

8275-



REAL ESTATE

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

NAME: ISOTANI, HachiroHOME ADDRESS: 1776 1/2 Powell St., Vancouver, B. C.REGISTRATION NUMBER 01654 SEX: Male AGE: 20OCCUPATION: Fisherman (formerly)

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: B. C. Packers, Namu, B. C.MARRIED? noNAME OF WIFE OR HUSBAND: noneADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: none

## STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 1776 1/2 Powell St., Vancouver, B. C.City of Vancouver, Lot 12, Block 2, Subdivision D, District Lot 183,Group 1, Plan 729, District of New Westminster, B. C.Title No. 48281-L.2. BUILDINGS AND OTHER IMPROVEMENTS: Lodging house (2 stores downstairs and 12 rooms upstairs).3. INSURANCE (Give particulars; state where policies are) Co. unknown. M. Ohashi,2340 Dundas St., Van., B. C. Agt. \$1500.00. Policy in owner's possession4. TAXES (Amount and where payable) \$120.00 per year payable at City Hall, Van, BC  
1939 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. When declarant is evacuated, he will hand the house over to a reliable agent to rent for him and take care of building. Key will be handed over to agent.Wishes to name The Royal Trust Co. as agent

*Handed over to  
Hobson Agents*



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

none



4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$25.00 worth of War Savings Certificates in owner's possession.

8. BANK ACCOUNTS: Can. Bank of Commerce, Powell St. and Victoria Dr., Van, BC  
\$250.00. Acct. No. I-81.

9. LIFE INSURANCE: Prudential Life. \$1,000.00. Policy No. unknown.  
Beneficiary, father, Hidekichi Isotani. Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

**LIABILITIES:**

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of May 1942

A. G. McArthur

Witness

(Signature)

H. Isotani

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE July 2, 1943

Our File No. 8275

Full Name ISOTANI, Hachiro  
(Surname in Block Letters)

Registration No. 01654

<sup>V</sup>  
Male - Female  
(Check)

Age Aug. 3, 1921

Former Address 1776<sup>1</sup>/<sub>2</sub> Powell St. Vancouver

Date Evacuated May 11, 1942

<sup>V</sup>  
Naturalized - Canadian-Born - National  
(Check)

Present Address

710 Front Street, Kamloops, B.C. 23/1/47  
Vernon, B.C.

<sup>V</sup>  
Married - Single  
(Check)

Name of Wife \_\_\_\_\_

Name of Husband \_\_\_\_\_

Name of Mother Deceased

Name of Father Hidekichi #01546

Names of Children under 16 \_\_\_\_\_

Requested by L.

Registered with Custodian

(Yes or No)

Additional Information Fisherman - B.C. Packers

1 lot

7/2/43  
66/1



January 23rd, 1947

## -- PERSONAL PROPERTY --

Re:- Hachiro ISOTANI  
Reg. No. 01645

CHATELS: - No ChateLS of Hachiro ISOTANI are declared by him in his registration dated May 9th, 1942.

NOTE: In a memo dated October 23, 1942(Milson) are indicated the following:-

1. One paper cutter
2. One Jewellers Cabinet

These are shown in Warehouse Receipt #167 dated November 20, 1942 and it is noted that:-

- No. 1. belonged to Heijiro ISOGAI, File #11701  
and  
No. 2. belonged to Heigoro TANABE, File 2962.

These were accordingly removed for account of those Japanese and shown on those numbered files.

WAR SAVINGS CERTIFICATES:BANK ACCOUNT:LIFE INSURANCE:

( On Page 3 of registration of Hachiro  
) ISOTANI dated May 9, 1942 are recorded  
( the following:-

"\$25.00 worth of War Savings Certificates in owner's possession."  
"Bank Accounts: Can. Bank of Commerce, Powell St. and Victoria Dr. Van.  
B.C. \$250.00. Acct. No. 1-81."  
"Life Insurance:- Prudential Life. \$1,000.00. Policy No. unknown  
Beneficiary, father, Hidekichi Isotani. Policy in owner's possession."

As none of these vested in the Custodian no action was taken by this office in respect to them.

ACCOUNTS RECEIVABLE: No accounts receivable are declared by ISOTANI in his registration of May 9th, 1942. However in his letter of March 24, 1944- ISOTANI files a claim against Heijiro ISOGAI (File #11701) for \$50.00 for 5 months rent prior to evacuation. The attention of ISOGAI was drawn to this at various times to which he has not given any satisfactory reply. ( See letter ISOGAI March 20/46). References are found on file #11701- ISOGAI- of this claim against him.

According to our letter of November 6, 1942 to ISOTANI the following amounts are due to him from the below named parties:-

2. Mrs. T. SUGIMOTO - \$30.00 File #10772
3. Mrs. K. NAGAHARA - 20.00 File #12505

writing to ISOTANI about these three accounts as January 23rd, 1947.

REFUNDS:

A refund of \$1.25 from the Income Tax Department of the Provincial Government and a refund of \$27.20 from the Income Tax Department of the Dominion Government were received on behalf of ISOTANI and credit-

(over)



January 23rd, 1947

File No. 8275

SUMMARY - PERSONAL PROPERTY - continued.

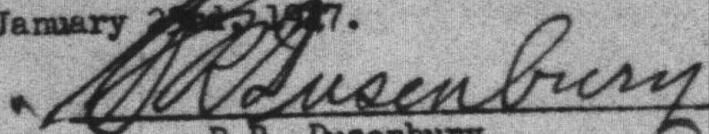
Refunds

-ed to his account on our books.

SPECIFIED ARTICLES: -- There are no Cameras, radios, Fire Arms or Vessels revealed in the registration or the file.

No other Personal Property of Hachiro ISOTANI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, January 23rd, 1947.



B.R. Dusenbury,  
Office of the Custodian.



## ANALYSIS OF CLAIM

CLAIM \$90.00

File 8275 Hachiro ISOTANI

Reg. No. 01654

PERSONAL PROPERTY  
SECTION

Chattels

Jap.  
valu'n.

Declaration

Remarks

Buddhist Temple

\$50.00

Registration of

China Cabinet

40.00

May 9, 1942 by Hachiro

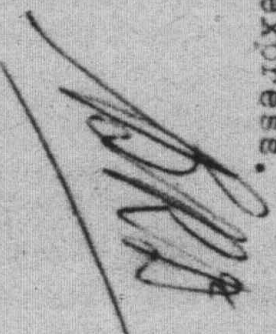
ISOTANI states under

"Personal property owned"-  
NONE.

Definitely no reference on the file by letter, memo or otherwise, to or from Hachiro ISOTANI in regard to Buddhist Temple and/or China Cabinet.

Claim states -  
"In no one's care".

NOTE: If by China Cabinet a Jeweller's Cabinet is meant, there was a Jeweller's Cabinet which ISOTANI stated in his letter of April 8, 1944 to the Custodian, belonged to Helgoro TANABE, Reg. No. 00984, File 2962. This cabinet was shipped to TANABE April 11, 1945 per C.P.R. express.





File No. 8275

SUMMARY

January 23rd, 1947

REAL ESTATE

Reg. No. 01654

Catalogue No: 223

Japanese Name: Hachiro ISOTANI,

Civic Address: 1774-1776 $\frac{1}{2}$  Powell Street, Vancouver, B.C.

Legal Description: Lot 12, Block 2, Subdivision "D" District Lot 183, Plan 729, Vancouver, B.C.

Classification: Lodging House and Stores

Registered in the name of: Hachiro ISOTANI,

Title: Clear

Sold to: Russell Frederick Davis for \$2250.00 Cash as January 25, 1944.

Title delivered to: Russell Davis as March 16th, 1944. Certificate No. 98330-L. Old Certificate forwarded to Land Registry Office as Mar. 21, 1944. Adjustments completed.

Funds released to account of: Hachiro ISOTANI as March 17th, 1944.

Chattels: Not involved.

Fire Insurance  
on Building: Transferred to New Owner.

Remarks: This property was handled by Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. Agents, who took over after Royal Trust Co. declined to act as Agent for same at the request of Hachiro ISOTANI. Macaulay, Nicolls, Maitland & Co. Ltd., reported on the property as June 1st, 1942. Their report indicated that "The building is old and in a poor state of repair. There are no baths in the Building".

Owing to the physical condition of the building and the class of tenants at the beginning of our administration, a great deal of trouble was encountered in the management of the premises. As of Sept. 21, 1942 a 2 year Lease was granted to Fred James Landry of all these premises, except the westerly ground floor store at a rental of \$35.00 per month payable in advance, plus water rates, electric light and telephone charges. He was granted free rent for November and December 1942, and agreed to funigate and decorate the premises etc. as indicated in the Lease on file. Subsequently when McCormack vacated the westerly ground floor store Landry rented it as well, paying an additional \$7.00 per month. This rental of \$42.00 continued to be collected and remitted to this office for account of Hachiro ISOTANI to date of sale of the property.

Some expenses were incurred in the upkeep, such as for  
(over)



January 23rd, 1947

SUMMARY - REAL ESTATE- continued

Remarks

plumbing, water service pipe, frozen pipe, repairs to toilet tank, replacing broken plate glass on which there was no insurance, amounting in all to approximately \$90.00

ISOTANI complained of the sale price (\$2250.00) in his letter of March 10th, 1944 apparently forgetting that he had written July 13th, 1942, and on other occasions, saying that he would sell for \$1500.00. He was reminded of this in our letter of March 22, 1944.

Assessed Value 1943 -

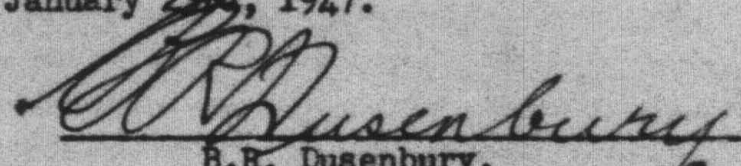
Land - \$1035.00

Improvements- 2700.00

Appraisal - \$2250.00 (Pemberton)

Sale price - 2250.00

The above Summary is certified to be  
in accordance with the information on file,  
January 23rd, 1947.

  
B.R. Dusenbury,  
Office of the Custodian.



Catalogue No. 223

File No. 8275

ISOTANI, Hachiro (Mr.)

Reg. No. 01654

Civic Address: 1774-1776 $\frac{1}{2}$  Powell St., Vancouver.

Legal Description: Lot 12, Block 2, Subdiv. "D",  
D. L. 183, Gp. 1, N.W.D., Plan 729.

Classification: Stores & rooms.

-----  
*SOLD*  
-----

This property has been sold to Russell  
Frederick Davis, Restaurant Operator, for \$2250.00.  
See Mr. Shear's letter of Jan. 25th, 1944.

1944

Mar. 27th

Memo re Claims (Nil)

Chattels (Nil)







File No. 8275

--- SUMMARY ---

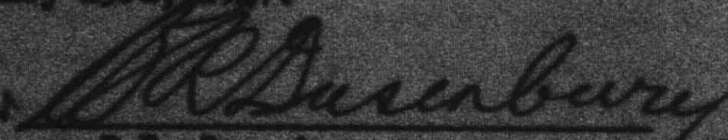
January 23rd, 1947

--- LIABILITIES ---

Machine ISOTANI,  
Reg. No. 01654

No Claims against or indebtedness of ISOTANI  
are revealed on the file.

The above Summary is certified to be  
in accordance with the information on file,  
January 23rd, 1947.

  
B.R. Dusenbury,

Office of the Custodian.



File No. 8275

March 27th, 1944

MEMORANDUM  
RE CLAIMS.

Re: Hachiro ISOTANI

There are no claims on file against  
the above party as at this date.

GDM/GH



File No. 6275

CHATTEL SCHEDULE

January 7, 1948

re:-- Hachiro ISOTANI,  
Ref. No. 0165A

| Declared.                    | Sold at<br>Auction | Shipped. | Abandoned | Remarks |
|------------------------------|--------------------|----------|-----------|---------|
| None                         | .....              | .....    | .....     |         |
| See J.P. Form<br>May 9, 1942 |                    |          |           |         |

No chattels belonging to Hachiro ISOTANI were found on file, but one paper cutter and one case containing what looks like a jeweller's lathe were found, and later they were found to belong to Heijiro ISOGAI, File 11701 and Heigoro TANABE, File 42962 and all reference and records of them were transferred to these respective files.

See memo Mr. Wilson Apr. 20/44 and Apr 6/44

Also letters March 29/44 & April 8/44 from H. ISOTANI. ✓

Also memo from Mr. Wilson Oct. 23, 1942.

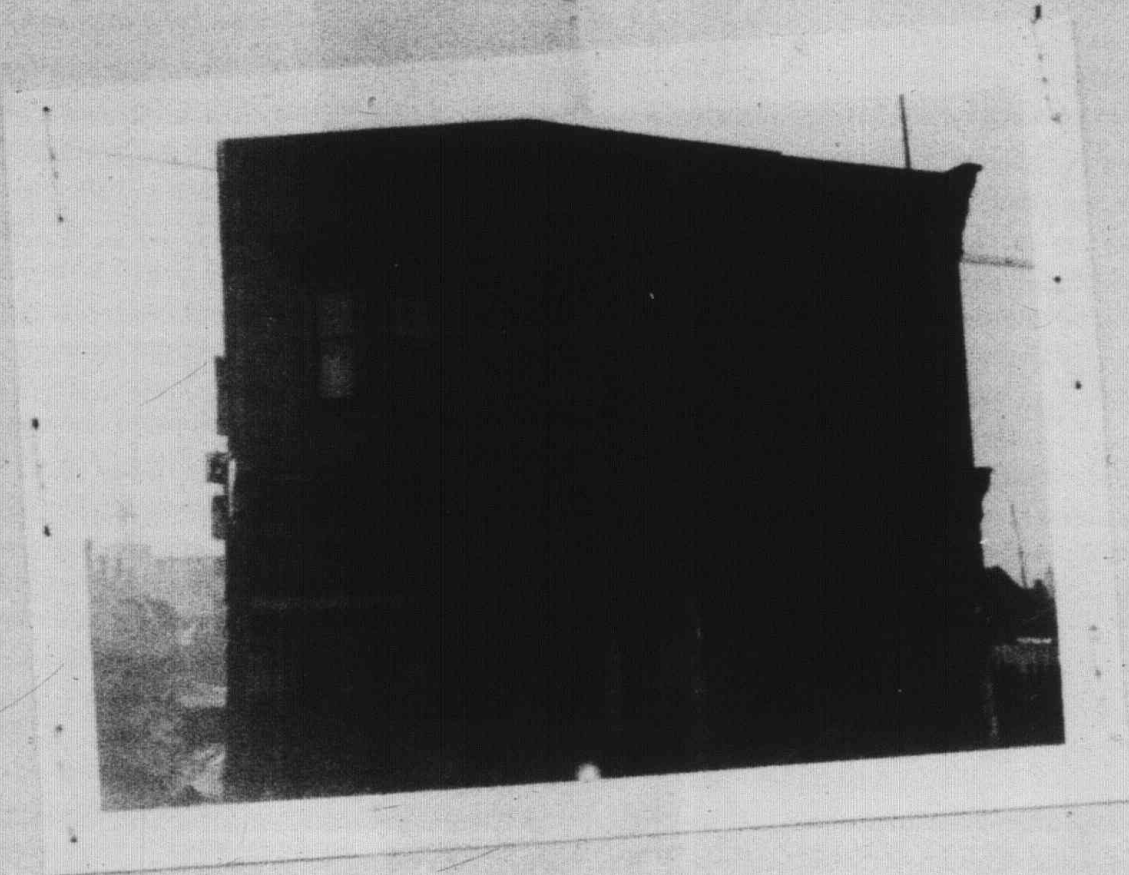
NOTE: Agent's report dated June 1/42 as follows:--

"The owner has no personal property in Vancouver, being formerly a fisherman at Nanaimo, B.C."

*M.D. H. Davidson*



ISOTANI, Hachiro  
1774-1776 Powell St., Vancouver, B. C.  
Evac. File 8275



Picture Taken April 9, 1943



435 Howe St.,  
Vancouver, B.C.,  
June 1, 1942.

Attention Mr. C.L. Drewry

Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

re ISOTANI, Hachiro.  
File No. 8275.

1. Legal Description: Lot 12, Block 2, Sub. "D",  
District Lot 183, having a frontage of 42 ft. and a depth  
of approximately 160 ft. to a 20 ft. lane, between Salsbury  
and Commercial Drives, being 1776½ Powell Street.

This property is in an industrial district  
surrounded by factories and warehouses.

2. The building is a two-storey frame structure  
containing two stores on the ground floor used as living  
quarters, with 12 rooms upstairs divided into 1, 2 and 3  
room suites. The building is old and in a poor state of  
repair. There are no baths in the building.

3. The owner has no personal property in Vancouver, |  
being formerly a fisherman living at Namu, B.C.

4. Owner has been evacuated and did not leave  
particulars of insurance - reported in "JP" form as having  
\$1500.00, but Company not known.

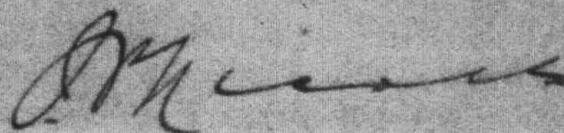
5. Property reported to be clear title.

6. The owner has requested this property be given  
to The Royal Trust Co. for management, and we recommend  
that this be done. We would suggest the owner be contacted  
with reference to his insurance.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per





8275

<sup>Milson</sup>  
Westward B.C.  
June 15 1942

Custodian

Royal Bank Building  
Vancouver B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

JUN 19 1942

Dear Sirs: <sup>W 4411</sup>

I have received word that the  
Royal Trust Co. will not look after my  
property situated on 1774-76 Powell St.  
B 4067 Lot 12/2 Block D D.L. 183.

Will you please find someone who  
will look after it for the duration and  
also let us know to whom it will be  
entrusted to.

Yours sincerely,

J. Satani

Commission Permit No. 00955

Registration No. 01654



8215

out → Wilson

Ballard Ranch

Westwood Bl

June 17<sup>th</sup> 42

Custodian

506 Royal Bank Bldg

Hastings & Granville St

Vancouver B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUN 20 1942

Dear Sir

In connection with my property at  
1776<sup>1/2</sup> Powell St, you have requested about  
Fire Insurance Policy. I have 1 one  
thousand dollars Policy & 1 Five hundred  
dollars Policy. Details are as follows

1. one thousand Dollars Policy No 38737  
expire 22nd December 1942

2. Five hundred Dollars Policy No 39423  
expire 13th APRIL 1943

both assured **YUJIKIYU ISOTANI**  
(FATHERS NAME)

*Mercantile Fire  
Insurance Co*

Yours Truly

*Y. Isotani*



19th June 1942.

Re: Property of Hachiro Isotani, Japanese.  
1776 1/2 Powell Street.

Upon inspection this proves to be a two storey, frame building, with apparently a built up flat roof. It is 40' in width by apprx. 80' in length, but at this address Powell str. has a slight angle to the south, so that the west side is somewhat less than 80'. There are two very shabby stores downstairs, each has one broken return glass, boarded in. The east store has a paper box company as a tenant, but the men are away and the Japanese woman is left with several youngsters. The west store is rented to a white family as living quarters.

The entrance to the upstairs is by stairway up through the centre of the building, the stairway is dark and very shabby. There are rooms upstairs numbered from 1 to 10. Two Japanese families occupy some six rooms as two suites, a family by name of Webster occupy two rooms and 8 and 9 are vacant. The Japanese are waiting to be moved. There are no sinks in the suites only those put in by the tenants themselves, as far as I could gather. There is a toilet room with two toilets and a sink, also storage space, upstairs, a toilet in each store, no bathrooms. The foundations are of cement, there is no basement or central heat.

At the rear is a large, open at the back, wooden balcony and stairs with roof of block over and siding at each end. The exterior is drop siding badly in need of paint, there are long skylights over each store forming a light well along east and west sides of upper story. The first landing on stairs at back is dangerous.

At the rear of the lot are the cement footings of an older building that has been demolished, and along the west side of the lot seven fuel sheds in a line, built together. These are frame.

The Japanese say they are having trouble with the Websters, who are violently anti-Japanese, plug the back sink and the toilet that they are supposed to use, this toilet is plugged at present. They are supposed to make so much noise that all white tenants have left.

Rental Information.

| Tenant.                | Rooms.   | Rent.  | Paid To.                           |
|------------------------|----------|--------|------------------------------------|
| 1774. R. McCormack.    |          | 8.00   | 30/6/42. West half downstairs.     |
| T. Isogai. 1776.       |          | 9.00   | 31/5/42. East "                    |
| T. Sugimoto. 1, 2 & 3. |          | 10.00  | 31/5/42. 3 rooms. basin, own sink. |
| Y. Nagahara. 4, 5 & 6. |          | 11.00  | 31/5/42. do. do.                   |
| Webster. 7 (11 rooms)  |          | 9.00 ? | ? Cannot find in.                  |
| Vacant. 8              | 1 "      |        | Basin.                             |
| Vacant. 9              | 1 room,  |        |                                    |
| Vacant. 10             | 2 rooms. |        | Sink.                              |



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 2 1942

out → Milson

Willard Ranch  
Westwood B.C.  
June 24 /42

Custodian  
Japanese Exemption  
Section

(File No 8275)

Dear Sirs

In connection with my Fire Insurance  
Policies. I have been omitted the names of  
the companies. Both policies are issued by  
the same company as follows

31539  
Life

Hobson, Christie & Co Ltd  
General Agents

163 West Hastings St.,  
Vancouver B.C.

Both Policies assured my father Nisakichi  
Isotani.

Yours very truly

N. Isotani



Thetford BC<sup>9</sup>  
June 27, 1942

The Royal Trust Co.  
Vancouver BC

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 30 1942

Dear Sir:

I have been informed by the custodian that my property on 1774 - 76 Powell St. has been placed in your responsibility.

I trust that the light and water bill on the local improvements have been paid by the rental fees from the tenants.

I had been receiving \$10.00 per month for rent on the Stone (1776) including the water bill. Gas and electricity bill was paid by the tenant. Please collect rent starting May 1st.

I would like you to ask for \$15.00 per month rent, including water bill on Property (1774). If same property has been used as a restaurant then I would want \$17.00 per month including water. Electricity bill to be paid by tenant.

Upstairs of the property, the rooms 1, 2, & 3 had all be rented for \$10.00 per month including electricity water & garbage expenses. Please collect rent starting June 1st.

Rooms number 4 & 5 Both to be rented for \$10.00 per month including water & light.

Please collect rent from May 1st on Mr. Nagahara, the occupant for full particulars.



Rooms number 6 & 7 is occupied by Mr. Webster. I have received complaints from the other tenants that this Mr. Webster creates unsanitary conditions in the lavatories with his garbage. Please reprimand him about it otherwise ~~evict~~ <sup>evict</sup> him. I had been receiving \$9<sup>00</sup> per month for the rooms 6 & 7. please collect rent from June 1st.

Room number 8 is a single room please rent it for \$5<sup>00</sup> per month

Rooms number 9 & 10 both should be rented for \$10<sup>00</sup> per month

If on the other hand there is anyone who wants to rent all the rooms at once then I am willing to rent them to him for \$30<sup>00</sup> per month (10 rooms)

Please let me know how you make out with the tenants.

Yours sincerely,  
N. Botani



"COPY"

Willard Ranch,  
Westwold, B. C.

July 13, 1942.

Messrs. Macaulay, Nicolls,  
Maitland & Co. Ltd.,

Dear Sirs:-

In connection with my property at 1774-76  
Powell Street, I am in receipt of a letter from  
the Custodian that the property was replaced by  
your company for the rental management from the  
hands of Royal Trust Company.

If you will find any chance to sell this  
property at the price of \$1,500.00 (One Thousand  
Five Hundred Dollars), I would like you to sell it  
as soon as possible.

I have the title of this property here in  
Westwold. If necessary I will send it upon request  
from your company and also please let me know how  
is the rental management going on.

Obliging yours,

(Signed) H. Isotani



Mitsun  
Willard Ranch  
Chestnutold Bl.  
July 13<sup>th</sup> /42

Messrs Macaulay Nicollo  
Maitland & Co. Ltd

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 18 1942

Dear Sirs

In connection with my property at  
1774 - 76 Parrell St. I am in receipt  
of a letter from the custodian that the  
property was replaced by the your company  
for the rental management from the hands  
of Royal Trust Company

If you will find any chance to sell  
this property at the Price (\$1,500.00) One  
thousand five hundred dollars I would  
like you to sell it as soon as possible.

I have the title of this property here in



Westerwald. If necessary I will send it upon  
request from your company. and also please  
let me know how is the rental management  
is going on.

Obliging yours

H. Satani



8275

July 20, 1942

Messrs. Macaulay, Nicolls, Maitland,  
& Co. Ltd.,  
436 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Hachiro ISOTANI

Enclosed find a copy of a letter received  
from Hachiro Isotani in which he asks you to list  
his property for sale for \$1,500.00. Will you  
kindly advise us if there is any prospect of  
being able to make a sale at this price.

Yours truly,

GDM/GH

F. G. Shears  
Assistant Manager

Enc.

*[Handwritten signature]*



J. P. NICOLLS  
J. D. MAITLAND

B. C. GRANT  
T. W. WARKMAN

A. W. ROGERS  
D. S. MANSELL

over 7. Wilson  
G. I. APROBERTS

*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

IN REPLYING TO THIS LETTER  
PLEASE REFER TO  
**R. B. Cameron**  
PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

435. Howe Street  
Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUL 25 1942

July 24, 1942.

Attention Mr. F.G. Shears

Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

re Hachiro ISOTANI  
File No. 8275.

Replying to your letter of 20th inst.,  
in our opinion there is very little prospect of  
selling this property at the asking price, but we  
will keep it in mind if and when the premises are  
fully occupied.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

RBC:MC

Per

*R. B. Cameron*

Rental Department

*per MC*



8275

9f  
July 28, 1942

Mr. Hachiro Isotani,  
Willard Ranch,  
Westwold, B. C.

Dear Sir:

As requested in your letter of July 13, we asked Messrs. Macaulay, Nicolls, Maitland & Company Limited to list your rooming house at 1774-76 Powell Street, for sale for \$1,500.00, and they have advised us that there is very little prospect of selling the property at that price, but that they will keep the place in mind and will endeavour to sell it, if, and when the premises are fully occupied.

Yours truly,

F. G. Shears  
Assistant Manager

GDM/GH  
*[Signature]*



*Macaulay, Nicolls, Maitland & Co. Ltd.*

*Insurance, Financial and Estate Agents*

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

**W. V. Belcher**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 2 1942

435 Howe Street

Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

September 1, 1942.

Attention Mr. G.D. Milson

Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

re Hachiro ISOTANI  
File No. 8275.

Confirming the writer's conversation with you this morning, we have had an offer from Mr. F.J. Landry to rent Isotani's building at 1774 Powell Street with the exception of the westerly store, which is occupied by Mr. McCormack. He has signed a rental application agreeing to rent the premises from September 1st at \$35.00 per month on the understanding that he is to pay 2 months' rent immediately, and to be allowed November and December rent free, for which he agrees to put the premises in condition - that is, to decorate where necessary and make other minor repairs.

At the present time the building is in poor shape and will need to have a considerable sum of money expended before it can be rented. There is no bath, and there are no arrangements for hot water, and we consider that Mr. Landry's offer is the best we could obtain under these circumstances.

In addition to paying the rental of \$35.00, Mr. Landry would pay the water rates and electricity and telephone. The westerly store is rented to Mr. McCormack at a rental of \$7.00, plus \$1.00 per month for water. Therefore, the building would bring in a revenue of \$43.00 per month.

Kindly let us have your instructions regarding this as soon as possible as Mr. Landry is anxious to get started.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC

Per

*W. V. Belcher*



8275

September 2, 1942

Messrs. Macaulay, Nicolls,  
Maitland & Company Ltd.,  
435 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Hachiro ISOTANI

Referring to your letter of September 1 we consider it advisable for you to accept the offer of Mr. F. J. Landry to rent the rooms in Hachiro Isotani's building at 1774 Powell Street and the store at 1776 Powell Street for a rental of \$35.00 per month plus water, electric light and telephone charges, with the understanding that he is to pay 2 months' rent in advance and that he is to spend the sum of \$70.00 on decorating and repairs in lieu of November and December rent. Will you please see that a proper accounting is made to you for this expenditure.

This will leave the store at 1774 Powell Street rented to Mr. McCormack at \$7.00 per month plus \$1.00 for water.

Yours truly,

F. G. Shears  
Assistant Manager

GDM/GH



*Milson* 94  
**Macaulay, Nicolls, Maitland & Co. Ltd.**  
*Insurance, Financial and Estate Agents*

IN REPLYING TO THIS LETTER  
PLEASE REFER TO  
**W. V. Belcher**  
PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

435 Howe Street  
Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

September 14, 1942.

Attention Mr. G.D. Milson

Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
SEP 15 1942

Dear Sirs:-

re Hachiro ISOTANI  
File No. 8275.

With further reference to the rental of Mr. Isotani's property at 1774 Powell Street, Mr. Landry has written a letter stating that he finds the cost of putting the building in condition far exceeds the amount he originally had in mind. He gives the items as follows:-

|                                                                                       |               |
|---------------------------------------------------------------------------------------|---------------|
| Disinfecting the building owing to the presence of cockroaches and bedbugs would cost | \$ 60.        |
| Decorating would cost approximately                                                   | 100.          |
| Installing bathtub and automatic gas water heater                                     | 100.          |
| Other incidental repairs approximately                                                | 40.           |
|                                                                                       | <u>\$300.</u> |

In our rental agreement with Mr. Landry we agreed to allow him two months' rent, amounting to \$70.00, and, as you can see, the amount he will have to spend far exceeds this sum. He is therefore requesting a lease for 2 years so that he would have a chance of recovering some of this additional expense.

As an alternative to this, we suggested selling him the building at a price of \$1500.00. However, he has no available cash with which to make a down-payment, but would be interested in entering into a lease-option on a basis of \$50.00 per month, any surplus over and above the carrying charges to apply on the purchase price. He believes he would have available some additional money in December which could be applied in order to reduce the amount of his obligation as soon as possible.

As Mr. Landry is now waiting for a decision on this



-2-

Office of the Custodian,

Sept.14/42.

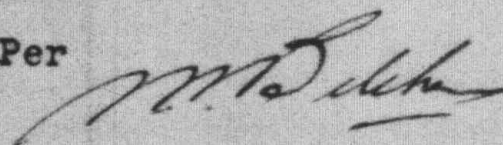
before proceeding with any work, we would be pleased to have your reply at the earliest possible moment.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO.LTD.

WVB:MC

Per



Rental Department.



8275

September 15, 1942

Messrs. Macaulay, Nicolls,  
Maitland & Company Ltd.,  
435 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Hachiro ISOTANI

We are in receipt of your letter of the 14th instant in regard to Mr. Landry obtaining a lease on the property at 1774 Powell Street and in view of Mr. Landry spending the sum of \$300.00 in putting the building in shape to make it suitable for white tenants, the Custodian will not object to giving him a two years' lease. This will leave arrangements as outlined in our letter of September 2 unchanged, with the exception of being on a monthly basis, Mr. Landry will have the above-mentioned lease.

In consideration of Mr. Landry obtaining this lease, will you kindly see that the disinfecting, decorating and installing bath tub, etc., is done.

In regard to the alternative of purchasing the building for \$1,500.00, Hachiro Isotani has authorized us to offer it for sale at this price, but it must be a cash transaction.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



File No. 8275

MEMORANDUM

To: Mr. Green  
From: Mr. Milson

October 23, 1942

Messrs. Macaulay, Nicolls, Maitland & Company have advised us that on the premises, there is one paper cutter and one case containing what looks like a jeweller's lathe, which the new tenant wishes removed. There is nothing on the "JP" form to denote ownership. The new tenant also reports that there was one cupboard in the hall padlocked, but that the padlock has been broken and the cupboard is now bare.

GDM/GH



8275

OFFICE OF THE CUSTOMS  
JAPANESE SECTION

RECEIVED

NOV 5 1942

Molson

Westwood, D.C.

Nov. 2/42

sent to Spain

The tenant of 1776 Lowell St. refuses to make her rental payment for the months from April to August 31. We asked the Macaulay Moller Maitland and Co. to press her or obtain a note. But they have written us to ask for your assistance. Kindly give us your assistance in collecting the rental payment or a note from the tenant of 1776 Lowell St.

Yours Truly,

H. Isotani



8275

Melbourn  
Westwood, B.C.Nov. 1/42  
out to Spain

Dear Sir,

We are in receipt of a letter from Macaulay, Nicolle, Maitland and Co. Ltd. informing us that the rent money for the property at 1774-76 Russell St. is sent on to the Custodian every month. I would like to know the balance there is to my credit.

With the rent money sent from Macaulay, Nicolle, Maitland and Co. Ltd. please pay the fire insurance for this property which is £ for 1,000 in December, and £4 for £500 in May. Also the sum for 1940. Is the sum sent from Macaulay, Nicolle, Maitland Co. Ltd. sufficient to pay for it all? Kindly let me know.

yours truly

H. Isotani



8275

November 6, 1942

Mr. Hachiro Isotani,  
Reg. No. 01654,  
Westwold, B. C.

Dear Sir:

We are in receipt of your letters of November 1st and 2nd in connection with your property at 1774 Powell Street. We regret that our agents were unable to collect the \$30.00 rent owing from Mrs. T. Sugimoto and the \$20.00 from Mrs. K. Nagahara. These two parties stated that they were destitute and were unable to pay the rent up to the time of their evacuation.

We have arranged to rent your property to a Mr. F. J. Landry from the 1st day of September for a period of two years at a rental of \$35.00 per month; with the exception of the westerly ground store which is rented to Mr. R. McCormack for \$7.00 per month, plus \$1.00 for water. Mr. Landry is to pay the water bill, electric light and telephone charges, and in consideration of Mr. Landry fumigating and decorating the premises, installing a bath tub and automatic gas water heater, in addition to making the necessary repairs to make the place habitable, we have agreed to allow free rent for the months of November and December. Messrs. Macaulay, Nicolls, Maitland & Company are giving us a report in connection with these expenditures which we understand will run over \$300.00.

At the present time, your balance with us is \$46.49 and we will arrange to pay the premiums on the insurance policies which are due to expire in December and May, and from the additional revenue, we will pay what we can of your 1940 taxes.

Yours truly,

GDM/GH

G. D. Milsom  
Administration Department



J. P. NICOLLS  
J. D. MAITLAND

8275  
B. C. GRANT  
T. W. WARRMAN

A. W. ROGERS  
G. S. MANSSELL

R. KERN  
G. I. APROBERTS

*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

435 Howe Street  
Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

August 30, 1943.

The Custodian of Enemy Property,  
Japanese Evacuation Section,  
675 West Hastings St.,  
Vancouver, B. C.

|          |      |
|----------|------|
| Rec'd    | 8275 |
| File No. |      |
| Ans.     | Paul |
| Referred |      |

Dear Sirs:-

re Catalogue Parcel #223.  
1774 & 1776 1/2 Powell St.

On behalf of our client Mr. R. F. Davis,  
we hereby submit an all cash offer to purchase  
Lot 12, Block 2, Subdivision D, District Lot 183  
for the purchase price of One Thousand Five  
Hundred (\$1500.00) Dollars gross on completion  
of title.

✓  
Deposit of \$150.00 is enclosed herewith.  
Our commission is 5% of the purchase price.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

*M. W. Decker*

WVB/BB  
Enc.

*J. G. Shear*



Ketchikan, B.C.

Oct. 1, 1943.

To The Custodian Of Enemy Property  
Dear Sir,

As I would like to know how  
my property on 1774-76 Powell St is  
being handled, will you kindly  
let me know.

With the money collected from  
the rent, please pay the Tax  
for 1941. Also as I am in  
financial difficulty can you  
forward the rent money to me.

My address is now  
% Vernon Richards.  
Vernon B.C.

|                    |        |
|--------------------|--------|
| EVACUATION SECTION |        |
| OCT 8 1943         |        |
| Rec'd              |        |
| File No.           | 6275   |
| Ans.               | Don    |
| Referred           | McLoom |

out

Yours Sincerely  
A. Isotani.



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

October 5, 1943.

|          |            |
|----------|------------|
| Rec'd    | OCT 8 1943 |
| File No. |            |
| Ans.     |            |
| Referred |            |

#223--1774-76 1/2 Powell,  
12-20-183.

2-storey frame building. 2 stores on main floor. Each has toilet and sink.  
2nd floor has 4 3-room suites with 1 bath and 4 toilets. Cement foundation. Roof in bad repair. 37 years old.

Value . . . . . \$2,250.00

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM-JH



8275

REGISTERED

22nd October, 1943

Messrs. Macaulay, Nicolls, Maitland, & Co. Ltd.,  
435 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 223,  
1774 & 1776 Powell St.

Your letter of the 30th instant written on behalf of a client enclosing cheque for \$150.00 and offer to purchase 1774 & 1776 Powell Street for the sum of \$1500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,  
Director.

FGB/AN  
ENCL.



J. P. NICOLLS  
J. D. MAITLAND

G. C. GRANT  
T. W. WARKMAN

A. W. ROGERS  
D. S. MANSELL

R. KERR  
G. I. APROBERTS

*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

435 Howe Street  
Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

November 1, 1943.

Attention F. G. Shears

Office of the Custodian,  
506 Royal Bank Building,  
675 West Hastings St.,  
Vancouver, B. C.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | NOV 2 1943 |
| File No.           | 8278       |
| Ans.               | Shut       |
| Referred           | Harrop     |

Dear Sirs:                      Re Catalogue #223  
                                         1774 & 1776 1/2 Powell St.

We wish to acknowledge your letter of October 22nd, notifying us that the offer to purchase, submitted by us, of Fifteen Hundred Dollars was not acceptable and that the Custodian would not be interested in any offer less than \$2250.00.

We have taken this matter up with our client and he has revised his offer, and is now willing to pay the sum of Two Thousand Dollars for the property. We believe that this is a very fair offer considering the state of repair of the building, as there will have to be a new foundation and a new roof. We would also point out that in July, 1942, H. Isotani, the owner asked us to find a purchaser for the building at a price of Fifteen Hundred Dollars. We are enclosing a copy of this letter.

Kindly let us have your decision on this as soon as possible and oblige.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: *M. W. Bullock*  
Rental Department

WVB/BB

Enc.



*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

*435 Howe Street  
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO  
**W. V. Belcher**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

November 13, 1943.

File #8275

Attention Mr. F. G. Shears

Office of the Custodian,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

|          |          |
|----------|----------|
| Rec'd    | 15/11/43 |
| File No. | 8275     |
| Ans.     |          |
| Referred | Stanope  |

Dear Sirs:- Re Catalogue #223  
1774 & 1776 $\frac{1}{2}$  Powell St.

We wish to acknowledge your letter of November 10th, notifying us that the Custodian is not in a position to accept our client's offer of Two Thousand Dollars for the above mentioned property. Our client has now withdrawn his offer and we have had to give him back his deposit.

As expressed in our letter of November 1st, we think that Two Thousand Dollars is all that this property is worth and should the Custodian be unable to sell the property for the listed price of \$2250.00 within a reasonable time, we would like to have the opportunity of again approaching our client with a view to having him submit another offer to purchase.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

*W. V. Belcher*  
Rental Department



8275

10th November, 1943.

Messrs. Macaulay, Nicolls, Maitland & Co., Ltd.,  
435 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 223  
1774 & 1776 Powell St.

With reference to your letter of the 1st instant in which you inform us that your client is prepared to revise his offer and is willing to pay the sum of \$2,000.00 for the above property.

We note the comments you make in connection with the state of repair of this building, but on taking the matter up again we are advised that these were taken into consideration in obtaining the valuation of \$2,250.00 and we regret therefore that we are not in a position to accept any offer less than this amount.

Yours truly,

F. G. Shears,  
Director.

FGS/PMB



*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

435 Howe Street  
Vancouver, B.C.

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO  
**W. V. Belcher**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

December 17, 1943.

File #8275

|          |             |
|----------|-------------|
| Rec'd    | DEC 18 1943 |
| File No. |             |
| Ans.     |             |
| Replied  |             |

Attention Mr. F. G. Shears

Office of the Custodian,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:-

Re Catalogue #223  
1774 & 1776 1/2 Powell St.

We have again been able to obtain an offer from Mr. R. Davis to purchase the above mentioned property, at a price of Twenty-one Hundred Dollars cash, being an increase of One Hundred Dollars over his previous offer.

We are enclosing herewith his certified cheque payable to the Custodian, for Two Hundred and Ten Dollars, as a deposit.

As previously pointed out, it is our opinion that a price of Two Thousand Dollars is full value for this building in its present condition. Should your committee accept this offer, we feel the Japanese owner will be making a satisfactory sale.

We would appreciate an early decision on this.

Yours truly,

WVB/BB  
Enc.

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

*W. V. Belcher*  
Rental Department



J. P. NICOLLS  
J. D. MAITLAND

S. C. GRANT  
T. W. WARRMAN

A. W. ROGERS  
D. E. MANSELL

R. KERR  
G. I. PROBERTS

*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

*435 Howe Street  
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO  
**W. V. Belcher**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

January 18, 1944.

Attention F. G. Shears

Office of the Custodian,  
506 Royal Bank Building,  
675 West Hastings St.,  
Vancouver, B. C.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JAN 19 1944 |
| File No.           | 8275        |
| Ans.               | Ans         |
| Referred           | #ARRO P     |

Dear Sirs:- re Catalogue #223  
1774 & 1776 1/2 Powell St.

We have succeeded in getting our  
client Mr. R. Davis to increase his offer  
to \$2250.00, to purchase the above property.  
We are holding his deposit of \$225.00 being  
10%.

We would be pleased to hear from  
you at your earliest convenience, if this  
offer is acceptable to the committee.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

Rental Department

WVB/BB



8275

January 20th, 1944

Messrs. Macaulay, Nicolls, Mitland & Co. Ltd.,  
435 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 223,  
1774 & 1776 Powell Street

This will acknowledge receipt of your letter of the 14th instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$2250.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$2250.00, the full amount of the purchase price for this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Sheers,  
Director.

FGS/AF



*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

*435 Howe Street  
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

January 24, 1944.

|          |             |
|----------|-------------|
| Rec'd    | JAN 25 1944 |
| File No. | 8275        |
| Ans.     | THH         |
| Referred | HARRIS      |

Attention Mr. F. G. Shears

Office of the Custodian,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:-

Re Catalogue #223  
1774 & 1776 1/2 Powell St.

As requested in your letter of January 20th, we are now enclosing certified cheques for \$210.00 and \$2040.00, the total of which is \$2250.00, being the full amount of the purchase price of the above property.

The property is to be registered in the name of Mr. Russell Frederick Davis, 1801 Powell Street, Vancouver, B. C. He is a British subject, born in Canada, his occupation is restaurant operator.

Mr. Davis intends to apply to the Rental Board in order to obtain possession of one of the stores, but cannot take any steps until he becomes the owner. We would therefore be pleased to have you complete this as soon as possible.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

*W. V. Belcher*  
Rental Department

WVB/BB

Enc.



February 8th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 8275  
NAME: Hachiro ISOTANI  
CATALOGUE NO: 223  
RE: 1774-1776½ Powell Street, Vancouver, B.C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 12, Block 2,  
Subdivision "D", District Lot 183,  
Group 1, New Westminster District, Plan  
729.

Encumbrances: None

Taxes: 1943 taxes of \$124.21 unpaid. Arrears  
amount to \$98.40 plus interest.

Vested: No. 35132

VALUATION BY APPRAISER: \$2250.00

AMOUNT OF BID: \$2250.00

APPROVED BY ADVISORY COMMITTEE: January 19th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$2250.00

NAME OF PURCHASER: Russell Frederick Davis.

KWW/W

K. W. WRIGHT



|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | MAR 17 1944 |
| File No.           | 8275        |
| Ans.               | Wilson      |
| Referred           | Wilson      |

Reg. No. 01654  
 To Vernon Orchard  
 P.O. Box 638  
 Vernon B.C.  
 March 10/44

Mr. George Peter <sup>Gunnell</sup>  
 Administration Department  
 Office of the Custodian  
 306 Royal Bank Bldg.  
 Vancouver B.C.

1999<sup>th</sup>

Dear Sir.

In answer to your letter of February 3/1944 you failed to mention to me what price my property was for sale. So following your letter I made inquiry concerning my said property, and have ~~now~~ received complete information on complete procedure of your office. Which is to say that I have no voice in at what price my property may be sold.

The price is far shorter of my expectation. However since transaction has been completed in selling my property I would deeply appreciate if you would kindly forward me the amount due me with complete statement I am grateful for your services and I am justified at your position.

In final I enclose my title covering my property. Hoping to hear from you soon. I remain  
 yours truly  
 H. Isatani



8275

March 15, 1944.

Mr. Hachiro ISOTANI,  
Registration No; 61654,  
Vernon, B. C.

Dear Sir:

Re: Catalogue No. 223  
1774-1776 1/2 Powell Street  
12/20/1943

Please be informed that 1774-1776 1/2 Powell Street has been sold as of January 25, 1944, for the sum of \$2,250.00 which is equal to the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

|                              |               |                   |
|------------------------------|---------------|-------------------|
| Sale price                   |               | \$2,250.00        |
| Less taxes                   | 3129.79       |                   |
| Less agent's commission @ 5% | <u>112.50</u> | <u>242.29</u>     |
| Net credit to your account   |               | <u>\$2,007.71</u> |

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:MA  
cc B. C. Security Commission



Catalogue No. 223  
File No. 8275  
1774-1776 $\frac{1}{2}$  Powell Street  
12/2D/183

Receipt of Certificate of Title No. 98330-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.  
Receipt is also acknowledged of Anglo-Scottish Insurance Company Ltd. policy No. 81667 together with assignment thereof in quadruplicate, and cheque for \$70.16 representing closing adjustments on sale to me of 1774-1776 $\frac{1}{2}$  Powell St.

Dated at Vancouver, B. C., this 16 day of March 1944.

Russell Davis



8275

March 22nd, 1944

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
c/o Vernon Orchard,  
P. O. Box 638,  
Vernon, B. C.

Dear Sir:

As requested in your letter of March 10th we enclose herewith our cheque for \$1,900.00, being a portion of the proceeds from the sale of your house. This will leave a balance with us of \$99.00.

We note that you state that the price at which your house was sold was less than you expected but we would refer you to your letters in which you asked us and also the agents, Messrs. Macaulay, Nicolls, Maitland & Co., to endeavour to find a buyer for this property for \$1,500.00 but the property was sold by us for \$2,250.00.

On your property there was a large paper cutting machine which we had dismantled and placed in storage. Can you advise us to whom it belonged as in your declaration to us you stated that you had no chattels on the premises.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.

*✓*  
*Also Jewellers Cabinet  
see Nov 20/42  
Belonged to Huzoro TANABE*  
*1 Paper cutting machine belongs to  
Huzoro ISOGA. File 11701*



(FILE NO. 8275)

Mr. Vernon Orchard  
P.O. Box 638  
Vernon B.C.  
March 29/44

Dept. Sec. of State  
Office of the Custodian

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | APR 3 1944 |
| File No.           | 8275       |
| Ans.               | Yes        |
| Referred           | Milcom     |

Dear Sir:

Thank you for the cheque of one thousand nine hundred dollars (\$1,900.00) which I received together with statement.

However the statement of yours seems to me incomplete in some respects. According to my estimate the difference of eight dollars and seventy-one cents (\$8.71) should be added to the balance of ninety-nine dollars (99.00) which you are holding. Also I would be greatly appreciated if you would explain to me why your office is holding the balance.

The paper cutting machine which you mentioned is ~~holding~~ belong to Mr. HEIJIRO, ISOGAI (311701) who was the occupant of my house prior to evacuation. He still owes the balance of fifty dollars (\$50.00) which is rent for five months. I am much pleased if you would collect the unpaid balance from him.

I remain  
yours truly  
J. Satomi



11701 & 8275

April 6th, 1944

Mr. Heijiro ISOGAI,  
Reg. No. 07425,  
Tashme, B. C.

Dear Sir:

We have received a claim against you  
by Hachiro ISOTANI for \$50.00 representing  
5 months' rent and we also have a claim against  
you by the Vancouver General Hospital for \$8.50.

At the present time you have a credit  
balance with us of \$4.87 representing refund of  
1 $\frac{1}{2}$  Wage deductions. Will you kindly advise us  
if H. ISOTANI's claim is correct, and if so, let  
us know how you propose to pay it.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



8275

54  
April 6th, 1944

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
P. O. Box 638,  
Vernon, B. C.

Dear Sir:

Referring to your letter of March 29th, your balance with us as shown by the statement forwarded in our letter of March 29th is \$138.90 and we would appreciate your advising us how you estimate the difference of \$8.71.

The above amount is available to you at any time upon request. We were holding it temporarily in case there should be any further adjustments.

We thank you for advising us that the paper cutting machine belongs to Heijiro ISOGAI. ✓

Also removed from your premises was a jeweller's cabinet, would you be kind enough to advise us as to whom it belongs. ✓

✓  
duly noted  
on this file

In regard to your claim against Heijiro ISOGAI for \$50.00 rent, we have no funds on hand to pay this and suggest that you get in touch with him at Tashme, B. C.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH



C/o Vernon Orchard  
P.O. Box 638  
Vernon B.C.  
April 9/44

504

Dept Secretary of State  
Office of the Custodian  
Vancouver B.C.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | APR 19 1944 |
| File #             | 8275-       |
| Refers             | Nelson      |

Dear Sir

In answering to your letter of April 6  
I should like to state that I have been  
failed to receive your statement of March  
29 as you mentioned. According to your  
letter, the balance shown on that statement  
is \$138.90. Would you be kind enough  
to send me the another copy of missing &  
statement.

I would be much appreciated if you  
would forward the above balances to me as  
soon as the necessary adjustment is over.

The jewellers cabinet which you removed  
from the premises, belong to Mr. HEIGORO TAYABE  
(Jules #2962) who is now residing at WESTWOLD B.C.

I remain

yours truly

K. Isotani



8275

April 20th, 1944

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
c/o Vernon Orchard,  
P. O. Box 638,  
Vernon, B. C.

Dear Sir:

As requested in your letter of  
April 8th, enclosed find duplicate copy of  
the statement of your account with us. ✓

We also enclose herewith our  
cheque for \$138.90 representing the balance  
of your account with us.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH

Enc.

*perhaps extra copy on file -  
if statement sent me 29/44  
Jan 22/47*



STATEMENT RE SALE OF:

Name: ISOTANI, Hachiro #01654

Catalogue No: 223

File No: 8275

Street Address: 1774-1776 1/2 Powell St., Vancouver, B. C.

Legal Description: 12/2/D/183/1/729

Date of Sale and Adjustments ~~January 25, 1944~~.....

Sale Price \$2,250.00

Real Estate Agents Commission \$112.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~increase of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 17.12

Taxes 8.51

~~Water~~

\$ 133.51 \$2,267.12

Net Proceeds credited to your account as of Jan. 25/44 \$2,133.61

Date: ~~September 14, 1945~~.....

Compiled by: ~~George Peters~~.....

*hold here*

*R.P.*



Hachiro ISOTANI

File No. 8275  
Reg. No. 01654

6

| <u>Date</u>     | <u>Particulars</u>                                                                                                                                            | <u>Debit</u>                 | <u>Credit</u>                | <u>Balance</u> |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------|----------------|
| 1942 June 17    | McCormick rent \$7.00, Water \$1.00<br>Commission                                                                                                             | \$ .35                       | \$ 8.00                      |                |
| July 15         | Webster rent<br>Commission                                                                                                                                    | .45<br>11.66                 | 9.00                         |                |
| July 17         | B. C. Electric Railway Co.<br>McCormick rent \$7.00, Water \$1.00                                                                                             |                              | 8.00<br>1.00                 |                |
| August 12       | Account Webster<br>Account Mrs. K. Kagahara<br>" Mrs. T. Sugimoto                                                                                             |                              | 5.00<br>5.00<br>5.00         |                |
|                 | Water rates                                                                                                                                                   | 13.80                        |                              |                |
|                 | B. C. Electric Railway - lights to August 13<br>Commission                                                                                                    | 3.13<br>.85                  |                              |                |
| September 11    | B. Deser - rent<br>McCormick - rent<br>Balance June rent Mrs. T. Sugimoto<br>Balance May rent Mrs. K. Kagahara<br>Repairs to sink<br>Scavenging<br>Commission | 2.84<br>2.80<br>1.10         | 4.00<br>8.00<br>5.00<br>5.00 |                |
| October 13      | F. J. Landry rent<br>McCormick - rent<br>City of Vancouver - electric permit<br>B. C. Electric - lights<br>Water rates<br>Commission                          | 1.00<br>8.68<br>6.00<br>2.10 | 35.00<br>8.00                |                |
| October 29      | 15 refund on wages for 1st 6 months of 1941                                                                                                                   |                              | 1.25                         |                |
| November 14     | Rents collected less commission<br>Sundry                                                                                                                     | 2.10<br>.91                  | 43.00                        |                |
| December 12     | Rents collected less commission                                                                                                                               | .35                          | 8.00                         |                |
| 1943 January 12 | Rents collected less commission<br>Certificate of Encumbrance - Land Registry Office                                                                          | .35<br>1.00                  | 8.00                         |                |
| January 27      | Rents collected less commission                                                                                                                               | 2.10                         | 43.00                        |                |
| February 11     | Insurance                                                                                                                                                     | 20.10                        |                              |                |
| March 11        | Rents collected less commission                                                                                                                               | 2.10                         | 43.00                        |                |
| April 13        | Rents collected less commission                                                                                                                               | 2.10                         | 43.00                        |                |
| April 22        | On account taxes                                                                                                                                              | 200.00                       |                              |                |
| May 11          | Rents collected less commission                                                                                                                               | 2.10                         | 42.00                        |                |
|                 |                                                                                                                                                               | <u>\$ 287.97</u>             | <u>\$ 332.25</u>             |                |



| Date         | Particulars                      | Debit     | Credit    | Balance |
|--------------|----------------------------------|-----------|-----------|---------|
| 1943         | Balance brought forward          | \$ 287.97 | \$ 332.25 |         |
| May 11       | Repairs                          | 7.00      |           |         |
| May 27       | 1942 National Defence Tax refund |           | 27.20     |         |
| June 12      | Rents collected less commission  | 2.10      | 42.00     |         |
| July 13      | " " "                            | 2.10      | 42.00     |         |
| August 12    | Insurance                        | 6.02      |           |         |
| August 23    | Rents collected less commission  | 2.10      | 42.00     |         |
| September 17 | On account 1943 taxes            | 150.00    |           |         |
| October 12   | Rents collected less commission  | 2.10      | 42.00     |         |
| October 15   | Appraisal fee                    | 5.00      |           |         |
| October 21   | Rents collected less commission  | 2.10      | 42.00     |         |
| November 15  | Repairs                          | 30.26     |           |         |
| December 16  | On account 1941 & 1942 taxes     | 50.00     |           |         |
|              | Rents collected less commission  | 2.10      | 42.00     |         |
|              | " " "                            | 2.10      | 42.00     |         |
|              |                                  | \$ 550.95 | \$ 653.45 |         |

CR \$ 102.50



# HACHIRO ISOTANI

File No. 8275  
Reg. No. 01654

| <u>Date</u>      | <u>Particulars</u>                                                                                                    | <u>Debit</u>            | <u>Credit</u>     | <u>Balance</u> |
|------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|----------------|
| 1943 December 31 | Balance as per statement sent<br>Cancel entry of 12 Oct/43 appraisal fee<br>(not included in Property Sale Statement) | \$                      | \$ 102.50<br>5.00 |                |
| 1944 January 12  | Rents collected<br>Agents commission<br>Replacing Plate Glass<br>Taxes                                                | 2.10<br>45.50<br>229.79 | 42.00             |                |
| January 25       | Balance Rents to date - net                                                                                           |                         | 32.18             |                |
| March 23         | Credit re Sale of Property                                                                                            |                         | 2,153.61          |                |
| March 23         | Cheque to you                                                                                                         | 1,900.00                |                   |                |
| April 22         | Cheque to you                                                                                                         | 136.90                  |                   |                |
|                  |                                                                                                                       | <u>\$2,319.29</u>       | <u>2,315.29</u>   |                |

DEBIT \$ 4.00

|      |             |                                    |                   |                 |
|------|-------------|------------------------------------|-------------------|-----------------|
| 1947 | January 27  | Cash received from ISOTANI         | 4.00              |                 |
|      | February 15 | " From Hachiro ISOGAI - 5 mos rent | 50.00             |                 |
|      | May 5 -     | Cheque to ISOTANI                  | <u>50.00</u>      |                 |
|      |             |                                    | <u>\$2,369.29</u> | <u>2,369.29</u> |
|      |             |                                    |                   | NIL             |

|      |             |                   |  |     |
|------|-------------|-------------------|--|-----|
| 1948 | January 8 - | Balance - - - - - |  | NIL |
|------|-------------|-------------------|--|-----|



11701  
8275

March 11th, 1946.

Mr. Hachiro ISOGAI,  
Reg. No. 07425,  
138 First Ave.,  
TASHEE, B.C.

RE: Prudential Insurance Co. of America  
Policy #109754352

Dear Sir:

The above mentioned insurance company have sent us a cheque in your favour in the sum of \$33.61, representing the cash surrender value of the policy.

We note you have the following unpaid accounts outstanding against you:

|                            |         |
|----------------------------|---------|
| Vancouver General Hospital | \$ 8.50 |
| Hachiro ISOGAI             | 50.00   |

We believe you will now wish to pay these accounts.  
Please advise by return mail.

Yours truly,

G. S. Spain  
Protection Department

GBS:LEH



7-8275

COPY

Tashme, B.C.  
March 20, 1946

Department of the Secretary of State,  
Office of the Custodian,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

I have acknowledged your letter of March 11th 1946,  
File Number 11791 8275 in which you stated, whether we were wishing  
to pay up our unpaid accounts of:-

|                            |   |        |
|----------------------------|---|--------|
| Vancouver General Hospital | - | \$8.50 |
| Hachiro Isotani            |   | 50.00  |

I wish to inform you that Hachiro Isotani is no relation  
of mine nor any one of mine. He is the son of the owner of the apart-  
ment we used to live in. ✓

In Japanese our names are spelled alike, and it must have  
been with this fact that the error occurred.

So therefore will you transfer the debit of \$50.00 which  
is to my name to the unpaid account of Hachiro Isotani or his father.

I am willing to pay the unpaid debit of \$8.50 cleared.

Yours truly,

"H. Isogai "

*Copied  
Jan 20/47  
J*



8275  
11701

COPY

March 25th, 1946.

Mr. Heijiro ISOGAI,  
Reg. No. 07425,  
TASHME, B.C.

Dear Sir:-

We are in receipt of your letter of the 20th instant and note your remarks regarding the debt of \$50.00.

It would appear that you do not understand the position. The debt was filed against you by Hachiro ISOTANI and represents five months unpaid rent. You admit that he was your landlord.

We wrote to you regarding this debt on April 6th, 1944, but we never received a reply from you. Please let us have a reply as soon as possible.

Yours truly,

G.B. Sapin,  
Protection Department.

GBS:LBM

*Copied  
Jan 20/47  
D*



8275/11701/10772/12505

January 23rd, 1947.

Mr. Hashiro ISOTANI,  
Reg. No. 01654,  
710 Front Street,  
Kamloops, B.C.

Dear Sir:-      Re:- Your claim \$50.00  
                     Heijiro ISOGAI,  
                     Reg. No. 07425

In your letter of March 24, 1944 to this office you filed a claim against Heijiro ISOGAI for \$50.00 for 5 months rent prior to evacuation in 1942. We have submitted this to him at various times without receiving any satisfactory reply.

As we are reviewing your file, please advise if this account has been paid or settled so that our records will be up to date in this respect.

According to our letter to you of the 6th November 1942 we reported as follows:-

"We regret that our Agents were unable to collect the \$30.00 rent owing from Mrs. T. Sugimoto and the \$20.00 from Mrs. K. Nagahara. These two parties stated that they were destitute and were unable to pay the rent up to the time of their evacuation."

Is it possible that the \$50.00 unpaid by these 2 parties is the same \$50.00 that you are claiming from ISOGAI?

We shall be obliged for an early reply to this letter.  
Yours truly,

BRD/DD.

B.R. Dusenbury,  
Office of the Custodian.



January 23rd, 1947.

REGISTERED.

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
710 Front Street,  
Kamloops, B.C.

Dear Sir:-

We have brought forward your file for review and to examine your affairs that have come under the control of the Custodian preparatory to sending to you a brief report of same.

In this review it is noted that your principal asset was your Realty at 1774-1776 Powell Street, Vancouver, B.C. You requested the Royal Trust Company to look after this property in your behalf but as they were not prepared to do so it was placed with Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. Agents. Owing to the physical condition of the building and to the tenants occupying same, considerable trouble was experienced in its proper administration. However as of September 1942 it was leased and rented yielding \$42.00 per month plus water rates etc. It was sold as January 25, 1944 and you were advised of the sale.

In connection with the rentals of the Building, the file shows the following unpaid amounts:-

- |                              |         |
|------------------------------|---------|
| 1. Heijiro ISOGAI -          | \$50.00 |
| as claimed by your letter of |         |
| March 24, 1944.              |         |
| 2. H. S. T. Sugimoto -       | 30.00   |
| 3. Mrs. K. Nagahara -        | 20.00   |

Under another letter of today, we are writing to you about these accounts.

According to our records we forwarded to you a statement of your account in our letter of the 29th March 1944 and you acknowledged having received an earlier one in your letter of the 24th March 1944. You are therefore advised of all receipts and disbursements affecting your affairs coming under our control. After these statements and cheques as noted were forwarded to you, a small item of \$4.00 for advertising was found to have been omitted from your account, and therefore our books show you as owing to this office, the sum of \$4.00. We have drawn this to your attention at various times asking that you forward this sum in settlement, but so far you have failed to do so. In view of the circumstances and the attention that has been given to your affairs, we shall be obliged if you will forward this small amount by return mail.

In the foregoing and in previous letters reports and statements to you it would appear that we have accounted for your interests, both Real and Personal, that have come under our control and shall be obliged if you will confirm same and comply with our request as above.



Mr. Hachiro ISOTANI - continued.

- 2 -

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,

B.R. Dusenbury,  
Office of the Custodian.

BRT/DD.  
Enc. 1.



FILE # 8275/11701/10772/12505

710 Front St  
Kamloops B.C.  
Jan 24 .47

B.R. Dusenbury Esq.  
Dept. of the Secretary of State  
Office of Custodian  
Japanese evacuation section

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JAN 26 1947 |
| File No.           | 8275        |
| Ans.               |             |
| Ret'd              |             |

Dear Sir

I receipt of your letter of Jan 23 I am forwarding the amount of \$4.00 in money order to cover the advertising fees which I am owing to your department.

I also like to inform you that rental claim against Mr. Keifiro Isogai of \$30- and same amount which shown on your letter. \$30.00 to Mrs T Sugimoto 20 to Mrs. K. Nagakura.

These amount has not been collected as I am unable to locate their addresses so please with you kindly let me know their address if addresses are known to your department.

(3 copies)

Thank you

Yours Truly

8275 Hachiro

W. Isptani  
# 01654



8275/11701/10772/12505

January 30th, 1947.

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
710 Front Street,  
Kamloops, B.C.

Dear Sir:-

We are in receipt of your letter of the 24th instant with remittance of \$4.00 for which we thank you and enclose our official receipt No.15127.

Claim \$30.00  
re Mrs. SUGIMOTO  
Reg. No. 02135-File 10772

The present address of this party is Passmore, B.C. and her full name seems to be Mrs. Tome(Yoshiya) SUGIMOTO,

Claim \$20.00  
re Mrs. K. NAGAHARA  
Reg. No. 02249 - File 12505

The present address of this party is 24 Grange Avenue, Toronto, Ontario, and her full name seems to be Mrs. Kayo(Yoshifusa) NAGAHARA.

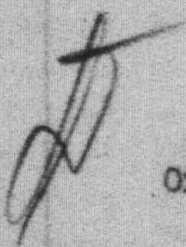
The foregoing addresses are the ones that you asked for in your letter.

Claim -\$50.00  
re:- Heihiro ISOGAI,  
Reg. No. 07425- File #11701

This party has been repatriated but certain funds have been placed to his credit here since. We are therefore considering whether any of such funds could be applied to the payment of your claim against him. We shall advise you later in this respect.

Yours truly,

BRD/DD.

  
B.R. Dusenbury,  
Office of the Custodian.

*Paid All  
off 15-2-47*



8275  
11701

February 15, 1947.

Mr. Hashiro ISOTANI,  
Reg. No. 01654,  
710 Front Street,  
Kamloops, B.C.

Dear Sir:

Re: Claim \$50.00 -  
Heijiro ISOGAI, Reg. No. 07425.

Further to our letter of January 30, 1947, we wish to advise that we have today transferred to your account the sum of \$50.00 in full settlement of your claim against Heijiro ISOGAI. This represented 5 months' rent.

Yours truly,

F. Matheson,  
Office of the Custodian.

CG



765-100-100  
F. Macdonald, Esq  
Office of Custodian  
Japanese evacuation section  
file # 8275 / 11701 / 10772 / 12505

710 Front St  
Kamloops B.C.  
February 18/1947

|                    |
|--------------------|
| EVACUATION SECTION |
| Rec'd FEB 20 1947  |
| File No.           |
| Ass.               |
| Det.               |

Dear Sir

In receipt of yours of Feb 15<sup>th</sup> advising me that claim against Mr. Keijiro Isagai of has been settled by your department and credited to my account, which I am thank you

There still remains the claim of Mrs. Sugimoto of \$30.00 and Claim of Mrs. Nogahara of \$20.00 showed in your former statement received.

I am regret to inform you that these claims against these parties are almost impossible to reach satisfactory settlement by mutual agreement through writing<sup>along</sup> for these parties are relocated in various parts of Canada.

If possible please advise these parties of the claim through your department.

Will you kindly forward the balance of my account after necessary adjustment are made

Yours Very Truly

H. Isotani



8275

May 5th, 1947.

Mr. Hachiro ISOTANI,  
Reg. No. 01654,  
710 Front Street,  
Kamloops, B.C.

Dear Sir:-

We are regretful of the delay in answering your letter of February 18th last, but Mr. Dusenbury who is in charge of your affairs has been ill in hospital for many weeks and is in fact still away from the office. However we now wish to advise that we are enclosing herewith our cheque for \$50.00 which is the remaining balance in your account with the Custodian.

In regard to the two Accounts Receivable which you mention in your letter, we regret that we cannot assist you further in the collection of these accounts.

Please acknowledge receipt of the enclosed cheque.

Yours truly,

for Mr. B.R. Dusenbury,  
Office of the Custodian.

DD.  
Enc. 1.



710 Front St  
Kamloops BC  
May 8 1947

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Recd               | MAY 12 1947 |
| File No.           | 8275        |
| Ans.               |             |
| Referred           | Dusenbury   |

Mr. B.R. Dusenbury  
Office of the Custodian

Dear Sir. Re file # 8275

In reply to yours of May 5<sup>th</sup>. I have  
received the enclosed cheque in the amount  
of \$50.00. Which is understood that the amount  
was for settlement of account with Mr. N.  
Hogai. The party repatriated to Japan.

I am thanking you for faithful  
service.

Yours Very Truly

H. Iwatsuki

01654

File

7.



710 Front st.,  
Kamloops, B. C.  
Feb. 5, 1948

8275

A. Watson Esq.  
Japanese Property Claims Commission  
Court House  
Vancouver, B. C.

Dear Sir:

In your acknowledgement of my claim on December 11th 1948, I was advised that the custodian will be forwarding the copy of valuation report made for my property at the time of the sale in 1944. As yet I haven't heard from the Custodian.

My hearing will be held at Vernon, B. C. on February 16th, so please forwarding me a copy of the Custodian's Valuation report of my property if available before mentioned date.

If any other documents or the statements which the Custodian intends to use at the hearing, I should like to have the copy of them also.

Yours very truly

Hachiro Isotani

Reg. No. 01654

*This claim  
does not appear  
on list of claims  
to be heard by  
Mr Justice Bird.  
Will be heard later  
by Sub-Commissioner  
(cc. Judge)  
J.L.D.*



## STATEMENT RE SALE OF:

Name: ISOTANI, Hachiro #01654

Catalogue No: 223

File No: 8275

Street Address: 1774-1776 $\frac{1}{2}$  Powell St., Vancouver, B. C.

Legal Description: 12/2/D/183/1/729

Date of Sale and Adjustments ..January 25, 1944.....

Sale Price

\$ 2,250.00

Real Estate Agents Commission

\$ 112.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

## Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

## Adjustments:

Fire Insurance

17.12

Taxes

8.51

Water

\$ 133.51

\$ 2,267.12

Net Proceeds credited to your account as of Jan. 25/44 \$2,133.61

Date:.....September 14, 1945.....

Compiled by:....George Peters.....



# HACHIRO ISOTANI

File No. 8275  
Reg. No. 01654

| <u>Date</u>      | <u>Particulars</u>                                                                                                    | <u>Debit</u>            | <u>Credit</u>     | <u>Balance</u> |
|------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|----------------|
| 1943 December 31 | Balance as per statement sent<br>Cancel entry of 12 Oct/43 appraisal fee<br>(now included in Property Sale Statement) | \$ -                    | \$ 102.50<br>5.00 |                |
| 1944 January 12  | Rents collected<br>Agents commission<br>Replacing Plate Glass<br>Taxes                                                | 2.10<br>48.50<br>229.79 | 42.00             |                |
| January 25       | Balance rents to date - net                                                                                           |                         | 32.18             |                |
| March 23         | Credit re Sale of Property                                                                                            |                         | 2,133.61          |                |
| April 22         | Cheque to you                                                                                                         | 1,900.00<br>138.90      |                   |                |
|                  |                                                                                                                       | \$2,319.29              | 2,315.29          |                |
|                  |                                                                                                                       |                         |                   | DEBIT \$ 4.00  |
| 1947 January 27  | Cash received from ISOTANI                                                                                            |                         | 4.00              |                |
| February 15      | * from Heijiro ISOGAI - 5 mos rent                                                                                    |                         | 50.00             |                |
| May 5 -          | Cheque to ISOTANI                                                                                                     | 50.00<br>\$2,369.29     |                   |                |
|                  |                                                                                                                       |                         | 2,369.29          | NIL            |
| 1948 January 6 - | Balance -                                                                                                             |                         |                   | NIL            |



8275

January 7, 1948

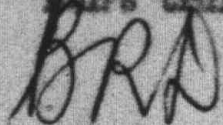
R.J. McIlaster, Esq.,  
Barrister & Solicitor,  
675 West Hastings Street,  
Vancouver, B.C.

Dear Sir:-

Re:- Naohiro ISOTANI,  
Reg. No. 01634,  
re 1774-1776; Powell St.  
Lot 12/2/D/183/729  
Vancouver, B.C.

For your information we are enclosing copy  
of appraisal by Pen-erton Realty Corporation Ltd. of the above  
described real property which was sold by the Custodian and in  
regard to which a claim has been filed on behalf of Naohiro  
ISOTANI.

Yours truly,



B.R. Lusbury,  
Office of the Custodian.

BRD/DD.  
Enc. 1.



C O P Y as January 7, 1948

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,  
Vancouver, Canada

October 5, 1943.

#223-1774-76 1/2 Powell,  
12-20-183

2 storey frame building. 2 stores on main floor. Each has  
toilet and sink.  
2nd floor has 4 3-room suites with 1 bath and 4 toilets. Cement  
foundation. Roof in bad repair. 37 years old.

Value. . . . . \$2,250.00

PEMBERTON REALTY CORPORATION LIMITED.

(signed). W.G. Moore

. WGM-JM





File  
8275

ANALYSIS OF  
CLAIM

January 7, 1948

REAL ESTATE  
SECTION

Hachiro ISOTANI,  
Reg. No. 01654

REAL PROPERTY 1774-1776 $\frac{1}{2}$  Powell Street,  
known as  
Lot 12/2/D/183/729  
Vancouver, B.C.  
Catalogue #223

Hachiro ISOTANI makes a claim re this property gross

|             |           |           |
|-------------|-----------|-----------|
| Land -      | \$2400.00 |           |
| Buildings - | 6000.00   | \$8400.00 |

Sale Price - Gross - \$2250.00

Appraisal -  
Pemberton Realty Co. Ltd. - \$2250.00  
(Index 4)

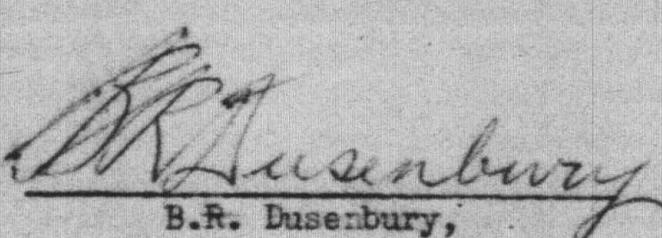
Tenders -  
(a) Russell F. Davis - \$1500.00  
(b) " " 2000.00  
(c) " " 2100.00  
(d) " " 2250.00

Acceptance of tender(d) \$2250.00  
(Index 5)

|                                           |         |
|-------------------------------------------|---------|
| Deduction by Claimant re this<br>property | 2250.00 |
|-------------------------------------------|---------|

|                                        |                  |
|----------------------------------------|------------------|
| Net amount as claimed re this property | <u>\$6150.00</u> |
|----------------------------------------|------------------|

NOTE: Index 9. Information - These papers are attached as  
they show the very poor physical condition of the property,  
the price placed on same by ISOTANI and Custodian's refusal  
to accept less than appraised value.

  
B.R. Dusenbury,  
Office of the Custodian.



PERSONAL PROPERTY  
SECTION

ANALYSIS OF CLAIM

File 6275 Haohiro ISOTANI Reg. No. 01654

Remarks

CLAIM \$90.00

| Chattels        | Jap.<br>Val'n.          |
|-----------------|-------------------------|
| Buddhist Temple | \$50.00                 |
| China Cabinet   | 40.00<br><u>\$90.00</u> |

Declaration

Registration of  
May 9, 1942 by Haohiro  
ISOTANI states under  
"personal property owned"-  
NONE.

Definitely no reference on  
the file by letter, memo or  
otherwise, to or from Haohiro  
ISOTANI in regard to Buddhist  
Temple and/or China Cabinet.

NOTE: If by China Cabinet a  
Jeweller's Cabinet is meant,  
there was a Jeweller's Cabinet  
which ISOTANI stated in his letter  
of April 8, 1944 to the Custodian,  
belonged to Heigoro TAHARA, Reg.  
No. 00964, File 2962. This cabinet  
was shipped to TAHARA April 11, 1945  
per C.P.R. express.

Claim states -  
"In no one's care".

*Handwritten signature/initials*



H. Isotani.  
Discussion.

MR. McMASTER: I would like to withdraw the case of  
Hachiro Isotani, which appears on the list for  
the 26th, your honour.

THE COMMISSIONER: Yes.

I hereby certify the foregoing  
to be a true and accurate trans-  
cript of the proceedings herein.

*Gordon Hambleton*

G. Hambleton,  
Official Reporter.

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