

200 Brock Building,
200 Bay Street

September 29, 1949.

Mr. R.J. McMaster,
Campbell, Brazier, Fisher and McMaster,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Bob:

Re: Hyosaku Iwasaki Reg. No. 07446

I have been asked by Mr. Hyosaku Iwasaki to write to you in regard to his claim for a rooming house business at 139 Cordova Street East. (May I ask you to check on the address).

The rooming house of 39 rooms was sold by the Custodian. Mr. Iwasaki now states that his claim as originally submitted valued his furniture which was sold for \$1500, at \$2500, but that this amount does not take into account the value of the rooming house business as a going concern, which is another \$1000, to make a total of \$3500 for the furniture and business, exclusive of land and building.

Mr. Iwasaki bases his claim on the fact that he retained a real estate broker in 1942 who was successful in getting a prospective purchaser who offered \$3500 for the furniture and business, which Mr. Iwasaki said he refused because he decided to lease rather than sell his business during his absence. There should be some record of this offer in the Custodian's files because, according to Mr. Iwasaki's information, the broker put in a claim to the Custodian for his 10 per cent commission of \$350 which was subsequently deducted from Mr. Iwasaki's account.

It should also be stated that, instead of selling the business and furniture as contemplated, he leased the business to a Chinese person for a term of 2 years or some such period, and was to receive monthly rent of \$120 for the building and \$40 for the business, a total of \$160 per month. The building was sold by the Custodian for \$9500 and the furniture, which was very new, for \$1500, but no consideration was given for the business as a revenue producing unit. It is for this reason that Mr. Iwasaki would like this information presented to the commission to strengthen his claim, or to increase his claim by \$1000.

The second point at issue is whether the broker's commission of \$350 was properly deducted. Mr. Iwasaki states that the broker sent him a bill for \$350 although no sale was completed. He then hired Mr. Dennis Murphy who took the issue to court, but the other party failed to appear. It was not until after

he left Vancouver that he learned that the broker went to court on the matter and obtained an order to have the Custodian pay the \$350, although Mr. Iwasaki was never notified. Mr. Iwasaki would like you to look into this point.

He has also asked about his goods sold at auction totalling \$60, for which no claim was submitted because of the large quantity and the fact that he did not have any itemized list. He states that he does not know exactly what items were sold at auction, but is now asking that some consideration be given to the large number of articles for which he got nothing.

With kindest personal regards,

Yours truly,

Kunio Hidaka.