presently working on this issue.
4. Next Meeting: Wednesday, September 12, 2001  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Program of Work, FY02, Real Estate Recovery Fund – Upon a motion by Commissioner Okawa, seconded by Commissioner Ching, it was voted on and unanimously carried to refer discussion on the assignment of cases to the Real Estate Recovery Fund Counsel to the September 12, 2001 Laws and Rules Review Committee.

### Education Review Committee

Upon a motion by Commissioner P. Choi, seconded by Commissioner Okawa, it was voted on and unanimously carried to accept the report of the September 12, 2001 Education Review Committee meeting as follows:

1. Minutes of July 11, 2001 – **Accept** subject to noted corrections.
2. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors – Applications
  - a. 2001-2002 Continuing Education Providers and Courses Ratification List – **Recommend ratification** of the following recertifications/reregistrations:

<u>Course</u>	<u>Effective Date</u>
"1031 Exchanges - An Investors Dream"	7/23/01

(Author: Michael Yesk/Owner: Maui Board of REALTORS®)
  - b. Continuing Education 2001-2002 Core Course. Real Estate Commission developed. **Recommend approval** subject to any non-substantive adjustments from the August 8, 2001 debut offering.
3. Next Meeting: Wednesday, September 12, 2001  
10:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

### Abe Lee Request

The Chair recused himself from the meeting. Vice Chair Ching presided over the meeting.

The Commission's past policy has been that once the new core course becomes available, providers are no longer allowed to teach the old course. Mr. Lee was requesting that the Commission allow him to teach the Laws & Ethics 1999-2000 course one last time on September 19, 2001.

The Commissioners were advised that if they granted Mr. Lee's request, it would set a precedent. In the past, once the new course was offered, the old course died. The provider had the option to ask that the core course be considered an elective.

Real Estate Specialist Arata stated that only one person will be taking the course. If the Commission grants Mr. Lee's request, he may open up the course to others.

Upon a motion by Commissioner P. Choi, seconded by Commissioner Rice, it was voted on and unanimously carried to deny Mr. Lee's request.

The Chair returned to the meeting and resumed presiding over the meeting.

### Condominium Review Committee

Upon a motion by Commissioner Rice, seconded by Commissioner Imanaka, it was voted on and unanimously carried to accept the amended report of the September 12, 2001 Condominium Review Committee meeting as follows:

1. Minutes of July 11, 2001 - **Accept**.
2. Condominium Governance and Management
  - a. AOA Registrations, June 2001 – 2003 Biennium Registration – **Recommend approval** to ratify effective dates for AOA registrations received for the 2001-2003 biennium through July 30, 2001.
  - b. *Hawaii Community Associations* (May 2001) “Major Changes to Robert’s Rules of Order Newly Revised” -- **Recommend approval** to request from Management Information Consultants permission to reprint article in the Hawaii Condominium Bulletin and at REC’s website.
3. CPR Registration, Developer’s Public Reports
  - a. July 2001 – **Recommend approval** to ratify issuance of effective dates of the developer’s public reports and extensions issued for the month of July 2001.
  - b. Request for Informal Non-Binding Opinion – Andrew K. Bunn -- **Recommend approval** to issue an informal non-binding opinion that for the proposed condominium conversion situation where the apartments were constructed prior to April 29, 1986, as outlined in Mr. Bunn’s letter dated July 26, 2001, that HRS § 514A-14.5 does not require that a developer provide one parking stall per unit where there are insufficient stalls to meet this requirement; provided that all existing parking stalls of the proposed converted condominium project in such instance shall be appurtenant to all apartments intended for dwelling/residential purposes so long as the parking plan satisfies county requirements.
4. Next Meeting: Wednesday, **September 12, 2001**  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

### Licensing and Registration - Ratification:

Upon a motion by Commissioner Rice, seconded by Commissioner Okawa, it was voted on and unanimously carried to ratify the attached list.

### Committee Reports:

### Legislative Bills and SWAT

A copy of the Commission's proposed SWAT Bill was distributed to the Commissioners for their information. The bill proposes changes to the registration of limited equity cooperatives, arbitration of disputes, license

reciprocity or recognition, responsibilities of the principal broker, equivalencies to licensure and condominium managing agents.

Upon a motion by Commissioner Ching, seconded by Commissioner Okawa, it was voted on and unanimously carried to ratify the Commission's proposed SWAT Bill.

Copies of the proposed legislation will be given to the Hawaii Chapter of the Community Associations Institute and the Hawaii Association of REALTORS for their review and comments.

Recess:

The Chair recessed the meeting at 9:37 a.m.

Reconvene:

The Chair reconvened the meeting at 9:47 a.m.

Licensing – Questionable Applications:

**Earl W. Hulse**

Earl W. Hulse was asked if he wished to have his application for a real estate salesperson's license considered in executive session. He declined the offer.

Mr. Hulse was asked to provide information on the status of his payment plan with the IRS and the California Franchise Tax Board. Mr. Hulse stated that he has submitted a payment plan with the California Franchise Tax Board, but he understands that it may take up to 90 days in order for him to receive a response. He called the California Franchise Tax Board approximately two weeks ago and he was told that he was on a plan. They could not fax over the documents to him, he would just have to wait until he receives it. Mr. Hulse stated that they started taking out payments as of August 20.

Commissioner Rice asked if this has been ongoing or if it was something that just came to light and that he was unaware of it. Mr. Hulse stated that he knew about the back taxes, but he was not in a position to pay his taxes at that time. He was in the process of moving to Hawaii to take care of his godmother. His principal broker told him that if he did not take care of his taxes, he would not be able to be licensed.

Mr. Hulse stated because he was delayed in receiving his license, he has had to give away three clients. Mr. Hulse stated that he was told it would take 90 days to process his payment plan and it has already been 30 days, so he should be receiving something within 60 days. The payments are being automatically deducted from his checking account. If necessary, Mr. Hulse stated that he could provide a bank statement showing that the payments were made.

Upon a motion by Commissioner Ching, seconded by Commissioner Rice, it was voted on and unanimously carried to take this matter under advisement.

Mr. Hulse asked what his options were if the decision was made that his license will not be granted until the material is submitted. Mr. Hulse was

informed that the Commission will discuss their decision and staff will direct Mr. Hulse as to what his options are at that time. If the decision is to provide documents and the documents are provided, his license can be approved.

### **Rody Murray**

Rody Murray was asked if he wished to have his application for a real estate salesperson's license considered in executive session. Mr. Murray declined the offer.

Mr. Murray stated that he has been dealing with the IRS but has not been getting a great response. The IRS will not allow him to set up a payment plan. The IRS informed him that he did not file his taxes last year, but when they cross-referenced his wife's social security number, it was verified. The IRS kept his tax return as payment for the back taxes that he owed. They never asked him to set up a payment plan. He was hoping to settle the tax issue this year.

Mr. Murray stated that the assault charges resulted from a domestic argument with his wife. He had bought her an expensive gift for Christmas and she was upset about it. His wife wanted to leave him and he was trying to get her to stop. The neighbor called the police. The police asked if he had touched her and he had. He just moved over with his wife who is currently pregnant. They have three children. He has a nine-year old child who is mentally and physically handicapped. When he moved to Hawaii, he could not get benefits to cover his son. His wife is back in Tahoe to get an ultrasound. His son is getting all of his reports in. They are already \$15,000 into the move. If he cannot provide the benefits for his family, they will have to go back to Tahoe.

Mr. Murray stated that he has to get information on his 1995 taxes to the IRS. They will not allow him to pay off the balance. He does not know if he owes money for 1995 because he does not have any records.

Commissioner Okawa asked him if he had been working with an accountant on his tax matters. Mr. Murray stated that he was not. He has been trying to correspond over an 800 number. Someone had referred him to a Phyllis in Wailuku. His ex-wife was his accountant. He has not engaged an accountant or legal counsel, but he has the funds to pay off the debt.

Mr. Murray stated that he knew that he owed the money, but he does not know how much he owes. Mr. Murray stated that he has been remodeling his home in Tahoe. He thought that by using standard deductions on his taxes, he was hoping that he could pay off the debt. Mr. Murray stated that he has a Nevada Time Share license and he has always been honest with them. He felt that the amount he owed was so minimal that he could have taken care of it. Mr. Murray stated that he cannot show that he filed his taxes for 2000. His ex-wife does his taxes. It is his understanding that his tax records have been filed for the year 2000. On one form, Mr. Murray stated that it shows that there was no



tax return for 2000, but the IRS kept his refund. Mr. Murray stated that he has lost much more than the amount he owed to the IRS while waiting to be licensed.

Upon a motion by Commissioner Rice, seconded by Commissioner Ching, it was voted on and unanimously carried to take this matter under advisement.

**William B. Cameron**

After a review of the information submitted by the applicant, Commissioner Ching moved to approve the real estate salesperson's license application of William B. Cameron. Commissioner Okawa seconded the motion. The motion was voted on and unanimously carried.

**Earl W. Hulse**

After a review of the information presented by the applicant, Commissioner Okawa moved to deny the real estate salesperson's license application of Earl W. Hulse, unless within sixty (60) calendar days, he submits written proof of payment, an approved written payment plan, or written proof of discharge with the Internal Revenue Service and the California Franchise Tax Board, for all outstanding tax obligations. Commissioner Rice seconded the motion. The motion was voted on and unanimously carried.

**Patrick M. Boyer**

After a review of the information submitted by the applicant, Commissioner P. Choi moved to deny the real estate salesperson's license application of Patrick M. Boyer, unless within sixty (60) calendar days, he submits written proof of payment, an approved written payment plan, or written proof of discharge with the Internal Revenue Service and the Hawaii State Department of Taxation, for all outstanding tax obligations. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

**Rody A. Murray**

After a review of the information presented by the applicant, Commissioner Rice moved to deny the real estate salesperson's license application of Rody A. Murray, unless within sixty (60) calendar days, he submits written proof of payment, an approved written payment plan, or written proof of discharge with the Internal Revenue Service for all outstanding tax obligations. Commissioner Ching seconded the motion. Commissioner Rice withdrew his motion and Commissioner Ching withdrew his second.

After a review of the information presented by the applicant, Commissioner Rice moved to deny the real estate salesperson's license

application of Rody A. Murray, unless within sixty (60) calendar days, he submits written proof of payment, an approved written payment plan, or written proof of discharge with the Internal Revenue Service for all outstanding tax obligations. Upon submission of the documents, Mr. Murray will be issued a conditional real estate salesperson's license. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

#### **Daniel Denny**

Commissioner Ching asked if he should recuse himself because he works with Yoshiko Kano, who submitted a letter in support of Mr. Denny's application for a real estate salesperson's license. Commissioner Ching was asked if he could make an unbiased decision. Commissioner Ching answered in the affirmative.

Upon a motion by Commissioner Ching, seconded by Commissioner Imanaka, it was voted on and unanimously carried to grant Mr. Denny's request for reconsideration.

Commissioner P. Choi stated that Mr. Denny must possess a good reputation if he was able to obtain a letter of recommendation from Ms. Kano.

The certificates of the courses that Mr. Denny took while he was in prison are relevant.

Commissioner Ching stated that the fact that Mr. Denny is working for real estate licensees in different capacities shows that he is trusted.

After a review of the information submitted by the applicant, Commissioner P. Choi moved to approve the conditional real estate salesperson's license of Daniel Denny. Commissioner Rice seconded the motion. Commissioners' Okawa, P. Choi, Imanaka, Rice and Ching voted in favor of the motion. Commissioner Ohama opposed the motion. Commissioner C. Choi abstained from voting. The motion was carried.

#### Executive Session:

Upon a motion by Commissioner Ching, seconded by Commissioner Imanaka, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;".

Upon a motion by Commissioner Rice, seconded by Commissioner Imanaka, it was voted on and unanimously carried to move out of executive session.

#### Licensing – Questionable Applications:

#### **Jack T. George**

After a review of the information submitted by the applicant, Commissioner Rice moved to deny the real estate broker's license application of Jack T. George, pursuant to Section 467-8(3), HRS and

436B-19(1)(8) and (12), HRS. Commissioner Okawa seconded the motion. Commissioners' Ohama, Okawa, P. Choi, Rice, Imanaka and C. Choi voted in favor of the motion. Commissioner Ching opposed the motion. The motion was voted on and carried.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 10:31a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Application for a Real Estate Broker's License of David E. Carlson, REC-LIC-2001-1 and REC-LIC-2001-2**

Upon a motion by Commissioner Ching, seconded by Commissioner Rice, it was voted on and unanimously carried to accept the Commission's Final Order.

Following the Commission's review, deliberation and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled Commission meeting at 10:32 a.m.

Chair's Report:

Upon a motion by Commissioner P. Choi, seconded by Commissioner Okawa, it was voted on and unanimously carried to issue a Certificate of Appreciation to Iris Ikeda Catalani in recognition of her work with the Real Estate Commission.

Next Meeting:

September 28, 2001  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Adjournment:

With no further business to discuss, the Chair adjourned the meeting at 10:33 a.m.

Reviewed and approved by:

/s/ Alan Taniguchi  
Alan Taniguchi  
Executive Secretary

September 28, 2001  
Date

[ X ] Approved as circulated.

[ ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON AUGUST 31, 2001

<u>Brokers – Corporation and Partnership</u>	<u>Effective Date</u>
Maui Varieties Investments Inc. Guy Kamitaki, PB	07/12/01
Big Island Realty, Inc. Douglas L. Belt, PB	07/30/01
Pacific Pan Properties, Incorporated Sam I. Ishigo, PB	08/03/01
GGP Limited Partnership Roxanne Murakami, PB	07/30/01
Blue Water Properties, Inc. Terry W. Street, PB	08/09/01

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
NuRealty, LLC Terence M. Lee, PB	08/03/01
Levoy & Company, LLC Mark E. Isenmann, PB	07/31/01
Gary Cia Maui Realtors, LLC Gary M. Cia, PB	07/30/01

<u>Brokers - Sole Proprietor</u>	<u>Effective Date</u>
Robert H. Smith	07/03/01
Gerald T. Morihara	07/13/01
Buddy Gendrano	07/12/01
Mark E. Isenmann	07/18/01
Paul Y.M. Kang	07/19/01
Colin E. Stillwagen	07/19/01
Barclay M. Wagner	07/30/01

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Fabiola Lynch	07/20/03
Kathleen R. Gallagher	07/24/03
Magdalen B. Creighton	07/24/03
Gregg L. Soroosh	07/27/03
George Albert Lundahl	07/30/03
Karen Jean Lundahl	07/30/03
Stephanie Cherin	07/31/03
Sarah Taggart Crowson	07/31/03
Kory Alan Aronson	08/01/03
Warren A. Ward	08/01/03
Wayne Heaton	08/06/03
Geoffrey Alan Gregory	08/09/03
Lesley Gregory	08/09/03
Aurora Andres-Crocker	08/10/03
David J. DiBerardino	08/10/03
Shauna Kaye Fields	08/16/03
Kelly Anne Lee	08/22/03

Educational Equivalency Certificate

	<u>Expiration Date</u>
Sarah Taggart Crowson	07/20/03
Janice Lee Hunt	07/20/03
Fabiola Lynch	07/20/03
Mark C. Johnson	07/23/03
Steven J. Gines	07/23/03
Judith A. Okumura	07/23/03
Kelly K. Kauwe	07/23/03
Kathleen R. Gallagher	07/24/03
Magdalen B. Creighton	07/24/03
Gregg L. Soroosh	07/27/03
Geroge Albert Lundahl	07/30/03
Karen Jean Lundahl	07/30/03
Stephanie Cherin	07/31/03
Kory Alan Aronson	08/01/03
Warren A. Ward	08/01/03
Wayne Heaton	08/06/03
Shauna Kaye Fields	08/06/03
Lesley S. Gregory	08/09/03
Geoffrey A. Gregory	08/09/03
Scott David	08/09/03
Aurora Andres-Crocker	08/10/03
Carlos Eugenio Hill	08/10/03
Nina Maiko Inuo	08/10/03
David J. DiBerardino	08/10/03
John Buie	08/16/03
John Magnus Andersen, Jr.	08/16/03
Kelly Anne Lee	08/22/03

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Steven M. Yamamoto	07/20/03
Debbie A. Kim	07/27/03
Linda F. Rattray	07/27/03
Robert M. Greenburg	08/01/03
Benjamin V. Chen	08/03/03
Yew W. Siu	08/06/03
Virginia L. Patterson	08/06/03
Lisa A. Foster	08/10/03
Virginia R. Johnson	08/14/03
Dennis Guetzke	08/16/03
Krystie A. Kinney	08/16/03
Carl D. Gillum	08/22/03
Guida S. Anderson	08/22/03
Nicholas Olmstead	08/22/03

Real Estate Broker (upgrade)

	<u>Effective Date</u>
Anthony B. Craven	07/13/01
Mary Jane Kramer	07/09/01
Wade A. Park	07/11/01
Lulu Tam-Ho Molina	07/03/01
Janet M. Anderson	07/25/01
Leslie S. Heltzen	07/27/01

Real Estate Broker (upgrade)

	<u>Effective Date</u>
Ronald G. Riggs	07/24/01
Sam I. Ishigo	08/03/01
William L. Thesken	08/01/01
Gary M. Cia	07/30/01
Debbie A. Kim	08/10/01
Steven M. Costello	08/13/01
Judith Ann Okumura	08/16/01
Steven M. Yamamoto	08/15/01
Steve Hamman	08/14/01

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Rick J. Cunha	07/11/01
Miguel C. Leite	07/06/01

Condominium Managing Agent

	<u>Effective Date</u>
Trading Places International	08/06/2001
RCI Management, Inc.	08/06/2001