

56177 Pl 3

Custodian - Ebisuzaki, Masataro

LAST KNOWN ADDRESSES OF THE ORDINARY CREDITORS OF M. EBISUZAKI COMPANY

Caulfield, Burns & Gibson Limited

c/o H.M. Drost, Barrister & Solicitor,
201 Inns Court, 678 Howe St., Vancouver, B.C.

M. Furuya Co. Ltd

c/o P.S. Ross & Sons, 411 Royal Bank
Building, Vancouver, B. C.

Gault Bros. Ltd

361 Water St., Vancouver, B. C.

Milne & Middleton Ltd.

347 Water St., Vancouver, B. C.

Mackay Smith & Blair

206 Cambie St., Vancouver, B. C.

Wing Lee Ltd

220 Prior St., Vancouver, B. C.

Parsons Brown & Co. Ltd.

535 Homer St., Vancouver, B. C.

B. C. Telephone Co.

Vancouver, B. C.

B. C. Electric Railway Co.

Vancouver, B. C.

Jones Tent & Awning Co. Ltd.

43 West Hastings St., Vancouver, B. C.

Tatrickto Nippo Sna Ltd.

c/o Mrs Midori Iwasaki, 61 Alhambra Ave.,
Toronto, Ontario.

Genya Ebata

New Denver, B. C.

Nimi Shoken

c/o Toragoro Nimi, Minto Mine, B. C.

Chuya Nakabayashi

Deceased.

Senji Eto

In Japan

Kentaro Ebisuzaki

26 Draper St., Toronto, Ontario.

Sahel Kato

In Japan

Yoshikazu Suzuki

In Japan

Bunzi Taira

R.R. 1, Kamloops, B. C.

Malkawa Ltd.

c/o Sadao Malkawa, 44 Douglas St.,
Toronto, Ont.

170, 12144, 382
Enemy Section

509 Royal Bank Building,
Vancouver, B. C.
October 10th, 1945

Mrs. Hide Ebisuzaki,
Registration No. 07971,
37 Gilead Avenue,
Lemon Creek, B. C.

Re: Masataro EBISUZAKI and
M. Ebisuzaki & Company

Dear Madam:

With reference to your letter of the 10th ultimo, we wish to advise you that our file reveals debts owing by the above mentioned Company amounting to approximately \$13,000.00, and therefore it would not appear likely that there will be any funds available for distribution to you.

In connection with the property known as 337 Powell Street, formerly owned by your late husband, Masataro EBISUZAKI, this is to inform you that this property was subject to two Mortgages, totalling \$8,250.00, and as the valuation of this parcel did not exceed \$2,500.00, the parcel was quit claimed to the holder of the First Mortgage.

We have been notified by the B. C. Mutual Benefit Association that Certificates Nos. A-11021 and A-11711, in the names of your late husband and yourself, lapsed during 1942.

In your letter, under reply, you make mention of your late husband's Will, and we would be pleased to have you forward same to this office.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JF

37 Gilead Avenue,
Lemon Creek, B. C.
September 10, 1945

The Custodian's Office,
Dept. of the Secretary of State of Canada,
Vancouver, B. C.

Gentlemen:

I have been informed by a friend who received a very brief letter through the Red Cross to the effect that my husband, Masataro EBISUZAKI, passed away quite some time ago.

My late husband had a quarter interest in the business which was carried on under the name of M. Ebisuzaki Company. He also owned the land and building at 337 Powell Street, Vancouver, where the business was operated.

According to the will he left all of his properties will be handed to me. I would like to know in detail how the affairs of M. Ebisuzaki Company and also my late husband's properties were disposed.

We were both members of British Columbia Mutual Benefit Association--Certificate Number for my late husband, A-11021, and A-11711 for me.

Yours very truly,

Hide EBISUZAKI

Per: "K. EBISUZAKI

HE/KE

P.S. Please send a duplicate of your statement to Mr. Teiji MORISHITA, Lemon Creek, B. C.

Hide EBISUZAKI

Per "K. E."

170 Internece
Copies for Files 382 Int.
13144 Evac.
5078 "

DECEMBER 20th, 1944.

MEMORANDUM

TO: MR. E. W. WRIGHT

FROM: MR. G. H. PERRE

RE: H. FUKUZAKI AND COMPANY

Liquidating Order: P. S. Ross & Sons - April 27th, 1942.

Particulars:

Masataro FUKUZAKI, In Japan 25% Internece File #382
Mrs. Hido " Wife of above 50% Evacuee File #13144
Teiji KORIYAMA 25% " " #5078

The file and latest report of April 5th, 1943, indicate that all assets of the partnership have been liquidated. However, the author of the Shingle bolt camp should be subject to a further report. See memo on file dated November 10th, 1944.

The files of Masataro FUKUZAKI and Mrs. Hido FUKUZAKI do not reveal any assets but Teiji KORIYAMA's file reveals a credit balance derived from revenue and sale of real property of \$1766.24, and also an inventory of household effects.

The liquidators statements show liabilities of \$13133.73 of which \$10669.19 are ordinary creditors. Secured and preferred account amounting to \$891.01 have been paid reducing the total liabilities to \$12242.73 against which the sum of \$7005.73 is in the liquidators hands.

In view of his liability under the partnership should KORIYAMA'S personal account be blocked before any further remittances are made to him. Of the ordinary creditors the amount of \$2296.07 is owing to non Japanese firms.

The amount of wages due in regard to the Taira Camp does not seem to be definitely established and when this is done a final distribution could be made to the creditors and a release given the liquidator. The file does not show if an advertisement for creditors claims has been published.

GHP/O'B
CC: MR. F. G. SHARRS

G. H. PERRE

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

R. R. MAITLAND, LL.B. R. L. MAITLAND, K.C.
(1891-1921)
J. G. A. HUTCHESON

NINTH FLOOR
ROYAL TRUST BUILDING
626 PENDER STREET WEST
VANCOUVER, B. C.

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEY'S

November 19, 1943.

K.W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
VANCOUVER, B.C.

ENEMY SECTION	
Rec'd	NOV 20 1943
File No.	
Ans'd	
Refer'd	

Dear Sir:

RE: EBISUZAKI, YOUR FILES 382 & 170.

We acknowledge with thanks receipt of your letter of the 17th instant enclosing quit claim deed in duplicate in favour of Miss Ruth Leverson.

Yours truly,

MAITLAND, MAITLAND & HUTCHESON

Per:

JGAH:T

362
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
November 9th, 1943.

Messrs. Maitland, Maitland & Hutcheson,
Barristers & Solicitors,
Ninth Floor, Royal Trust Bldg., Attention: Mr. J.G.A. Hutcheson.
626 West Pender Street,
Vancouver, B. C.

Gentlemen:

Re: Masataro EBISUZAKI (in Japan).

We wish to acknowledge receipt of your communication
of the 8th instant, returning Quit Claim Deed dated September
4th, 1943, in favor of Ruth Leverson.

It is noted that the Registrar will not accept this
document as it does not bear acknowledgment, and we have
therefore forwarded same to Mr. G. W. McPherson by airmail
today for signature.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

382
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
November 9th, 1943.

G. W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson: Re: Masataro EBISUZAKI (in Japan).

We enclose herewith Quit Claim Deed in duplicate
executed by Dr. Coleman.

Will you be kind enough to have the Form of
Acknowledgment as well as the Affidavit of Execution completed,
and return same to us at your early convenience.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

R. R. MAITLAND, LL. B. R. L. MAITLAND, K. C.
(1901-1921)
J. G. A. HUTCHESON

NINTH FLOOR

ROYAL TRUST BUILDING

626 PENDER STREET WEST

VANCOUVER, B. C.

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEY'S

November 8, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
VANCOUVER, B. C.

ENEMY SECTION	
Rec'd	NOV 9 1943
File No.	
Ans'd	
Refer'd	

Dear Sir:

RE: EBISUZAKI - YOUR FILE 382 -
LEGAL DEPARTMENT.

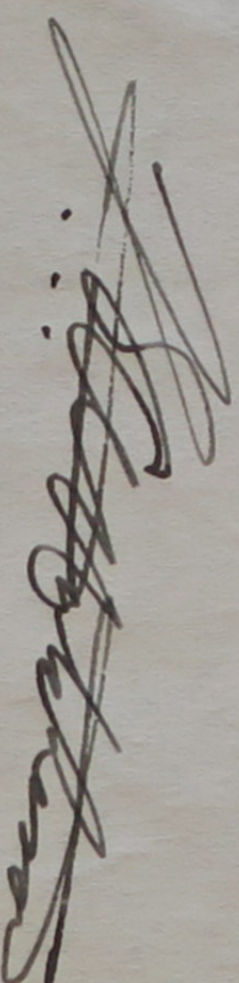
I enclose herewith Quit Claim Deed bearing date the 4th of September, 1943, from the Secretary of State of Canada to Ruth Leverson.

On applying to register this deed I found that it was not acceptable as it did not bear any acknowledgment. The acknowledgment must be taken either by Mr. Coleman as maker, or by Mr. McPherson as witness. I have attached the necessary acknowledgments, either of which will be acceptable.

The Land Registry officials have agreed to hold my application until the deed is returned and not put Miss Leverson to the expense of withdrawing it. I would therefore be glad to get the deed back as soon as possible.

Yours truly,

JGAH:T



QUIT CLAIM DEED

THIS INDENTURE made this 4th day of ^{Sept 1943} ~~Sept 1943~~ A.D. 1943,

BETWEEN:

The Secretary of State of Canada
acting in his capacity as Custodian
of Enemy Property, herein-after
called the Party of the First Part,

AND:

RUTH LEVERSON,
of 920 Bidwell Street in the City of
Vancouver in the Province of British
Columbia, Spinster, hereinafter
called the Party of the Second Part

W H R E A S by Indenture dated the 19th
day of July, A.D. 1923, MASATARO EBISUZAKI, then
residing at 337 Powell Street, in the City of Van-
couver, Province of British Columbia, did grant and
mortgage unto the above-named Ruth Leverson, all
and singular that certain parcel or tract of land
situate in the City of Vancouver, in the Province of
British Columbia, and being more particularly known
and described as follows:-

Lot Thirty-four (34) Block Forty (40) District
Lot One hundred and ninety-six (196) Group One (1)
New Westminster District, according to the registered
map or plan deposited in the Land Registry Office at
the City of Vancouver, British Columbia, and numbered
196:

to secure the repayment of the sum of Five Thousand
Dollars (\$5000.00) and interest as therein set out:

AND WHEREAS the said Mortgage is duly regis-
tered as a first charge against the said lands and
premises in the Land Registry Office at the City of
Vancouver as No. 22796-H:

AND WHEREAS by Indenture dated the 14th day
of July, A.D. 1924, the said EBISUZAKI did grant and
mortgage unto TOYOZO MATSUYAMA, then of 243 Georgia
Street East, in the City of Vancouver, Merchant,
the said lands and premises to secure the repayment
of the sum of Five Thousand two hundred and fifty
Dollars (\$5,250.00) subject to the Mortgage granted
to Ruth Leverson:

AND WHEREAS the said Mortgage is registered against the said lands and premises in the Land Registry Office at the City of Vancouver aforesaid as No. 27696-H:

AND WHEREAS the said property and the interests of the said MASATARO EBISUZAKI and the said TOYOZO MATSUYAMA are now vested in the Party of the First Part, subject to the said Mortgage to the Party of the Second Part:

AND WHEREAS there is now due and owing under the said Mortgage to the Party of the Second Part the principal sum of Three thousand Dollars (\$3000.00) together with interest thereon at the rate of Eight per cent (8%) from the 19th day of April, A.D. 1941:

AND WHEREAS the taxes and insurance premiums due in respect of the said property are in arrears:

AND WHEREAS it would appear that the value of the said property is considerably less than the amount due under the Mortgage to the Party of the Second Part:

AND WHEREAS the Party of the Second Part, in order to prevent the cost of foreclosure proceedings, has applied to the Party of the First Part for this Quit Claim:

NOW THIS INDENTURE WITNESSETH that the Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada to him in hand paid by the Party of the Second Part at or before the sealing or delivery of these presents, the receipt whereof is hereby by him acknowledged, and the release by the Party of the Second Part of the personal covenant for payment as herein contained, hath granted, released and quit claimed, and by these presents doth grant, release and quit claim unto the Party of the Second Part, all the estate, right, title, interest, claim and demand whatsoever, both at law and equity or otherwise howsoever, and whether in possession or expectancy of him, the Party of the First Part, and of the said MASATARO EBISUZAKI and the said TOYOZO MATSUYAMA, to, in or out of 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, and being more particularly known and described as:

Lot Thirty-four (34) Block Forty (40) District Lot One hundred and ninety-six (196) Group One (1) New Westminster District, according to the registered map or plan deposited in the Land Registry Office at the City of Vancouver, British Columbia, and numbered 196:

together with the appurtenances thereunto belonging or appertaining, TO HAVE AND TO HOLD the aforesaid lands and premises with all and singular the appurtenances

thereto belonging or appertaining, unto and to the use of the said Party of the Second Part, subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

And the Party of the Second Part does hereby release and forever discharge MABATARO EBISUZAKI and all persons claiming by, from or under him, from any liability whatsoever for the payment of the monies due under the said mortgage of the 19th day of July A.D. 1923.

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

IN WITNESS WHEREOF the said parties to these presents have herunto set their hands and seals.

SIGNED SEALED AND DELIVERED)

In the presence of:

Deputy Custodian

[Signature]
as a representative of
[Signature]
[Signature]

[Signature]
Rudolph S. S. S. S.

FOR MAKER

I HEREBY CERTIFY that, on the _____ day of November, A.D. 1943, at the City of Ottawa, in the Province of Ontario, _____ (whose identity 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 mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal of office at Ottawa, in the Province of Ontario, this _____ day of November, A.D. 1943.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO.

FOR WITNESS

Province of Ontario)
To Wit:)

I, _____, of _____, in the City of Ottawa, in the Province of Ontario, _____, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____ one of the parties thereto, for the purposes named therein.
2. The said instrument was executed at Ottawa, Ontario.
3. I know the said party, and that he is 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.

SWORN before me at Ottawa, in the) Province of Ontario, this _____) day of November, A.D. 1943. _____)

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO.

Registered
37132

Oct 30/43.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, hereby certify that
the property, right and interest described hereafter is vested in the Custodian.

Description of property right and interest

City of Vancouver.

Lot M, Block 40, District lot 196, Group 1, New Westminster District, Plan 196.

Together with the interest of Messrs MIMURA nor in Japan and any other
convey interest therein,

October 27th, 1943
Vancouver, B. C.

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian
Assistant Deputy Custodian

File #382

MEMORANDUM

October 27th, 1943.

TO: MR. IAN MACPHERSON

Re: Masataro EBISUZAKI and

FROM: MR. K. W. WRIGHT

337 Powell Street.

Will you be kind enough to obtain Vesting Certificate in connection with property known as 337 Powell Street, described as Lot 34, Block 40, D.L. 196, Group 1, New Westminster District, Map or Plan No. 196, at your earliest convenience.

KWW/W

K. W. WRIGHT

382
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
October 27th, 1943

Messrs. Maitland, Maitland & Hutcheson,
Ninth Floor,
Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Attention: Mr. Hutcheson

Re: 337 Powell Street,
Lot 34, Block 40, D. L. 196,
Group 1, New Westminster District

Dear Sir:

With reference to your letter of the 20th instant, we enclose herewith a transmission, transferring the interest of Masataro EBISUZAKI and Toyozo MATSUYAMA in the above property to the Secretary of State of Canada, acting in his capacity as Custodian.

Registration of this transmission, along with the quit Claim Deed in favour of Miss Ruth Leverson, which has already been delivered to you, will transfer title to your client's name.

Thanking you for your co-operation in this matter,

we remain,

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF
Encl.
REGISTERED

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

R. R. MAITLAND, LL.B. R. L. MAITLAND, K.C.
(1911-1921)
J. G. A. HUTCHESON

NINTH FLOOR

ROYAL TRUST BUILDING

626 PENDER STREET WEST

VANCOUVER, B.C.

OCT 21 1943

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEY'S

FILE NO.

ANS.

Referred

Mr. Pears

October 20, 1943.

K.W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

RE: EBISUZAKI - YOUR FILE 382 -
LEGAL DEPARTMENT.

We duly received your letter of October 18th, and upon attending at the Registry Office today we find that you have taken steps to have your Vesting Order released. This leaves the property registered in the name of Ebisuzaki and naturally the quit claim deed which you gave us cannot be registered.

What must be done is not that you should cancel the vesting certificate, but rather that you should make application under the Vesting Certificate for the land to be registered in the name of the Secretary of State of Canada as Custodian of Enemy Property.

You will appreciate that until this is done we cannot gain title under the quit claim given by the Secretary of State. As we are anxious to deal with the property on Miss Leverson's behalf, we would appreciate it if you would get this straightened out at your earliest convenience.

Yours truly,

MAITLAND MAITLAND & HUTCHESON

Per:

[Signature]

JGAH:T

WHEREAS Masataro EBISUZAKI is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:-

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, and known and described as Lot Thirty-Four (34) Block Forty (40) District Lot One Hundred and Ninety-Six (196) Group One (1) New Westminster District, according to registered map or plan deposited in the Land Registry Office, City of Vancouver, and numbered One Hundred and Ninety-Six (196).

AND WHEREAS by Indenture dated 14th day of July, 1924, the said Masataro EBISUZAKI did grant and mortgage unto Toyozo MATSUYAMA, then of 243 Georgia Street East, in the City of Vancouver, Merchant, the said lands and premises to secure the repayment of the sum of Five Thousand two hundred and fifty Dollars (\$5,250.00) subject to the Mortgage granted to Ruth Leverson;

AND WHEREAS the said Mortgage is registered against the said lands and premises in the Land Registry Office at the City of Vancouver aforesaid as No. 27696-H;

AND WHEREAS it appears that the said Masataro EBISUZAKI and Toyozo MATSUYAMA as above referred to now reside within the Japanese Empire or within Japanese occupied or controlled territory;

AND WHEREAS the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939) were extended to and are being applied to the Japanese Empire and Japanese occupied and controlled territory as proscribed territory from and including the seventh day of December, 1941, by Order-in-Council P.C. 9590, dated the Seventh day of December, 1941;

AND WHEREAS the said Masataro EBISUZAKI and Toyozo MATSUYAMA are, therefore, enemies within the meaning of the said Consolidated Regulations and their interests, if any, in the said lands and mortgage have, therefore, vested in the Secretary of State of Canada, acting in his capacity as Custodian under and by virtue of Section 21 of the said

Consolidated Regulations Respecting Trading With The Enemy (1939);

AND WHEREAS the Custodian has caused a Vesting Certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia,

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands and mortgage should be recorded in his name;

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian, by his duly authorized and lawful deputy, Frank Gould Shears, hereby requests that the said lands and mortgage be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian in accordance with the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939).

DATED at Vancouver, British Columbia, this 25th day of October, A.D. 1943.

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

WHEREAS Masataro EBISUZAKI is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:-

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, and known and described as Lot Thirty-Four (34) Block Forty (40) District Lot One Hundred and Ninety-Six (196) Group One (1) New Westminster District, according to registered map or plan deposited in the Land Registry Office, City of Vancouver, and numbered One Hundred and Ninety-Six (196).

AND WHEREAS by Indenture dated 14th day of July, 1924, the said Masataro EBISUZAKI did grant and mortgage unto Toyozo MATSUYAMA, then of 243 Georgia Street East, in the City of Vancouver, Merchant, the said lands and premises to secure the repayment of the sum of five Thousand two hundred and fifty Dollars (\$5,250.00) subject to the Mortgage granted to Ruth Leverson;

AND WHEREAS the said Mortgage is registered against the said lands and premises in the Land Registry Office at the City of Vancouver aforesaid as No. 27696-H;

AND WHEREAS it appears that the said Masataro EBISUZAKI and Toyozo MATSUYAMA as above referred to now reside within the Japanese Empire or within Japanese occupied or controlled territory;

AND WHEREAS the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939) were extended to and are being applied to the Japanese Empire and Japanese occupied and controlled territory as proscribed territory from and including the seventh day of December, 1941, by Order-in-Council P.C. 9590, dated the Seventh day of December, 1941;

AND WHEREAS the said Masataro EBISUZAKI and Toyozo MATSUYAMA are, therefore, enemies within the meaning of the said Consolidated Regulations and their interests, if any, in the said lands and mortgage have, therefore, vested in the Secretary of State of Canada, acting in his capacity as Custodian under and by virtue of Section 21 of the said

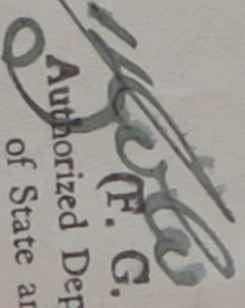
Consolidated Regulations Respecting Trading With The Enemy (1939);

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AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands and mortgage should be recorded in his name;

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian, by his duly authorized and lawful deputy, Frank Gould Shears, hereby requests that the said lands and mortgage be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian in accordance with the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939).

DATED at Vancouver, British Columbia, this 25th day of October, A.D. 1943.


(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

Internee File No. 382

October 20th, 1943.

MEMORANDUM

TO: Mr. Wright

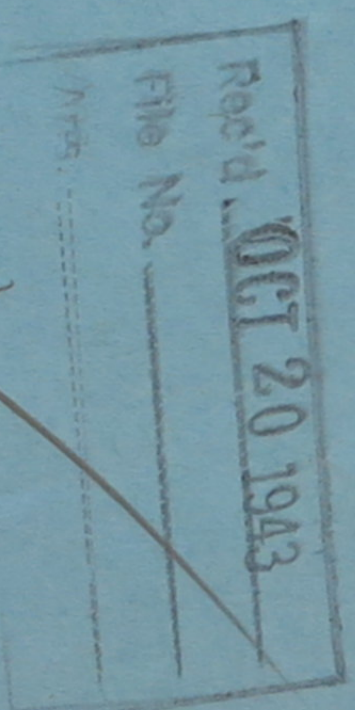
FROM: Mr. Ian Macpherson

RE: Lot 34, Block 40, D.L. 196,
Group 1, N.W.D., Plan 196.

Referring to your memorandum of September 27th, we have been advised that our Certificate vacating the interests of Masataro EBISUZAKI and EBISUZUKI & Co. Ltd. in the above described land, was registered on the 14th of October, 1943, as No. 37016.

Ian Macpherson

IM:ML



Internee File No. 382

October 20th, 1943.

MEMORANDUM

TO: Mr. Wright

FROM: Mr. Ian Macpherson

RE: Lot 34, Block 40, D.L. 196,
Group 1, N.W.D., Plan 196.

Referring to your memorandum of September 27th, we have been advised that our Certificate vacating the interests of Masataro EBISUZAKI and EBISUZUKI & Co. Ltd. in the above described land, was registered on the 14th of October, 1943, as No. 37016.

IM:ML

382
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
October 18th, 1943

Messrs. Maitland, Maitland & Hutcheson,
Ninth Floor,
Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Attn: Mr. J.G.A. Hutcheson

Re: 337 Powell Street
Lot 34, Block 40, D.L. 196
Group 1, New Westminster District.

Gentlemen:

In reply to your letter of the fourth instant, we beg to advise you that the vesting of the above property in the Custodian has been released under the Vacating Certificate filed with the Land Registry Office under No. 37016 on the fourteenth instant.

You will now be free to register the Quit Claim Deed in favour of your client, Miss Ruth Leverson.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/JF

Int. Police No. 382 & 170
C. of T. No. 87552-I

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Registered
Oct 14/43
37016

CERTIFICATE VACATING CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, pursuant to the powers conferred under Consolidated Regulations Respecting Trading with the Enemy (1939),

hereby request the Registrar of the Land Registry Office at Vancouver, B. C. to make the necessary entry upon the records to vacate the Certificate of Vesting described below:

Certificate of Vesting No.

35666

Affecting Interest of

HEMATEO FUKUZAKI and FUKUZAKI & Co., Ltd.

Police Registration No.

In Japan

—

Hono

together with the interest of any other person of the Japanese race in the property described below.

Description of Property

Lot 34, Block 40, District Lot 196, Group 1, New Westminster District, Plan 196

October 5th, 1943.

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

Dated

Authorized Deputy of the Custodian

Int. 382 & 170.

October 9th, 1943.

The Registrar,
Land Registry Office,
Vancouver, B. C.

Dear Sir:

Re: Masataro EBISUZAKI
and
EBISUZAKI & CO. LTD.

It is desired that Certificate of Vesting
covering the following described property be vacated and
a Release of Vesting is herewith submitted:

"Lot 34, Block 40, District Lot 196,
Group 1, New Westminster District,
Plan 196."

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Enc.

File No. 382

October 5th, 1943.

MEMO. TO ACCOUNTANTS

Re: Masataro EBISUZAKI

Attached hereto is cheque of Maitland, Maitland & Hutcheson in the sum of \$22.16 in payment of the costs of advertising property at 337 Powell Street known as Block 40, D.L. 196, Group 1, N.W.D.

K.W. WRIGHT

KWW/DG

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

R. R. MAITLAND, LL.B. R. L. MAITLAND, K.C.
(1911-1921)
J. G. A. HUTCHESON

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEY'S

NINTH FLOOR
ROYAL TRUST BUILDING
626 PENDER STREET WEST
VANCOUVER, B.C.

October 4, 1943.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
VANCOUVER, B.C.

Rec'd	OCT 5 1943
File No.	
Ans.	
Typed	MAI 1000

Dear Sir:

RE: EBISUZAKI - YOUR FILE 382 -
LEGAL DEPARTMENT.

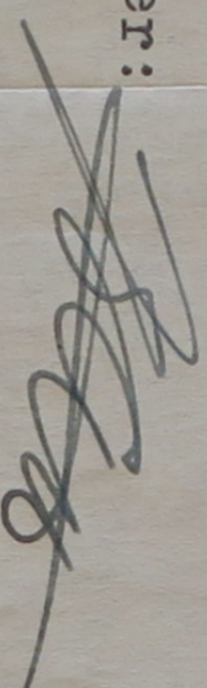
We acknowledge receipt of your letter of the 2nd instant enclosing Quit Claim Deed in favour of our client, Miss Ruth Leverson.

We shall be glad if you will advise us as soon as the Vesting Certificate has been released so that we may register the quit claim deed.

Yours truly,

MAITLAND MAITLAND & HUTCHESON

Per:



JGAH:T

912 Royal Bank Bldg.,
Vancouver, B. C.
October 2nd, 1943

382
Legal Department

Messrs. Maitland, Maitland & Hutcheson,
Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Re: 337 Powell Street
Lot 34, Block 40, D.L. 196,
Group 1, N.W.D.

Gentlemen:

We beg to acknowledge receipt of your letter of September 29th, enclosing your cheque amounting to \$22.16, for which we thank you.

We enclose herewith a Quit Claim Deed, from the Secretary of State of Canada to your client, Miss Ruth Leverson, in connection with the above property, for which we would ask you to kindly acknowledge receipt.

The Custodian has filed a Vesting Certificate with the Land Registry Office in connection with this property and we will advise you as soon as this Vesting is released, so that you may proceed with the registration of the Quit Claim Deed.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF
Encl.
REGISTERED

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

R. MAITLAND, LL.B. R. L. MAITLAND, K.C.
(1881-1921)
J. G. A. HUTCHESON

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEYS

NINTH FLOOR
ROYAL TRUST BUILDING
626 PENDER STREET WEST
VANCOUVER, B. C.

September 29, 1943.

K.W. Wright, Esq.,
Office of the Custodian,
912 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

RE: EBIZUZAKI - YOUR FILE 382
LEGAL DEPARTMENT.

Rec'd	OCT 1 1943
File No.	382
	MR 1244

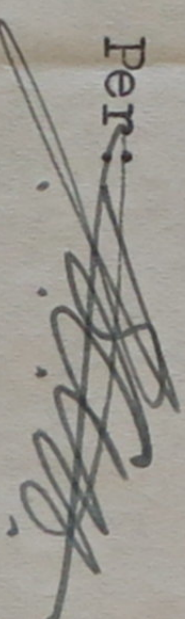
We have your letter of the 27th instant in the above matter, and regret our error in making our cheque payable to the Receiver General of Canada instead of the Custodian of Enemy Property.

We have altered the cheque accordingly and return the same to you herewith, and would be glad to receive the quit claim deed in favour of Miss Leverson at your early convenience.

Yours truly,

MAITLAND MAITLAND & HUTCHESON

Per:



T.
enc.

File No. 382

September 27th, 1943

MEMORANDUM

TO: MR. IAN MCPHERSON
FROM: MR. K. W. WRIGHT
RE: Lot 34, Block 40, D.L. 196, Group 1,
NWD, Plan 196

The Custodian has given a Quit Claim Deed to Miss Ruth Leverson, holder of the first mortgage on the above property. Will you kindly have the vesting of this property removed as soon as possible. Will you kindly advise me as soon as our vesting has been released, so that I may in turn advise Miss Leverson's Solicitors.

K. W. WRIGHT

CHP/JF

(dup 30)

382
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
September 27th, 1943

Messrs. Maitland, Maitland & Hutcheson,
Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Attention: Mr. J.G.A. Hutcheson

Re: Masataro EBISUZAKI (in Japan)

Dear Sir:

With reference to your letter of the twenty-fourth instant, for which we thank you, we return herewith your cheque amounting to \$221.16, made in favour of the Receiver General of Canada, which we would ask you to kindly have made payable to the "Custodian of Enemy Property", and return to us.

Thanking you for your attention to this matter,
we remain,

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF
Encl.

MAITLAND, MAITLAND & HUTCHESON

BARRISTERS & SOLICITORS

R. R. MAITLAND, LL.B. R. L. MAITLAND, K.C.
(1881-1928)
J. G. A. HUTCHESON

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS: "MAITCO"
CODE: BENTLEYS

NINTH FLOOR

ROYAL TRUST BUILDING

626 PENDER STREET WEST

VANCOUVER, B.C.

September 24, 1943.

K.W. Wright, Esq.,
Office of the Custodian of Enemy Property,
912 Royal Bank Bldg.,
VANCOUVER, B.C.

Rec'd	SEP 25 1943
File No.	
Ans.	
Retained	Mr. Peen

Dear Sir:

RE: EBISUZAKI.
YOUR FILE 382-170, LEGAL DEPT.

We duly received your letter of the 17th instant, and now enclose our cheque for \$22.16 in payment of the costs of advertising this property for sale.

Will you please be good enough to let us have the Quit Claim Deed in favour of Miss Leverson at your early convenience.

Yours truly,

MAITLAND MAITLAND & HUTCHESON

Per:



JGAH:T
enc.

*For credit of
Ebisuzaaki, J. G. A. Hutcheson
Maentaro file 382*

File No. 170
382

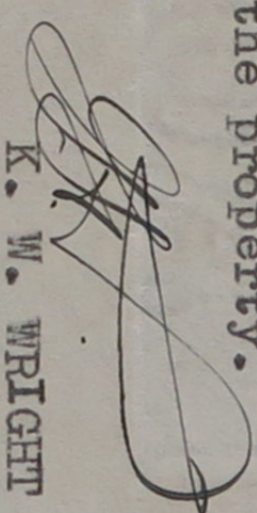
September 17th, 1943

MEMORANDUM:

TO: MR. DAVE SMITH
FROM: MR. K. W. WRIGHT
RE: 337 Powell Street

Messrs. P. S. Ross & Sons wish us to have several cases of office records removed from the above address to our storage. We have the keys and Messrs. P. S. Ross & Sons wish to have one of their staff attend when removal is being made.

Will you please have this done as soon as possible as we are giving a Quit Claim of the property.


K. W. WRIGHT

GHP/JF

Please let me know when this removal has been completed.
GHP

Note
Send bill for
moving to P. S. Ross
on Monday.

Moved to Storage
Sept. 21st 1943
Ken Wells

File No. 170

382

September 17th, 1943

MEMORANDUM:

TO: MR. DAVE SMITH

FROM: MR. K. W. WRIGHT

RE: 337 Powell Street

Messrs. P. S. Ross & Sons wish us to have several cases of office records removed from the above address to our storage. We have the keys and Messrs. P. S. Ross & Sons wish to have one of their staff attend when removal is being made.

Will you please have this done as soon as possible as we are giving a quit claim of the property.

K. W. WRIGHT

CHP/JF

392
170

Legal Dept.

912 Foyal Bank Building,
Vancouver, B. C.
September 17th, 1943

Messrs. Maitland, Maitland & Hutcheson,
Foyal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Attention: Mr. J.G.A. Hutcheson

Re: Lot 34, Block 40, D.L. 196,
Group 1, New Westminster District
known as 337 Powell Street

Dear Sir:

This is to advise you that we now have the completed
Quit Claim in favour of Miss Ruth Leverson, covering the above
noted property.

This property was advertised for sale by tender at a
cost of \$22.16, a debit balance for which appears on our books,
and we have no security for this charge apart from the property.
We would therefore suggest that you obtain this amount from your
client for remittance to us and upon receipt we will be pleased
to deliver the Quit Claim Deed.

Yours truly,

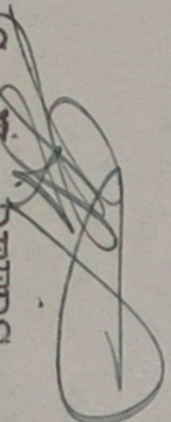
E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JT

September 16th, 1943

MEMORANDUM TO THE FILES NOS. 382 and 170

In telephone conversation with Mr. Field of Messrs. P. S. Ross & Sons, he stated that there were several boxes of papers in connection with M. Ebisuzaki & Company, at 337 Powell Street, and he would send us a memo today asking us to have these boxes removed to our Storage Warehouse.


G. E. PEERS

GHP/JF

382
170

Legal Department

912 Foyel Bank Buildings,
Vancouver, B. C.
September 16th, 1943

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

Re: Lot 34, Block 40, D.L. 196,
Group 1, New Westminster District,
known as 337 Powell Street

Gentlemen:

With reference to our letter of August 13th last, in which we asked you to endeavour to obtain a tenant for the above property, we beg to advise you that we wish to cancel these instructions as the enemy interest in this property has been disposed of.

Will you kindly return the keys to these premises to us as soon as possible.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/JF

382
170

Legal Department

912 Royal Bank Building,
Vancouver, B. C.
September 16th, 1943

Messrs. Matland, Matland & Hutcheson,
Royal Trust Building,
626 West Pender Street,
Vancouver, B. C.

Attention: Mr. J.C.A. Hutcheson

Re: Lot 34, Block 40, D.L. 196,
Group 1, New Westminster District,
known as 337 Powell Street

Dear Sir:

This is to advise you that we now have the completed quit claim in favour of Miss Ruth Leverson, covering the above noted property, and we would be pleased to deliver this to you upon receipt of your Client's remittance amounting to \$22.16, to cover our expenses in this matter.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GWJ/JF

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

September 10, 1943.

FILE NO.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: Masataro Ebisuzaki

Attached hereto are three copies of Quit
Claim Deed covering property owned by the above
resident of Japan. These have been duly executed
by the Deputy Custodian.

Yours very truly,

J. G. W. McPherson

FC.

J. G. W. McPherson
(G. W. McPherson)
Executive Assistant.

Rec'd	SEP 16 1943
File No.	SEP 15 RECD
Ans.	✓
Referred	MR DEER

22¹⁶

170. & 362
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
September 1st, 1943.

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

Attention: Mr. Moore.

Gentlemen:

Re: M. Ebisuzaki & Company
and 337 Powell Street.

The above named is the owner of a one storey brick structure covering the whole site, with a basement at the northerly end, known as 337 Powell Street. The legal description is:

Lot 34, Block 40, District Lot 196, District of New Westminster,
Plan 196.

This property was advertised for sale by tender some time ago and was not sold. We would therefore be glad if you could list same for sale. The annual taxes amount to \$252.59 and the assessment value is as follows:

Land: \$3500.00

Improvements: \$2700.00

This is not to be regarded as an exclusive listing and as explained to your Mr. Moore, is subject to prior sale. The property is at present vacant. The property is offered for sale without any warranty whatsoever by the Custodian of location and conditions of buildings or improvements, and this condition applies to all properties listed with you. The Custodian also reserves the right to cancel any offer and to refund the deposit at any time prior to delivery by him of the conveyance. You understand that this office merely recommends acceptance to the Custodian in Ottawa and insofar as this parcel is concerned, we are prepared to recommend acceptance of an offer that will net the Custodian the sum of \$2500.00.

Your attention to this would be very much appreciated.

Yours truly,

KW/v

K. T. WRIGHT
COUNSEL TO THE CUSTODIAN

170 & 382
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 31st, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Re:

Dear Mr. McPherson:

Masataro EBISUZAKI

Masataro Ebisuzaki, a resident of Japan, is the owner of property known as 337 Powell Street, Vancouver, and the Custodian is asked to execute a Quit Claim in favor of Miss Ruth Leverson, first mortgagee.

There are two mortgages against this property, the first in favor of Miss Leverson for \$3000.00, and the second in favor of T. Matsuyama for \$5250.00. The unpaid taxes on the property up to the end of 1942 amounted to \$833.40.

Messrs. Johnson & Reeve valued the property at \$2500.00 and suggested that an offer of not less than \$2000.00 should be given consideration. We sent a copy of Mr. Reeve's valuation to Mr. Field of Messrs. P. S. Ross & Sons, as they were appointed liquidators of M. Ebisuzaki & Company. This firm conducted a general store at 337 Powell Street, the stock consisting principally of dry goods, with a smaller stock of groceries and hardware. Messrs. P. S. Ross & Sons were also interested in the property as they were appointed controllers of T. Matsuyama & Company Ltd., the second mortgagees. Mr. Field was of opinion that the valuation made by Messrs. Johnson & Reeve was low and suggested that we have another valuation, and Mr. J. G. Walker, Manager of Pemberton Realty Corp. Ltd. duly reported that these premises would have a sales value of about \$2500.00.

We advertised the property for sale by public tender on the 20th, 21st and 22nd of May, 1943, but no bids were received.

Mr. J. G. A. Hutcheson of Messrs. Maitland, Maitland and Hutcheson, has been in at the office on several occasions and renewed his petition about two weeks ago. We suggested that if Miss Leverson would release the mortgagor from the personal covenants, we would present the Quit Claim for your consideration.

We therefore enclose Quit Claim in triplicate, copy of Mr. Reeve's valuation dated April 29th, 1943, copy of Messrs. Pemberton Realty Corp. Ltd. valuation dated April 20th, 1943, copy of letter from Messrs. P. S. Ross & Sons to Custodian under date of 21st instant, copy of letter from Messrs. P.S. Ross & Sons dated 25th instant.

Under the circumstances, we recommend that the documents be executed, as it would appear that the first mortgagee will suffer substantially and to proceed by way of foreclosure will but add to her loss.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encls.

170 & 382

912 Royal Bank Bldg.,
Vancouver, B. C.
August 31st, 1943.

Messrs. P. S. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen: Re: Masataro EBISUZAKI and
 M. Ebisuzaki & Co.

We wish to acknowledge and thank you for your
communications of the 21st and 25th instant and copy of
letter received from Ryotaro KITA.

Quit Claim Deed in connection with 337 Powell
Street has been forwarded to Ottawa and execution recommended
by us.

You will hear from us further in this connection.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/w

170 & 382
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 31st, 1943.

Messrs. Maitland, Maitland & Hutcheson,
Barristers & Solicitors,
Royal Trust Bldg.,
626 West Pender St.,
Vancouver, B. C.

Gentlemen:

Re: Masataro EBISUZAKI (in Japan)
and 337 Powell Street.

We wish to acknowledge receipt of your communication
of the 16th instant and would advise that Quit Claim Deed herein
has been forwarded to Ottawa and execution of same recommended
by us.

We will advise you further upon receipt of reply
from Head Office.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

QUIT CLAIM DEED

THIS INDENTURE made this

day of

August, A.D. 1943,

BETWEEN:

The Secretary of State of Canada
acting in his capacity as Custodian
of Enemy Property, herein-after
called the Party of the First Part,

AND:

RUTH LEVERSON,
of 920 Bidwell Street in the City of
Vancouver in the Province of British
Columbia, Spinster, hereinafter
called the Party of the Second Part

W H E R E A S by Indenture dated the 19th
day of July, A.D. 1923, MASATARO EBISUZAKI, then
residing at 337 Powell Street, in the City of Van-
couver, Province of British Columbia, did grant and
mortgage unto the above-named Ruth Leverson, all
and singular that certain parcel or tract of land
situate in the City of Vancouver, in the Province of
British Columbia, and being more particularly known
and described as follows:-

Lot Thirty-four (34) Block Forty (40) District
Lot One hundred and ninety-six (196) Group One (1)
New Westminster District, according to the registered
map or plan deposited in the Land Registry Office at
the City of Vancouver, British Columbia, and numbered
196:

to secure the repayment of the sum of Five Thousand
Dollars (\$5000.00) and interest as therein set out:

AND WHEREAS the said Mortgage is duly regis-
tered as a first charge against the said lands and
premises in the Land Registry Office at the City of
Vancouver as No. 22796-H:

AND WHEREAS by Indenture dated the 14th day
of July, A.D. 1924, the said EBISUZAKI did grant and
mortgage unto TOYOZO MATSUYAMA, then of 243 Georgia
Street East, in the City of Vancouver, Merchant,
the said lands and premises to secure the repayment
of the sum of Five Thousand two hundred and fifty
Dollars (\$5,250.00) subject to the Mortgage granted
to Ruth Leverson:

AND WHEREAS the said Mortgage is registered against the said lands and premises in the Land Registry Office at the City of Vancouver aforesaid as No. 27696-H:

AND WHEREAS the said property and the interests of the said MASATARO EBISUZAKI and the said TOYOZO MATSUYAMA are now vested in the Party of the First Part, subject to the said Mortgage to the Party of the Second Part:

AND WHEREAS there is now due and owing under the said Mortgage to the Party of the Second Part the principal sum of Three thousand Dollars (\$3000.00) together with interest thereon at the rate of Eight per cent (8%) from the 19th day of April, A.D. 1941:

AND WHEREAS the taxes and insurance premiums due in respect of the said property are in arrears:

AND WHEREAS it would appear that the value of the said property is considerably less than the amount due under the Mortgage to the Party of the Second Part:

AND WHEREAS the Party of the Second Part, in order to prevent the cost of foreclosure proceedings, has applied to the Party of the First Part for this Quit Claim:

NOW THIS INDENTURE WITNESSETH that the Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada to him in hand paid by the Party of the Second Part at or before the sealing or delivery of these presents, the receipt whereof is hereby by him acknowledged, and the release by the Party of the Second Part of the personal covenant for payment as herein contained, hath granted, released and quit claimed, and by these presents doth grant, release and quit claim unto the Party of the Second Part, all the estate, right, title, interest, claim and demand whatsoever, both at law and equity or otherwise howsoever, and whether in possession or expectancy of him, the Party of the First Part, and of the said MASATARO EBISUZAKI and the said TOYOZO MATSUYAMA, to, in or out of 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, and being more particularly known and described as:

Lot Thirty-four (34) Block Forty (40) District Lot One hundred and ninety-six (196) Group One (1) New Westminster District, according to the registered map or plan deposited in the Land Registry Office at the City of Vancouver, British Columbia, and numbered 196:

together with the appurtenances thereunto belonging or appertaining, TO HAVE AND TO HOLD the aforesaid lands and premises with all and singular the appurtenances

And the Party of the Second Part does hereby release and forever discharge NABATARO EBISUZAKI and all persons claiming by, from or under him, from any liability whatsoever for the payment of the monies due under the said mortgage of the 19th day of July A.D. 1923.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals.

SIGNED SEALED AND DELIVERED)
in the presence of:)

Puttutan

as a signature of
Ruth Lane

DATED August, A.D. 1943

The Secretary of State
as
Custodian of Enemy Property

and

Ruth Leverson

.....

QUIT CLAIM DEED

.....

MAITLAND MAITLAND & HUTCHESON.

912 Royal Bank Building,
Vancouver, B. C.
August 17th, 1943

170
362

Legal Department

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B. C.

Re: H. HIRISUZAKI and Company, and
Masataro HIRISUZAKI

Gentlemen:

Attached you will find a copy of a communication received from Messrs. Waidland, Waidland & Hutcheson, from which you will note that they are asking the Secretary of State to execute a Quit Claim in favour of Miss Ruth Leverson, First Mortgagee.

The application relates to store premises operated by H. Hirisuzaki and Company, but the land belongs to Masataro Hirisuzaki personally, and is known as 337 Powell Street. There are two mortgages against this property, the first in favour of Miss Leverson for \$3000.00, and the second mortgage is in favour of T. Matsuyama for \$5250.00.

The taxes on the property up to the end of 1942 amounted to \$435.40, and they are unpaid.

You will recall, that Messrs. Pemberton Realty Corporation submitted a valuation of \$2500.00, and that you considered this somewhat low. We therefore obtained a valuation from Messrs. Johnson, Reeve and Watson, and they stated, that in their opinion, the value of the property is not more than \$2500.00, and that an offer of \$2000.00, should be given consideration.

We advertised the property for sale on May 20th, 1943, but no bids were received.

170
383
Legal Dept.

Messrs. P. S. Ross & Sons

-2-

August 17th, 1943

Before forwarding the application of Messrs. Hattland,
Hattland & Hutchesson to Ottawa, we would be glad to have your
comments on behalf of T. Matsuyama and Company, Second Mortgagees.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTOMER

KWW/JF
Attach

MAITLAND, MAITLAND & HUTCHESON
BARRISTERS & SOLICITORS

TELEPHONE: PACIFIC 7474
PRIVATE EXCHANGE
CABLE ADDRESS "MAITCO"
CODE: BENTLEY'S

R. R. MAITLAND, LL.B.
J. O. A. HUTCHESON

R. L. MAITLAND, LL.B.

NINTH FLOOR

Rec'd AUG 17 1942

ROYAL TRUST BUILDING

626 PENDER STREET WEST

VANCOUVER, B. C.

File No. _____
Ans. _____
Referred _____

August 16, 1943

K. W. Wright, Esq.
Office of the Custodian of Enemy Property
912 Royal Bank Building
Vancouver, B. C.

Dear Sir:

re: Ebisuzaki
Your file 382-170

We beg to refer you to your letters of May 26th and June 26th, and to the writer's conversation with you the other day. As we explained to you, we act for Miss Ruth Leverson, who holds a mortgage on property owned by the above named. This mortgage is long overdue, the interest is in arrears, the taxes have not been paid, and the insurance premiums have had to be paid by Miss Leverson.

Apart from other arrears, the principal due under Miss Leverson's mortgage is \$3000.00. I understand you have had the property valued recently and that valuation was between \$2000.00 and \$2500.00. It would also appear from your letter of June 26th that although you have advertised the property for sale you have received no bids.

Miss Leverson is an elderly lady, dependent upon the income from her investments, and she cannot allow this matter to stand or to grow any further in arrears. It looks as though Miss Leverson were bound in any event to take a very heavy loss. Under these circumstances we are writing to ask that you give a Quit Claim Deed of the property, rather than put Miss Leverson to the costs of foreclosure proceedings.

It is quite obvious, from the valuations you have obtained and from the offers which you have made to dispose of the property, that the owner has no interest nor has the second mortgagee.

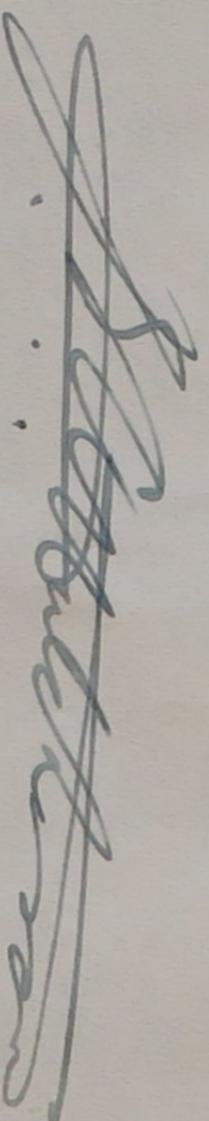
If you would be prepared to give a Quit Claim Deed, Miss Leverson would, on her part, release the personal covenants.

We have drawn a Quit Claim Deed, which we have had executed by Miss Leverson, and we would ask you to submit this to the Secretary of State for his signature. We have not put on an acknowledgment for him, as we imagine you probably have special forms.

In discussing the matter with the Land Registry Office, we understand that it will be necessary for you, under your recent regulations, to apply to register the transfer of the interests of the owner and the second mortgagee, which are vested in you. This will have to be done before the Quit Claim can be registered.

I think you will find the Quit Claim in order and if there are any features of it which you wish to discuss, I would appreciate it if you would get in touch with me.

Yours very truly,



JGAH:S

Enclo:

170 & 362
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 13th, 1943.

Messrs. Pemberton Realty Corporation,
416 Howe Street,
Vancouver, B. C.

Gentlemen:

Re: Lot 34, Block 40, D.L. 196, Group
1, New Westminster Plan 196, known
as 337 Powell Street - M. Blaszewski.

The above property has been advertised for sale twice
and no bids were received either time. We now desire to rent
the parcel and would be obliged if you would make every effort
to find a tenant. It is valued at \$2500.00.

An enquiry has recently been received from Mr. McLenahan
of Pacific Mills Limited, telephone Hastings 6121, who is anxious
to secure storage space. It is possible that this store might be
of interest to him if it is suitable for storage purposes.

We will be pleased to hear from you in this connection.

Yours truly,

KW/v

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

170 & 262
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 13th, 1943.

Messrs. P. S. Rose & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Your File 295-143.

Gentlemen:

Re: 227 Powell Street. — H. Holmquist.

We wish to acknowledge receipt of your communication of the 9th instant in connection with above property, and would advise that we are placing this in the hands of Messrs. Penberton Realty Corporation Limited, for rental.

We note the inquiry received from Mr. Helmer of Pacific Mills Limited and this has been passed along to Penbertons.

course.

You will hear from us further in this regard in due

Yours truly,

KWW/v

K. T. WRIGHT
COUNSEL TO THE CUSTODIAN

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our File 295-143

August 9th, 1943.

Rec'd	AUG 11 1943
File No.	
Ans.	
Referred	

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.Attention Mr. K.W. Wright

Dear Sirs:

EVACUATION SECTION	
Rec'd	AUG 9 1943
File No.	
Ans.	
Referred	

Re: Lot 34, Blk. 40, D.L. 196, Group 1,
New Westminster Plan 196, known as
337 Powell Street - M. Ebisuzaki

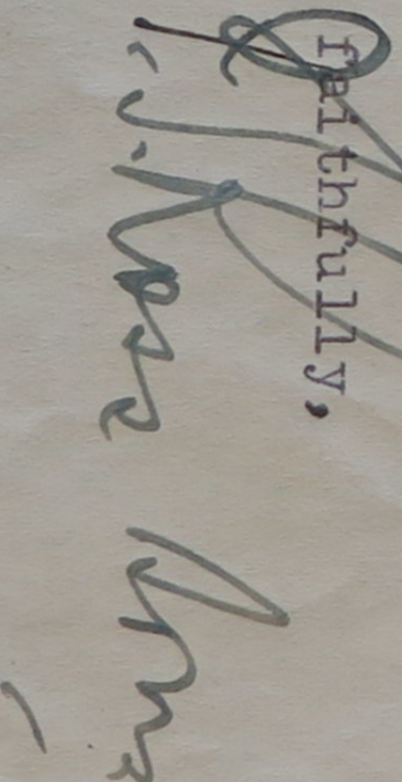
In our recent advertisement of real estate we included the property known as the above owned by M. Ebisuzaki. You will recall that Mr. Reeve valued this property at \$2,500.00. It should also be realized that there is a first mortgage of \$3,000.00 in favour of Miss Ruth Leverson and a second mortgage of \$5,250.00 in favour of T. Matsuyama and Company Limited. This property is vacant but we are informed that it could be rented.

In view of the fact that there are now three years taxes due and that the interest on both mortgages is in arrears, we would recommend for your consideration the possibility of renting the property. This might give sufficient revenue to enable payments to be made on account of the mortgage interest and taxes.

This property has been advertised for sale twice and no bids have been received. The property is not under our control but we have been interested owing to the fact that the owner is a partner in the firm M. Ebisuzaki and Company and we had hoped there might be equity in this real estate to assist in paying the creditors of the firm.

We have recently had an inquiry from Mr. McLennan of Pacific Mills Limited, telephone Hastings 6121, who is anxious to secure storage space. It is possible that this store might be of interest in this regard.

Yours faithfully,



170 & 382
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
July 22nd, 1943.

Messrs. P. S. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen:

Re: M. Ebisuzaki and Company.

A debit balance appears in our ledger amounting
to \$22.16 charged to Masatoro Ebisuzaki, a resident of Japan.

Will you be kind enough to advise us if there are
any funds at credit in account of the above Company that may
now be paid to Masatoro Ebisuzaki, a shareholder, in order to
erase the above amount.

Your early attention will be much appreciated.

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

File #382 & 170

July 21st, 1943.

MEMORANDUM

TO: MR. YOUNG

FROM: MR. K. W. WRIGHT

Re: Masatoro EBISUZAKI (in Japan)
and M. Ebisuzaki and Company.

Masatoro Ebisuzaki, a resident of Japan, is the owner of property known as 337 Powell Street, Vancouver, B. C., but we believe you have this property listed under Ebisuzaki & Company and would ask that you change your records accordingly.

KWW/W

K. W. WRIGHT

Files #382 & 170

July 20th, 1943.

MEMORANDUM

TO: MR. GOOD

FROM: MR. WRIGHT

Re: Masataro EBISUZAKI (in Japan)
and M. Ebisuzaki & Company.

Masataro Ebisuzaki is the owner of property known as 337 Powell Street, which was advertised for sale not long ago.

It is noted that three cheques payable to Messrs. Pemberton Realty Corp., Messrs. Johnson, Reeve & Watson & Messrs. J.J. Gibbons Co., being charges in connection with proposed sale, have been charged to account of M. Ebisuzaki & Company, instead of Masataro Ebisuzaki.

Will you therefore be kind enough to open an account for the latter and debit same with the amounts in question.

KWW/W

K. W. WRIGHT

382-170

912 Royal Bank Building,
Vancouver, B.C.
June 26, 1945

Maitland, Maitland & Hutcheson,
Royal Trust Building,
626 Pender Street West,
Vancouver, B.C.

Attention: Mr. J.G.A. Hutcheson

Dear Mr. Hutcheson:

In reply to your letter of the twenty-fourth instant, we beg to advise you that no bids were received in response to our advertisement offering for sale by tender the property known as 337 Powell Street, Vancouver, B.C.

We are now in receipt of the 1943 Tax Notice showing arrears and current Taxes as at July 3rd, 1943, amounting to \$1150.22.

Yours truly,

K.W. WRIGHT
COUNSEL FOR CUSTODIAN

GHP/JF

FILE NO. 382

MAITLAND, MAITLAND & HUTCHESON

Royal Trust Building,
626 Pender Street West,
Vancouver, B.C.,
June 24, 1943

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

Dear Sirs:

Re: M. EBISUZAKI,
File No. 170

I must apologize for not having answered before your letter of May 26th, but frankly there is little that I could say.

I am surprised that the valuation of Johnson, Reeve & Watson is so low, as I understood our client had looked upon this property as reasonable security for her loan.

I notice that the property was advertised for sale, the tenders closing at noon on June 5th. I would appreciate it if you would let me know what was the result.

Yours truly,

J.G.A. HUTCHESON

JGAH:T

"COPY"

Original Letter in File No. 170

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our File No. 295-143

23rd June, 1943.

Rec'd	JUN 24 1943
File No.	<i>✓</i>
Ans.	
Referred	<i>Mr. Leers</i>

Office of the Custodian,
912 Royal Bank Building,
Vancouver, B. C.Attention Mr. K. W. Wright

EVACUATION SECTION	
Rec'd	JUN 24 1943
File No.	<i>295-382</i>
Ans.	
Referred	<i>Mr. Wright</i>

Dear Sirs:

Re: Masataro Ebisuzaki

We enclose herewith for your attention statement of taxes
received re Lot 34, Block 40, D.L. 196, owned by the above.

Yours faithfully

P. S. Ross & Sons

Enclosure

CASHIER'S

Return BOT
Duplicate with

Tx. 20-126M-3-43.

IMPORTANT

Please forward this notice immediately to
your Agent or Mortgage Company, if they
are to pay the taxes.

TO AVOID DELAY AT WICK

All Cheques must be Certified by the
at par to

All communications in reference to ch
Comm

1943

Cash Register impression
of City Treasurer's signa-
ture constitutes official re-
ceipt.

DETAILS OF GENERAL LEVY
Rate on \$ Taxes Levied
19.732 Mills General Purposes \$ 4,170,227.41
15.219 " Interest and Instal-
17.129 " Schools 3,216,282.81
52.080 " Gross 3,619,975.68
\$11,006,485.90

CITY OF
TAX STA
City Hall

ASSESSED VALUE			TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/Cs IN ARREARS		NOT CONSOLIDATED	
IMPROVEMENTS	LAND	VALUE FOR TAXATION	CONSOLIDATED CAPITAL SUM	INSTALMENTS DUE	1940 & PRIOR	1941
2700	3500	4850	562.10	562.10		1942
PAYMENT ON A/C APPLIED						271 20

REBATE ON CURRENT GENERAL TAXES
4% if paid on or before 3rd
3% if paid on or before 3rd
2% if paid on or before 3rd
1% if paid on or before 4th
POSITIVELY NO REBATE ON L
SPECIAL ASSESSMENTS AND M
Consolidated Arrears carry interest
Other Arrears carry interest at 6%
If a deposit has been made in pay
Taxes, please bring or mail Depos
ment to the Tax Office, City Hall, f
PLEASE READ CAREFULLY INFORMATION

JAS. L. ARMS
City Treasurer and Co

CASHIER'S DUPLICATE

Return BOTH Original and
Duplicate with your remittance.

AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

Checks must be Certified by the Bank on which they are drawn, and made payable
at par to "City of Vancouver."

Communications in reference to change of address should be sent to the Assessment
Commissioner, City Hall.

CITY OF VANCOUVER
TAX STATEMENT, 1943
City Hall
453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943
Land \$111,204.915
Improvements 100,133.140
Total Value for Taxation \$211,338.055
Improvements except where otherwise specially
exempt are taxed on 50% of their assessed
value.

Notice Mailed

ARREARS A/C'S IN ARREARS		LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/C'S		CURRENT GENERAL TAXES		TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1943
1941	1942	1943	1943	1943	1943				
	271 20	8 79	252 59Δ	1094.68	532 58★	65 64	10 10		1150.22 588 12★Δ

CURRENT GENERAL TAXES:

aid on or before 3rd July, 1943.
aid on or before 3rd August, 1943.
aid on or before 3rd September, 1943.
aid on or before 4th October, 1943.

NO REBATE ON LOCAL IMPROVEMENTS.

ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

arrears carry interest at 5% per annum.
arrears carry interest at 6% per annum.

ing or mail Deposit Receipt with this Tax State-
Office, City Hall, for adjustment.

FULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,

Treasurer and Collector of Taxes.

Ebisuzaki Masataro,
% The Custodian of Enemy Property.

B957

B957

LOT. 34

BLK. 40

D.L. 196

ROLL No.

Description of Property

NOTE.—Is your property correctly described?

382.
Legal Dept.

912 Royal Bank Building,
Vancouver, B.C.
June 10th, 1943.

Attention - Mr. Field

Messrs. P.S. Ross & Sons,
Royal Bank Building,
VANCOUVER, B.C.

Re: Masataro EBISUZAKI (Japan)
and 337 Powell Street

Dear Sirs:

With reference to the above property, which was advertised for sale, with tenders to close on June 5th, 1943, we regret to advise you that no bids were received to purchase this property.

Yours truly,

K.W. WRIGHT.
Counsel to the Custodian.

CHP:HW.

C.C. for Internee File #382.

912 Royal Bank Building,
Vancouver, B.C.
May 26th, 1943.

170.
Legal Dept.

Attention - Mr. J.G.A. Hutcheson

Messrs. Kaitland, Kaitland & Hutcheson,
626 West Pender Street,
VANCOUVER, B.C.

Dear Sirs:

Re: M. Ebisuzaki & Company

As we understand you are acting as solicitor for Miss Ruth Leverson, we are writing you in connection with the property described as Lot 34, Block 40, D.L. 196, and known as 337 Powell Street, Vancouver, on which Miss Leverson holds a first mortgage, amounting to \$3,000.00.

There is a second mortgage of \$5,250.00, in favour of T. Matsuyama & Company Limited, and arrears of taxes to the end of 1942, amounting to \$633.30.

We have had a valuation of this property made by Messrs. Johnson, Reeve and Watson, and they estimate the present sale value of the property to be from \$2,000.00 to \$2,500.00. We are enclosing a copy of their valuation for your information.

The property is advertised for sale and tenders close at twelve noon, daylight saving time, June 5th, 1943.

Our purpose in writing you in this matter is so that we may receive any comments or suggestions you might care to make on behalf of your client in connection with this property.

Yours truly,

K.W. WRIGHT,
Counsel to the Custodian.

GHP:HW.
Encl.

170 & 382
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
April 26th, 1943.

Messrs. Johnston, Reeve & Watson,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

Attention: Mr. Reeve.

Gentlemen:

Re: M. Ebisuzaki & Company
337 Powell Street.

Will you kindly make a valuation of the property
described as Lot 34, Block 40, District Lot 196, known as 337
Powell Street.

remain,

Yours truly,

KWW/W

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

170 & 362
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
April 22nd, 1943.

Messrs. P. S. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen: Re: M. Ebisuzaki & Co.

Enclosed herewith you will find copy of valuation received from Messrs. Fenberton Realty Corporation Limited, relative to 337 Powell Street.

The following note appears on our file:

'We are advised that the first mortgage, in favour of Miss Leverson, has a balance owing of \$3,000.00 and \$5,250.00 is owing under the second mortgage, in favour of Toyozo MATSUYAMA, in Japan, Internee File No. 220.'

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

Files Int. 170, 382, 321 & 560

Rec'd	MAR 18 1943
File No.	_____
Ans.	_____
Trans.	_____

March 18th, 1943.

MEMORANDUM

To Mr. K.W. Wright

From Mr. Ian Macpherson

Herewith copies of Vesting Orders covering the following properties, the originals of which have been filed in the Vancouver Land Registry Office.

1. Int. Files 170 & 382 - EBISUZAKI & Co.Ltd. and Masataro EBISUZAKI - Lot 34, Blk.40, D.L.196, Gp.1, D.N.W., Plan 196. filed as No.35866.
2. Int. File 321 - Kazo FURUHASHI - An undivided $\frac{1}{4}$ interest in Lot 3, Blk.297, D.L.526, Gp.1, Map 590, D.N.W., filed as No.35886.
3. Int. File 560 - Lots 7 and 8, Blk.26, D.L.184, Map 178, filed as No.35858. (Toru TAMURA).

IM:PB

2844

Letter File 170
Alternate File 382
No. of T. 67552-1

CANADA

V
Registered
Mar. 15/43
35-866

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, hereby certify that the property, right and interest described hereafter is vested in the Custodian.

Description of property right and interest

City of Vancouver.

Lot 24, Block 40, District Lot 136, Group 1, District of New Westminster, T10 136.

Together with the Interest of **WILLIAM H. CO. LTD.** and **Eastcoast INVESTMENT INC. LTD.**
Japan and any other entity interested therein.

February 6th, 1943.
Vancouver, B. C.

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian
Assistant Deputy Custodian

File No. 382

March 3rd, 1943.

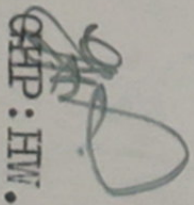
MEMORANDUM FOR FILE

Re: Masataro EBISUZAKI (In Japan)

The property at 337 Powell Street, owned by the above, is subject to claims of creditors of M. Ebisuzaki and Company, a partnership which is not solvent, and any equity in this property above the mortgages will have to be held for the benefit of these creditors.

Messrs. P.S. Ross and Sons intend to advertise this property for sale.

We are advised that the first mortgage, in favour of Miss Leverson, has a balance owing of \$5,000.00, and \$5,250.00 is owing under the second mortgage, in favour of Toyozo MATSUYAMA, in Japan, Internee File No. 220.


GHP:HW.

MEMORANDUM

File No.: Int. 382

March 2nd, 1943

To: Mr. K. W. Wright
From: Mr. G. B. Spain

Re: Masataro EBISUZAKI (In Japan)
337 Powell Street

This property is a one-story brick building on a lot 25' x 100', with two show windows with entrance in the center. The show windows have new oak flooring and the interior has good hardwood floor. Two small mezzanine floors front and rear

Vacant

Geo. B. Spain

GBS:TF

My

File *but 382*

CLAIM

FEB 23 1943

DATE

File #382

February 22nd, 1943.

MEMORANDUM

TO: MR. G. B. SPAIN

FROM: MR. K. W. WRIGHT

Re: Re: Masataro EBISUZAKI (in Japan)
and 337 Powell Street.

Will you kindly investigate and report fully on the above property, giving the description and condition of the building, whether it is vacant or occupied, with details of the tenancy if occupied.

K. W. WRIGHT

CHP/v

ORIGINAL FILE

558

December, 1942

I.F.
U.S.

File *but 382*

CLAIM

FEB 23 1943

DATE

March 21st, 1942

CREDITOR

George Tomozo HATTORI

DEBTOR

M. Ebi suzaki
~~Stillwater, B. C. in Japan~~

382

AMOUNT OWING

About \$120.00 (wages)

AGENT

ORIGINAL FILE

558

December, 1942

I.F.
U.S.

CONFIRMATION OF OWNERSHIP

Name of Registrant:

EBISUZAKI & Co. Ltd.

Former Address:

ADT 1 MLH

CITY OF VANCOUVER
AUDIT VERIFICATION
OF TAX ARREARS
As at December 31st, 1942

Ebisuzaki Masataro,
337 Powell St.,
Vancouver, B. C. B957

B957 LOT. 34
BLK. 40
D.L. 196

Dear Sir or Madam:

According to the City Records unpaid taxes on the
above described property at December 31st, 1942, amounted
to \$ **833 30★Δ** . This does not include interest
owing which must be added.

If, in your opinion, the above amount is incorrect, you are
requested to communicate immediately with the Internal Audit
Department, City Hall, Vancouver, B.C.

W. WARDHAUGH, C.A.
INTERNAL AUDITOR.

NOTE: All cheques should be made payable to the City of Vancouver. Communi-
cations with reference to change of address should be sent to the City Assessment
Commissioner, City Hall, 453 W. 12th Avenue, Vancouver, B.C.

File No. _____

~~Internee 170~~

Police Registration No. _____

Required - ~~Internee 382~~ Vesting Certificate covering the above described
property. In Japan

Approved: _____

Registered as No. _____

CONFIRMATION OF OWNERSHIP

Name of Registrant:

EBISUZAKI & Co. Ltd.

Former Address:

Legal Description of Land: City of Vancouver.

Lot 34, Block 40, District Lot 196, Group 1, District of New Westminster,
Plan 196.

Title in name of:

Masataro EBISUZAKI

Encumbrances:

Mortgage 22796-H to Ruth Leverson (spinster) 8176 Heather St.,
Vancouver, B. C. dated 19th July 1923-----\$5000-----8%

Mortgage 27696-H---July 14th, 1924 \$5250-----8% to Toyozo MATSUYAMA 243 Georgia
St, East.

L.P. 30806-H L/s Pendens 31st January 1925 and Toyozo MATSUYAMA & Ruth Leverson
V.S. Masataro EBISUZAKI.
L.P. 73657-H dated 9th August 1929 same parties. (FOR DETAILS SEE OVER)

Confirmed by Land Registry Search: February 1st, 1943.

C. of T. 87552-I

Dated July 20th, 1923.

In possession of:

February 4th, 1943.

File No. Internee 170

Police Registration No. _____

Required - ^{Internee 382} Vesting Certificate covering the above described ^{In Japan} property.

Approved: _____ Registered as No. _____

#22796 Mortgage dated 19th July 1923. Masataro EBISUZAKI 337 Powell St., Vancouver Mortgage. (Merchant).

and Ruth Leverson of 8176 Heather St., Spinster Mortgagee Provided this mortgage to be void on payment of \$5000 of lawful money of Canada with interest at eight per cent per annum as well as after as before maturity as follows. Five hundred dollars (\$500) on the 19th day of July A.D. 1924—\$1000 on the 19th day of July 1925 and the balance of the principal namely \$3500 on the 19th day of July 1926 together with interest at the rate aforesaid payable quarterly on the 19th days of October, January, April and July in each and every year on the amount of principal remaining due without any deduction or abatement whatsoever until the principal be fully paid as well after as before maturity.

The first quarterly payment of interest to be made on the 19th day of October 1923. (There is a clause inserted in mortgage as follows) "Including therein all costs and charges, incurred by the mortgagee in endeavoring to obtain payment as aforesaid or in arranging with the mortgagor for the postponement or extension of time for such payment whether proceedings to enforce such payments have actually been taken or not." The mortgagor hereby further covenants with the mortgagee that he will within two months from the date hereof properly and in a workmanlike manner repair the skylights in the roof of the building in the said lands and the plaster in the said building where the same is broken. It is further agreed that the mortgagor shall have the privilege after one year or any regular date for the payment of interest of repaying the whole of the principal money then due by paying 3 months interest in advance on said principal sum by way of bonus.

Document drawn by
C.B. MacNeill K.C.
(using Form of Mortgage
Davis Marshall McNeill Pugh)

#27696 Mortgage dated 14th July 1924.
Between Masataro EBISUZAKI of 337 Powell St., Vancouver, B. C. Mortgagor and

Toyozo MATSUYAMA of 243 Georgia St., East, Vancouver, B. C. Mortgagee.

\$5250—8% Interest Provided this mortgage to be void on payment of \$5250 of lawful money of Canada, with interest at 8 per cent per annum both before and after maturity as follows \$1000 on the 14th day of July 1925, \$1000 on the 14th day of July A.D. 1926 and the balance of principal viz \$3250 on the 14th day of July A.D. 1927 Interest for the same at the rate aforesaid payable quarterly on the 14th days of October, January, April and July in each and every year on the amount of principal remaining due without any deduction or abatement whatsoever until the principal be fully paid as well after as before maturity. The first payment of interest to be due and payable on the 14th day of October A.D. 1924.

(This Mortgage is subject to first mortgage)
(drawn up by A.H. Young)
724 Birks Bldg.

Two Lis Pendens filed as follows:

Lis Pendens 30806 dated 31st January 1925.

Ruth Leverson Plaintiff against Masataro EBISUZAKI and Toyozo MATSUYAMA Defds.

Lis Pendens 73657 dated 9th August 1929 save as above.

See J.G. Hutcheson Barrister for further particulars.

Index File 170
Index File 380
of T. 87552-1

Internee File 170
Internee File 382
C. of T. 87552-1

October 1923.
all costs and
due without any de
as well after as
er, January, April and
ly 1925 and the balance
at eight per cent
hundred dollars
together with interest
due January, April and
such payment
two
rights

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

CERTIFICATE OF VESTING

I, the undersigned, being duly authorized by the Custodian, hereby certify that
the property, right and interest described hereafter is vested in the Custodian.

Description of property right and interest

City of Vancouver.

Lot 34, Block 40, District Lot 196, Group 1, District of New Westminster, Plan 196.

Together with the Interest of IMIYUZAKI & Co. Ltd. and Masataro IMIYUZAKI now in
Japan and any other enemy interested therein.

February 6th, 1943.
Vancouver, B. C.

Assistant Deputy Custodian

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
B957	LOT. 34 BLK. 40 D.L. 196	2700	3500

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943**.

CHESTER GREEN
Assessment Commissioner.

File No. 382.

February 2nd, 1943.

MEMORANDUM

TO: Mr. Ian Macpherson
FROM: Mr. K.W. Wright

Re: Masataro EBISUZAKI (In Japan)

On January 28th we sent you a memorandum, asking you to search the title to the property known as 337 Powell Street.

However, we have today received an assessment notice made out in the name of the above, covering property described as Lot 34, Block 40, D.L. 196.

Our memorandum of January 28th was under our file No. 170, M. EBISUZAKI & Company.

As well as searching the title, would you kindly advise if the legal description and street number above are for one and the same property.

HW.

October 23rd, 1942.

Re: Masataro Ebisuzaki

The above noted has a 25% interest in
M. Ebisuzaki and Company - file 170.

OFFICE OF THE CUSTODIAN—Enemy Section

File No. 382.

Name: EBISUZAKI, Makoto Reg. No.: PW/1 SaipanHome Address 337 Powell St. Waco, Tex.

STATEMENT OF ALL REAL PROPERTY

1. Location and Description 337 Powell St. Waco, Tex.Lot 34, Block 40 D.E. 196. 2 of 4. 01Log of # 87352-1Vested 4 mo # 35866.2. Buildings and Other Improvements none

3. Insurance

4. Taxes (amount and where payable)

5. Encumbrances

6. Occupancy and Leases (if vacant so state)

7. State if any other person has any interest

STATEMENT OF PERSONAL PROPERTY OWNED

1. Give brief description and state location of Furniture, Fixtures, Equipment and Machinery, Stock in Trade and Personal Effects

2. Name and Address of any person having any claim on such Property

3. Insurance Carried on Personal Property

4. Bonds, Debentures, Shares, Stocks or other Securities

5. Bank Accounts and Disposition of same

6. Life Insurance none

7. Liabilities other than items 4 and 5

8. Remarks

Handled by Mr. Waco. P.O. # 1000 9 done.Mar. 19/43.July 5/44