1498

HASTINGS PARK.

FORM "JP" FILE No. 1492

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: SUYEHIRO, ~~NORI~~ (Yutaka, Mrs.)

HOME ADDRESS: 291, 3rd Avenue, Prince Rupert, B.C.

REGISTRATION NUMBER 10494. SEX: Female. AGE: 47.

OCCUPATION: Housewife.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Yutaka.

ADDRESS OF WIFE OR HUSBAND: 291 - 3rd Avenue, ~~Rupert~~. Prince Rupert, B.C.

NAMES OF ANY LIVING CHILDREN: Jiro (M).

ADDRESS OF CHILDREN: 291 - 3rd Avenue, Prince Rupert, B.C.

AGE OF CHILDREN: 10.

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

1. LOCATION AND DESCRIPTION: Owns land on which dwelling house is built at 291- 3rd Avenue, Prince Rupert, B.C. - Lot 16, Block 35, Section 1, Map 923.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two-storey, seven room house, also garage in course of building ~~others~~ on same lot. Key held by Mr. W. Greer, 517, Eberts Street Prince Rupert.

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) $100.- per annum payable at City Hall, Prince Rupert, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) NONE.

6. OCCUPANCY AND LEASES (If vacant so state) Vacant.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture and effects as per list attached, stored in dwelling house, 291, 3rd Avenue, Prince Rupert, B.C. key held by Mr. Greer. Value approx: $ 500.

1 case of silverware value approx. $200 held by Mr. Greer, 517 Eberts St., Prince Rupert, B.C.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

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

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.

9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House at Prince Rupert, B.C. as above.

2. LANDLORD'S NAME AND ADDRESS: None.

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

4. STATE WHEREABOUTS OF LEASE: None.

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

6. IF FARM LAND PARTICULARS OF CROPS SOWN None.

HASTINGS PARK.

FILE No. 1178

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: SUYEHIRO, ~~NORI~~ (Yutaka, Mrs.)

HOME ADDRESS: 291, 3rd Avenue, Prince Rupert, B.C.

REGISTRATION NUMBER 10494. SEX: Female. AGE: 47.

OCCUPATION: Housewife.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Yutaka.

ADDRESS OF WIFE OR HUSBAND: 291 - 3rd Avenue, Rnd. Prince Rupert, B.C.

NAMES OF ANY LIVING CHILDREN: Jiro (M).

ADDRESS OF CHILDREN: 291 - 3rd Avenue, Prince Rupert, B.C.

AGE OF CHILDREN: 10.

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

1. LOCATION AND DESCRIPTION: Owns land on which dwelling house is built at 291- 3rd Avenue, Prince Rupert, B.C. - Lot 16, Block 35, Section 1, Map 923.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two-storey, seven room house, also in course of building garage on same lot. Key held by Mr. W. Greer, 517, Eberts Street Prince Rupert.

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) $100.- per annum payable at City Hall, Prince Rupert, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) NONE.

6. OCCUPANCY AND LEASES (If vacant so state) Vacant.

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

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.

9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House at Prince Rupert, B.C. as above.

2. LANDLORD'S NAME AND ADDRESS: None.

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

4. STATE WHEREABOUTS OF LEASE: None.

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture and effects as per list attached, stored in dwelling house, 291, 3rd Avenue, Prince Rupert, B.C. key held by Mr. Greer. Value approx: $500.

1 case of silverware value approx. $200 held by Mr. Greer, 517 Eberts St., Prince Rupert, B.C.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

FORM "JP" FILE No.

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)
$50 War Saving Certificates on person.

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

REMARKS: None

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 24th day of March 1942.

(Signature) Mrs Y Suehiro

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 2/43. Sept. 16/43.

Our File No. 1498

Full Name Nori (Mrs. Yutaka) SUYEHIRO
(Surname in Block Letters)

Registration No. 10494 ✓ Male - Female (Check) Age Apr. 8, 1894

Former Address 291 Third Avenue, Prince Rupert, B. C.

Date Evacuated June 1st, 1942 ✓ Naturalized - Canadian-Born - National (Check)

Present Address Slocan City, Slocan, B. C. Nov. 15/45: Box 40, Slocan City, B. C. May 16/46: c/o Mr. E. Borne, Clarkson, Ont. { Nov. 17/46: Madigan Farm, Fort Erie, Ontario.

✓ Married - Single (Check)

Name of Wife ----

Name of Husband Yutaka #10495 (File 1334)

Name of Mother Deceased Name of Father Deceased

Names of Children under 16 See husband's sheet.

Requested by "E. C. T." Registered with Custodian Yes. (Yes or No)

Additional Information Owner of house and lot at above address.

✓

REAL PROPERTY SUMMARY

Catalogue No. 727. File No. 1498.

Name: Nori (Mrs. Yutaka) SUYEHIRO. Reg. No. 10494.

Address: 291 Third Avenue, Prince Rupert, B. C.

Legal Description: Lot Sixteen (16), Block Thirty-five (35), Section One (1), City of Prince Rupert, Map 923.

Classification: 2 Dwellings.

Registered in the name of: NORI SUEHIRO.

State of Title: Clear.

Title (No. 23828-I) received from Evacuee owner on: Mar. 11/47.

Sold to: DONALD FRANCES FITCH for $2,361.00 (Cash).

As at: August 30th, 1946.

Title (No. 35227-I) delivered to new Registered Owner on: December 11th, 1946.

Net proceeds ($2,261.24) released to credit of Mrs. Nori SUYEHIRO on: November 5, 1946

Completed sales statement to Evacuee sent on: January 14th, 1947.

Chattels: Removed and sold prior to delivery of property.

Insurance: Transferred to Purchaser (Oct. 4/46).

Administration: This property consists of a 25' x 100' city lot in a good location. The improvements consisted of an unfinished Store building (20' x 24') in front and a dwelling (24' x 26') behind.

At the peak of the housing shortage in Prince Rupert the front building rented for $25.00, and the rear for $35.00, per month. The front building has been vacant since January, 1944. The tenant of the dwelling has been the same from evacuation of owner to and through date of sale.

The above summary is certified to be in accordance with the information on file.

16th January, 1947.

RGB/P.

REG. NO.	NAME	FILE NO.
10494	SUYEHIRO, Nori (Mrs.Yutaka) (See also ~~Files 292~~ & 1334) for [illegible] only	1498 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
The Halifax Ins. Co.	Renewed 37-5368	$2000.	April	1	1945	291-3rd Ave., Prince Rupert rear Lot 16, Blk.35, Sec.1 British Columbia.
The Halifax Ins. Company	Renewed - Pol # 325358 - Halifax Insurance 37-5285	$500.	May	8	1944	front of Lot 16, Blk.35, Sec. 1, 291A-3rd Ave. Prince Rupert, B.C.
Halifax Ins. Company	37-[illegible] Replaced by Policy # F-R-37-5432	[illegible]	May	8	1945	front of Lot 16, Blk.35, Sec.1, 291a Third Ave., Prince Rupert, BC
Halifax Insurance Company	37-5420 Policy expired - see 4/10/46	$2000.	April	1	1946	rear of Lt.16, Blk.35, Sec.1, 291 Third Ave., Prince Rupert, BC
The Halifax Insurance Company	F-R-37-5432 Renewed under Renewal Cert. # 37-7494	$250.00	May	8	1946	Front of Lot 16, Blk. 35, Sec. 1. (291a Third Ave., Prince Rupert, B.C.)
The Halifax Insurance Company	37-7494. Transferred to Purchaser 4/10/46	$250.00	May	8th	1947	Building on Lot 16, Blk. 35, Section 1, City of Prince Rupert, Map 923.

Policy No. 37-7494 Transferred to Purchaser (Oct. 4/46).

Policy No. 37-5420 expired April 1st, 1946 (see letter October 4th, 1946 on file).

The above summary is certified to be in accordance with the information on file.

7th October, 1946.

[signature]

RGB/P.

LIABILITIES SUMMARY.

File 1498. Mori (Mrs. Yutaka) SUYEHIRO Reg. No. 10494.

NO CLAIMS RECORDED ON THIS FILE BUT ONE FOR $646.18, FILED BY HIROKICHI YAMANAKA (File 9085) FOR PROVISIONS SUPPLIED TO THE FAMILY, IS CARRIED IN HUSBAND'S FILE 1334. AS LATTER'S ASSETS MAY BE INADEQUATE TO COVER WHOLE AMOUNT SUFFICIENT TO MEET SHORTAGE SHOULD BE HELD IN THIS ACCOUNT FROM EVENTUAL SALE OF REAL PROPERTY.

The above summary is certified to be in accordance with the information on file.

13th February, 1946.

RGB/P.

NOTE: FEB. 21/47: BALANCE OF HUSBAND'S ACCOUNT (1334) USED TO REDUCE ABOVE MENTIONED DEBT TO $441.27, THIS UNPAID BALANCE BEING PAID TODAY FROM WIFE'S ACCOUNT, AS AUTHORIZED IN HER LETTER OF SEPT. 3/46.

GENERAL SUMMARY

File 1498. Nori (Mrs. Yutaka) SUYEHIRO. Reg. No. 10494.

This 47-year old wife of Yutaka SUYEHIRO (File 1334), a Naturalised Canadian from Prince Rupert, B. C., signed a Custodian "JP" declaration form on March 24th, 1942.

She was evacuated on June 1st, 1942.

She declared her husband and 4 children to be residing in Canada.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: Registered owner of family home, 291 Third Avenue, Prince Rupert, (Lot 16, Block 35, Section 1, City of Prince Rupert, Map 923). This property is listed for sale under Cat. No. 727 but is still unsold at this date. Rented through Collart & McCaffery Ltd. at $35.00 per month. For description of condition see Collart & McCaffery's letter of April 29th, 1944.

Original appraisal of $3,285.00 reduced to $2,590.00 in May, 1945.

Chattels: See Chattels Schedule dated February 13th, 1946.

Accounts Receivable: None.

Bonds, Shares, etc.: No action was taken by this office with regard to War Savings Certificates ($50.00) declared to be in owner's possession.

Bank Accounts: None.

Life Insurance: None.

Liabilities: None carried in this file but see Liabilities Summary (Feb. 13/46) for husband's debts.

Funds: There is a credit balance of $630.18 in this account at the present time.

The above summary is certified to be in accordance with the information on file.

13th February, 1946.

RGB/F.

CHATTELS SCHEDULE

File 1498. Neri (Mrs. Yutaka) SUYEHIRO. Reg. No. 10494.

("JP" Form: March 24th, 1942). (Evacuated: June 1st, 1942).

Displaced	Shipped	Sold	Stored	Remarks
(1) Beds (2 - complete)	19/5/42 (Mattresses)		17/3/43 (A)	
(2) Dresser with mirror		(c)	17/3/43	
(3) Studio Couches (2)			(B)	
(4) Stove (small)		(c)	(A)	
(5) Wash Stands (3)			(B)	
(6) Easy Chair			(B)	
(7) Clothes Closets (3)		(c)	(A)	
(8) Medicine Chest		(c)	(A)	
(9) Carpets (3)			(A)	
(10) Buffet		(c)	(A)	
(11) Chinaware (odd)	19/5/42			
(12) Chests (2 - old clothes)	"			
(13) Mats	"			
(14) Rice (4 @ 100 lbs.)	"			
(15) Sugar (white, 50 lbs.)	"			
(16) Sugar (brown, 70 lbs.)	"			
(17) Rubber Boots	"JP" "			
(18) Boxes (2 - clothes)	Form "			
(19) Tools	"			
(20) Tool Chest	"			
(21) Table Lamps (3)	" (1)	vv/10/46 (A) (2)		
(22) Pots and Pans	"			
(23) Electric Stove	" (?)			
(24) Dining Table & 4 chairs		vv/10/46	(A)	
(25) Chesterfields (2)			(B)	
(26) Desk		vv/10/46	(A)	
(27) Buffet with mirror		(c)	(A)	
(28) Gramophone	30/8/44	vv/10/46	(A)	
(29) Stove		(c)	(A)	
(30) Rocker				
(31) Carpets (2)		(c)	(A)	
(32) Small Tables (2)			(A)	
(33) Kitchen Stove		vv/10/46	(A)	
(34) Kitchen Table		(c)	(A)	
(35) Silverware (loose)	Shipped		W. J. Greer Sec. vv/8/46.	
(36) Boy's Bicycle	26/4/43			

(A) Signed for by tenant (Mrs. D. Henderson) March 17th, 1943.

(B) Removed for storage with Hyde Transfer (Nov. 17/42). Later reported to be of little value. Abandonment for storage charges suggested (Jan. 18/43).

(C) Nov. 4/46: No bed mattresses. Very little value. Sold unstained Nov. 4/46 @ $10.00.

R. & O. E.
13th February, 1946.

RCH/P.

THE
HALIFAX INSURANCE COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. Box 987
353 WEST 3rd AVENUE
PRINCE RUPERT, B.C.

September 19th 1944

Cat. 127

Rec'd SEP 22 1944
File No. 1498
Ans.
Referred Bell

The Custodian
506 Royal Bank Building
675 Hastings St W
Vancouver.B.C.

Dear Sir.-

RE: Prince Rupert Japanese Properties.
Lot 16 Block 38 Section 1.

We have a client interested in the above mentioned property who would be willing to consider the upset price for the said property, if it has not been sold.

We would be pleased to hear from you on this matter at your earliest convenience.

Yours very truly,
Collart & McCaffery Ltd

Per : J. J. H. Collart

1498.

September 26th, 1944.

Messrs. Collart & McCaffery, Ltd.,
P. O. Box 987,
353 West Third Avenue,
PRINCE RUPERT, B. C.

Dear Sirs:

Re: Mrs. Nori SUYEHIRO - Reg. 10494.
Cat. No. 727.

We are in receipt of your letter of the 19th instant and note that you have a client who is interested in this property.

It is still unsold and for your information we would add that we would not be interested at the present time in any offer under $3,285.00. This figure is quoted without commitment, the property remaining subject to prior sale.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

N. E. ARNOLD, MGR.
NOTARY PUBLIC

REGISTERED OFFICE: HELGERSON BLOCK,
216 SIXTH STREET

H. G. Helgerson, Limited

Real Estate Brokers

SPECIALISTS IN CENTRAL AND SEMI-BUSINESS PROPERTY

We Sell Real Estate.
We Write Fire and Marine Insurance.
We have Apartments, Houses, Stores, and Offices for Rent and Want More.
We Deal in Mortgage Loans.
We Sell Timber Limits.
We do Conveyancing.

"A GUARANTEE OF VALUE RECEIVED"

P.O. BOX 593
PRINCE RUPERT, B. C.

January 30th, 1946.

Rec'd FEB 4 1946
File No. 1498
Ans. 12/2/46 PMN
W Shears

Custodian of Enemy Property,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:-

Re: Cat. 727 - Prince Rupert
Lot 16, Blk 35, Sec. 1, Map 923.

Mr. Heyden L. York is a tenant in the front building in above property. He has approached us with a view to buying the property as he wishes to pull down the flimsy (formerly unfinished) building that he occupies and put up a concrete building suitable for his business.

Would you consider an offer of $2500.00 for this property. The house at the rear has not improved with the passing of time and we understand that little money has been spent on it.

Mr. York wished us to sound you on the matter before making a definite offer.

Yours very truly,

H. G. HELGERSON LTD.

N. E. Arnold

Manager.

NEA:JR

1498

12th February, 1946.

Messrs. H. G. Helgerson Ltd.,
P.O. Box 593,
Prince Rupert, B.C.

Dear Sirs:

Re: Catalogue No.727
Lot 16, Block 35, Sec.1, Map 923.

We are in receipt of your letter of the 30th ultimo in which you suggest the possibility of an offer being received for the purchase of the above property for the sum of $2,500.-

The minimum price acceptable to our Advisory Committee was $3,300.- including furniture. When reviewing this property it was suggested that some consideration might be given to the changing conditions in Prince Rupert and while the location was considered good, the run-down condition of the property was also taken into account.

I believe that a definite offer of $2,500.- for the real estate would receive favourable consideration. However, it would be more desirable if your client would be prepared to increase his offer to include the contents which were valued at $200.-

If your client would submit an offer of $2,700.- or at least for an amount between $2,600.- and $2,700.- I would be pleased to submit it to the Committee forthwith and I would be inclined to think that an offer on this basis would be acceptable.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

N. E. ARNOLD, Mgr.
NOTARY PUBLIC

REGISTERED OFFICE: HELGERSON BLOCK,
216 SIXTH STREET

H. G. Helgerson, Limited

Real Estate Brokers

SPECIALISTS IN CENTRAL AND SEMI-BUSINESS PROPERTY

We Sell Real Estate.
We Write Fire and Marine Insurance.
We have Apartments, Houses, Stores, and Offices for Rent and Want More.
We Deal in Mortgage Loans.
We Sell Timber Limits.
We do Conveyancing.

"A GUARANTEE OF VALUE RECEIVED"

P.O. BOX 593
PRINCE RUPERT, B. C.

March 8th, 1945.

1498

File # 1334.

Rec'd MAR 12 1945
File No. 1334
Ans.
Returned N. Shears

Mr. F.G. Shears,
Office of the Custodian,
Vancouver, B.C.

Dear Sirs:-

Re: 1136 - 1140 - 2nd Ave. West
Lot 59, Block 7, Section 1

Parcel 725.

Our client for the purchase of above property, which negotiation was the subject of wires between our office and yours, is of the opinion that $ 250.00 is too much for it. However, he has not yet definitely renounced the idea, since he has left his deposit of $50.00 in our possession, though of course it is deposited on his original offer of $2,000.00.

The house on the front of the lot, No. 1136, will be vacated on March 15th and we propose to leave it vacant at least till the end of March in order to attract a buyer. Our client needs a house very badly and it is possible that, if he fails to secure another, he may decide to increase his offer to $2250.00. We have an appraisal at that figure from Mr. Shortridge and will enclose it herewith for your files.

The house is built on ground that is twenty feet below the street level and the understructure looks flimsy and will soon be in need of expensive repair. This property was sold in 1936 for $1000.00 to Shimizu.

Yours very truly,

H. G. HELGERSON LTD.

N. E Arnold

Manager.

NEA:FB

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. BOX ~~XXX~~ 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

Rec'd JUL 2 1946
File No. 1498
Ans.
Referred

June 26, 1946.

Mr. F.G.Shears,
Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

As requested by Mr.Bell of the Administration Department, we are enclosing an appraisal of the property at Lot 16, Block 35, Sec. 1, in the City of Prince Rupert.

We also enclose Mr. Currie's statement in the amount of $5.00, which we have paid, and with which we shall debit your account.

Yours very truly,

COLLART & MCCAFFERY LTD.
Per: C Montador

437.27

PHONE 363 P.O. Box 816

Mitchell and Currie

BUILDERS AND CONTRACTORS

SHOP AND OFFICE: 125 EAST 3RD AVENUE

STORE FIXTURES MILLWORK MOULDINGS

Prince Rupert, B.C., June 25th 1936

Collert & McCaffery Ltd.,

Prince Rupert, B.C.

121

Dear Sirs:

160-3rd. Avenue East.

We have examined the above property and beg to submit our appraisal of the value as follows:-

Bldg. at front of lot	700.00	
Less 12% Depreciation	84.00	616.00
Res. at rear of lot	2200.00	
Less 25% Depreciation	555.00	1645.00
		2261.00
Less repairs urgently required estimated at		200.00
		2061.00
Add value of real estate		300.00
		$ 2361.00

Respectfully submitted,

Mitchell & Currie

per D. C. Stuart
Accountant

734

File 1498. Apr 1944 106

Cat. 727. 16.35.1. 160-3rd Ave E. Prince Rupert. B.C.

Lot 25' x 100' Location very good. 2 Buildings.

Front Unfinished Store Building 1½ story, app 20' x 24' Frame.

Rear - Residence 1½ Story - Frame Rebuilt about 10 years ago app24' x 26', with front porch, rear porch. Very livable. Roof Corr Galvd; Well laid out, 3 rooms and bath &pantry down, and 4 rooms up (Wash basin in bath room installed by present tenant Mr Henderson) Sewer connection Rented at $ 35.00 per Mo

Condition fair, but minor repairs to porch and etc necessary. Furniturein this residence includes Dining table & 4 Chairs, Oak; Oak buffett, Oak small Kneehole desk, floor lines, coffee table, small table, three pictures, pantry cabinet, Gramophone, range in kitchen Findlay, downstairs. Old sideboard, 2 beds & springs, washstand, wardrobe, linos, and 3 tables; having a value of about Two hundred dollars or so.

The front store building is new nearly, exterior finished but for doors & windows & frames, no glass. Interior is unfinished It is not rented now. Roof sheet roll roofing.

City Assd	Lot 435.00		Lot 435.00	
	Imps 2655.00		Front 750.00	
	3090.00.		Res 1900.00	
		Furniture	200.00	$ 3285.00.

Value Thirty two hundred eighty five dollars.

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. BOX ~~XXX~~ 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

July 10,1946.

File 1498
Cat. No. 727

EVACUATION SECTION
JUL 15 1946
File No. 1498
Referred Bell

Mr.R.G.Bell,
Administration Department,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver,B.C.

Dear Mr. Bell,

Thank you for your letter of July 3, enclosing cheque to cover valuation of Sueyhiro property, for which we are enclosing receipt.

We shall go ahead with the urgent repairs, and believe that there will be little difficulty in finding an early buyer at the appraised value of $2,361.00.

Yours very truly,

COLLART & MCCAFFERY LTD.
Per: C Montalan

THE
HALIFAX
INSURANCE
COMPANY
HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. BOX ~~98~~ 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

1498
Cat. No. 727

EVACUATION SECTION
Rec'd AUG 1 1946
File No. 1498
Ans.
Referred Bell

July 29, 1946.

R.G.Bell,
Office of Custodian,
606 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

As per your letter of July 3, we have found a purchaser for the property on Lot 16, Block 35, Section 1, City of Prince Rupert, B.C. Our client is agreeable to buy providing he is allowed the $200.00 to make urgent repairs as he sees fit, the purchase price to be $2,361.00, after expending the 200.00 on repairs.

The name of the purchaser is Donald F.Fitch, of the City of Prince Rupert, B.C., occupation, core-puller.

Please inform us as to your wishes as to the making out of the Deed, etc.

Yours very truly,
COLLART & MCCAFFERY LTD.
Per: R.C. Montador

'phoned Fri. 1/8.
C. & McC. to send night letter today or tomorrow with revised maximum offer (for R.P. only) - for subm. to Com. Ques. (6/8).

EXCLUSIVE CONNECTION WITH WESTERN UNION CABLE SERVICE

CANADIAN NATIONAL TELEGRAPHS

W. M. ARMSTRONG, GENERAL MANAGER
TORONTO

STANDARD TIME

1946 AUG 4 PM 6 58

Rec'd AUG 5 1946
Pho No. 1498
Ans.
Referred

VA226 47/45 NL

PRINCE RUPERT BC 4

CUSTODIAN OF JAPANESE PROPERTY
ROYAL BANK BLDG VANBC 1244

Cat 1>1

DEAR SIR BELL WE HAVE OFFER BY DONALD FITCH OF TWO THOUSAND THREE HUNDRED AND SIXTY ONE DOLLARS FOR SUEYHIRO PROPERTY LOCATED ON LOT 16 BLK 35 SEC 1 (ONE) STOP THIS OFFER NOT TOO INCLUDE FURNITURE IN HOUSE AND ACCEPTS BUILDINGS AS THEY STAND

COLLART AND MCCAFFERY R E MONTADON.

1498

9th August, 1946.

Messrs. Collart & McCaffery Ltd.,
P.O. Box 1339,
353 West 3rd Avenue,
Prince Rupert, B.C.

Dear Sirs:

Re: Catalogue No. 727
Lot 16, Block 35, D.L.1, Map 923
Third Avenue, Prince Rupert, B.C.

We are in receipt of your telegram of the 4th instant in which you submit an offer on behalf of your client, Donald Fitch, to purchase the above property for the sum of $2,361.- excluding furniture.

This matter is receiving our consideration and we will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

PMH

Copy for Mr. Peters

L498

August 13, 1946.

Messrs. Gehlert & McCaffrey Ltd.,
323 West 3rd Avenue,
Prince Rupert, B.C.

Dear Sirs:

Re: Catalogue No. 727
291 Third Avenue
16/35/1/923

Further to our letter of August 9th we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Donald Fitch, of $2,361.00 for the above described property. Will you please forward to us a certified cheque for the amount of the purchase price.

We note that you request this property to be registered in the name of Donald F. Fitch, care-puller, of Prince Rupert, B. C. Kindly advise the middle name of the proposed registered owner and whether or not he 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, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Sheers,
Director.

THE
HALIFAX
INSURANCE
COMPANY
HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. BOX 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

August 20th. 1946.

EVACUATION SECTION
Rec'd AUG 26 1946
File No. 1498
Ans.
Referred Thurs.

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

Dear Sirs,

Re: Catalogue No. 727
291 Third Avenue
16/35/1/923

We enclose certified check for $2361.00 for purchase of the above property as per your letter of August thirteenth.

The full name of the purchaser is Donald Frances Fitch and he is a British subject.

I have contacted the only auctioneer in town for sale of listed furniture. It may take a couple of weeks to get rid of it all. The furniture is of a very old style and therefore, according to the auctioneer, very hard to turn over.

Yours very truly,

COLLART & McCAFFERY LTD.
Per.
R E Montador

PROPERTIES SUSPENSE ACCOUNT

Sale Price $2361.00
Commission @ 5% - 2361 = $118.05

Copy for Mrs. MacArthur

A.G.M.
F.C.

1498

August 30, 1946.

Messrs. Collier & McCaffery Ltd.,
263 West 3rd Avenue,
Prince Rupert, B. C.

Dear Sirs:

Re: Catalogue No. 727
291 Third Avenue
16/35/1/923

This will acknowledge receipt of your letter of August 20th enclosing cheque for $2,361.00, the full amount of the purchase price for the above described property.

We note that you request this property to be registered in the name of Donald Frances Fitch, core-puller, of Prince Rupert, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shoure,
Director.

Catalogue No. 727
File No. 1498
291 Third Ave., Prince Rupert
16/35/1/923

November 5, 1946.

DONALD FRANCES FITCH
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 30, 1946)

	DEBIT	CREDIT
Purchase price	$2,361.00	
Cheques received		$2,361.00
Registration fees on deed - $2,361.00	8.95	
Insurance premium $3.12 (Ex. 8/8/47) - Unearned portion	2.15	
Purchaser's proportion of taxes for 1946 paid - 124/365 x $96.09	32.64	
Balance owing by purchaser		43.74
	$2,404.74	$2,404.74

BALANCE OWING BY PURCHASER $43.74

Catalogue No. 727
File No. 1498
291 Third avenue, Prince Rupert
16/35/1/923
Certificate of Title No. 35227-I

Control of the above described property is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

Dated at PRINCE RUPERT B. C., this 15 day of NOVEMBER 1946.

Signed Donald F Fitch

Sign and return to the Custodian

THE HALIFAX INSURANCE COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

R. E. MONTADOR, MANAGER
P.O. BOX 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

File 1498

November 18, 1946.

EVACUATION SECTION
Rec'd NOV 19 1946
File No. 1498
Ans. Reb
Referred Bell

Custodian of Enemy Property,
Vancouver, B.C.

Dear Sirs: Attention Mr. A.C.Bell

We enclose control receipt, duly signed by Mr. Fitch, together with his cheque in the amount of $45.74, balance in full to purchase of property.

We also enclose Auctioneer's cheque for the balance of unsold furniture, as per your letter of November 9.

We thank you for cheque covering commission of 5%.

Trusting this will complete the transaction, we are,

Yours very truly,
COLLART & McCAFFERY LTD.
Per: C Montador

Enc.

STATEMENT RE SALE OF: Name: SUYEHIRO, Neri - #10494.

Catalogue No: 727. File No: 1496.

Street Address: 291 Third Avenue, Prince Rupert, B. C.

Legal Description: 16/35/1/923.

Date of Sale and Adjustments .....August 30th, 1946.....

Sale Price		$2,361.00
Real Estate Agents Commission	$118.05	
Charge for Valuation	10.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances: [redacted]		
Adjustments:		
Fire Insurance		2.15
Taxes		32.64
[redacted]		
	134.55	$2,395.79
Net Proceeds credited to your account		$ 2,261.24

Date:.....January 8th, 1947.....

Compiled by:..Mr. Geo. Peters.....

THE
HALIFAX
INSURANCE
COMPANY
HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. Box 987
353 WEST 3RD AVENUE
PRINCE RUPERT, B.C.

January 18th 1943

File 1498 and 1334

EVACUATION SECTION
Rec'd JAN 22 1943
File No. 1334 1498 (MacAv.)
Ans. 37-1
Referred Green

Mr.Green
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

Dear Sir.- Re-Mr & Mrs Yutaka Suehiros

Your letter of the 12th inst to hand, re-furniture left by Mr & Mrs Suehiro in their house on Third Avenue in this City.

The list of furniture given by Mrs Suehiro is quite correct, we suppose the tools in the building in front of the house are all there still but have not checked them, the Northern B.C. Pow wer Corporation having everything under lock in the building.

The old furniture in the Hyde Transfer storage we had to leave with them because we were unable to sell them or even give them away. There was a charge against them for transfer and for storage and the second hand man would not remove them even if he could have got them for nothing. We advised Mrs Suehiro to that effect in our letter of the24th of July last and on the 10th of August we heard again from Mrs Suehiro, agreeing to get rid of them if there was two old sofas. The rest of the furniture there was broken down.

The late Mr Greer had these things stored there himself and that is all we know about it. When we made our decision to let the Hyde Transfer keep them for the charges against them we had the consent of Mr Rorie, the Asssistant Custodian here,

Yours very truly,
Collart & McCaffery Ltd
Per : J.J.H. Collart

17 March 1943.

PROPERTY OF MRS. Yutaka SUYEHIRO
at 291 3rd Ave., Prince Rupert.

Stored UPSTAIRS: 2 beds (steads & springs)
1 dresser with mirror
1 small heater stove
1 clothes closet with mirror
1 medicine chest " "
1 buffet, old.
2 table lamps one was sent to Lucknow.
carpet in hallway
Blinds.

Stored in KITCHEN:
1 kitchen stove
1 table
carpets
blinds

Front Room DOWNSTAIRS:

1 dining room suite (table, 4 chairs)
1 secretary desk (roll top)
1 buffet with mirror
1 gramaphone and records
1 heater stove
2 carpets
2 tables - coffee table and
square table.
blinds.

The above articles are in my care, and I will be responsible for their safe keeping.

Mrs. D. Henderson.

Enclosed with letter from Staffs C. + D. dd 17-3-43 on file 1324

THE HALIFAX INSURANCE COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

P.O. Box 987
359 WEST 3rd AVENUE
PRINCE RUPERT, B.C.
June 1st 1944

Rec'd JUN 5 1944
File No. 1498
Ans. 7/6/2
Referred Green

The Custodian of Alien Property
Japanese Section
Vancouver.B.C.

Dear Sir.-

Re :Nori (Mrs Yutaka) Suyehiro- Reg.10494.

The tenant of the dwelling on Lot 16 Block 35 Section 1 in this City, Mr.David Henderson, asked us to make an offer of $115.00 for the furniture in the house.

This furniture is not included in the Catalogue of the Japanese properties for sale and it is probably in order to submit this offer to you for Mrs Suyehiro acceptance.

Awaiting your reply, we are,

Yours very truly,
Collart & McCaffery Ltd

Per : J.J.St. Collart

1498

June 9th, 1944.

Messrs. Collart & McCaffery Ltd.,
P. O. Box 987,
Prince Rupert, B. C.

Dear Sirs:-

Re: Nori (Mrs. Yutaka) SUYEHIRO

Thank you for yours of June 1st referring to us an offer from Mr. Henderson for the furniture in this Japanese' house. We should explain that as all Japanese property is eventually to be liquidated, this office does not care to refer such offers to the owners. We will raise no objection, however, to Mr. Henderson doing so direct and if a mutually satisfactory agreement can be reached, sending us Mrs. Suyehiro's letter of approval together with cheque payable to the Custodian of Enemy Property. She is at present, our records show, at Slocan City, B. C.

If no arrangement is come to, then the furniture will be governed by what is written in our letter of May 15th, that is to say, would be disposed of when the Hendersons vacate the premises or these are sold.

Yours truly,

H. F. Green
Protection Department

HFG:IF

NAME SUEMORO, Mori (Mrs. Yutaka)

REGISTRATION NO. 10494 FILE NO. 1498

filed 21/9/46

The following chattels were sold by public auction at Prince Rupert, B.C. on August 3, 1944

Roller skates	$ 0.75
Wash basin	0.65
Table lamp	0.50
Blades	2.00
Belting (rubber)	2.05
Tray	1.00
Tray	1.00
Extension cord	1.40
Silver vase	1.50
Electric heater	5.00
Prima stove	1.75
Ironing board	0.75
Folding stool (old)	0.15
Coat hangers (2)	0.10
Sleigh	0.50
Serving tray	0.25
Window shade	0.30
Table lamp	2.25

Transferred from file 1334 Sept 21, 1946 C.G

Total			$ 21.90
Less Expenses:	(Auctioneer's Fee:	$2.19	
	(Advertising:	0.30	
	(Moving:	2.13	$ 4.62
Net Proceeds Credited:			$ 17.28

Members of Custodian Staff Present. Custodian Agent (Mrs. S. E. Arnold)

Extracted from Auctioneering List No. Prince Rupert 2.

Remarks.

File No. _____
Ans. _____
Referred _____

Box 813.,
Prince Rupert.B.C.

April 25th 1945.

Mr P.J.Shearn.,
Office of the Custodian.,
506 - Royal Bank Bldg.,
Vancouver.B.C.

Re No 1498.

Dear Sir-

Re Cat No 727; 16:25:1.
291 3rd Ave E.,Prince Rupert.

Received your letter of 18th Inst,and have looked into this property valuation again,and report herewith.

The value reported at that time was,in my opinion quite O.K., and with Vacant possession,would have assured a rapid sale,but when tenanted its a little different,as tenants here do little to advance sales.The unfinished store in front,had been rented to the B.C.Power Co at around $20.00. or 25.00 per Mo,for storage,and I assumed it could have been rented again for something.The front windows of this front building,and the front of the store itself,has since then,been damaged by cars bumping it, glass all broken,and boarded up for protection,and the appearance has suffered accordingly.

The location here is good,the property is livable,that is the residence,and the front store could be made revenue producing with small expenditure - larger expense now on account of damage previously mentioned.-

Assessment values often vary considerably from sale values,as instance,Mr Collett sold one of his houses assessed at about $ 4000.00 for $ 8000.00,last summer.An instance of the ways houses were moving at that time,at very good prices when vacancy there.

Since last year,prices have slipped considerable,and now are very quiet,even to 25% or 30% less,owing to the uncertainty of the shipbuilding here,and the renting of the War-time houses to non-war-workers,a condition that may be difficult to property owners, although it was not altogether unforseen.

In veiw of the changes mentioned above,and the fact that no bids have been received,I have to admit that valuation changes are in order,and a reduction of improvements of 25 to 30% could be made.

Suggested revaluation. Lot --------	435.00	435
Front Bldg ---	525.00	710
Residence ----	1430.00	1900
Furniture ----	200.00	200
Total present Valuation. ---	$ 2590.00	Original $ 3285.-

April 25th 1945.

Respectfully submitted,

Wm H Shortridge

Wm H Shortridge

1498.
Cat. No. 727.

August 12th, 1946.

Messrs. Collart & McCaffery, Ltd.,
P. O. Box 1339,
353 West Third Avenue,
Prince Rupert, B. C.

Dear Sirs:

Re: 291 Third Avenue (Lot 16, Block 35, Section 1, City of Prince Rupert, Map 923).

The section of this department handling sales will be communicating with you on the subject of your offer on behalf of your client, Mr. Donald Fitch.

As Mr. Fitch is not interested in the chattels left on the premises by Mrs. Nori SUYEHIRO for the use of the tenant it will be necessary for you to remove everything before delivery of the real property to purchaser. For your information and guidance we enclose copy of the inventory signed by the former tenant on the 17th March, 1943. It is realized that since that date fair wear and tear has reduced the appraised value of $200.00 and sale by competitive bidding at public auction appears to be the best means of establishing current values.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

PROPERTY OF MRS. YUTAKA SUYEHIRO
At 624 3rd Ave., Prince Rupert.

Stored UPSTAIRS:

2 beds (steads & springs)
1 dresser with mirror
1 small heater stove
1 clothes closet with mirror
1 medicine chest with mirror
1 buffet, old.
2 table lamps
carpet in hallway
Blinds.

Stored in KITCHEN:

1 kitchen stove
1 table
carpets
blinds

Front Room DOWNSTAIRS:

1 dining room suite (table, 4 chairs)
1 secretary desk (roll top)
1 buffet with mirror
1 gramophone and records
1 heater stove
2 carpets
2 tables - coffee table and
square table.
blinds

The above articles are in my care, and I will be responsible for their safe keeping.

"Mrs. D. Henderson"

[redacted]

[redacted]

TO: Miss Charlotte Simard.

FROM: Mr. A. G. Dill. September 27th, 1946.

Ref. [redacted]

Will you please transfer from the above (husband's) file to (wife's) File 1496, the proceeds ($21.90 gross, $17.28 net) of auction (Prisoner Report 2), as per auction sheet dated 3rd August, 1944, which has today been transferred from File 1334 to File 1496, where Household and Personal Effects were declared. one copy on each file. C.G.

Tools and boat building equipment were declared, and are carried, in File 1334.

MM/P.

Accounting Department:

Charge to File 1334, SUYEHIRO, Tutaka and credit SUYEHIRO, Mori (Mrs. T.) File 1496.

Realised: $21.90 -- Less Expenses: $4.62 — Credited: $17.28

Transferred, September 21, 1946.

C. Simard

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

COLLART & McCAFFERY, LIMITED
PRINCE RUPERT REPRESENTATIVE
TELEPHONE 11

"CANADA'S OLDEST INSURANCE COMPANY"

R. E. MONTADOR, MANAGER
P.O. BOX 1339
353 WEST 3rd AVENUE
PRINCE RUPERT, BRITISH COLUMBIA

File1334-1498

November 4, 1946.

EVAC... SECTION
Rec'd NOV 7 1946
File No. 1334-1498
Ans.
Referred

Mr. R.G.Bell,
Office of the Custodian,
606 Royal Bank Building,
Vancouver,B.C.

Dear Mr. Bell,

Please forgive our delay in replying re above file. We were hoping that the balance of the furniture would have been sold in the last auction sale, but such was not the case.Mr. Mair, the auctioneer, has been unable to make any further sales, and tells me that the value of the unsold goods is negligible unless they are held until such time as a buyer may happen along. He has offered ten dollars for the remaining pieces. I think this would be the best arrangement in order to have the matter cleared up.

We are enclosing a copy of the transfer and consent on Policy FR-07-5432, duly signed. Regarding the postcript to your letter of October 4, there had been an oversight and this policy had not been written, however, we have now written a policy for Mr. Fitch to cover.

We enclose itemized statement for which we have already forwarded cheque.

Yours very truly,

COLLART & McCAFFERY LTD.
Per: R. Montador

enc. 2

PROPERTY OF MRS. YUTAKA SUYEHIRO
ato 291 3rd Ave., Prince Rupert, B.C.

Nov. 4/36.

2 Beds (steads & springs) — (1 Bed with Springs) — 10.00
1 dresser with mirror
1 small heater stove
1 clothes closet with mirror
1 medicine chest with mirror
1 buffet, old.
} Very little value. Not able to sell as yet.
2 table lamps — 2.00
carpet in hallway (upstairs) Not Saleable
Blinds Not Saleable

1 kitchen stove — 40.00
1 table — Very little value
Carpets Not Saleable
Blinds Not Saleable

Sold as set:
1 dining room suite (table, 4 chairs) — 45.00
1 secretary desk (roll top) — 20.00
1 buffet with mirror — 20.00
1 gramophone and records — 15.00
1 heater stove - Grates in bad shape Not Sold
2 carpets Not Saleable
2 tables-coffee table and square table Not Sold
Blinds Not Saleable

132.00
Repairs to Gramophone 5.00
127.00
Cartage 5.00
122.00
Less 10% 12.20
$109.80