

9112

REAL ESTATE

BUREAU POWELL STREET

FILE NO.

13264

9117

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: KOYANAGI Isao

HOME ADDRESS: 332 Heatley Avenue, Vancouver, B. C.

former address: Woodfibre, B. C.

REGISTRATION NUMBER 09401 SEX: Male AGE: 25

OCCUPATION: Millhand, also a Rooming House Keeper,

332 Heatley Avenue, Vancouver.

(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. Pulp & Paper Co., Woodfibre, B. C.

MARRIED? no

Father: Saichiro (deceased)

Mother: Masa

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: 332 Heatley Avenue, City of Vancouver,
Lots 1 and 2, block 60, district lot 196. Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 2 storey, wooden building,
(17 room, rooming house)

3. INSURANCE (Give particulars; state where policies are) All Fire Insurance details unknown. Policy in hands of agent, Pemberton Realty Co., 418 Howe St.

4. TAXES (Amount and where payable) Amount unknown. Payable City of Vancouver. Papers in hands of Pemberton 's.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Money owing to the City (balance on house bought from the City) Amount unknown. All details known to the Pemberton Realty Co., 418 Howe St., Vancouver.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and when he leaves, the house is to be rented to Mr. Charlie Lim, 561 E. Hastings St. for the term of 2 years. The rent to be \$75.00 per month payable on the 1st day of each and every month for the term of 2 years. The lease was drawn up by H.S. OKUMURA. The agent is the Pemberton Realty Co.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none

418 Howe St., Vancouver, B. C.
above address. The key is in the hands of the Pemberton Realty Co., Lease, and declarant is leaving his things in this one room at the Pemberton Realty Co. Suite 326 was not included in the Rooming House 332 Heatley Avenue Vancouver, B. C. Suite 326 Household furniture and effects (list in hands of agent, 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

STATEMENT OF PERSONAL PROPERTY OWNED:

6. IF FARM LAND, PARTICULARS OF CROPS SOWN
none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
none

4. STATE WHEREABOUTS OF LEASE:
none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
none

2. LANDLORD'S NAME AND ADDRESS:
none

1. LOCATION AND DESCRIPTION:
none

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN
none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
City of Vancouver.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
Vancouver Court House.
XXXXXXXXXXXX

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) _____

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

none

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 22nd day of October 1942.

(Signature)

Isa. Koyanagi

D. M. Chope

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Sept. 16/43

Our File No. 9112

Full Name KOYANAGI, Isao
(Surname in Block Letters)

Registration No. 09401

^V
Male - Female
(Check)

Age Sept. 4, 1917

Former Address Woodfibre, B.C. & 332 Heatley Ave., City.

Date Evacuated June 1/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address Cody Lumber & Pole Co., (18 mi. from) Nelson, B.C.

^V
ried - Single
(Check)

Name of Wife -----

Name of Husband -----

Name of Mother ^{nee} (TSUJI) Masa #01016

Name of Father Saichiro #01060

Names of Children under 16 -----

Requested by G.M.

Registered with Custodian Yes
(Yes or No)

Additional Information

Willhand. Owner of house & property at Vancouver
address.

DOUGLAS W. REEVE, F.S.I.
QUALIFIED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8284
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

25th April, 1944.

The Custodian's Office,
Vancouver, B.C.

File No. 9112
Attention of Mr. G.D. Milson

Dear Sir:

re Catalogue No. 74
700 to 704 East Cordova Street,
302 to 338 Heatley Avenue,
Lots 1 and 2, Block 60, D.L. 181

Referring to our report to you of the 25th August, 1943, we now understand that the owner of the property, when he purchased it from the City, entered into an agreement which contains a covenant running with the land, giving to the City the right to acquire the westerly 7 feet of Lot 1 at any time within 21 years for a consideration of \$1.

This will reduce the frontage of the property to 43 feet on Cordova Street and in effect means that any owner of the property in the meantime is merely a tenant on sufferance for a period, which is very likely longer than the life of the building erected on these two lots. It is reasonably certain that the building will be demolished within a period of 21 years from the date of the purchase from the City and in that event re-conveyance to the City of the 7 ft. strip would be required automatically.

If the 7 ft. strip is required by the City while the building is still standing, the usefulness of the building will be virtually destroyed because it is in such a condition that it would not be worth remodelling.

The ownership of this property as a whole is therefore of a very speculative character and we are of the opinion that this covenant reduces the market value of the property considerably.

We have looked over our notes on this building and our estimate of the cost of repairs required. We find that in recommending acceptance of an offer of \$3,000, we had taken a fairly optimistic view of the cost of the repairs necessary to prolong the life of the building. The cost might well be more than we have estimated so that on second thought, we are of the opinion that you were well advised to accept the offer of \$2,500 for the property without knowledge of the existence of this unusual agreement with the City.

The agreement affects the value of the property very seriously and we are of the opinion that in the circumstances if you can make a sale at \$2,000 you will be well advised to do so and we recommend acceptance of \$2,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per *D. W. Reeve*

DWR

Date March 15th, 1944.

REAL PROPERTY MEMORANDUM

File No. 9112

Name KOYANAGI, Isao Registration No. 09401

Re: Catalogue No. 74

Address: 700 E. Cordova St., Vancouver.

Legal Description: Lots 1 & 2, Block 60, D.L. 181,
Gp. 1, N.W.D., Plan 196.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 2570 L. Indef. Whereabouts: Land Registry Office

Registered owner: City of Vancouver Reg. No.

Property: Lots 1 & 2, Block 60, District Lot 181,
Group 1, New Westminster District, Plan 196.

B. Charges.

Registered: None

Vesting: 36270

Unregistered: Agreement of Sale dated Dec. 1st, 1937 from
City of Vancouver to Isao KOYANAGI. Principal -
\$1061.64 due; Interest to 31/1/44 - \$63.70.

Taxes: \$140.36 (1943) Arrears: \$549.24 plus Interest
(1940-1943 incl.)

Water: Lessee pays Water Rates. See Lease dated Nov. 1/42.

Insurance: \$3,000.00 - Legal & General Assur. Soc. Ltd. - expires
Dec. 1st, 1944.

Assessed Value: Land: \$1195.00

Improvements: \$3000.00

Valuation by Appraiser: \$3000.00 - \$3500.00

Amount of Bid: \$2500.00

Approved by Advisory Committee: Feb. 2, 1944

Paid as shown in attached letter: \$2500.00. Direct from purchaser.

Name of transferee as attached letter: ✓

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Leased to Charlie Lim from Nov. 1st, 1942 for 2 years
@ \$75.00 per month with exception of Rm. 326 used for
storage of owner's furniture. (Leased unfurnished)
Chattels: Particulars of those stored on the premises.

Owner's furniture stored in Room 326.

Named Agent: Pemberton Realty Corp. Ltd.

11-7-34-10-13

This Indenture

made this twenty-third day of March, in
the year of our Lord one thousand nine hundred and forty- four (1944),

Between

CITY OF VANCOUVER, a municipal corporation
duly incorporated under a Special Act of the Legislature of the
Province of British Columbia,

hereinafter called the Grantor,

AND

ISAO KOYANAGI, C/O Japanese Brokerage, 334 Powell
Street, Vancouver, Province of British Columbia, Labourer,

hereinafter called the Grantee,

Witnesseth that, in consideration of the sum of three thousand five hundred
dollars (\$3,500.00) - - - - -

of lawful money of Canada now paid by the said Grantee to the said Grantor (the
receipt whereof is hereby acknowledged) the said Grantor ~~Both Grant~~ unto the said
Grantee,

All and Singular the ~~se~~certain parcels or tracts of land and premises, situate, lying
and being in the City of Vancouver, Province of British Columbia, more particularly
known and described as

Lots One (1) and Two (2), Block Sixty (60),
District Lot One Hundred and Ninety-six (196), Group One (1),
New Westminster District, according to Plan No. 196 deposited
in the Land Registry Office, City of Vancouver, Province aforesaid.

together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of it, the said Grantor, in, to, or upon the said premises.

to have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

Subject also to the payment by the Grantee of all taxes, rates, levies, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said lands and premises, or against or by the said Grantor in respect thereof.

PROVIDED, FURTHER, and it is hereby expressly agreed between the parties hereto that this conveyance is entered into subject to a covenant on behalf of the Grantee, and the Grantee hereby expressly covenants and agrees on behalf of himself, his heirs, executors, administrators, and assigns, that he will at any time within twenty-one years from the first day of November, 1937, on demand, or in any event, on the demolition of the building at present situated on the aforesaid property, reconvey to the Grantor for a consideration of the sum of one dollar (\$1.00) the Western Seven (7) Feet of the aforesaid Lot One (1), Block Sixty (60), District Lot One Hundred and Ninety-six (196); and that this covenant shall be a covenant running with the herein-described land.

As part of the consideration hereof, the **Grantee** with intent to bind all persons in whom the lands agreed to be sold hereunder (hereinafter called "the lands aforesaid"), or any interest therein, shall for the time being be vested, but not so that the **Grantee** shall be personally liable for breach of any of the terms, covenants, and conditions hereof after the **Grantee** has wholly parted with **his** interest in the said lands, hereby covenants and agrees with the **Grantor** successors and assigns, as follows:-

(a) That the **Grantee, his** heirs, executors, administrators, and assigns, notwithstanding any law or statute in that behalf, will not at any time require support for the lands aforesaid, or for any portion of the soil thereof, or for any building or structure at any time erected thereon, from any lands of the **Grantor** adjoining the same at any time used for highway purposes, or for the purpose of any school or park, or any public place as defined by the "Vancouver Incorporation Act, 1921", whether by way of the construction of a bulkhead or retaining-wall or otherwise howsoever; and the **Grantee, his** heirs, executors, administrators, and assigns, hereby releases and for ever discharges the **Grantor**, its successors and assigns, from all liability for payment of compensation or damage for any failure of such support;

(b) That in the event of the excavation at any time hereafter of the said adjoining lands of the **Grantor, his** heirs, executors, administrators, and assigns, will take all steps upon the lands aforesaid, necessary at any time to prevent obstruction of or encroachment upon the said lands of the **Grantor** by earth or other material falling thereon from the lands aforesaid;



(c) That in the event of failure of the **Grantee, his** heirs, executors, administrators, or assigns, to perform or observe the terms, covenants, and conditions aforesaid, or any of them, the **Grantor** its successors and assigns, shall be at all times entitled to enter and take all steps upon the lands aforesaid, or on the said lands of the **Grantor** which, in the opinion of the City Engineer, are necessary to remedy such failure; and all costs, charges, and expenses thereby incurred, and all damages sustained by reason of such failure, shall be paid to the **Grantor, his** heirs, executors, administrators, and assigns, by the **Grantee, his** heirs, executors, administrators, and assigns, and, until paid, the same shall be and remain at all times charged against the lands aforesaid and all the interest of the **Grantor, his** heirs, executors, administrators, and assigns, therein and thereon.

And the said Grantor Releases to the said Grantee All its Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the Grantor has caused these presents to be sealed with the seal of the said City and signed by the Mayor and City Clerk.

Sealed with the seal of the City of Vancouver
and signed by:


Mayor.

City Clerk.

(Witness.)

(Address.)

(Occupation.)

GRANTEE.

I Herby Certify that on the _____ day of _____, 194____, at
Vancouver, in the Province of British Columbia,

who is personally known to me, appeared before me and acknowledged to me that he is the City Clerk of the City of Vancouver, and that he is the person who subscribed his name to the annexed Instrument as City Clerk of the said City of Vancouver and affixed the seal of the City of Vancouver to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

In Testimony Whereof I have hereunto set my hand at Vancouver,
in the Province of British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and forty-

A Commissioner for taking affidavits within British Columbia.

7069112

I hereby certify that the annexed document is a true copy of an Agreement for Sale of land entered into by the City of Vancouver as Vendor, and Isaac Koyanagi as purchaser, on the 1st day of December, 1937, with respect to Lots 1 and 2, Block 60, District Lots 181 and 196, in the City of Vancouver, the said document having been compared by me with an executed copy of said Agreement for Sale on file in the records of the Law Department of the City of Vancouver.

Given under my hand and seal at the City of Vancouver, Province of British Columbia this 11th day of December, 1942.

E. W. Rhodes, Esq.
A Notary Public in and for the Province of
British Columbia.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lots One (1) and Two (2), Block Sixty (60), District Lot One Hundred and Ninety-six (196), Group One (1), New Westminster District, according to Plan No. 196 deposited in the Land Registry Office, City of Vancouver, Province aforesaid.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of three thousand five hundred (\$3,500.00).....Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of one thousand (\$1,000.00)Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows: Two Hundred and eight dollars and thirty cents (\$208.30) quarterly for a period of three years until the full purchase-price is paid. The last payment of \$208.70 to be due and payable on the first day of December, A. D. 1940.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of six (6%) per cent. per annum, payable with each instalment of principal.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, ~~xxxxxx~~ but subject to the payment by the Purchaser of all taxes, rates, levies, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said land and premises, or against or by the City of Vancouver in respect thereof, from the first day of December, A. D. 1937;

~~AND ALSO shall and will accept local improvement rates or taxes and interest thereon after the date hereof~~ and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Isao Koyanagi, Esq.,

C/O Japanese Brokerage,

334 Powell Street, Vancouver, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

And subject to the express agreement that the Purchaser will not require the Vendor to build, erect, construct, or maintain at any time any retaining wall or bulkhead of any kind or nature whatsoever either on or adjacent to or abutting on the within-described lands and premises, and the Purchaser hereby covenants and agrees that the Vendor is under no liability to build any such retaining wall or bulkhead, and the Vendor is hereby released, exonerated, and discharged from any such liability. It is also hereby expressly understood and agreed that this covenant shall be deemed to be, and shall be, a covenant running with the herein described land.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

PROVIDED FURTHER and it is hereby expressly agreed between the parties hereto that this agreement is entered into subject to a covenant on behalf of the purchaser and the purchaser hereby expressly covenants and agrees on behalf of himself his heirs, executors, administrators and assigns that he will at any time within the next twenty-one years on demand or in any event on the demolition of the building at present situate on the aforesaid property, reconvey to the vendor for a consideration of One Dollar (\$1.00) the westerly seven (7) feet of the aforesaid Lot One (1), Block Sixty (60), District Lot One hundred and ninety six (196). IT IS ALSO AGREED that this covenant shall be a covenant running with the herein described land.

has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ in the Province of _____ at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I, _____ of the _____ of the _____ in the Province of British Columbia, DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____ }
in the Province of _____ }
this _____ day of _____ A.D. 194 _____ }

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, _____, and that he is the person who subscribed his name to the annexed instrument as _____ of the said _____ and affixed the seal of the _____

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ in the Province of _____ at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Province of British Columbia

To Whom:

• I

10

make oath and say:

of the
, in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by

the part thereto, for the purposes named therein.

2. The said instrument was executed at
3. I know the said part , and that

3. I know the said part , and that
of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

in the Province of British Columbia, this

61 10 Sep

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Lots 1 and 2,
Block 60,
District Lot 196,
Group 1,
New Westminster District,
Plan No. 196

Law Department,
City Hall,
Vancouver, B. C.

The Clarke & Stuart Co., Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 17

Agreement FOR SALE OF LAND

ISAO KOYANAGI

AND

CITY OF VANCOUVER

Dated 1st December, A. D. 1947

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____, the person mentioned in the annexed instrument as _____, that _____ know the _____ executed the same voluntarily, and _____ of the full age of twenty-one years, _____ at _____ whereof I have hereunto set my Hand and Seal of Office, _____ in the Province of _____ day of _____, _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

[illegible]

COPY

This Indenture

Made in duplicate the First (1st) day of November in the year of Our Lord one thousand nine hundred and forty Two (1942)

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

ISAO KOYANAGI, of 332 Heatley Avenue, in the city of Vancouver, in the Province of British Columbia. Owner of Cabins.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

CHARLIE LIM, of 561 East Hastings Street, in the city and province aforesaid. Rooming House Prop.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:-

That certain apartment house known as Suite No. 302 to 332 (except Suite No. 326) Heatley Avenue, #709 and #702 East Cordova Street, in the city of Vancouver, and Province of British Columbia, situated on LOT One And Two (1 & 2), Block Sixty (60), District LOT (196) One Hundred and Ninety Six, subject at all time to certain indenture dated and Made Between ISAO KOYANAGI AND CHARLIE LIM. SUITE Numbered 326, used by property Owner for stored room.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the First (1st) day of November, one thousand nine hundred and forty Two (1942) term of Twenty Four (24) Months thence ensuing.

Yielding during the said term therefor the rent of One Thousand and Eight Hundred Dollars, (\$1800.00) —

of lawful money of Canada, payable on the following days and times that is to say:

The sum of Seventy Five (\$75.00) dollars per month due and Payable strictly in advance on the First (1st) day of each and every month for the term hereby granted.

The said Lessor will not be responsible for any damage, loss or inconvenience sustained by the Lessee in the event of failure on the part of any company or corporation to furnish a supply of electric current or gas for the use of the premises hereby demised, or by reason of the wiring or apparatus on the premises becoming out of order; nor for any damage, loss or inconvenience sustained by the Lessee in the event of any injury to, or the destruction of, or of failure to work of any of the water, drainage or waste pipes in the building.

the first payment to be made on the day of , 194

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~ and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice. (reasonable wear and tear, and damage by fire and tempest ~~excepted~~) And that the said Lessee will not use premises as a shop. And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair; (reasonable wear and tear, and damage by fire and damage by fire and tempest excepted.)

And that he will not carry on any business that shall be deemed a nuisance on the premises. and the said Lessee will be responsible for any damage to the window glasses. ~~Proviso~~ for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context so require).

Whereof the said parties have hereunto set their hands and seals the day and the year written.

Sealed and Delivered

IN THE PRESENCE OF

Witness "Hanten S. Okumura"

Address 334 Powell Street

City or Town Vancouver, B. C.

Occupation Broker

"Isao Koyanagi" (Seal)

"Charlie Lim" (Seal)

THE ATTACHED STATUTORY LEASE IN
CANADA, VANCOUVER, PROVINCE OF
BRITISH COLUMBIA, AS TYPED IN A
NOT BOUND EXACTLY AS A

Dated _____ 194

ISAO KOKANAGI

—TO—

CHARLIE LIM.

Statutory Lease SHORT FORM

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 1

Apartment
South East Corner of Heatly Ave.
and East Cordova Sts.,
Vancouver, B. C.

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby certify that, on the _____ day of _____, 194, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ the maker thereof, and whose name executed the same voluntarily, and _____ of the full age of twenty-one years, IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

Province of British Columbia
To Wit:
I, _____ of _____ in the Province of British Columbia, make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereof, for the purposes named therein.
2. The said instrument was executed at _____, and that
3. I know the said part _____, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 194

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Evacuee File # 9112

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 30 1942

N.R.

PROOF OF CLAIM.

In the Matter of The Estate of Isao Koyanagi
being a person of the Japanese race, care of G. W.
McPherson, Esq., Custodian, Japanese Evacuee Section,
506 Royal Bank Building, Vancouver, B.C.

I, W. L. WOODFORD, of 453 Twelfth Avenue West, in the City
of Vancouver, Province of British Columbia, DO SOLEMNLY DECLARE
AND SAY:

1. That I am the Supervisor of the Lands and Rentals
Department of the under-mentioned creditor and have knowledge
of all circumstances connected with the debt hereinafter referred
to.

2. That the said Isao Koyanagi was on the
29th day of April, 1942, and still is justly and truly indebted
to the City of Vancouver in the sum of \$ 1061.64 as shown by
the account hereto annexed and marked "A".

3. That the said City of Vancouver has not nor has any
person by its order to my knowledge or belief, for its use,
had or received any manner of satisfaction or security except
the following:

As unpaid vendor under executed agreement for
Sale of Land.

AND I MAKE THIS SOLEMN DECLARATION conscientiously
believing it to be true and knowing it to be of the same force
and effect as if made under oath and under and by virtue of the
Canada Evidence Act.

DECLARED BEFORE ME, at the
City of Vancouver, in the
Province of British Columbia,
this 29th day of April, 1942.

S. L. R. [Signature]

A Commissioner for taking Affi-
davits within British Columbia.

W. L. Woodford

Catalogue No. 74.

KOYANAGI, Isao

File No. 9112

Reg. No. 09401

Civic Address: 302-32 Heatley Ave, Vancouver.
(700 East Cordova Street)

Legal Description: Lots 1 & 2, Blk. 60, D.L. 181,
Gp. 1, N.W.D., Plan 196.

Classification: Stores & Suites.

--- **SOLD** ---

1942
Oct. 16th

Inventory of articles signed for by
the tenant.

1943
June 24th
Aug. 17th

Memo re Claims (Nil)
Shipment of some of goods as listed in
inventory of Oct. 16th, 1942.

Catalogue No. 74.

KOYANAGI, Isao

File No. 9112

Reg. No. 09401

Civic Address: 302-32 Heatley Ave, Vancouver.
(700 East Cordova Street)

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Classification: Stores & Suites.

--- Sold ---

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Oct. 16th

Inventory of articles signed for by
the tenant.

1943
June 24th
Aug. 17th

Memo re Claims (Nil)
Shipment of some of goods as listed in
inventory of Oct. 16th, 1942.

REAL PROPERTY SUMMARY

JAPANESE NAME:

Isao KOYANAGI

Reg. No. 09401

File No. 9112.

CATALOGUE NO:

74

PROPERTY ADDRESS:

302-32 Heatley Avenue (700 E. Cordova St.) Vancouver, B.C.

LEGAL DESCRIPTION:

Lots 1 and 2, Block 60, District Lot 181, Group 1, N.W.D., Plan 196.

TITLE:

Registered in the name of City of Vancouver.

ENCUMBRANCES:

None registered.

There is an unregistered Agreement for Sale - City of Vancouver to Isao KOYANAGI, dated 1st December 1937. Consideration \$3,500.00. \$1,000.00 cash, the balance payable as follows: \$208.30 quarterly for a period of 3 years until the full purchase price is paid. The last payment to be due and payable on the first day of December 1940. Int. at 6% on unpaid balances.

Vesting Order filed No. 36270, dated May 29th, 1943.

ASSESSED VALUES:

Land \$1195.00
Improvements \$3000.00 - \$4195.00.

Taxes - \$141.49.

CLASSIFICATION:

This is a 2 storey frame building having a store on the corner and 18 suites of 3 connecting rooms, none of which are in good shape, situate on a 43'x122' lot.

We are quoting the valuator's report of 25th April 1944 in toto: "Referring to our report to you of the 25th August, 1943, we now understand that the owner of the property, when he purchased it from the City, entered into an agreement which contains a covenant running with the land, giving to the City the right to acquire the westerly 7 feet of Lot 1 at any time within 21 years for a consideration of \$1.00.

This will reduce the frontage of the property to 43 feet on Cordova Street and in effect means that any owner of the property in the meantime is merely a tenant on sufferance for a period, which is very likely longer than the life of the building erected on these two lots. It is reasonably certain that the building will be demolished within a period of 21 years from the date of purchase from the City and in that event re-conveyance to the City of the 7 ft. strip would be required automatically.

If the 7 ft. strip is required by the City while the building is still standing, the usefulness of the building will be virtually destroyed because it is in such a condition that it would not be worth remodelling.

The ownership of this property as a whole is therefore of a very speculative character and we are of the opinion that this covenant reduces the market value of the property considerably.

We have looked over our notes on this building and our estimate of the cost of repairs required. We find that in recommending acceptance of an offer of \$3,000, we had taken a fairly optimistic view of the cost of the repairs necessary to prolong the life of the building.

File No. 9112.
Catalogue No. 74.

March 21st, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Isao KOYANAGI - Reg. No. 09401
City of Vancouver
Lots 1 & 2, Blk. 60, D.L. 181,
Op. 1, S.W.D., Plan 196.
Certificate of Vesting #36270.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate WALTER HERMAN SKINNICK.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title Number 2570-L is in the Land Registry Office.

D. A. Cramer

DAC:JS
Encls.

Catalogue No. 74
File No. 9212
700 East Cordova Street
1 & 2/60/181

June 19, 1944.

WALTER HERMAN SHINNICK

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at February 1, 1944)

	DEBIT	CREDIT
Purchase price	2,500.00	2,500.00
Cheques received		11.54
31/365 x \$135.83 seller's proportion of 1944 taxes		
(amount of rental \$75.00 less agent's fees \$3.75)		71.25
February 1st to February 29th		71.25
March 1st to March 31st		71.25
April 1st to April 30th		71.25
May 1st to May 31st		71.25
June 1st to June 30th		71.25
Registration fees on deed. \$2500.00	9.25	
Insurance premium - 72.1% x \$31.20	22.50	
Amount owing to purchaser	336.04	
	<u>\$2,867.79</u>	<u>\$2,867.79</u>

BALANCE OWING TO PURCHASER

\$336.04

Catalogue No. 74
File No. 9112
700 East Cordova Street
182/60/181/1/196

Receipt of Certificate of Title No. 100618-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 Legal & General Assurance Society Ltd., Policy No. 11632 which has been assigned to me.

Receipt is also acknowledged of cheque for \$336.04 representing closing adjustments on sale to me of 700 East Cordova Street.

Dated at Vancouver, B. C., this 21st day of June 1944.

Paula D. Dineen

D. 640.56

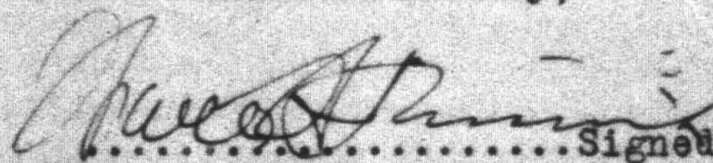
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: _____

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,


.....Signed

2112

July 8, 1944.

Mr. Isaac KUYAHAGI,
Registration No. 09401,
c/o Oaky Lumber & Pole Co.,
Helson, B. C.

Dear Sir:

Re: Catalogue No. 74
700 East Cordova Street
1 & 2/60/281

Please be informed that real property known as 700 East Cordova Street (302-32 Heatley Avenue) has been sold as of February 1st, 1944 for the sum of \$2,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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 this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: KOYANAGI, Isao #09401

Catalogue No: 74

File No: 9112

Street Address: 302-32 Heatley Ave. (700 East Cordova Street)

Legal Description: Lots 1 & 2, Block 60, D. L. 181

Date of Sale and Adjustments February 1st, 1944.

Sale Price \$ 2,500.00

Real Estate Agent's Commission \$ 125.00

Charge for Valuation 25.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.00

Encumbrances: Prin. \$1061.64 }
Unpaid vendor Int. 73.12 } 1,134.76

Mortgagee

Arrears of Taxes 605.49

Other charges

Adjustments:

Fire Insurance 22.50

Taxes to Feb. 1/44 11.54

Water

\$ 1,911.79

\$ 2,522.50

Net Proceeds credited to your account

\$ 610.71 *Sab*

Date: July 8, 1944.

Compiled by: George Peters

File No. 9112
Reg. No. 09401

Income Statement

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 January 1	Balance brought forward		\$ 761.80	
January 3	Insurance Premium	31.20		
January 26	Rent		71.25	
February 1	Credit re sale of property		630.71	
February 7	B. C. Security Commission - freight, etc.	18.16		
		<u>49.36</u>	<u>\$1,443.76</u>	

CR \$ 1,394.40

CONFIDENTIAL

May 1, 1944.

MEMORANDUM - FILE No. 9112

Re: Catalogue No. 74

The City and Shimnick have been negotiating an option to replace the covenant entered into with the Japanese, KOHARAGI, which they, at the time of sale, omitted to register against the title. Under the new agreement the City will have no right to exercise this clause until the year 1958 and they must complete the option before the year 1963.

It would suggest that if Shimnick refuses to purchase the property, the Custodian immediately enter into an agreement with the City on the same basis.

EB

GP:MA

9112

May 1, 1944.

Mr. Walter H. Shinnick,
Audio Studio,
850 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 74
700 East Cordova Street
(302-332 Hastley Avenue)
1 & 2/60/181

We have received your letter of April 26th and your comments are noted. The Custodian is only prepared to sell this property in its present condition subject to whatever rights the City may have or any arrangements which could be made with them, for the sum of \$2,500.00. If this is not entirely satisfactory, we would be glad to refund the purchase price.

At this time we might call your attention to the terms of sale in our catalogue under Paragraph No. 8 in which it is stated that the Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.

Yours truly,

George Peters,
Administration Department.

GP:MA

LIABILITY SUMMARY

File No. 9112.

Iano KOYANAGI - Reg. No. 09401.

The above named Japanese declared on his JP Form, signed 22nd October 1944, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

This summary is certified
to be in accordance with
information on file.

March 25th, 1947.


D. A. CRAMER.

BAC:JS

6570
9112
10639

March 1st, 1945.

Mr. Isao KOYANAGI,
Reg. No. 09401,
Lemon Creek,
Slocan, B. C.

Dear Sir:-

Thank you for your letter of February 16th. We see that the Kitagawas were not evacuated until several months after they declared their belongings left at your premises at Heatley Avenue. Under these circumstances, we think it likely that they disposed of these belongings before evacuation but we have written to Mrs. Kitagawa and asked her to confirm this. We have told her to discuss this with you as she is at Slocan Extension.

We see that we have not answered your letter of January 31st enquiring about the gas range and the trunk. If you will refer again to the auction list, you will see a Jewell gas range shown on the second page. The trunk is still held in storage for you here and can be made available when the present congestion in our warehouse subsides.

Yours truly,

H. F. Green
Protection Department

HFC:IF

February 6, 1945

Mr. Isao KOYANAGI,
Reg. No. 09401,
c/o Cody Lumber & Pole Co.,
Nelson, B. C.

Dear Sir:

Referring to your letter of January 31, we beg to advise that on July 8 we sent you a statement of the sale of the property at 302-32 Heatley Avenue and also a statement of your account with us.

The balance owing to the City has been paid by us and all rentals credited to your account to the date of adjustments, which was February 1st, 1944.

Our Protection Department advise us that all chattels were removed from the above address and sold at auction as per the list sent you.

The chattels belonging to Yoshinobu KITAGAWA were marked with his name but through an error the proceeds were credited to your account and the money sent to you. We would appreciate receiving your cheque for \$38.58.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

9112 & 6570

January 15, 1945

Mr. Isao KOYANAGI,
Reg. No. 09401,
c/o Cody Lumber & Pole Co.,
Nelson, B. C.

Dear Sir:

On August 5, 1944 we forwarded you a cheque for \$1,482.12 representing the balance of your account with us. In this amount was \$97.72 representing the sale of chattels as per the enclosed list. We now find that the following articles included in this sale were the property of Yoshinobu KITAGAWA:-

2 Wardrobes	\$3.50
1 Bureau	5.00
2 Beds	5.50
1 Kitchen Cupboard	9.00
6 Chairs	3.00
1 Kitchen Stove	10.50
1 Heating Stove	.50
2 Pcs. Carpet Linoleum	.50
1 Lot Sundries	1.00
	<hr/>
	\$ 43.50
Less Auctioneer's Fee \$4.35	
Advertising: .85	
Moving: 1.72	6.92
	<hr/>
Net to be credit to File	\$ 36.58
No. 6570	<hr/>

which means that your account was credited with \$36.58 for chattels which were not yours, therefore, we would ask you to kindly send us a cheque for \$36.58 by return mail.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

MEMORANDUM

File Nos. 6570, 9112

January 10th, 1945

To: Mr. Wilson

From: The Protection Dept.

Re: Yoshinobu KITAGAWA (Dec'd)
 330 Heatley Avenue.
CHATEL

With reference to your memorandum of the 4th instant, the chattels belonging to Y. KITAGAWA were apparently removed from the above address under the name of Mr. Koyanagi (file 9112) and sold under his name in Vancouver Auction #25.

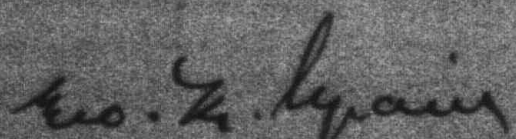
In comparing and checking the chattels declared by Kitagawa, with the chattels sold under the name of Koyanagi, the following would appear to be the disposition as closely as can be determined:

1	Singer sewing machine		Not found
1	Sofa		Not found
2	Wardrobes	Sold For	\$8.50
1	Bureau	" "	5.00
2	Beds	" "	5.50
1	Kitchen Cupboard	" "	9.00
6	Chairs	" "	3.00
1	Kitchen stove	" "	10.50
1	Heating "	" "	.50
2	Pers. Carpet Lin.	" "	.50
1	Lot sundries		1.00

The foregoing is submitted in view of the possibility of an Official Administrator being appointed to liquidate the Estate.

The proceeds of auction for the items mentioned above should be transferred to file 6570 and for this purpose, a copy of this letter is being handed to Miss Charlotte Girard.

GBS:lg



Net Realised:.....\$43.50

Less: Auctioneer's Fee: \$4.35

Advertising: 0.85

Moving: 1.72

6.92

Net to be credited to
 File 6570:

\$36.58

MEMORANDUM

File: 9112

July 11, 1944.

To: Mr. Green

From: Mr. Spain

Re: Isao KOYANAGI

326 Hastly Avenue.

All chattels were removed from the above address
and were included in Vancouver Auction Number 25.

W. K. Spain

GBS/pls

MARINE 9053
EVE. PACIFIC 2270

PUBLIC ADDRESS
SYSTEMS

850 HASTINGS ST. WEST
(CREDIT FONCIER BUILDING)

Audio Studio
Sound Recording Specialists
Anything - Anywhere - Anytime

Rec'd	JUL 17 1944
File No.	9112
Ans.	
Referred	

VANCOUVER, B. C.
July 15th-44

EXCLUSIVE
TREASURED
RECORDINGS OF:

WEDDINGS
REQUIEMS
"TALKING LETTERS"

HOME MOVIE SOUND
RECORDING PARTIES

DANCE ROUTINE
ACCOMPANIMENT

TRANSCRIPTIONS:

EDUCATIONAL
COMMERCIAL
POLITICAL
PUBLICITY EVENTS

The Custodian of Enemy Property,
Royal Bank Building,
CITY.

Dear Sir:

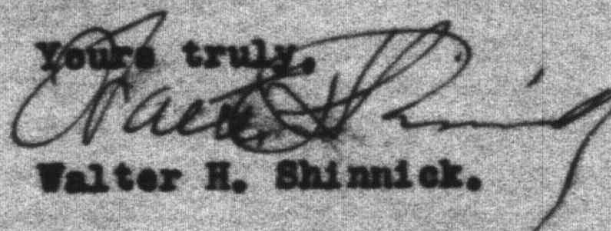
Catalogue #74

I recently purchased the above parcel through your office. The property is subject to a lease in favor of one, Charlie Lim. I have made numerous unsuccessful requests for the original lease. A correct document is essential to me for future dealing with the Lessee. Please - - -?

Your Chattel department obtained from your agents Messrs. Pemberton's Ltd, the key to a 3 room suite in the property known as 326 Heatley Ave, for the purpose of removing stored chattels the property of the previous Japanese owner. I have numerous requests, also unsuccessful, for the delivery of this key. My undertaking to you granting you two weeks in which to remove the chattels expired a good many days ago. If I do not receive the key forthwith I shall look to you for rent for the suite in question at the current rate for adjoining similar Suites.

I am leaving for Alaska on the 23rd. I will be gone until Sept. 1st. I wish to have the transfer and the operation of the property smoothly adjusted before leaving. May I have some action?

Yours truly,


Walter H. Shinnick.

"To the Audible Arts, quarter yearly Audio recording is a 'Perspective Mirror' that will revolutionize the student's progress"

AUDIO - CANADA'S FINEST RECORDING STUDIO

MARINE 9053
EVE. PACIFIC 3270

PUBLIC ADDRESS
SYSTEMS

550 HASTINGS ST. WEST
(FLOOR FOUNDER BUILDING)
APR 27 1944
Rec'd
File No. *J 2*
Age
Referred

Audio Studio

Sound Recording Specialists

Anything - Anywhere - Anytime

VANCOUVER, B. C.
April
Twenty six
1944

EXCLUSIVE
TREASURED
RECORDINGS OF:

WEDDINGS
REQUIEMS
"TALKING LETTERS"
HOME MOVIE SOUND
RECORDING PARTIES
DANCE ROUTINE
ACCOMPANIMENT

TRANSCRIPTIONS:

EDUCATIONAL
COMMERCIAL
POLITICAL
PUBLICITY EVENTS

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

re-catalogue no.74
700 E. Cordova St. &
302-332 Heatley Ave
Lots 1&2/60/161

Dear Sir:

By letter, on January 20th last, I completely reviewed the physical condition and tenancy complications of the above parcel. That letter should now be considered along with this one. At that time I offered \$2500.00 cash for title to the property.

On February 4th you advised you were recommending the offer and requested my cheque - which you received on March 13th. On April 15th you advised that registration had been completed in my name and enclosed a copy of notice of change of ownership to the tenant.

On April 25th you counter advised that Registration in my name had not been completed - that it had been held up by the Registrar by reason of a clause in a previously unregistered agreement for sale between the Jap and the City of Vancouver which gave the City the right to purchase the Westerly 7 feet of lot 1. above for \$L.00 at any time between now and 1958. The prospective purchase being for the widening of Heatley Ave. Exercise of this right by the City would necessitate complete demolition of the buildings on the property. As I pointed out in my January letter, the Lot value

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is nil. Whatever asset there may be in the thing is represented by the revenue from the buildings, and that only after they have been made to comply with City by-laws and the tenancy complications cleared up.

In actual point of fact, therefore, the Jap has no asset whatsoever in the parcel to sell except a day to day lease for another 15 years, which period is beyond the life of the buildings. And whatever that slender asset may at one time have been worth, it has been completely dissipated by omission in regard to maintenance. I suggest that this (no asset) might be the reason the Jap defaulted his obligations to the City. It now also becomes apparent that whatever money the Jap may have originally put into the place - he has had back ten times over.

This is by the way - because the situation was covered in calculating my offer of January 20th. You will note in that letter I pointed out that I might at any time be required to install baths in the suites. However, I hardly expected that my purchase would actually be anticipated, but, it seems that at least one City Department must have accepted the sale for I am advised that notice is on the way to comply with the by-law in this regard.

Frankly, I would hardly expect the City to walk in tomorrow or next month for the repurchase of the 7 foot strip - which they can do if they so wish. But it is a sound assumption that street widening will be one of those work projects that an ambitious council will dive into head first immediately after the war. Therefore in view of the expenditure required to condition the building and make it conform to by-law in the face of a title which is definitely not negotiable in the real estate market, the parcel is not worth \$2500.00. I understand the City already have been paid their claim out of my purchase money, and I submit that the Jap has now no equity in the place whatsoever. However, as an effort towards an amicable settlement I will pay \$2000.00 for the parcel and take title subject to the right of the City, with the sale to be concluded and adjustments made as of March 13th as originally planned. May I please hear from you at once as the tenant must be dealt with by the 29th.

Cordially yours

 Walter H. Shinnick.

PHONE Marine 9053
Res. Pacific 3270

Walter H. Shinnick

Notary Public

Rec'd	MAR 13 1944
File No.	911Y
ms.	Phut
Referred	HARROP.

Suite 1 (Basement)
850 WEST HASTINGS ST.
(CREDIT FONCIER BUILDING)
VANCOUVER, B. C.

March 13th. 1944.

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

Dear Sir,

Re: Catalogue No.74
700 East Cordova St. and
302 to 332 Heatley Ave.

Pursuant to your letter of March 8th.
and acceptance of my offer re the above
property I enclose herewith certified cheque
for Twenty Five Hundred Dollars (\$2500.00)
in payment of same.

I understand this property
is subject to a lease held by a Chinese and
that the lease expires some time in November 1944.

I must insist that the transfer
be completed in time for me to give the
leaseholder six clear months notice that it is
not my intention to renew the lease. This notice
is required under orders of the War Time Prices
and Trade Board.

You have the lease and are aware
of the date of it's expiry. Will you please
govern yourself accordingly.

For purposes of
registration kindly have conveyance made to,
Walter H. Shinnick, Agent. (British Subject)
1432 Comox Street, Vancouver, B.C.
Thanking you for your attention,

I am,

Yours truly,

WALTER H. SHINNICK.

per G. A. Doré

WHS/D.

4th February, 1944.

Walter H. Shinnick Esq.,
Audio Studio,
850 West Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 74
700 E. Cordova St. and
302 to 332 Heatley Ave.

Your letter of the 20th January in which you submit an offer to purchase the above property for the sum of \$2,500.00 has been received and considered.

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 the full amount of the purchase price, namely, \$2,500.00.

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

PMH

MEMORANDUM

File No.: 9112

March 24th, 1944

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 74
700 E. Cordova -- 302-32 Heatley Ave.
Owner: Isao KOYANAGI
Tenant: C. Lim
Purchaser: Mr. Shinnick

It appears from this man's declaration and Pemberton's report of October 15th, 1942 that Suite No. 326 at the above address was not rented, and contains the owner's effects. These were jointly signed for on October 16th, 1942 as per enclosure to Pemberton's letter of October 20th. Some shipments were made in January this year and as far as possible I have marked on the inventory the items that have gone. There would appear to be no urgency whatever about moving these as the present lease holds good to November 1944.

HFG:IF

See also Mr. Ritzman's memo 28/3/44
at foot of memo of 24-3-44 - already
his locked room is Suite 326. Nothing
else here

DEPARTMENT OF
LABOUR



BRITISH COLUMBIA SECURITY COMMISSION

Lemon Creek, B. C.,
January 26, 1944.

To The Custodian:

This will be your authority to pay on the the B. C.
Security Commission, the sum of Seventeen Dollars (\$17.00)
from funds of mine in your possession. This amount is to
cover freight and charges on shipment of goods made to me
by the Commission.

I Koyanagi

W. R. White.
Witness

Dated this 27th day of January, 1944, in the province of
British Columbia.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
January 25, 1944.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Attention Mr. Milson.

Re: 700 East Cordova Street.

Dear Sirs:

As requested, we enclose estimates for electrical work necessary to comply with City of Vancouver regulations. The estimates given one year ago by our Mr. Sutherland should be confirmed before considering.

Recent inspection, however, has prompted us to question the advisability of going to the expense rather than consider an offer under \$5,000, which is the price placed on this property. If the expense is to be contemplated, some consideration should be given to the structural condition. The roof is not in good shape and the north-east corner of the foundation has given away and as the entire building is not on concrete, it is very susceptible to dry rot. Odd carpentry work to the building and the windows is necessary as well as the exterior paint is at the danger point. This work, which is necessary, would run over \$750.00.

Consideration also should be given to the sanitary facilities. There is only one toilet for each three suites and no bath or shower accommodation. In a great number of cases, the City has insisted on these facilities being provided, especially when occupied by White tenants.

While this property shows a fairly attractive return on the price listed, it should be remembered this is an old structure in a poor location and that any type of accommodation will rent under the present housing shortage, but would not be attractive under normal conditions.

In view of the foregoing, we believe you would be well advised to consider an offer of \$2,250 to \$2,500 now, rather than chance a better price after repairs.

(P.T.O.)

Rec'd	9/12
File No.	
Ans.	
Referred	MILSON

1050.00 Electrical Service
1090.00 do -
750 for building work

(2)

Department of the Secretary of State

January 25, 1944.

As the Japanese have moved, the district as a whole does not hold to higher values because they shopped and banded together in this area, whereas the present White occupants do not confine their buying to this district and are living here only because of wartime conditions.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

File No. 9112

MEMORANDUM

To: Mr. P. G. Shears

January 24th, 1944

From: Mr. G. B. Wilson

Re: KOYANAGI, Isao

In regard to the attached offer from Walter E. Shinnick to purchase 700 E. Cordova Street (Catalogue No. 74) and also known as 102 to 132 Eastley Avenue, I would refer you to my memo of January 5th on file. As instructed, I have asked the Pemberton Realty Corporation Ltd. to forward me three estimates for the electrical work. They advised me by phone this morning that they had two in hand and expected a third any day. In this connection they advised me that Mr. McPherson, Mr. Moore and Mr. Johnston of their firm had visited the property and had made an inspection and they are writing a report questioning the wisdom of spending \$1,000.00 on the electrical work on this building, taking into consideration the dilapidated state of the premises.

I would suggest that Mr. Shinnick's offer be held in abeyance until this report from the Pemberton Realty Corp. Ltd. is received.

GWB/CH

Attach.



MARINE 8053
EYE PACIFIC 3270

PUBLIC ADDRESS
SYSTEMS

Audio Studio

Sound Recording Specialists
Anything - Anywhere - Anytime

650 HASTINGS ST. WEST
EVACUATION SECTION
Rec'd JAN 22 1944
File No. 9112
Ans. This
Referred Wilson

VANCOUVER, B.C.
January 20th
1944

EXCLUSIVE
TREASURED
RECORDINGS OF:

WEDDINGS
REQUIEMS
"TALKING LETTERS"
HOME MOVIE SOUND
RECORDING PARTIES
DANCE ROUTING
ACCOMPANIMENT

TRANSCRIPTIONS:
EDUCATIONAL
COMMERCIAL
POLITICAL
PUBLICITY EVENTS

Mr. G. D. Nilson
Office of the Custodian
675 W. Hastings St.,
City.

re-700 E. Cordova St. &
302 to 332 Heatley Ave.

Dear Mr. Nilson:

I will pay \$2500.00 cash for the above Japanese property.

If your Office is genuinely interested in disposing of this somewhat cloudy parcel, and with due respect to the opinions of your valuers who have in some cases placed rather unusual valuations on enemy property, may I make a few observations on the condition of the parcel in question.

Please believe me, these are not the usual irresponsible remarks made for the purpose of influencing price, but are obvious facts which even a superficial survey of the improvements together with a comparative consideration of the market will reveal them quite possibly as understatement.

The actual Lot value in this district is clearly indicated by the City Tax Sale List as nominal and without speculative consideration. Whatever value this parcel ever did have is represented solely by the returns from the improvements.

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Nothing has transpired in the real estate market since the Jap purchased the property to warrant any increase in price in this district - even in cases where the improvements have been reasonably maintained. On the other hand, I submit the Jap has largely dissipated his original investment by deliberate omission.

The building needs a new roof - essential.

The foundation is gone and must be replaced.

The electric wiring has been condemned and must be replaced throughout.

The interior requires a complete carpenter overhaul (accumulated depreciation and breakage is extreme).

The City may and are most likely to order the installation of baths at any moment.

The whole interior requires painting or decorating.

There is about a \$600.00 default in taxes.

The agreement of sale with the City is in arrears.

A Chinese holds a lease of the property for only \$75.00 per month. While this lease expires in November next, under present Rental Board orders he cannot be vacated. This writer canvassed the situation with no less an authority on the question than Mr. DeMara - Rental Controller for Canada.

Irrespective of the terms of his lease the Chinese is NOT repairing - Like the Jap, he is taking everything out and putting nothing back in.

Immediate essential repairs will cost \$2000.00 without the possibility of an additional \$1500.00 for baths in the suites. This means an immediate

investment of \$4500.00 for a return of \$75.00 per month out of which 16 housing units must be maintained. The return is not adequate to warrant any larger investment. Therefore I submit that \$2500.00 is not only a fair offer, but it is top price. Beyond that figure the Chinaman's lease is worth more than the property.

I appreciate the fact it is the duty of your office to protect the interest of the Jap, but I submit the Jap has long since had his original investment back together with a profit thereon, and that whatever equity he may have had in the property has now become completely dissipated. Not even a Houdini could hope to milk a piece of real estate dry of revenue, putting nothing back in to keep it going, and still expect to protect his original investment.

Further - without understanding whether the lease to the Chinaman was expedient for the Jap at the time it was made - I submit that this lease, followed by the unanticipated orders of the Rental Board, was unfortunate and has decidedly depreciated the market value of the property since the time the Jap purchased it and received unrestricted possession. I submit the Jap is not entitled to any protection against this unfortunate transaction by way of any consideration in the sale price. Any other citizen who got caught unfortunately by Rental Board Orders has had to take gracefully whatever loss the Orders entailed as his reluctant contribution to war expediency.

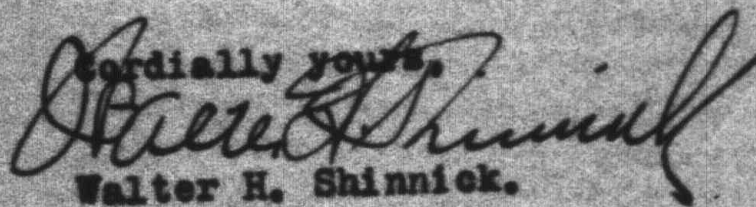
Disposing of the Chinaman is a slim gamble which a purchaser must take, involving legal action and costs regardless of the result. But it does seem to me that unless the situation is soon cleaned up, either in this way, or by a purchaser or someone on behalf of the Jap spending considerable for immediate repairs, the Jap will have no interest in the property left to protect.

Anything beyond \$2500.00 for this property would be paying the Jap an unwarranted and unearned profit - it would be discounting the future on a lawsuit and a series of "ifs", and in view of all the circumstances it would not add up, when the essential repairs are paid for, as a normal investment.

This offer compares favorably with asked prices in this district, which I would be glad to furnish. You may ask - why do I not buy the other properties. The answer is - they are much larger - too large for me, but they do furnish material from which a comparative market price can be established.

I regret the length of this letter, but in view of seemingly arbitrary valuations placed on some enemy properties a detail analysis of this particular and unusual situation seems called for - that is, unless the Custodian does not wish to dispose of this parcel at this time.

Thanking you for whatever consideration you may choose to give this offer, I am,

Cordially yours,

Walter H. Shinnick.

H. J. SAYER & COMPANY
LIMITED
ELECTRICAL CONTRACTORS

744 WEST HASTINGS STREET
VANCOUVER, B. C.

January 20, 1944.

Pemberton Realty Corporation Ltd.
418 Howe Street,
Vancouver, B. C.

Attention - Mr. G. Johnson:

EVACUATION SECTION	
Rec'd	JAN 26 1944
File No.	9112
Ans.	
Referred	Wilson

Dear Sir:-

With reference to your inquiry re: the necessary Electrical work at 700 East Cordova Street, City, we will supply all labour and material necessary to carry out this work as detailed below for the sum of Ten Hundred and Thirty Dollars (\$ 1030.00).

New Incoming Main Service
Main line Switches
Necessary Gutter Boxes and Meter Loops
Two Wall Plugs on separate circuit in each suite.
Necessary Hall Lights as required.

All work to be carried out to meet the requirements of the Vancouver Electrical Department.

Thanking you for this inquiry and trusting we may be favoured with your order, we are,

Yours very truly,

H. J. Sayer

H. J. Sayer & Company Limited:

HJS/EC.

PHONE MARINE 7841
DAY OR NIGHT

1009 HARWOOD STREET

VANCOUVER, B.C. Jan. 24

194

M

IN ACCOUNT WITH

THE CENTRAL CARPENTERS

(A. PINCHBECK)

ALL KINDS OF BUILDING REPAIRS

approx price

700 E Codova St

\$300
\$100

Flat roof is in poor condition but does not leak

Foundations are fair with exception of the

N.E. corner

There is no concrete, building is on wood sills

Back stairs and verandah are in fair shape

\$400

Outside woodwork & windows need repairing and

\$800

building painted

Yours Truly

The Central Carpenters

per *A. Pinchbeck*

Forget to 3 styles
No Bath or Showers

ELECTRICAL EQUIPMENT : : SALES : : INSTALLATIONS : : SERVICE

THE J. H. McRAE COMPANY LIMITED

ELECTRICAL CONTRACTORS

2219 Cambie Street, Vancouver, B. C.

TELEPHONE

FAirmont 4118-9

January 20, 1944.

Pemberton Realty Corporation Ltd.,
418 Howe Street,
VANCOUVER, B. C.

Attention Mr. Johnston

Gentlemen:

Re: The electrical survey at 700 East
Cordova Street.

Our quotation for the rewiring in this
building to bring the same up to present Electrical
By-Law requirements is Ten Hundred Ninety Dollars,
(\$1,090.00).

Trusting that we may serve you further
in this respect.

Yours truly,

THE J. H. McRAE CO. LTD.

per *JHM*

JHM/lf



A COMPLETE ELECTRICAL SERVICE

CITY ELECTRICIAN'S OFFICE

T. MARTIN
CITY ELECTRICIAN



TELEPHONE FAIRMONT 2711

VANCOUVER, B.C.

February 2nd 1943.

Pemberton Realty Corp.,
418 Howe Street,
Vancouver, B.C.

ATTENTION MR JOHNSON

Dear Sir:-

Mayor Hesley
Re:- 700 East Cordova Street.

Further to your call of the other day re the defective electrical wiring in the above-mentioned building, I would beg to advise you that electrical repairs to wiring are as follows:-

Unapproved wiring has been added in living quarters, plug wired in unapproved manner in the kitchen. New service required.

All unapproved wiring to be removed, and a plug required in each suite throughout building.

Thanking you for your kind co-operation in this matter, and your immediate attention.

Yours truly,

J. T. Martin
CITY ELECTRICIAN.

*2/10/43
Electrical Insp.
to contact in
re: adjusting survey
MA*

*This was a tax sale property
was in the same condition now
as when the city owned it*



MA 3929
1943-1942

R. SUTHERLAND
ELECTRICAL CONTRACTOR

721 Seymour Street, Vancouver, B. C.

REPAIRS - ALTERATIONS - MOTOR INSTALLATIONS

Res. FA Serial 0010
MAR 11 1943
Referred

Feb 11/43

G. Johnston
Pemberton & Son.

Dear Sir:

The following is our tender to
installation of electrical work at 700 E. Cordova St.
as per city survey.

Install new service & panels in rear of building.

Install meters & fuse panels for 18 suites.

Install 4 hall lights in front & 4 Verandah lts in
rear.

Install 1 lt & 1 switch in each of 8 toilets

1 Plug in Kitchen of each suite.

Check & Repair all defective wiring in building
to pass city inspector.

All materials to be the best of their class &
job to be done in a workmanlike manner

for the sum of \$905⁰⁰/_{xx}

Yours truly

R. Sutherland

File No. 9112

MEMORANDUM

To: Mrs. A. G. McArthur

January 25, 1942

From: Mr. G. D. Wilson

Re: Isaac KOYARAGI
Reg. No. 99491

Property at: 302-32 Eastley Avenue, and also known as
700 East Cordova Street, (corner lot).

Described as: Lots 1 & 2, Block 60, D.L. 181, Group 1,
S.B.D., Plan 191, City of Vancouver.

Assessed Value: Land - \$1,195.00
Imp. - 3,000.00

This is a two-story frame constructed building without
basement, with one store and 8 three-room suites on the
ground floor and 4 three-room suites on the upper floor.
It is a very old building.

The property was purchased from the City of Vancouver
December 1st, 1937, for the sum of \$3,500.00, \$1,000.00
paid. There is a balance due on the principal as at
December 31st, 1942 of \$1,061.64. The interest has been
paid to January 31st, 1943.

Taxes amounting to \$140.00 per year were in arrears \$249.24
as at December 31st, 1943.

The premises have been leased to Charlie Lin for \$75.00 per
month for two years from November 1st, 1942, the tenant to
pay the water rates.

I would call your attention to the copy of the
lease on file with particular attention to the clause
covering the electrical work.

The City have repeatedly demanded that the de-
fective electric wiring be brought up to date. At one time

Memo Mrs. A. G. McArthur

January 5th, 1944

they phoned me and threatened to pull the wires out of the building. The Pemberton Realty Corporation Ltd. have furnished us with an estimate for doing this electrical work at a cost of over \$900.00. In view of this we have not paid the arrears of taxes and have at the present time a credit balance in the account of \$761.80.

You will notice on file a report from Messrs. Johnson, Reeve & Watson in regard to the property in which they state that at any time the City may demand four to six showers or bathrooms installed; this would probably run around \$500.00.

Messrs. Johnson, Reeve & Watson value the property at \$3,500.00 and state an offer of \$3,000.00 should receive favourable consideration.

We have had several prospective buyers but we could not get any of them up to the price of \$3,000.00.

Would you kindly advise me as to whether we should spend the money we have on hand now to have the electrical work brought up to date, taking into consideration the fact that any day we may be called upon to put baths or showers in the premises; or should we use the money to pay the arrears of taxes?

This building was owned and sold by the City of Vancouver to Isao KOYANAGI in 1937 and for years was operated by the City with defective wiring and without bathrooms in violation of the electrical and health laws. On my pointing this out to the City they informed me that they only had a limited number of Inspectors and never got around to this property.

GDM/GR

*Please look after
electrical work and also
arrange for the City as
far as funds permit - first having from
necessary requirements in writing from
the Municipal Authorities and
estimates submitted to
the Council.
Shearman
A. G.*

NAME KOYANAGI, Isaac*Original Asset
June 15/45
[Signature]*REGISTRATION NO. 09401FILE NO. 9112The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on June 28, 1944.

Carton dishes	
Incense decorations	
3 Platters	\$.50
Tray and miscellaneous	3.50
Dish pan, tea pot etc.	.75
Japanese dishes	1.00
Fish bowl	.75
2 Large plates	3.50
Umbrella	.40
Radio Gram. attachment	2.00
Blow torch and tools	5.25
Kettle and pot	16.50
Photography equipment	2.50
Table lamp	1.00
Dish pan and kitchen utensils	2.00
Aluminum coffee pot and pan	1.25
2 Aluminum pots	2.75
Aluminum roaster and saucepan	2.00
Hand saw	1.50
4 Pictures	2.00
Alarm clock	.75
Ash tray	.75
Alarm clock	2.50
Wall clock	.50
Kitchen table	.25
Wardrobe	5.00
Cupboard	.50
Dresser	8.00
Total	.50
	5.00
Less expenses:	
	Carried forward
	\$ 72.90
Net proceeds credited:	
Amount of cash on hand at present:	
Amount of cash from auctioneering list no:	
Remarks:	

NAME KUWASAKI, Isaac

REGISTRATION NO. 09401

FILE NO. 9112

The following chattels were sold by public
 auction at 992 Pownall St., Vancouver, B.C. on June 28, 1944.

	Brought forward	\$ 72.90
Dresser		5.00
Book-shelves		.50
End table		.80
Table		.80
Round center table		1.00
Bed and spring (2)		5.50
Jewell gas range		10.50
Blinds and ironing board		.50
2 Hops		.25
Centre table		.50
Kitchen cabinet		9.00
Linoleum, wash board and stove bds.		.50
Tin of miscellaneous		1.00
Gas plate		.50
13 Chairs		7.00

Total		\$	<u>116.25</u>
Less Expenses:	(Auctioneer's Fees 11.63		
	(Advertising 2.28		
	(Moving 4.62		
		\$	<u>18.53</u>
Net Proceeds Credited:		\$	<u><u>97.72</u></u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 25.

Remarks.

Warehouse...992 Powell St.

Date...

June 27-44

FILE NO.

9112

NAME

KOYANAGI, Isao

ADDRESS

326 Heatley

I have examined the undermentioned articles and
consider that they have no value.

1 Camp Stove

(Rusted)

Auctioneer

H. L. Thompson

The above mentioned articles have been abandoned

W. W. Wills

Warehouse...992 Powell St.

Date...June 29-44

FILE NO.9112.....

NAME.....KOYANAGI.....

ADDRESS.....326 Heatley Ave.....

I have examined the undermentioned articles and
consider that they have no value.

/ Wood & Coal Range (Burned out
and Rusty)

Auctioneer...W. H. Thompson...

The above mentioned articles have been abandoned

W. H. Wells

EVACUATION SECTION
Rec'd AUG 28 1943
File No. 7112
Ans. *[Signature]*
Refused *[Signature]*

"L" G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 12 Juniper Avenue

Date August 17, 1943

LEMON CREEK, Slokan, B. C.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, KOYANAGI Isao, Police Registration No. 09401

hereby request you to release to me the under-noted property
stored at 326 Heatley Avenue, Vancouver, B. C. (Pemberton's--Howe St)
(key held by

in possession of The Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

Chiffonier (3 small drawers; 4 large--with mirror) Gramophone (top only
2 doz. Coat hangers Japanese records (left in glass case) Black Mantel Clock (in blue
1 pr. lady's black gargarine shoes. 2 Japanese dolls (left in blue trunk) Linoleum
all school and fiction books; loseleaf books, 2 bamboo flower stand
1 dozen Preserving Jars (quart size)
Original Address 326 Heatley Avenue, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address October 26, 1942

Number in Family - 12 years and over 5

Number in Family - 5 to 11 years old 4

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY Nine

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: *[Signature]*

[Signature]
Claimant Signs Here

Vancouver, B.C. August 27, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Two copies of Release to you. Will make shipment as soon as mutually
convenient.

CKF:FF

33

B.C. SECURITY COMMISSION
Per *[Signature]*
Transportation

Inventory of 326 Hentley Avenue

Vancouver, B. C.

I. Koyanagi (Owner)

-
- 52 rooms linoleum *✓ some stripped 13-1-44*
1 wood and coal kitchen range *abandoned as worthless 29-6-44*
51 four plate gas range
51 combination china closet and cupboard
10 stove pipes } *probably not worth moving*
10 gas pipes }
1 trunk *held at 99¢ 27-6-44*
1 chiffonier *✓ stripped*
51 dresser
51 wardrobe closet
2 3 beds with mattresses and springs
15 chairs .1
132a -- 53 large tables
54 5 tables (end tables, etc.)
52 book-cases
51 wall clock
2 1 mental clock *✓ stripped*
3 screen doors
1 ladder } *probably not worth moving*
1 rubber garden hose (50 ft.) }
5 2 boxes of miscellaneous (vases, books, etc.) *✓ part stripped*
-

October 16, 1942 at Vancouver, B. C.

Witness for Baled
Regulators
W. Skumerson *I. Koyanagi* (owner)
..... *Shoshie Tsun* (tenant)

5: sold by Auction - 28/6/44 - Van. 25

this list incomplete see extract

9112

March 13, 1943

Mr. Isao KOYANAGI,
Reg. No. 09401,
Solsqua Work Camp, B. C.

Dear Sir:

In connection with your building at 700 E. Cordova Street, which is rented to Charlie Lim, we have received notification from the City that the electrical work is defective and unapproved wiring has been added in the living quarters.

Your agents, the Pemberton Realty Corporation Ltd. have had an estimate of the cost to have this wiring meet the City's requirements, and have advised us that it will mean an expenditure of \$905.00.

We have consulted the City Electrician and he informed us that unless this work is done the present wiring will be taken out and the building will not be supplied with electricity.

As we have only \$43.32 to your credit after paying the interest on your Agreement to the City to January 31st, 1943, we would like to know if it is possible for you to send us \$800.00 to have this work done.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH