

1502

**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 INFORMATIONNAME: SUGA, SakayoHOME ADDRESS: 311 - 1st Ave., & 2nd St. Prince Rupert, B. C.REGISTRATION NUMBER 10476 SEX: Female AGE: 36OCCUPATION: 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: _____

MARRIED? YesNAME OF WIFE OR HUSBAND: Sadao *See memo for signature*ADDRESS OF WIFE OR HUSBAND: 311 - 1st Ave., & 2nd St., Prince Rupert, B. C.NAMES OF ANY LIVING CHILDREN: Michiko (F) Kazuko (F)ADDRESS OF CHILDREN: 311 - 1st Ave., & 2nd St., Prince Rupert, B. C.AGE OF CHILDREN: 4 years 2 years**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: forty-room frame hotel known as Bayview Hotel
311 - 1st Ave., & 2nd St. Prince Rupert, B. C. Lot 10, Block 12, Section 1
map 923, City of Prince Rupert. Also vacant Lot 9, Block 12, Section 1,
map 923, City of Prince Rupert.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) \$120 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) Leased the above building to
John Furniotis, Prince Rupert, at \$60 per month from April 1, 1942 to run two
years with the option of a third year. Rent payable to H. M. Stephens & Co.,
Prince Rupert, my agent on the third day of each month during that term
Lease in my possession Same to be deposited to my account in the Bank of Montreal
Prince Rupert, B. C.

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

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

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Forty-room frame hotel at 311 - 1st Ave., 2nd St., Prince Rupert, B. C.

2. LANDLORD'S NAME AND ADDRESS: Mrs. Sakaya Suga, 311 - 1st Ave., 2nd St., Prince Rupert, B. C. (myself)

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:

1 Singer sewing machine, 3 pcs of personal effects, 1 chest, 2 cartons, 7 boxes of household goods, clothing, etc. (14 pcs) Stored at Lindsay's Garage & Storage, Prince Rupert, B. C. Also approx. 12 wooden boxes of old kitchenware and household goods stored in the Bayview Hotel, Prince Rupert, B. C. e/o John Furniottis, 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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None. I would like to have
building insured for \$5000 with M. M. Stephens Co., Prince Rupert, B. C. our agent

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)

Two \$100 Victory Bonds maturing in 1951 and 1952 in owner's possession number unknown.

\$44 War Savings certificates in owner's possession

8. BANK ACCOUNTS: Bank of Montreal \$2019.91 Account No. 8273 in owner's possession
Prince Rupert, B.C.

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:

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)

Sakaya Luga

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 16, 1943.

Our File No. 1502.

Full Name Sakaye (Mrs. Sadao) SUGA.
(Surname in Block Letters)

Registration No. 10476. Male - Female ☒
(Check) Age APT. 6. 1906.

Former Address 311 First Street, Prince Rupert, B. C.

Date Evacuated 31/8/1942. Naturalized - Canadian-Born - National ☒
(Check)

Present Address Blooms, B. C.
4/8/47 - P.O. Box 198, Smithers, B.C.

☒ Married - Single
(Check)

Name of Wife —

Name of Husband Sadao - #10400.

Name of Mother NAKAO, Saya (Japan) Name of Father NAKAO, Iwakichi (Japan).

Names of Children under 16 See husband's sheet.

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

Additional Information _____

✓

REAL PROPERTY SUMMARY

Catalogue No. 728.

File No. 1502.

Name: Sakaye (Mrs. Sadao) SUGA.

Reg. No. 10476.

Address: Bayview Hotel, 311 First Avenue, Prince Rupert, B. C.

Legal Description: Lots Nine (9) and Ten (10), Block Twelve (12), Section One (1),
City of Prince Rupert, Map 923.

Classification: 40-room frame Hotel.

Registered in the name of: SAKAYE SUGA.

State of Title (No. 29287-I): Clear.

Received:

Sold to: JOHN FURNIOTIS and MARIA FURNIOTIS (Joint Tenants) for \$5,000.00 (\$2,500.00
Cash, balance (\$2500.00) under Agr/Sale, dated Dec. 13/44). Agr/Sale payments
completed January 29th, 1946.

As at: November 21st, 1944.

Title (No. 35289-I) delivered to new Registered Owners on: November 20th, 1946.

Net proceeds of initial payment (\$2,262.59) released to credit of Sakaye SUGA on
March 23rd, 1945, subsequent payments being credited as received.

Completed sales statement to Evacuee sent on: April 16th, 1945.

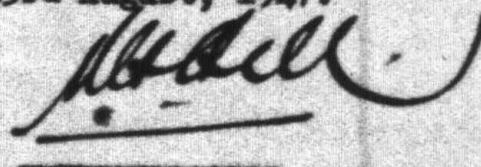
Chattels: All hotel furniture and equipment sold by owner to tenant prior to
evacuation (Mar. 19/42) under Conditional Bill of Sale, Buyer eventually (Nov. 21/44)
becoming purchaser of Real Property.

Insurance: Transferred to Purchaser.

Administration: This property, consisting of the 40-room frame Building known as
the Bayview Hotel, on a double city lot at the corner of First Avenue and Second Street,
Prince Rupert, was leased by the owner, from Apr. 1/42, @ \$60.00 per month. The same
tenant remained in occupancy throughout and eventually (Nov. 21/44) became the
purchaser.

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

23rd August, 1947.



RGB/P.

LIABILITIES SUMMARY

File 1502.

Sakaya (Mrs. Sadao) SUGA

Reg. No. 10476.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

28th August, 1947.

[Signature]

102/P.

GENERAL SUMMARY

File 1502.

Sakaya (Mrs. Sadao) SUGA

Reg. #10476.

This 36-year old Naturalised-Canadian Housewife, from Prince Rupert, B. C., signed a Custodian "JP" declaration form on the 25th March, 1942. She was evacuated on the 31st August, 1942.

Her husband, Sadao, File 296, signed a Custodian "No Property" card on the 24th March, 1942.

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

Real Property: See Real Property Summary for particulars of Prince Rupert property known as Bayview Hotel (Cat. 728), sold (Nov. 21/44) for \$5,000.00. Agr/Sale payments completed Jan. 29/46. Completed statement mailed Apr. 16/45.

Personal Property: Hotel furniture and equipment sold direct to Lessor of Hotel prior to evacuation. Personal chattels shipped as per Chattels Schedule (Aug. 28/47).

Specified Articles: See Fishing Vessel Summary for half-interest in F.V. "Jabale". This half-interest was sold (Feb. 2/42) through the Japanese Fishing Vessels Disposal Committee for \$1,000.00, net proceeds (\$990.00) being paid to Mrs. Suga Mar. 6/42.

This evacuee turned in to the B. C. Police, Prince Rupert, an R.C.A. electric Radio, together with loudspeaker attachment, which was subsequently turned over to this office by the R.C.M.P., and on Aug. 23/44, sold by auction for \$5.50, net proceeds of which (\$4.77) were credited to this account.

Bills Receivable: A cheque for \$14.40 was received (Nov. 17/43) from the Liquidator of the Taimpan Investment Company, representing this evacuee's share of final dividend at the rate of \$2.40 per share. Mrs. Suga should be required to confirm her title to this asset before release of this item in her account.

Bonds, Shares, etc.: Victory Bonds (2 @ \$100.00) and War Savings Certificates (\$44.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: A balance of \$2,019.91 declared to be in this evacuee's account (No. 8273), with the Bank of Montreal, Prince Rupert, did not come under the administration of this office.

Life Insurance: None.

Liabilities: There are no claims recorded in this file.

Funds: There is a balance of \$4,751.24 standing at the credit of this account at the present time.

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

RCB/P.

Ref. Feb 29/8/47.
Rev. 26/9/47.

28th August, 1947

[Signature]

CHATTLE SCHEDULE

File 1502.

Sakaya (Mrs. Sadao) SUGA

Reg. No. 10476.

*JF Form (May 25/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(1) Singer sewing machine	(13)			} Lindsay's Cartage & Storage, Prince Rupert, B. C.
(2) Personal effects (3 pcs.)	(8 & 9)			
(3) Chest	(10)			
(4) Cartons (2)	(7)			
(5) E.H. goods, clothing (7 boxes)	(12 & 15)			} Bayview Hotel, Prince Rupert.
(6) Old kitchenware and household goods (approx. 12 wooden boxes)	(16)			

C.N. Bill of Lading (May 16/42):

(7) Cartons (1 bble.)	16/5/42	} Lindsay's Cartage.
(8) Trunk	16/5/42	
(9) Trunks (2)	16/5/42	
(10) Trunk Chest	16/5/42	
(11) Doll carriage	16/5/42	
(12) Kitchen effects (4 boxes)	16/5/42	

Custodian Release Form
(Sept. 15/42):

(13) Sewing machine (Singer) (14)

B.C.S.C. letter (Feb. 1/43):

(14) Sewing machine 1/2/43
(15) Clothing and Kitchen
utensils (3 boxes) 1/2/43

Custodian Release Form
(May 28/43):

(16) All kitchen utensils and
all other utensils in boxes 28/5/43
(17) Quilt 28/5/43
(18) Wash Pans (2) Beatty 28/5/43

} Bayview
Hotel.

E. & O. E.
28th AUGUST, 1947.

RHB/P.

[Handwritten Signature]

MEMORANDUM

September 24, 1943.

TO: File No. 1502

FROM: Specified Articles Department.

Re: SUGA Sakaye, Reg. No. 10476

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	✓ R.C.A. Radiola, electric Serial No. 109760	
	Radio Loudspeaker, ✓ Serial No. 257153 used with the above mentioned radio.	

*1. sold by auction 23/8/44
Kaneau 30.*

HS

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 23, 1944
Name: SUGA, Mrs. Sakaye Reg. No. 10476 File: 1502
Boat File No.: JFVDC #4
Name of Vessel: "Jabalo" 40.4'x12.5'x5.2' (1928) Frisco Standard 30 HP
Lic. or Reg. No.: Prince Rupert 155, 175
Naval No.: None
Owner's Valuation: None
JFVDC Valuation: None
Custodian Valuation: None
Date of Sale: Feb. 7, 1942.
Purchaser: Howard W. Chambers (See below)
Signature on Sales Papers: No copy
Selling Price: \$1,000.00 (32/64 Shares of boat)
Paid to JFVDC ~~\$1,000.00~~: \$1,000.00
Supervision Costs: \$10.00
Balance due Owner: \$ 990.00
Paid to: Sakaye Suga on March 6, 1942
Location of Boat at Sale: Unknown
Claims Against Canadian Govt.: None

Additional Information: This boat was registered in the names of Mrs. Sakaye SUGA and Howard W. Chambers. Howard W. Chambers purchased Mrs. Suga's 32/64's of boat.

J. Macdonald
Reviewed Aug 28/47

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE
VANCOUVER, B.C.

Sumi March 6th 1942

\$ 990.00

RECEIVED from the JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

the sum of - - - - - NINE HUNDRED AND NINETY ONLY - - - - - $\frac{xx}{100}$ DOLLARS

on account of sale of Vessel "JABLO" File #4

Certified Correct
Sumi

Sakaya Sugo

ORIGINAL

February 7, 1948.

Registrar of Shipping,
Prince Rupert, B. C.

Sir:

Motor Vessel "Jablo"

You are hereby advised that the Japanese Fishing Vessels Disposal Committee has approved the transfer of title on the 32 sixtyfourth shares of the above vessel from S. Suga to Howard W. Chambers.

We enclose herewith copy of the Royal Canadian Mounted Police report in this regard.

Please advise when this transfer has been executed and your "permission to clear" letter issued to new owner, pending the completion of documents.

Yours very truly,

A. E. McMaster,
JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

/PM

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

February 7, 1942.

RECEIVED from Howard W. Chambers cheque in the
Sum of One Thousand-----00/000 Dollars (\$1000.00)
in payment of 32/64th shares in Seiner "Jalelo".

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

ap #4.
CB 1.
H. S. DUNKEE

Rec'd OCT 16 1944
 File No. _____
 Ans. _____
 Referred _____

Box 513.

Prince Rupert BC

Oct 10 44

To 1502

Mr. J. G. Shear, Director
 Office of the Comptroller
 506 Royal Bank Bldg.
 Vancouver BC.

Dear Sir:

Re. Catalogue No. 428.
 9x10; Bk 12. Sec 1. - 311.1st ed. to

Prince Rupert BC.

Received your letter of 6th inst and agrees that
 a reconsideration of valuation is in order.

Considerable immediate repairs are
 indicated, including roof, new water lines, and
 foundation repairs etc, and would suggest in
 view of this, that an offer of Five thousand dollars
 - \$5000.00 - be considered as favorable.

(2 Enclosures)

Yours very truly,

Wm H. Shortridge.

City as to 690.00
 Imps. 3145.00
\$ 3835.00

Valuation: Lot 690.00
 Imps. 4310.00
\$ 5000.00

Valuation \$5000.00 - Five thousand dollars.
 (signed) Wm H. Shortridge

Wm. H. SHORTRIDGE,
Prince Rupert, B.C.

C
O
P
Y

Lot. 128.
8/1502.

Lot. 728 9-10: 12:1. 331 First Ave. W., Prince Rupert, B.C.

Tenant - John Furniotis. Bay-Vieu Hotel. 2 Lots 50' x 100'.
Tenant owns all equipment. Location excellent.

Building main part 25' x 80' app. 2 Story and basement added.
rear " 25' x 18' porches and sheds etc. form rooms
for tenant. Fairly well laid out, but in very run
down condition. Heating Hot water (Old Boiler)

Foundations very poor, Plumbing seems in fair shape.
General Condition, Very run down, roof poor, foundation very bad,
but tenant makes the best of it. An old place.
Accommodation 27 bedrooms, and w.c. and wash rooms on each of the
two floors, only one bath, sitting rooms etc.

City Assd. \$ 690.00
Imps. 3,145.00

\$3,835.00

Value \$ 5,500.00.

Value Fifty five hundred dollars.

M. M. Stephens & Company, Limited

NOTARIES PUBLIC

*Real Estate, Insurance
Farm Lands, Mining Properties
Loans and Investments*

CABLE ADDRESS: "STEPHENS"

Prince Rupert, B.C. June 3rd, 1944.

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

Dear Sir :

Tender for Real Estate - Catalogue Parcel No. 728 :

I, John Furniotis, of the City of Prince Rupert, British Columbia, hereby offer the sum of Three Thousand Eight Hundred Dollars (\$ 3,800.00) for the property described under catalogue No. 728, as Lots 9 & 10, Block 12, Section 1, in the City of Prince Rupert and known as the Bayview Hotel;

I am prepared to pay \$ 3,000.00 of the tendered price in cash, and the remaining \$ 800.00 in eight equal payments of \$ 100.00 each monthly commencing when the tender is accepted with interest at 5 % per annum.

I am the tenant of the premises above described, and am the owner of the furniture contained in the building, having bought it all from Mrs. Suga before taking possession.

The building is in a run down state and if my offer is accepted it will cost me a considerable sum to do the work repairing the place which must be done without much further delay.

Enclosed is my cheque accepted by the Royal Bank of Canada for \$ 500.00. to apply on the cash payment if tender is accepted. *OK*

Yours very truly,

Witness :

M. M. Stephens

John Furniotis

728

M. M. Stephens & Company, Limited

728

NOTARIES PUBLIC

Real Estate, Insurance
Farm Lands, Mining Properties
Loans and Investments

CABLE ADDRESS: "STEPHENS"

Prince Rupert, B.C. June 8th, 1944.

The Department of the Secretary of State, Canada,
Office of the Custodian,

Japanese Exclusion Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs :

Re Tender for Real Estate - Catalogue Parcel No. 728 :

Please amend my tender for the above parcel of June 3 rd, 1944 to read as follows :

I, John Furniotis, of the City of Prince Rupert, British Columbia, hereby offer the sum of Three Thousand dollars (\$ 3,000.00) for the property described in Catalogue, Page 11, Lot 728 ; as No. 311 First Avenue, City of Prince Rupert, Lots 9 & 10, Block 12, Section 1, Map 923, Custodian File 1502, on terms of \$ 1500.00 cash and the balance in fifteen ~~monthly~~ monthly payments of \$ 100.00 each, with interest at 5 % per annum, said monthly payments to commence on the first day of the month following acceptance of the ~~offer~~ offer.

Since my letter of June 3 rd the building has been settling rapidly and the cost of making it safe is such that I cannot afford to offer more than the three thousand dollars offered in this letter for it.

In event of the tender being accepted you may apply the Certified Cheque send in my letter of June 3 rd, instant, to apply on the cash payment.

Yours very truly,

John Furniotis

Witness :

M. M. Stephens

John Furniotis.

✓

Prince Rupert, B.C.
July 14-44

Some files
3000 numbers
Have added
short

Department Sec. of State,
Office of the Custodian,
Japanese Property.

Rec'd	JUL 19 1944
File No.	150Y
Ans.	
Referred	

728
Dear Sir:

Reply to your letter, June 30th. inst.
re: bid on property, Bay View Hotel.

You say that no bid under the
sum of \$5500.00 will be even considered
by the Custodian because an appraiser
has valued it at no less than that.
May I, as one who has lived and
looked after this building for 28 mo.,
offer a few pointed remarks to show
that this building is not worth
this sum.

This building was not erected
on a solid foundation. It was built
on piles. These piles, as well as the
stringers and the flooring, are all
rotten and the building is continually
sagging, necessitating refitting of all the
doors periodically. The musty comes

right up to the bottom floor, making the
 rooms in the basement damp and
 not fit for habitation. It is a wonder
 that the health inspector has not
 condemned them. The roof also is in
 a very bad state. Rain water penetrates
 into many of the rooms upstairs. A
 new roof is required. But this more,
 there are stone pipes passing only
 6 inches from the ceiling through
 several of the rooms, making this
 a fire hazard. The both chimneys
 have to be rebuilt on a solid
 foundation from the very bottom.
 Therefore, to make this building
 a habitable one at least \$3000.00
 has to be spent in alterations.

Ever since I have been here I
 have been making necessary repairs,
 such as refitting floors, windows
 and decorating. This has cost me
 money and time and I know just
 what it should be worth. How-
 ever, I am willing to make
 another bid which, in view
 of my presentations, may meet the

approval of the Custodian.

I am willing to pay for this property the sum of \$4000.00 on the following terms. \$2000.00 cash and the balance payable in 2 years in monthly payments, date agreeable to the Custodian, at 5% interest.

In case this offer is acceptable to the Custodian please reply to me.

Respectfully Yours.

John Furniotis

Mr. John Furniotis,
Box 121, Prince Rupert,
B.C.

P. J.

May I also add that this building
urgently requires all new water pipes.
The plumbers have refused to clean
out these because they say they are
beyond use. The plumbing in the
front entrance is also in a changed
state. A new one is absolutely
necessary. Also the water tank has
burst on me twice. It will carry no
pressure whatever.

1502

August 10th, 1944

Mr. John Furniotis,
Box 121,
Prince Rupert, B.C.

Re: Catalogue No. 728
311 First Avenue
Prince Rupert, B.C.
Lots 9, 10, 11, 12

Dear Sir:

With reference to your letter of July 14th we have referred this matter to our appraiser and have received a report from him which would indicate that certain repairs have been made to this property by yourself, approximating \$400.00, for which some allowance might fairly be made.

As previously mentioned, the appraised price of this property was \$5500.00 and by allowing the \$400.00 above referred to, the price would be reduced to \$5100.00. In view of this I doubt if the Committee would consider your revised offer of \$4600.00, but if you are prepared to submit an offer of \$5000.00, I would submit it to the Committee and believe that it might be given favorable consideration.

matter.

We will await your reply in regard to this

Yours truly,

F. G. Shears,
Director.

FGS/MHC

Pratt M. M. Stephens & Company, Limited

NOTARIES PUBLIC

Real Estate, Insurance
Farm Lands, Mining Properties
Loans and Investments

CABLE ADDRESS: "STEPHENS"

File 1502

Prince Rupert, B. C. Sept. 23 rd, 1944

The Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Cat 725

Rec'd	SEP 26 1944
File No.	1502
Ans.	
Referred	W. Shears

Dear Sirs :

Re Bayview Hotel, Sakaye Suga :

Some time ago we interested the tenant of this property, Mr. John Furniotis in the purchase of the property and he made an offer through us and later reduced his offer, and then made another offer for an increased amount, \$ 4,600.00. Today he had the writer submit another offer in his own name, at his request, of \$ 5,000.00. We would advise acceptance of this offer in view of the condition of the building, which is old and badly in need of major repairs.

We have not been informed of the reason Mr. Furniotis wishes to make his offers direct now unless in the hope that he will buy cheaper if he can eliminate a commission. We trust you will protect us for the commission on this sale if it should go through.

Yours very truly,

M. M. Stephens & Co., Ltd.,

Per *W. Shears*

1502

4th October, 1944.

Messrs. H.M. Stephens & Co., Ltd.,
Prince Rupert, B.C.

Dear Sirs:

Re: Catalogue No. 728
311 First Avenue, Prince Rupert.

Referring to your letter of the 23rd ultimo in connection with your commission should a sale be made to Mr. Furniotis of the above property.

At the present time our policy is to pay commission to the named Agent in our catalogue relating to properties in your district and in the event of a sale to Mr. Furniotis commission would be paid to yourselves.

If an acceptable offer is placed through another Real Estate Agent the arrangement is that such Real Estate Agent would be entitled to a division of the commission, but as the present offer comes direct from Mr. Furniotis full commission would be paid to yourselves.

At the moment the minimum acceptable price has been set at \$5,500.00. We are, however, taking this matter up with our Committee and if they are prepared to approve of the present offer of \$5,000.00 we will advise you further.

Yours truly,

F. G. Shears,
Director.

FCS/PBH

STATEMENT RE SALE OF:

Name: SUGA, Sakaye

Catalogue No: 728

File No: 1502

Street Address: Prince Rupert, B. C.

Reg. No. 10476

Legal Description: 9,10/12/1/923.

Date of Sale and Adjustments November 21, 1944.

Sale Price	\$5000.00 (Agreement \$2500.00)	Cash	\$ 2500.00
------------	---------------------------------	------	------------

Real Estate Agents Commission	\$ 250.00		
-------------------------------	-----------	--	--

Charge for Valuation	10.00		
----------------------	-------	--	--

Charge for Advertising	4.00		
------------------------	------	--	--

Land Registry Office Transmission Fee	13.50		
---------------------------------------	-------	--	--

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance	24.97
----------------	-------

Taxes	15.12
-------	-------

~~Water~~277.50\$ 2540.09

Net Proceeds credited to your account
as of November 21, 1944.

2262.59

Date:.....April 16, 1945.....

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

Price Rupert Co. ¹⁴ 23-1944
In Custody,
Japanese Properties Division
Royal Bank Building
576 West Hastings St.
Vancouver, B.C.

Rec'd	SEP 26 1944
File No.	1508
Ans.	
Replied	

Dear Sirs:

Catalogue Parcel No. 728:

I hereby tender the sum of Five Thousand Dollars (\$5,000⁰⁰) for the purchase of Lots 9 and 10, Block 12, Section 1, Price Rupert, B.C. contained in the above parcel, on terms of \$2,500⁰⁰ cash and balance in equal monthly installments of \$1,000⁰⁰ each, interest at 5% per annum, payable semi-annually.

I am making this offer as my understanding of the price approved on the occasion of my wife's sale to you on the 18th inst.

I would be able to make a larger cash payment but for the urgent need of repairs.

In event this offer is accepted do you wish me to make payments to N.M. Stephens & Co. Ltd. as in the past?

Yours very truly

John Furmestis

1502

November 6, 1944.

Mr. John Furniotis,
Prince Rupert, B. C.

Dear Sir:

Re: Catalogue No. 728
311 First Ave., Prince Rupert
Lots 9 & 10/12/1/923

Your letter of September 23rd and offer to purchase the above property for the sum of \$5,000.00, \$2,500.00 cash and the balance payable by 3 semi-annual payments of \$600.00 and a final payment of \$700.00, to be completed within a two year term with interest at 5% per annum, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the down payment, namely, \$2,500.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased. The necessary documents will be prepared and when these documents are ready for signature they will be forwarded to you in order that you may arrange to have your signature attached, after which, kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

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

Yours truly,

F. G. Shears,
Director.

FW
cc: 1502

1502

November 28, 1944.

Mrs. Sakaye SUGA,
Reg. No. 10476,
Slocan, B. C.

Dear Madam:

Re: Catalogue No. 728,
311 First Ave., Prince Rupert.
Lots 9 & 10/12/1/923.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$5000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

File No. 1502.
Catalogue No. 728.

February 13th, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Sakaye SUGA
City of Prince Rupert
Lots 9 & 10, Blk. 12, Sec. 1, Map 923.

With reference to the above property which was recorded in the Prince Rupert Land Registry Office, dated January 31st, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 33007-I, dated January 25th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 6584-D, dated January 18th, 1945, registering Agreement for Sale from Secretary of State to John Furniotis and Maria Furniotis - Joint Tenants.
3. Duplicate of Transmission dated December 27th, 1944.
4. Duplicates (2) of Agreement for Sale dated December 27th, 1944 - Secretary of State to John Furniotis and Maria Furniotis - Joint Tenants.
5. Official Notification received from the Registry Office dated February 8th, 1945, stating Agreement for Sale has been registered under No. 6584-D.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 728
File No. 1502
311 - 1st Avenue, Prince Rupert,
9 & 10/12/1/923

February 21, 1945.

JOHN FURNIOTIS AND MARIA FURNIOTIS
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 21, 1944)

	DEBIT	CREDIT
Purchase price	\$5,000.00	
Cheques received		\$2,500.00
Agreement for Sale		2,500.00
Registration fees on agreement	5.00	
Insurance premium - 28.7% x \$87.00	24.97	
Purchasers' proportion of 1944 taxes - 41/365 x \$134.58	15.12	
Balance owing by purchasers		45.09
	<u>\$5,045.09</u>	<u>\$5,045.09</u>

BALANCE OWING BY PURCHASERS

\$45.09