

3310

FILE NO. 3310

**BUREAU HASTINGS PARK
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: UEDA Isosaburo
HOME ADDRESS: 431 E. Georgia St., Vancouver, B.C.
REGISTRATION NUMBER 02838 SEX: Male AGE: 54
OCCUPATION: Rooming house Keeper

(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: KAMENO
ADDRESS OF WIFE OR HUSBAND: 431 E. Georgia St., Vancouver, B.C.
NAMES OF ANY LIVING CHILDREN: AKIRA (M)

ADDRESS OF CHILDREN: 431 E. Georgia St., Vancouver, B.C.
AGE OF CHILDREN: 8 yrs.

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

1. LOCATION AND DESCRIPTION: 431 E. Georgia St. Vancouver
Lot 26, Block 86 D.L. 196, 431 E.
Georgia St., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:
4 stories
Brick building (48 rooms and stores tar roofing)

3. INSURANCE (Give particulars; state where policies are)
\$7,000 with The New Hampshire Ins. Co. (J.J. Whalen & Co. agent)

4. TAXES (Amount and where payable) \$422.00, payable at City Hall,
paid to end of 1941

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Mortgage for \$5,500 with BEULAH ALVENA WESTWOOD, 3085 Caddboro Bay Rd.
Victoria, B.C. \$500 principal payable each year

6. OCCUPANCY AND LEASES (If vacant so state)
Rooming house leased for 5 yrs. to HURDEV SINGH.
Store rented to KWONG MAN SANG 236 E. Pender St., Vancouver, B.C.

Certificate of title with
BEULAH ALVANA WESTWOOD, 3085 Cadboro Bay Rd.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. As above

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 431 E. Georgia St., Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS:

Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

Interest on mortgage paid to date

4. STATE WHEREABOUTS OF LEASE:

None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

GURDEV SINGH, 431 E. Georgia St., Vancouver, B.C. \$100 per month rent

KWONG MAN SANG, 236 E. Bender St., Vancouver, B.C. \$20 per month rent

Royal Trust Co., Bender and Granville, agents for collecting rent

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

None

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:

None

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: None5. 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 Victory Bond, 1951 maturity, in own possession8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: 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 9th day of April 1942.(Signature) V. UedaSamuels
Witness

FOR DEPARTMENTAL USE _____

PERSONAL

BUREAU POWELL STREET

FILE NO. 12711

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: UEDA Kameno (Mrs. Isosaburo)
HOME ADDRESS: 431 E. Georgia St., Vancouver, B.C.
REGISTRATION NUMBER 02839 SEX: Female AGE: 53
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: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Isosaburo File # 3310 Res # 02838

ADDRESS OF WIFE OR HUSBAND: ~~Isosaburo~~ same as aboveNAMES OF ANY LIVING CHILDREN: 1. Tom (M) 8960
2. Akira (M)

ADDRESS OF CHILDREN: 1. Slocan. 2. same as above

AGE OF CHILDREN: 16, 9 yrs.

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

1. LOCATION AND DESCRIPTION:

none

2. BUILDINGS AND OTHER IMPROVEMENTS:

none

3. INSURANCE (Give particulars; state where policies are)

none

4. TAXES (Amount and where payable)

none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state)

none

EXHIBIT NO.

1080-4

DATE

25 May 1948

FILED BY

J. M. G. Hunter

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. none
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: 431 E. Georgia St., Vancouver, B. C.
Occupies 2 rooms on 2nd floor of rooming house.

2. LANDLORD'S NAME AND ADDRESS: Mr. Gurder Singh, same address.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$16.00 per month. Paid to end of August, 1942.

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: 431 E. Georgia St., Vancouver, B.C.
1 trunk of chinaware, 1 paper box of books, will be left in a room behind a store on the 1st floor of the rooming house. The key will be in the hands of Mr. Singh, the owner.

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: _____

none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

none

8. BANK ACCOUNTS: _____

none9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00. Policy in own
possession, number unknown. Beneficiary unknown.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none**LIABILITIES:**

1. PERSONAL DEBTS: _____

none

2. TRADE DEBTS: _____

none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of September 1942.

(Signature) Kameno. Ueda

D. M. Chope.
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE April 13, 1943.

Our File No. 3310

Full Name UEDA, Isosaburo
(Surname in Block Letters)

Registration No. 02838

☒ Male - Female
(Check)

Age April 23, 1887.

Former Address 431 East Georgia St., Vancouver.

245 Powell St., Vancouver

Date Evacuated Oct. 26/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address ~~431 East Georgia St., Vancouver~~ @ 296 Pate Ave., Toronto, Ont. (16/10/46)

% Homewood Sanatorium, Guelph, Ont. (Feb 18/47)

☒ Married - Single
(Check)

Name of Wife KAWAKAMI, Kameno #02839

Name of Husband ---

Name of Mother In Japan

Name of Father Deceased

Names of Children under 16 Tom (M) July 1/25 - #11695

Akira (M) March 24/33.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Rooming House Keeper. Owner of house and property.

WILL

This is the Last Will and Testament

of me *James McLeod* of the City
of *Vancouver* in the province of
British Columbia made this SEVENTH
day of *August* in the year of our Lord one
thousand nine hundred and *forty*

I Revoke all former Wills and other Testamentary Dispositions
by me at any time heretofore made and declare this only
to be and remain my last Will and Testament

I Direct that my just debts, funeral and Testamentary
expenses be paid and satisfied by my Executors hereinafter
named and lawfully appointed to be after my demise

I give, devise and bequeath all my Real and Personal
Estate which I may be possessed in the manner following

James McLeod
Witness my hand and seal
this 7th day of August 1940

I/We have compared photostat on reverse side
 heret with original document it represents and
 find by recity it to be a true and correct copy of
 said original.

Montreal, Que.
 22/11/45
 Date *W. J. Dwyer*
W. J. Dwyer

I/We have compared photostat on reverse side
 heret with original document it represents and
 find by recity it to be a true and correct copy of
 said original.

Montreal, Que.
 22/11/45
 Date *W. J. Dwyer*
W. J. Dwyer

All the remaining my estate both real and personal and beaver
before disposed of I give devise and bequeath unto my
children and heirs forever

And I command and appoint my executors

to be bound to perform the foregoing and bequeathment

In Witness whereof I have hereunto set my hand and seal the 10th day

of January 1781

My executors

My witnesses

My witnesses

My witnesses

My witnesses

My witnesses

My witnesses

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My witnesses

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My witnesses

My witnesses

My witnesses

I/We have compared photograph on reverse side
heret with original document it represents and
thereby certify it to be a true and correct copy of
said original.

Montreal, Que.

22/10/45

Date

[Signature]

GENERAL SUMMARY

File No. 12711

Kameno UEDA, Deceased.

Reg. No. 02839

Kameno UEDA died at Slocan City on September 1, 1945. She is survived by her husband, Isosaburo UEDA, file #3310; and two sons, Tom, file # 8960, and Akira, a minor.

The only assets declared by the deceased were a trunk of chinaware and a box of books and a life insurance policy in the amount of \$1,000.00 with the Sun Life Assurance Company.

A claim was filed against Mrs. Ueda by Dr. J. W. Thomson, Vancouver, for \$25.00. This was paid from the account of Isosaburo UEDA, at his request.

The Department of Labour filed a claim against the Estate of the deceased for \$80.00 to cover the cost of her burial. This claim was paid from the account of Isosaburo UEDA. At the request of Mr. UEDA, the account for legal fees of W. W. Ferguson, Barrister & Solicitor, at Nelson was paid from his account. Also an account of W. E. Graham, Notary Public at Slocan, in the amount of \$20.00 and the account of Tokewo Toyota in the sum of \$12.00 for funeral photographs.

Mrs. Ueda, in her Will, left the proceeds of her insurance policy and all residue of her estate to her husband, Isosaburo, and named him Executor of the Will. The Sun Life Assurance Company forwarded their cheque for \$1,016.61 to this office for the credit of the account of Isosaburo UEDA, the beneficiary under the terms of the Will.

** There is no evidence that the will was probated.*

The sum of \$10.28, being balance of account of the deceased in the Bank of Montreal, Main and Hastings Street, Vancouver, was received and credited to the Estate account in this office. These funds were forwarded to Isosaburo UEDA, Executor of the Estate of Kameno UEDA, deceased on December 20, 1945.

A further credit of \$6.00 has now been placed in the Estate account, being net proceeds from the sale of chattels declared by the deceased. These funds are today being forwarded to Isosaburo UEDA, Executor of the Estate of Kameno UEDA, deceased, and sole beneficiary under the Will.

*It has been taken for granted
that the benef. of ins. was the
husband and therefore
entitled to the proceeds
without probate.
/AC*

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

W. Cleaver

February 19, 1947.

October 16, 1946.

PERSONAL PROPERTY SUMMARY

Re: Isosaburo UEDA
Reg. No. 02838

Chattels: See Chattel Summary

Specified Articles: There are no Cameras, Radios, Firearms or Motor Vehicles revealed in the registration or the file.

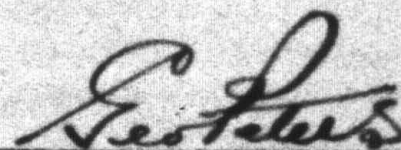
Stocks, Bonds, etc: \$50.00 Victory Bond - 1951 Maturity, in owner's possession. No action is required by the Custodian.

Accounts Receivable: After the death of Isosaburo's wife, \$10.28 was received from her bank balance. This was paid to Isosaburo on December 20, 1945.

An insurance cheque in the amount of \$1,016.61 was received by the Custodian in full settlement of Sun Life Insurance Co., Policy No. 2240901 - Kamenno UEDA, of which Isosaburo Ueda was the beneficiary.

No property interests other than those mentioned are found on the file.

The above Summary is certified to be in accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

October 16, 1946.

CHATTEL SUMMARY

Re: Isosaburo UEDA
Reg. No. 02838
Evacuated Oct. 26/42.

In his declaration of April 9, 1942, Isosaburo Ueda declared no chattels in the Protected Area.

We find, however, a request from him for shipment of 2 trunks stored with the Bowman Storage Company. The shipment was made by this company.

The above Summary is certified to be in accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

NAME UEDA, Kaneno (Mrs. Isosaburo) (Deceased)

REGISTRATION NO. 02839

FILE NO. 12711

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945.

Dishes	\$ 1.00
China	2.75
Glassware	1.75
China	2.25

Total	(Auctioneer's Fee \$.75	\$ 7.75
Less Expenses:	(Advertising .40	\$ 1.75
	(Moving .57	
Net Proceeds Credited:		\$ 6.00

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No. Vancouver 77

Remarks.

REG. NO.		NAME		FILE NO.		
02838		UEDA, Isosaburo		CARD NO. 330		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Continental Insurance Company	12303	\$5,000.	May	8	1946	Lt. 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, BC

File No. 3310

October 16, 1946.

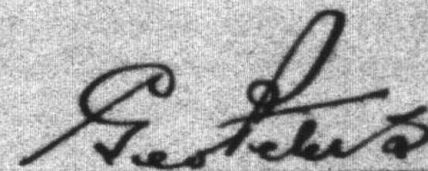
FIRE INSURANCE SUMMARY

Re: Isosaburo UEDA
Reg. No. 02838

The Continental Fire Insurance Policy No. 12303 was cancelled and a refund of \$13.48 was received on August 8, 1945.

The Pearl Assurance Co. Policy No. 148572 was cancelled and a refund of \$13.48 was received on August 8, 1945.

The above Summary is certified to be in accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

No.

02838

NAME

UEDA, Isosaburo

FILE NO.

CARD NO.1

1310

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Continental Insurance Company	<i>Renewal - Pol. # 12150 - Continental Ins Co.</i> 12077	\$4,000.	May	8	1943	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, B. C.
The Pearl Underwriters Agency	<i>Renewal - Pol. # 147845 - Pearl Underwriters Agency</i> 109923	\$4,000.	May	8	1943	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, B. C.
The Continental Insurance Company	<i>Renewal - Pol. # 12150 - Continental Ins Co.</i> 12150	\$5,000.	May	8	1944	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, B. C.
Pearl Underwriters Agency	<i>Renewal - Pol. # 147845 - Pearl Underwriters Agency</i> 147845	\$5,000.	May	8	1944	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, B. C.
Continental Insurance Company	<i>Renewal - Pol. # 12150 - Continental Ins Co.</i> 12233	\$5,000.	May	8	1945	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia Street, Vancouver, B. C.
Pearl Assurance Company Ltd.	<i>Renewal - Pol. # 147845 - Pearl Assurance Co.</i> 148802	\$5,000.	May	8	1945	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia Street, Vancouver, B. C.
Pearl Assurance Company	<i>Renewal - Pol. # 147845 - Pearl Assurance Co.</i> 148572	\$5,000.	May	8	1946	Lot 26, Blk. 86, D.L. 196, 431 E. Georgia St., Vancouver, B.C.
						SEE CARD NO. 2

Paid 1951

October 16, 1946.

LIABILITY SUMMARY

Re: Isosaburo UEDA
Reg. No. 02838

A claim was placed by the B. C. Security Commission against Isosaburo Ueda in the amount of \$23.66, being for recovery of maintenance. This was paid on March 26, 1945.

Another claim was placed by the B. C. Security Commission in the amount of \$80.00 for funeral expenses for Mrs. Kaneko UEDA, wife of Isosaburo, who died on September 1, 1945. This was paid on November 19, 1945.

At the request of Isosaburo Ueda the following payments were made from his account with the Custodian:

\$25.00 to Dr. J. W. Thomson on January 11, 1944.
\$12.00 to Tadewo Toyota, for photographs, on December 21, 1945.
\$20.00 to W.E. Graham, for professional services, on
December 21, 1945.
\$39.93 to W.W. Ferguson, for professional services, on
December 21, 1945.

The above Summary is certified to be in accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 8421

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 20 1942

H.A. Roberts Ltd.

466 HOWE STREET
~~780 DUNSMUIR STREET~~
VANCOUVER, B.C.

October 16th, 1942.

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

Dear Sir:

Re: UEDA Isosaburo, Your file No. 3310,
Bldg. 431 East Georgia Street.

We are in receipt of a proposal from the Tuckett Tobacco Company, Limited, to use the East and West walls of the building for the purpose of advertising Buckingham Cigarettes in consideration of their painting the name of the rooming house and the rates of the rooms, etc. on the sides of the building. They ask us to sign the usual contract for a period of one year, renewable yearly as long as we remain agents.

As this is of some value to the tenant, we would recommend that you authorize us to sign the contract.

Yours very truly,

H. A. ROBERTS LIMITED

(J. P. Roberts)

Phong
OK
has been
done previously
✓
MH.

3310

November 16th, 1942.

Mrs. B. A. Westwood,
3085 Cadboro Bay Road,
Victoria, B. C.

Dear Madam:

Re: Isosaburo UEDA

With reference to the statement attached to your letter of the 19th of October, according to the copy of Agreement made with the above, the sale price of the property was \$8,500, of which \$2,500 was paid on the signing of the Agreement in April, 1940. Of the remaining \$6,000, \$250.00 was to be paid on account of Principal in April, 1941 and April, 1942, and subsequent payments of \$500.00 per annum in April of each year. Interest is payable in July, October, January, and April of each year.

Your statement shows the amount due in April, 1940, as \$6,500 -- should this not be \$6,000? You show a payment on account of Principal on April 6th as \$500.00 -- was this not part of the \$2,500? We shall be glad if you will carefully check all payments on account of Principal and Interest and send us a corrected statement at your earliest convenience. Meantime, we have written to Mr. Ueda, requesting him to provide us with funds to cover the Interest due on July 1st and October 1st, viz., \$170.50 in all, and immediately we hear from him we will communicate with you.

Yours truly,

P. Doust,
Administration Department.

PD:BT

3310

November 16th, 1942.

Mr. Isosaburo Ueda,
Japanese Registration No. 02838,
Slocan Extension,
Slocan, B. C.

Dear Sir:

With reference to our letter of the 6th, requesting you to forward us a cheque for \$172.50 to cover arrears of Interest in connection with the Mortgage on your property at 431/3 E. Georgia Street, Vancouver, we regret that up to the time of writing we have heard nothing from you, and we must ask you to give your immediate attention to this matter, that these payments may be made in accordance with your Agreement.

Will you please note that it is important that we have by return a statement from you showing exactly what payments you have made on account of Principal and Interest to Mrs. Westwood. We understand that the property was purchased for \$8,500, of which \$2,500 was paid when the Agreement was signed, leaving a balance of \$6,000, of which \$250.00 was to be paid on account of Principal in April, 1941 and April, 1942, and subsequently, amounts of \$500.00 in April of each year were to be paid on Principal. Interest at 6% was to be paid on the 6th day of July, October, January, and April each year. You doubtless have complete records of all your payments, and we trust you will not fail to give us details of these immediately as requested.

Yours truly,

P. Douet,
Administration Department.

PD:BT

November 6th, 1942.

16500
Mr. Isosaburo Ueda,
Japanese Registration No. 02838,
Slocan Extension,
Slocan, B. C.

Dear Sir:

When you requested us to let you have \$75.00 from the rent received from your property at 431/3 East Georgia Street, you stated that all payments in connection with the Mortgage on this property were paid to date. This we now understand is incorrect, as the Interest due on July 1st and October 1st, viz. \$86.25 in each case has not been paid. We understand that some time back you sold the chattels etc. at this property and received quite a considerable sum for same. In the circumstances, in order to keep these payments up to date, we must ask you to let us have a cheque for the arrears of Interest mentioned, viz., \$172.50, that we may pass these funds on to the Mortgagee, Mrs. Westwood.

Please give this matter your immediate attention.

Yours truly,

P. Doust
Administration Department.

PD:BT

P.S. We attach copy of letter dated 27th of October from the Allied Heat & Fuel Co. to H. A. Roberts Ltd., the real estate agents who, as you are aware, are handling your property, and as the repairs in question are urgent ones, it has been necessary for us to agree for the work to be done forthwith. Expenses of this nature emphasize the necessity of your clearing up without delay the Interest item mentioned above, so that we may have your account in good shape for the coming year.

Encl.

REAL ESTATE
INSURANCE



Donat

MORTGAGES
LEASEHOLDS

MARINE 8421

H.A. Roberts Ltd.

466 HOWE STREET
~~250 BURNHAMTHORPE STREET~~
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 12 1942

1942

November 17th

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

Attention Mr. P. Doust

Dear Sirs:

Re: UEDA, I. - Your File 3310

Confirming the writer's telephone conversation with your Mr. Doust today, we enclose herewith copy of a letter we have just received from the above-named.

"You will note that he asks us to send him an up-to-date statement, and also mentions the fact that he will not finance any damages or repairs due to tenant's carelessness. We feel in this regard that he may have misunderstood the copy of the letter from the Allied Heat & Fuel Company, which we understand you forwarded to him. In this letter it was stated that the damage to the coal stoker was due to the careless operation and failure to oil the same. This damage, we are informed, happened last heating season when Ueda was in possession, and we would be obliged if you would kindly make it quite clear to Ueda that it is not in any way due to the carelessness of the existing tenant. //

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

Yours faithfully,

H. A. ROBERTS LIMITED.

per. *H.A. Roberts*

H.A. Roberts *TW

Encl.

3310

November 30, 1942.

Mr. Isosaburo Ueda,
Japanese Registration No. 02838,
Slocan Extension,
Slocan, B. C.

Dear Sir:

We have your letter of the 25th, and would advise that as November rent is not turned in by our Agents until early December, we have insufficient funds on hand with which to pay the arrears of interest on your property. As requested by you, a copy of your statement to date is attached. To the credit balance of \$156.30, the \$114.00 representing net rental for November will be credited to your account in a few days.

We would again point out that when you obtained the \$75.00 from us for your expenses when leaving Vancouver, we distinctly understood you to say that all payments under your Agreement were made to date, and this was not the case.

Regarding your remarks as to damage and repairs to the furnace, H. A. Roberts & Co. write us as follows:

"You will note that he asks us to send him an up-to-date statement, and also mentions the fact that he will not finance any damages or repairs due to tenant's carelessness. We feel in this regard that he may have misunderstood the copy of the letter from the Allied Heat & Fuel Company, which we understand you forwarded to him. In this letter it was stated that the damage to the coal stoker was due to the careless operation and failure to oil the same. This damage, we are informed, happened last heating season when Ueda was in possession, and we would be obliged if you would kindly make it clear to Ueda that it is not in any way due to the carelessness of the existing tenant."

In view of the fact that the Allied Heat & Fuel Company report that it is not the fault of the tenant that the furnace requires these repairs, we are afraid we shall have to debit your account with the cost of this work. We trust on reconsideration you will let us have at least half of the amount in arrears on interest in order to keep your account in good shape.

Yours truly,

P. Douet,
Administration Department.

PD:BT
Enclosure.

^{Done}
Slocan City, B.C.,
Dec. 8, 1942.

Office of the Custodian,
Dept. of Sec. of State of Can.,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Dear Sir, -

I have received your letter of Nov. 30 and the copy of my statement. Upon checking this statement I find there is an error. In your statement it does not include the rent collected by H. A. Roberts & Co. in May 1942. If you get this rent of May from Roberts you should have enough amount to pay the interest to Mrs. Westwood. H

Regarding the coal stoker, it was definitely damaged due to the present tenants carelessness. Last winter I was operating the coal stoker so I took extra care in its operation. In March 1942 after Mr. Singh took over the business, he operated the stoker for 2 months while I was still living in the same house,

and there was absolutely nothing
wrong with the stoker until I left
town which was well after the
heating season. So as I have said
before it was definitely damaged
due to the present tenants carelessness
in this winter's heating season so I
absolutely will not finance any repairs
on such damages.

Yours truly,
Isosakuro Ueda
File No. 3310 Reg. No. 02838

File No. 3310

MEMORANDUM

To Mr. Alexander

From Mr. Ian Macpherson

December 29th, 1942.

Re: Yonahuro UEDA -
431 E. Georgia St.

I submit for your consideration, letter from H.A. Roberts Ltd., dated 17th of December proposing an appeal against the assessment of the above property.

No. 431 East Georgia St. is situate on Lot 26, Block 86, D.L. 196 and the assessment for 1943 is as stated by Mr. Roberts, \$14,500 on building and \$675 on the land, a total of \$15,175.

It would seem however that Mr. Roberts has not fully considered this assessment. I find that the property was assessed in 1942 at \$15,000 for the building and \$675 for the land, a total of \$15,675. But it is the practice of the City Taxation Dept. to assess half of the building value in full for taxation purposes. Last year the total assessment for taxation was thus reduced to \$8,175, and this year the total for taxation will amount to \$7,925. As Mr. Ueda has reported to them, he paid \$8,500 for the property in 1940 and as the building is insured for \$7,000, it would appear that the assessment is not unduly high and appeal against it will probably not be maintained. In case appeal is made, Mr. Roberts informs me that his fee for appearing before the Court of Revision will be \$5.00.

Will you kindly advise me of your wishes.

Ian Macpherson

IM:PS

January 4, 1943.

MEMORANDUM - MR. IAN MACPHERSONRe: Isosaburo UEDA - 431 E Georgia Street, Vancouver

Thank you very much for your memo dated December 29th. Would you please be good enough to phone Mr. Roberts, quoting to him the contents of the third paragraph of your memo, after which if Mr. Roberts feels that any good can be accomplished by his appearing before the Court of Revision, I suggest that you authorize Mr. Roberts to do so, charging at that time the \$5.00 involved to the account of Mr. Ueda.

RPA:MA

4/11/43
Over the phone today
Mr. Roberts expressed his
opinion that a review of
the case was not warranted
as the appellant was not
suffering from any
illness or disability
and was capable of
service to the
JMI

Walsh, Bull, Housser, Tupper, Ray & Carroll
Barristers & Solicitors

WALTER W. WALSH ALFRED BULL K.C. GEORGE E. HOUSSEY
R. H. TUPPER A. HUGO RAY ARTHUR T. CARROLL

G. C. J. MERRITT
R. D. J. GUY

CABLE ADDRESS: TUBSIO
EDGES (BESFORD MERRILL)
WESTERN UNION

TELEPHONE PACIFIC 8121

*The Royal Bank Building,
Vancouver*

BRITISH COLUMBIA

DEEPLY ATTENTION OF MR.

Guy

March 23, 1943.

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

EVACUATION SECTION	
Rec'd	MAR 24 1943
File No.	2310
Ans.	<i>[Signature]</i>
Referred	<i>Nelson</i>

Dear Sir,

Attention: Mr. Nelson

re Isosaburo Ueda, re 431 E. Georgia Street.

You may recall that we discussed with you several days ago the question of a possible assignment of the lease covering the property at 431 East Georgia Street, Vancouver, B.C. to the new purchasers of the rooming house business operating therein.

We enclose a copy of the proposed Assignment and would be obliged if your office would let us have your written approval thereof. We understand that H.A. Roberts Limited are your agents for the purpose of collecting the rents and generally managing the property. The Assignees namely Yee Sun and Yee Sing, being two Chinese, purchased the business from Gurdev Singh the Assignor, by Bill of Sale dated March 15, 1943.

Yours truly,

WALSH BULL HOUSSEY TUPPER RAY & CARROLL

RDJG/FB

per *[Signature]*

Encl.

3310

March 26, 1943

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: UEDA, Isosaburo

We have received from Messrs. Walsh, Bull, Tupper et al the attached proposed Assignment from Gurdev Singh to Yee Sun and Yee Sing, covering the rooming house at 431 E. Georgia Street. Will you kindly investigate and report to us if you recommend the Assignment.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 29 1943
File No.	
Ans.	<i>Fisher</i>
Referred	<i>Milson</i>

1943

March 27

Office of the Custodian,
Japanese Evacuation Section,
675 W. Hastings St.,
Vancouver, B. C.

Attention Mr. C.D. Milson
Administration Department

Dear Sirs:

Re: UEDA, Isosaburo - Y.F.3310

We acknowledge receipt of your letter of the 26th inst. regarding the proposed assignment from Gurdev Singh to Yee Sun and Yee Sing.

We have investigated the standing of the assignees through the local manager of the Industrial Acceptance Corporation, which company is financing the purchase of their business. The manager informs us that he has made a thorough investigation and is quite satisfied with their standing reputation and financial ability. We feel, therefore, that we are quite justified in recommending this assignment.

We accordingly return copy assignment for signature and shall be pleased to have same back duly completed, in due course.

Yours faithfully,

H. A. ROBERTS LIMITED.

per. *H. A. Roberts*

H. A. Roberts *W
Encl.

21-3rd Avenue,
Bay Farm,
Slocan, B.C.,
Jan. 4, 1944.

J. W.
Dr. Thomson, -

Since evacuation I have lived in
Slocan for a little (of) over a year and
everyone is in the best of health thanks
to your kind services.

I know I should have corresponded
with you earlier but with the work I am
doing now I make just enough to eek
out a living of any reasonableness so I
was unable to send you the \$25 I owe you
for (the) your services to my wife.

But there should be some revenue
of mine at the Custodian's Office, 506 Royal
Bank Bldg., Hastings and Granville, where please
claim the twenty five dollars.

I shall send a letter to the Custodian's
Office instructing them to give same to you
upon your request.

I am forever indebted to you for your
kind services and I thank you most sincerely.

Copy put in wife's file

12711

10.11.44
J.W.

Yours very sincerely,

J. Weda.

Claim against wife.

COPY

W.W. FERGUSON
Barrister, Solicitor, etc.
Gilker Block

Nelson, B.C.
October 31st, 1945.

W.J. Johnston, Esq.,
Custodian's Office,
Administration Department,
509 Royal Bank Building,
Vancouver, B.C.

Dear Sir: - Re: UEDA, Kameno (Mrs. Isosaburo)
Reg'n. No. 02839.
Your file 12711 & 3310
Evacuee Section

Acknowledging your letter herein of 29th. inst. requiring particulars in this matter. I have also received a letter from the Sun Life Assurance Co. of Canada advising that their cheque in favor of Isosaburo Ueda in the sum of \$1,016.61 in settlement of insurance claim herein has been forwarded to your office.

You did not mention the nature of the particulars about which you wish to be advised. In this matter I might inform you that Ueda Kameno, the wife of the said payee, died at Slocan City, B.C. on the 1st. day of September, 1945, testate, and under her Will the said Isosaburo Ueda was named the beneficiary of the insurance moneys payable in the event of the death of the said deceased by the said company. The original Will was forwarded by me to the said company at its request and is still in its possession; other documents and affidavits in this matter were also delivered to the company which satisfied itself that payment to my client was in order.

If there is anything further that you require before forwarding said cheque to this office kindly advise.

Yours very truly,

'W.W. Ferguson'

WWF/F.

3310 & 12711
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
November 14th, 1945

F. W. Ferguson, Esq.,
Barrister and Solicitor,
Gilker Block,
Nelson, B. C.

Re: Kaneno (Mrs. Isosaburo) UEDA, Dec'd

Dear Sir:

We duly received your letter of the 31st ultimo, and note contents.

The cheque, for \$1,016.61, which was forwarded to us by the Sun Life Assurance Company, has been deposited in Mr. Isosaburo Ueda's account in this office, where these funds will be held in tact pending receipt of advice from the Department of Labour, Japanese Division, regarding the financial requirements of Mr. Ueda.

For your information, we wish to advise you that only a limited amount of funds may be forwarded to Japanese residents of interior housing settlements, and for this reason the full amount of the above cheque cannot be forwarded to Mr. Ueda.

We note that the original Will and other documents and affidavits were delivered to the Sun Life Assurance Company, and as we wish to make copies of same for our records, we have requested that they be sent to our office in order that this may be done. As soon as these copies have been made, the originals will be returned to you.

Any account which you have in connection with services rendered in the above matter may be referred to this office for payment.

Yours truly,

F. J. Johnston
Administration Department

FJJ/JV

3310 & 12711
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
November 14th, 1945

Sun Life Assurance Co. of Canada,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Re: Policy No. 2,240,901,
Kaneno Ueda D/C

Dear Sirs:

We acknowledge receipt of a copy of your letter of the 27th ultimo, addressed to Mr. W. W. Ferguson, Barrister and Solicitor, Nelson, B. C., together with your cheque for the sum of \$1,016.61, in full settlement of all claims under the above Policy, and we are enclosing herewith our official receipt, No. 3053, for a similar amount.

We have been advised by Mr. Ferguson that he forwarded to you the original Will of the late Mrs. Ueda, as well as other documents and affidavits in this matter, and if these are still in your possession we would ask you to kindly forward same to this office in order that copies may be made for our records.

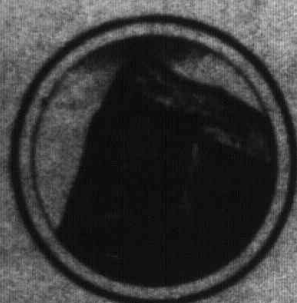
For your information, we wish to advise you that we have deposited the above-mentioned funds in Mr. Isosaburo Ueda's account in this office, where they will be held pending receipt of advice from the Department of Labour, Japanese Division. Mr. Ueda resides in an interior housing settlement, and in such cases only a limited amount of money is forwarded to the Japanese.

We have written Mr. Ferguson and advised him accordingly.

Yours truly,

H. J. Johnston
Administration Department

WJ/JF
Encl.



The Prudential

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

HOME OFFICE ACCOUNT DEPARTMENT

NEWTON G. PIERSON, Manager

Assistant Managers

HAROLD E. DUELL
HERMAN A. WITTE

DOUGLAS C. CURBISH
GEORGE E. NEAGHER

IN RE

Ueda Ins. Pol.s. 94970750-etc.
Debit 703
Your letter dated 5-18.

July 2, 1946

Mr. I. Ueda,
Bay Farm
Blacem City, B.C. Canada.

EVACUATION SECTION	
Rec'd	JUL 19 1946
File No.	3310
Ans.	
Deferred	Peters

Dear Sir:

The amount required to pay each policy through December 30, 1946 is \$35.50 or a total of \$142.00.

You may apply for reinstatement by completing the attached application. Please answer each question fully in ink; also note that the applicant's signature must be witnessed by a disinterested adult.

Further consideration for the reinstatement of this insurance will be given provided the medical report on the attached application is completed by a Doctor within your vicinity. If you will call on the Doctor, he will complete the medical report on the back of the application. You should sign your full name in ink on both sides of the form where indicated by the red crosses. It will be necessary that you pay the Doctor's fee. The Company, will, however, reimburse you to the extent of \$2.00. This amount will be credited as premium payment.

If you are still interested in retaining your insurance on our yearly basis, the annual payment of \$47.00 is also required. This amount will then pay your premiums to and including December 29, 1947. A total of \$187.00 will be required.

Regarding the last paragraph of your letter, the check may be drawn to the Prudential Insurance Company through Toronto, Canada, and may be paid in Canadian funds. Therefore, all subsequent payments must be made in Canadian funds, and in the event of a claim, the payment will be made in Canadian funds.

Upon receipt of the completed reinstatement application together with the payment of \$187.00, you may be assured that the matter will be given prompt consideration.

Yours truly,

G. E. Neagher
G. E. Neagher
Assistant Manager.

HMA:HJ

LAND REGISTRY OFFICE

Vancouver, B.C.

17/8

10 45

No.

1282272

In the name of

Yee Sun et al

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

56288M.

See section 162, "Land Registry Act."

Yours truly,

W. C. BROWN, Registrar.

Per

113

COPY

JOHNSON, ARNOLD and WATSON.

Bank of Nova Scotia Building,
602 W. Hastings St.,
Vancouver, B.C.

October 31, 1944.

The Custodian's Office,
506 Royal Bank Building,
VANCOUVER, B.C.

Your file 3310
Attention of Mr. F.G. Shears:

Dear Sir: re: 431 - 433 East Georgia Street, Vancouver.
 Lot 26, Block 86, D.L. 196.

In accordance with your instructions I have inspected this property and beg to report as follows:

Location: In the third block east of Main Street in a district occupied principally by Chinese.

Land: Dimensions 25 ft. by 120 ft.

Buildings: Covering the whole site; a 4 storey brick structure with a small heating chamber basement at the rear. There is a shop on the ground floor with plate glass front in a wood frame. On the 3 upper floors are 48 rooms with wash-basins, 3 bathrooms and 9 W.C.'s with terrazzo floors. Hot water heating plant.

Condition: The building is about 35 or 36 years old. The roof has been leaking and probably needs repairs. The brickwork of the east wall at the back needs repointing or covering with cement stucco because rainwater seeps through into the rooms. The woodwork of the shop front is in bad condition. All the exterior woodwork needs painting. The floor joists of about one third of the ground floor are rotten and renewal of these involves laying new flooring. The water pressure is low and this may indicate corrosion of the pipes. The heating boiler is old. The ceilings and walls throughout are dirty.

Occupancies: The ground floor is occupied as a Noodle factory by Kwong Man Sang at a rent of \$20. per month on a monthly tenancy. The rooms are leased to Yee Sung and Yee Sing (the latter being in charge) for 5 years from 15th March 1942 at \$100. per month, the tenants paying the water rates and operating the heating plant.

City Assessment \$14,175 (Building \$13,500 Land \$675)

Taxes \$375.98 net for 1944

Fire insurance rate 67 cents per \$100 per year.

Income

The gross rents total yearly

\$1440

Expenses: Taxes \$376.

Fire Insurance 56.

Glass Insurance 10.

Maintenance 250.

Collections 72.

\$764. say

760.

Surplus\$680.

Depreciation\$150.

Net investment income \$530.

2.

The Custodian's OfficeOctober 31, 1944.

Note: No allowance is made in this estimate for vacancies; the amount allowed for maintenance is not more than enough to provide for expected major repairs and renewals during the next 5 or 10 years (Heating Boiler, Water pipes, wiring, roof, etc.) and in order to put the building into reasonably good condition an immediate expenditure of at least \$1000. is necessary, which a purchaser would take into consideration.

Note: There is no prospect of improvement in the rents which are in line with rentals which have prevailed for some years for similar properties in similar locations.

Appraisal: I am of the opinion that the fair market value of the property in its present condition is from \$6,500 to \$7,000., and would recommend acceptance of an offer of \$6,500 if you cannot obtain the higher amount.

Yours faithfully,

"Douglas W. Reeve"

File No. 3310
431-3 East Georgia Street
Vancouver/25/66/196

July 25, 1945.

THE SUI - THE SUI - THE SUI FOR

(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 29, 1945)

	DEBIT	CREDIT
Purchase price	\$9,000.00	
Cheques received		\$9,000.00
Registration fees on deed - \$9,000.00	19.00	
Purchaser's proportion of 1945 taxes paid 186/365 x \$377.97	172.23	
Rent collected June 29/45 to June 30/45 2/30 x \$114.00		7.60
AMOUNT CHARGED TO PURCHASERS		<u>189.63</u>
	<u>\$9,191.23</u>	<u>\$9,191.23</u>

AMOUNT CHARGED TO PURCHASERS - \$189.63

File No. 3310
431-3 East Georgia Street
Vancouver/26/86/196

Control of the above described property is by us hereby acknowledged and
we agree that all adjustments and incidents connected with the sale to us
of this property have been settled.

Dated at Vancouver this 27 day of July 1945.

Signed Yee Sun

Signed Yee Sing

Signed Jew Gum Corn

RETURN TO THE CUSTODIAN

3310

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 22 1942

H. A. ROBERTS LIMITED.

VANCOUVER, B.C.

Re: Ueda Isosaburo
Registration #02838

LOCATION AND NATURE OF PROPERTY:

#451 E. Georgia Street being a four storey solid brick rooming house with store on ground floor.

DESCRIPTION OF LAND AND BUILDINGS:

Land: Lot 26, Block 86, District Lot 196, Group 1, New Westminster District, situated on the South side of Georgia Street between Jackson and Dunlevy Avenues. Area of land 25' x 120'.

Building: Four storey solid brick building, class "A" construction, with patent roof. No basement except excavation for heating plant which is operated by coal stoker. Three upper floors divided into 48 rooms which are let to resident tenants and the ground floor is used as a store by Chinese tenants.

GENERAL:

The building has an unobstructed Southern outlook over a playground and whilst the lessee of the rooms is a Hindu the tenants are all Occidentals. We received a courteous reception from the owner.

INSURANCE:

\$7,000 in the New Hampshire covers the building against fire, with loss payable to the mortgagee as her interest may appear.

LIABILITIES:

Balance of purchase price in the sum of \$5,500 is owing on the property and secured by way of first mortgage. Principal repayable \$500 in April of each year. Interest and principal payments have been paid in full to date. Mortgagee is Mrs. Beulah A. Westwood, 3085 Cadboro Bay Rd., Victoria, B. C.

INVENTORY OF CONTENTS OF BUILDING:

NIL.

RECOMMENDATIONS:

The rooms are leased for a 5 year term to a Hindu named Gurdev Singh at a rental of \$100 per month. The store is rented to a Chinese firm, Kwong Man Sang, at \$20 per month and is used as a noodle factory. The total annual revenue is \$1440 and the total outgo after providing for principal repayments, interest, insurance, taxes, repairs and agents' fees amounts to \$1428.

Mr. Ueda will be in possession until May 1st and on that date he will hand the property over to us for collection of rents, the making of disbursements and general management.

We would recommend that as the property will carry itself, it be left under our management until further disposition be warranted.

H. A. ROBERTS LIMITED.

Per. *H. A. Roberts*

President.

3210

aut → Laurel
Slocan City, B.C.,
Nov. 25, 1942.

The Custodian's Office,
Dept. of the Sec. of State of Can.,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 27 1942

ack
30/11

Dear Sir, -

I have received your letter of the
6th of Nov requesting of me to send
you a cheque for \$172.50 and also I
have received your letter of Nov.
16 requesting same.

I sent a letter to H. A. Roberts
Ltd., who are handling my property,
requesting a statement to be sent to
me. In reply they say that they send
all statements to ^{you}, so they are unable to
send one to me.

According to my calculations, there
should not be any deficiency in
the amount of money. My calculations
are as follows.

I have paid Principal and Interest
for April, 1942.

(Incoming)

Rent collected by Roberts from
May 1942 to Nov. 1942 inclusive.

(7 months) ----- \$ 840

(Outgoing)

City Tax ----- \$ 420

Insurance ----- 50

Rent collecting fee to Roberts for
7 months at the rate of 5% ----- 42

I received \$75 from you
in October. ----- 75

Total ----- \$ 587

(Incoming) ----- \$ 840

(Outgoing) ----- 587

Balance \$253

Thus you should have enough money
to pay the Interest due on July and October
to Mrs. Westwood.

I also received your copy of a
letter from Allied Heat and Fuel to
H. A. Roberts Ltd. stating the necessity
of certain repairs to the coal stoker
and the sandcast burner. I will
not finance any repairs or damages
done due to the tenants misuse or

his carelessness as was the case of
the coal stoker, but repairs on damages
due to long use and wear cannot be helped.

Yours truly,

Isosaburo Ueda

File No. 3310 Reg. No. 02838

REAL ESTATE
INSURANCE



MARINE 6421

H.A. Roberts Ltd.

486 HOWE STREET
VANCOUVER, B. C.

EVACUATION SECTION	
LEASEHOLD	
Rec'd	DEC 18 1942
File No.	
Ans.	
Referred	<i>Cramer</i>

1942

December 17th

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

Dear Sir:

Re: Isosaburo UEDA - 431 E. Georgia St.
Your File 3310

We enclose herewith the assessment card of the above property showing the assessment for 1943 to be \$14,500 on the building and \$675 on the land.

Considering the fact that Ueda paid \$8,500 for this property in 1940, and the building is insured for only \$7,000, we feel that the assessment on the building is excessive and would recommend, therefore, that an appeal be made at the Court of Revision early in January.

The writer would be glad to appear at the appeal on your behalf, as he has had considerable experience in assessment appeals, and we should accordingly be pleased to have your instructions in this matter at an early date as notice of appeal has to be filed fourteen clear days prior to the sitting.

Yours faithfully,

H. A. ROBERTS LIMITED,

per. *H.A. Roberts*

H. A. Roberts *W
Encl.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B. C.

1943

December 8

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

Dear Sir:

Re: Your File Not. 3310

We have today received a deposit
of \$500.00 from a client, and on his behalf tender an
offer of \$5000.00 to purchase the following property:

Lot 26, Blk. 86, D.L. 196 - 431 E. Georgia St.

This property is not listed in
your catalogue.

Yours faithfully,

H. A. ROBERTS LIMITED.

W. B. Rowllings
Sales Manager.

L. 675
S. 14,500

W.B. Rowllings /W

P.S. We enclose herewith certified cheque for \$500.00 in your favor.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

EVACUATION SECTION	
JAN 11 1944	
File No.	3310
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

1944
January 10

Manager,
Office of the Custodian,
806 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Y.F. 3310 - Lot 26, Blk. 86,
D.L. 196 - 431 E. Georgia

With reference to our letter
to you of the 8th ult., as we have not heard from you
our client has requested us to withdraw his bid as his
clients cannot wait any longer.

Kindly, therefore, let us have
\$500.00 cheque forwarded to you.

Yours faithfully,

H. A. ROBERTS LIMITED.

W. B. Rowlings
Sales Manager.

WBRowlings /W

REAL ESTATE
INSURANCE



MARINE 8421

MORTGAGES
LEASEHOLDS

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B. C.

EVACUATION SECTION	
JAN 14 1944	
File No.	3310
Ans.	But
Referred	H.A.R.P.

over to you
1944

January 13

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Your File No. 3310 -
Lot 26, Blk. 86, D.L. 196,
being 431 E. Georgia St.

We have received a deposit
from our clients, Messrs. Yee Sun and Yee Sing, of
\$350.00, and on their behalf tender an offer of
\$3500.00, with cash to the existing mortgage, to pur-
chase the above property.

We understand it is not
necessary now to forward certified cheque to you.

Trusting to hear from you
in due course, we are

Yours faithfully,

H. A. ROBERTS LIMITED.

James A. Rose
Sales Department.

JARose /W

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 8421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

October 19, 1944

SECTION
3310
10/19/44
H.A. Roberts Ltd.

The Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: 26/86/196 - 431-33 East Georgia St.

Enclosed please find cheque in the sum
of \$500.00 being deposit on account of the proposed purchase
of the above property for \$6000.00 cash with adjustments as
of even date.

Will you kindly acknowledge and oblige.

Yours very truly,

H. A. ROBERTS LIMITED

G.R. Riley

Real Estate Department

G.R. Riley/FM
Enclosure

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 2341
CODES
A. S. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

14th June 1945.

Rec'd	JUN 14 1945
File No.	3310
Ans.	
Replied	

The Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

re Lot 26, Block 86, District Lot 196.
431 East Georgia Street

We enclose a certified cheque payable to yourselves in the sum of \$1,000.00 which we have accepted as a deposit on an offer to purchase the above property for the sum of \$9,000.00 cash.

We would appreciate your advice as to the acceptance of this offer and if accepted would ask that you co-operate with us in the registration of the deed as the closing of the transaction necessitates the registration of a first mortgage.

The purchasers are the present holders of the lease on the rooms in the property together with a third party. Their names and occupations are as follows:

YEE SUN, rooming house proprietor	of 767 East Georgia St.
YEE SING?	" " of 431 East Georgia St.
JEW GUM PON,	" " of 431 East Georgia St.

the above are all of Chinese nationality.

Yours faithfully,

Loewen & Harvey, Limited.

A. Rout Harvey
Director.

ARR/H.

PROPERTIES SUSPENSE ACCOUNT

J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

208-10 ROYAL TRUST BUILDING

761 DUNSMUIR STREET
VANCOUVER, B.C.

June 26th, 1945.

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Street,
Vancouver, B.C.

Rec'd	JUN 26 1945
File No.	3310
Ans.	
Replied	Peter

Dear Sir:

Re: Special Ad. November 20th, 1943 - 431/433 East Georgia
Street - Lot 26, Block 86, District Lot 196.

We acknowledge your letter of the 18th instant, in which you advise that you are prepared to recommend the acceptance of the offer of \$9,000.00 cash, contained in our letter of the 14th June and we are enclosing the purchaser's cheque for \$3,000.00 and our own cheque for the balance of the purchase price of \$5,000.00, this is secured by way of first mortgage from the purchasers to CHARLES FALKLAND LOEWEN and we are enclosing the original Mortgage which we would ask you to kindly register in due course following your filing of the Deed to the purchasers. To this end, we enclose our cheque for \$8.50 to cover registration fees of the Mortgage and the Certificate of Encumbrance. We would ask you upon completion to advise us of the various filing numbers, so that we may be able to advise the purchasers as to the number of the Title and to have a record of the number under which the Mortgage is registered.

You will note from the Mortgage that the purchasers are tenants in common. The third party of the purchasers is aware of the condition of the Lease.

On advice of acceptance from Ottawa and receipt of your statement of adjustments, we will obtain the necessary cheque from the purchasers.

In connection with the Fire Insurance Policy on the building, we would ask that the Policy which you at present hold be cancelled, as we are placing a new Policy in our own Company with loss payable to the Mortgagee as from to-day's date.

Yours faithfully,

Loewen & Harvey, Limited.

A. Rout Harvey

Director.

\$1000
Previously recd.

ARH/F.
encls.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

933 WEST PENDER STREET
VANCOUVER, B. C.

PLEASE ADDRESS ALL CORRESPONDENCE
TO THE COMPANY AND NOT TO INDIVIDUALS

JUN 14 1945	
Rec'd	JUN 14 1945
File No.	3310
Ans.	
Referred	Peters

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

Attention Mr. Peters.

Dear Sir:

Re: 431 East Georgia, Vancouver

This letter will confirm our conversation of June 8th, in which the writer advised you that after the pressure reducing valve was overhauled, including the renewal of the main water supply, it was discovered that further alterations would have to be carried out namely, by installing new water risers and branches, in order to maintain adequate water pressure to the toilets and bathrooms.

We have, in accordance with your instructions, placed the contract for this work in the hands of the Burrard Plumbing & Heating Company at the cost of approximately \$190.00.

We should like to point out that the poor condition of the plumbing in this building is caused by corrosion due to age which can be overcome only by the installation of new water pipe.

Thanking you for your cooperation in this and all other matters, we are,

Yours very truly,

H. A. ROBERTS LIMITED

Rental Manager.

W.H. Bradford:ic

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

833 WEST PENDER STREET
VANCOUVER, B.C.

PLEASE ADDRESS ALL CORRESPONDENCE
TO THE COMPANY AND NOT TO INDIVIDUALS

Rec'd	JUN 6 1945
File No.	3319
Ans.	W. Shears
ROUTED	

June 6, 1945.

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

Dear Sirs:

Attention: Mr. F.G. Shears, Director.

Re: 431 - 33 East Georgia Street.

Further to our correspondence in connection with the above property. The writer took up this matter of the offer with our Building and Rental Manager (we are the agents for the owner) and in his opinion \$7500.00 is all the property is worth. He bases his valuation on the fact that the building is not in good condition, either inside or outside; also the location is poor.

This opinion from a Rental Manager carries weight owing to the possibility of their department losing the agency should a sale be consummated.

Yours very truly,

H.A. ROBERTS LIMITED

H.A. Riley
Real Estate Department

GRRiley:TS

June 18, 1945.

Messrs. Loewen & Harvey, Ltd.,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. Nov. 20/43
431-3 E. Georgia St.
26/86/196

Your letter of June 14th enclosing Yee Sun's cheque for \$1,000.00 and offer to purchase the above property for the sum of \$9,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$8,000.00.

We note that you request this property to be registered in the names of Yee Sun, Rooming-house proprietor, of 767 East Georgia Street, Vancouver, B. C., Yee Sing and Jew Jun Pon, Rooming-house proprietors, both of 431 East Georgia Street, Vancouver, B. C., Chinese. Kindly advise if this is to be registered as a Joint Tenancy or a Tenancy in Common.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

We note that two of the purchasers are the present holders of the lease on the rooms. We take it for granted that the third party is aware of the lease conditions.

Yours truly,

F. G. Shears,
Director.

GP:EB

3310

July 3, 1945.

Mr. Isosaburo UEDA,
Reg. No. 02838,
Slocan Extension, B.C.

Dear Sir:

Re : Spec. Ad. Nov. 20/43.
431-3 E. Georgia Street, Vancouver,
26/86/196.

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 \$9000.00 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.

Yours truly,

George Peters,
Administration Department.

GP:AS

This Indenture,

made in duplicate the
and **forty three**

day of **March,**

one thousand nine hundred

Between

**GURDEV SINGH, of 66 Semlin Drive, in
the City of Vancouver, Province of
British Columbia,**

hereinafter called the "Assignor" of the first part and

Insert full Names,
Addresses and
Occupations of
Parties

**YEE SUN, Rooming House Operator, and YEE
SUN, Restaurant Operator, both of
767 East Georgia Street, in the City of
Vancouver, Province of British Columbia.**

hereinafter called the "Assignee" of the second part.

WHEREAS by Indenture of Lease dated the

19th

day of

March

one thousand nine hundred and **forty-two**

made between

**Yasaburo Ueda, wife of Kaname Ueda, of 431 East Georgia Street, in
the said City of Vancouver,**

as Lessor and **Gurdev Singh, of 66 Semlin Drive, in the said City of
Vancouver,**

the Assignor aforesaid as Lessee, the Lessor therein did demise unto the Lessee therein the premises
hereinafter mentioned to hold from the **15th** day of **March, 1942**
for the term of **5 years** at the **monthly** rental of **\$100.00**
dollars, and subject to the Lessees covenants therein contained.

NOW THIS INDENTURE WITNESSETH that in consideration of **covenants and conditions
hereinafter contained and of the sum of \$1.00 of lawful money of
Canada**

now paid by the Assignee to the Assignor (the receipt whereof is hereby acknowledged) the Assignor
BOTH Grant and Assign unto the Assignee **ALL AND SINGULAR**, that certain parcel or tract of
land and premises situate, lying and being **in the City of Vancouver, in the Province
of British Columbia, more particularly known and described as Lot
Twenty-six (26), Block Eighty-six (86), District Lot One hundred ninety-
six (196), Group One (1) New Westminster District, otherwise known as
431 East Georgia Street, Vancouver, British Columbia.**

together with the residue unexpired of the said term and the said lease and all the benefit and advantage to be derived therefrom.

To hold the same unto the Assignee, henceforth for and during the residue of the term thereby granted, and for all other the estate, term and interest (if any) of the Assignor therein. Subject to the payment of the rent and the performance of the Lessees covenants and agreements in the said Indenture of Lease reserved and contained.

AND the Assignor doth hereby Covenant with the Assignee that notwithstanding any act of the Assignor the said Lease is a good, valid and subsisting Lease, and that the rents thereby reserved have been duly paid up to the **22nd** day of **March** 19 **43** and that the covenants and conditions therein contained have been duly paid and performed by the Assignor up to the date hereof, and that the Assignor now has good right to assign the said Lease and premises in manner aforesaid.

AND that subject to the payment of the rent and the performance of the Lessees covenants, it shall be lawful for the Assignee, peaceably and quietly to hold, occupy and enjoy the said premises hereby assigned during the residue of the term granted by the said Indenture of Lease, without any interruption by the Assignor or any person claiming under him, free from all charges and incumbrances whatsoever. And also that he, the Assignor and all persons lawfully claiming under him, will, at all times hereafter, at the request and costs of the Assignee, assign and contribute to him the said premises

for the residue of the said term as the Assignee shall reasonably require. **AND** the Assignee **DOTH** hereby Covenant with the Assignor, that the Assignee will from time to time, pay the rent and observe and perform the Lessees covenants and conditions in the said Indenture of Lease, reserved and contained and indemnify and save harmless the Assignor from all losses and expenses in respect of the non-observance or non-performance of the said covenants and conditions or any of them.

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 require).

IN WITNESS WHEREOF the said parties hereto have hereunto set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness

Street Address

City or Town

Occupation

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out a word or words.

3 **Herby Gentry** that, on the
day of
190 , at
FOR ATTORNEY
, in the Province of British Columbia,
(whose identity
' who is)
has been proved by the evidence on oath of
personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name
of
to the annexed instrument as the maker thereof, that the said
is the name person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and
that he, the said
instrument, and subscribed the name of the said
as the free act and deed of the said
attorney which has not been revoked.

Dated March, 1900

CORPUS CLIMAX

—TO—

THE SUN and THE STAR

Assignment of Lease

The Clarke & Stuart Co. Ltd., Law Printers and Stationers, Vancouver, B. C.
Form No. 19

WALSH FULL BROSSEB TUPPER
RAY & CANNELL,
1500 the Royal Bank Bldg
Vancouver, B. C.

W. C. CANNELL

AFFIDAVIT OF WITNESS

Province of British Columbia }
To Writ:

I, _____,
of _____,
, in the Province of British Columbia
do hereby depose and say:

1. I was personally present and did see the within instrument duly signed and executed by _____,
the part _____ therefor, for the purposes named therein.

2. The said instrument was executed at _____, and that
3. I know the said part _____, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____ day of _____, 193 _____.

A Notary Public is and for the Province of British Columbia,
a Commission for making affidavits within British Columbia.

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

3 Merfhy Gertiffi (that, on the
 the City of Vancouver
 the City of Vancouver
 before me and acknowledged to me that
 the maker thereof, and whose name
 he executed the same voluntarily, and
 subscribed thereto as part
 the person mentioned in the
 mentioned in the aforesaid instrument as
 of the full age of twenty-one years.
 at
 IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
 at
 British Columbia, this
 day of
 in the year of our Lord one thousand nine hundred and

This Indenture

Made the 11th day of July in the year of our
Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

HEULAN ALVINA WESTWOOD, Widow,
of 3085 Cadboro Bay Road,
in the City of Victoria,
in the Province of British Columbia.

(hereinafter called the "Grantor")

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

AND

INGOBERG WELSH, Running House Keeper,
s/o Custodian of Empty Property,
306 Royal Bank Building,
in the City of Vancouver,
in the Province of British Columbia.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One Dollar (\$1.00) and other valuable consideration

~~Sum~~ of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

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 Twenty-Six (26) Block Eighty-Six (86) District Lot One Hundred and Ninety-Six (196) Group One (1) New Westminster District, Plan One Hundred and Ninety-Six (196).

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

A Notary Public in and for the
Province of British Columbia

B.A. Westwood

FOR MAKER

I HEREBY CERTIFY that, on the

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

(whose identity has been proved by the evidence on
, who is personally known to me, appeared
mentioned in the annexed instrument as
the person subscribed thereto as part
executed the same voluntarily, and of the full age of twenty-one

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

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

- I,
of
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
 2. The said instrument was executed at
 3. I know the said part, and that
 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of 19

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

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (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 _____ who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

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

Bed of Land

The Willson Stationery Co. Ltd., Vancouver, B. C.
Legal Forms for the Four Western Provinces
City of Vancouver, in the Province
of British Columbia, and known
and described as lot 26, Blk. 66,
S.L. 194, Q. 1, S.E. 1/4, T14N 19E.

Dated _____ 19____.

WILLSON STATIONERY CO. LTD.

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said instrument mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said instrument, and subscribed the name of the said as the free act and deed of the said attorney which has not been revoked.

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

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

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

CANADA
PROVINCE OF BRITISH COLUMBIA
To wit:

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

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.

2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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

DECLARED before me at _____, in the Province of British Columbia, this _____ day of _____, A.D. 19____.

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

The Bank of Nova Scotia

ESTABLISHED 1832

VICTORIA, B.C.

July 13th, 1945.

Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Attention Mr. Cramer:

Dear Sir:

At the request of Mrs. Beulah A. Westwood, 3085 Cadboro Bay Road, Victoria, we are forwarding today to our Hastings and Seymour Sts. Branch, Vancouver, transfer form properly completed in triplicate, covering property in Vancouver described as Lot 26, Block 86, District Lot 196, Group 1, New Westminster District, Plan 196, which is to be surrendered to you upon payment at the above office, of the total sum of \$4567.31, arrived at as per statement attached hereto.

If any question should arise, will you kindly direct your communication to us and we will immediately get in touch with Mrs. Westwood.

Yours truly,

J. B. Cameron

pro Manager.

JBP/GL

The Bank of Nova Scotia

ESTABLISHED 1822

VICTORIA, B.C.

July 13th, 1945.

Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Attention Mr. Gramer:

Dear Sir:

At the request of Mrs. Beulah A. Westwood, 3085 Cadboro Bay Road, Victoria, we are forwarding today to our Hastings and Seymour Sts. Branch, Vancouver, transfer form properly completed in triplicate, covering property in Vancouver described as Lot 26, Block 86, District Lot 196, Group 1, New Westminster District, Plan 196, which is to be surrendered to you upon payment at the above office, of the total sum of \$4567.31, arrived at as per statement attached hereto.

If any question should arise, will you kindly direct your communication to us and we will immediately get in touch with Mrs. Westwood.

Yours truly,

JBP/GL

pro Manager.

STATEMENT
July 12th 1945

Zone H 31 Bengier St East.

In of With Paulah. G. Woodward

1940	6 th	April.	Principal	\$ 8,500.00	
			Cash Paid		2 200 00
			Bal. due.	6,300.00	
1941	30	April.	Pd.		250 00
1942	1	April	"		250 00
1943	20	Oct.	"		200 00
1944	14	Jan	"		200 00
1944	22	April	"		100 00
1944	22	Aug.	"		200 00
1944	17	Oct.	"		200 00
1946	20	Jan			100 00
			Recd. cash.	\$ 4 000.00	
			Principal	\$ 8 500 00	
			Cash.	4 000 00	
			Bal. due	\$ 4,500 00	
1945	6	July.	Int. due -		67 31
			Total Bal due		4 567 31

NOV 27 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

3310

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME UEDA ISOSABURO (RCMP) Reg. No. 02838
(Print) Surname Given Name
- (2) Pre-Evacuation Address 431 E. GEORGIA ST. VANCOUVER, B.C.
- (3) Present Address 130 DELHI ST., GUELPH, ONT.
- (4) REAL ESTATE
- (a) Street Address (if any) 431 E. GEORGIA ST. VANCOUVER, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

LOT No 26 BLOCK No. 86 DISTRICT LOT (196) IN
GROUP 1 IN NEW WESTMINSTER DISTRICT.

(c) Type of Real Property (cross out words which do not apply):

~~(i) Farm~~

~~(ii) Residence~~

~~(iii) Business~~

(iv) Any other type of property (describe)

Type of business LODGING HOUSE

GROUND FLOOR STORE RENTED OUT

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER.

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land

\$1,000.00

(ii) Buildings

\$17,000.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)

\$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)

\$18,000.00

(v) Amount at which Custodian sold property and credited your account

\$9,000.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv))

\$9,000.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

431 E. GEORGIA ST. VANCOUVER, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

BASEMENT OF ABOVE MENTIONED PREMISE

(c) How stored or packed at time of evacuation PACKED IN WOODEN BOXES

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

CUSTODIAN

(e) Itemized description of personal property which is the subject of the claim:

1. CUT GLASS BOWL AND FLOWER STAND	Estimated Value \$ 22.00
2. SILVER DINNER WARE	Estimated Value \$ 64.00
3. DINNER SET (CHINA)	Estimated Value \$ 45.00
4. BREAKFAST SET (CHINA)	Estimated Value \$ 15.00
5. DINNER WARE (JAPANESE)	Estimated Value \$ 35.00
6. LACQUER WARE (JAPANESE)	Estimated Value \$ 25.00
7. ELECTRIC TOASTER	Estimated Value \$ 5.00
8. SILVER PLATED FRUIT BOWL AND PLATE	Estimated Value \$ 15.00
9. SILVER PLATED SERVING TRAY (2)	Estimated Value \$ 12.00
10. PURE SILVER TEAPOT	Estimated Value \$ 25.00
TOTAL CLAIM FOR PROPERTY LOSS \$ 263.00	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 263.00

(g) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or no YES

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

TO WIT:

I, J. McArthur of the Province of Ontario in the County of York do SOLEMNLY DECLARE THAT:

The information set out in the forms above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Toronto

in the Province of Ontario

this 25 day of November

A.D. 1947.

A Commissioner etc.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

REAL PROPERTY SUMMARY

October 16, 1946.

JAPANESE NAME: Isosaburo UEDA -- Reg. No. 02838 - File No. 3310

CATALOGUE NO: Special Advertisement November 20, 1943.

PROPERTY ADDRESS: 431-33 East Georgia Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 26, Block 86, D.L. 196, Group 1, N.W.D., Plan 196.

CLASSIFICATION: Rooming House with Store below.

ASSESSED VALUE:

Land	\$ 625.00	Appraisals	\$8,500.00 - Moore
Improvements	\$14,500.00		\$7,000.00)
Annual Taxes	\$ 337.97		\$6,500.00) Heeve

TITLE: Registered in the name of Buelah Alvena Westwood (widow)

ENCUMBRANCES: Registered Charge #16764-M - 9/4/40 - 11.11. Isosaburo Ueda
R.P. for \$8,500.00 interest at 6%.

Registered Charge #28857-M - 17/3/42 - 11.19. Gurdur Singh -
Lease for 5 years from 15/3/42.

No indication of any unregistered.

Vesting Order No. 35594 - January 21, 1943.

**HISTORY OF
ADMINISTRATION:**

The Custodian's agent reports on April 22, 1942:
"4 storey solid brick building, class "A" construction with patent roof. No basement except excavation for heating plant which is operated by a coal stoker. Three upper floors divided into 48 rooms which are let to resident tenants, and the ground floor is used as a store by Chinese tenants."

Before evacuation, Isosaburo Ueda entered into a 5 year lease agreement with a Hindu by the name of Gurdur Singh, dated the 19th day of March, 1942. The terms are from the 15th day of March, 1942, yielding \$100.00 monthly, water extra, payable on the following days and times: \$50.00 on the 15th day of March, 1942, \$100.00 on the 1st day of April, 1942, and \$100.00 on the 1st day of each and every month thereafter. This lease covers the rooms, the store was rented to a Chinese, Quong Maw Sang, at \$20.00 per month. H. A. Roberts, Ltd. were appointed Rental Agents.

The lease on the rooms was assigned by Gurdur Singh to Yee Sun and Yee Sing in March, 1943. This tenancy continued until the property was sold.

Numerous disbursements were made for plumbing, chimney sweeping hose for fire protection and repairs to the roof which were paid by the rental agents and deducted from the incoming rents. Plumbing repairs paid by the Custodian were required, in the amount of \$214.17.

October 16, 1946.

- Page 2 -

A fire occurred on the premises at 3:00 P.M. on August 5, 1944, and adjustments were made by the insurance company in the amount of \$149.00. This amount was paid by the Custodian to Sterling & Co. on November 23, 1944, for the required repairs.

Payments were made on the Agreement for Sale to Mrs. Westwood and the full balance due on the agreement was paid to her in the amount of \$4,567.31 on July 16, 1945.

Sold to Yee Sun, Yee Sing and Jew Gum Pon for the sum of \$9,000.00, and adjustments were calculated as of June 29, 1945.

Funds were released to the account of Isosaburo Ueda on July 26, 1945.

Certificate of Title No. 128227-L was held in the Land Registry Office, Vancouver, as the purchasers were obliged to take out a mortgage to pay the full purchase price to the Custodian. Control was signed by the purchasers on April 27, 1945.

A complete statement of the transaction was forwarded to Isosaburo Ueda on October 31, 1945.

The above Summary is certified to be in accordance with the information on file:



George Peters,
Office of the Custodian.

GP/EL

MR. HUNTER:

You may find the following points of some value:

1. Ueda bought this property in 1940 for \$8500. (\$500.00 less than Custodian selling price in 1945) He paid \$2500.00 cash, interest on the balance at 6%.
2. Ueda leased the property before his evacuation and the revenue therefrom was barely enough to cover taxes, repairs and payments due under the Agreement for Sale. In fact on several occasions it was impossible to make payments on time.
3. It took 18 months from the time the Advertisement appeared in the press to obtain an offer of \$9000.00. Four other offers were obtained, one as low as \$5000.00.
4. Note Mr. Reeve's remarks on the condition of the building in Appraisal of Johnson, Reeve and Watson on Claim File. The roof was repaired at a cost of \$45.00 and work costing \$214.17 was required on the water pipes during the next year which tends to substantiate his opinion. It might therefore follow that the joists actually were rotten and that the other items mentioned needed repair.

/AC



ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 3310

CLAIMANT: Isosaburo UEDA

REGISTRATION NO. 02838

LEGAL DESCRIPTION: Lot 26 Block 86, District Lot 196, Group 1,
New Westminster District, Plan 196,
known as 431-433 East Georgia Street,
Vancouver, B. C.

DETAILS OF CLAIM: Land \$1,000.00
Buildings 17,000.00

\$18,000.00

Amount Custodian Sale 9,000.00

Loss Claimed \$ 9,000.00

TITLE: In the name of Beulah Alvina Westwood (Widow)

ENCUMBRANCES: 16764 M. 9/4/40. 11.11. Isosaburo UEDA.
Right to Purchase for \$8500. Int. 6%.

28857 M. 17/3/42. 11.19. Gurdur Singh
Lease 5 years from 15/3/42. \$100.00 monthly.

Filing 35594, Vested in the Custodian.

(Certificate of Encumbrance on File)

ASSESSMENT: (1943) Land \$675.00
Improvements 14500.00

Valuation for Taxation \$7925. Taxes - 414.58

RENTAL ARRANGEMENT: Isosaburo Ueda leased the rooms to Gurdur Singh
for five years from March 15, 1942, at a rate of
\$100.00 per month. The store was rented to
Quong Maw Sang at \$20.00 per month.

The Lease on the rooms was Assigned by Gurdur Singh
to Yee Sun and Yee Sing, March 19, 1942.

ADVERTISED: For Sale by Public Tender November 20, 1943. (clipping in File)

APPRAISED : October 30, 1943 - Pemberton Realty Corporation - \$8500.00

October 31, 1944 - Johnson, Reeve and Watson - \$6500. to \$7000.

TENDERS : December 8, 1943 - H.A.Roberts Ltd. on behalf of client - \$5000.
This offer withdrawn January 10, 1944)

January 13, 1944 - H.A.Roberts Ltd. on behalf of
Yee Sun and Yee Sing - \$8500.00

October 19, 1944 - H.A.Roberts Ltd. on behalf of a client - \$6000.

May 3, 1945 - H. A. Roberts Ltd. on behalf of a client - \$7500.

June 14, 1945 - Loewen & Harvey Limited on behalf of
Yee Sun and Yee Sing - \$9,000.00

SOLD: To Yee Sun and Yee Sing as at June 29, 1945, for \$ 9,000.00,
with the approval of the Advisory Committee.

Isosaburo Ueda advised of the sale October 31, 1945.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 8421

H.A. Roberts Ltd.

933 WEST PENDER STREET
VANCOUVER, B.C.

PLEASE ADDRESS ALL CORRESPONDENCE
TO THE COMPANY AND NOT TO INDIVIDUALS

Rec'd	MAY 4 1945
File No.	3310
Ans.	<i>[Signature]</i>
Filed	

May 3, 1945.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B.C.

Dear Sirs:

Attention: Mr. F.G. Shears, Director.

Re: 431 - 33 East Georgia Street.

We are instructed to offer you \$7,500.00
gross cash for the above property with adjustments
as of date of confirmation.

We understand your list price has been re-
duced to \$9,000.00, but in our opinion even this fig-
ure is out of line with values in that part of Georgia
Street, situated as it is, opposite a park and between
two more or less active business areas.

The assessment on the lot is fair enough in
our opinion, but the assessment on the building is
much too high for its age.

Kindly reply at your early convenience.

Yours very truly,

H.A. ROBERTS LIMITED

[Signature]
Real Estate Department

GRRiley:TS

EXHIBIT No. 1080-8
DATE 25 May 1948
FILED BY S. W. G. Hunter

1310

25th May, 1945.

Messrs. H.A. Roberts Ltd.,
933 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: 411-11 East Georgia St.

The offer which you recently made of \$7,500.00 for the above property on behalf of your client, Hoy Hong, has been submitted to our Advisory Committee.

At the present time, however, they are not prepared to recommend the acceptance of any offer less than \$7,000.00. They point out that on this valuation a very fair revenue can be received from the property.

If your client is prepared to revise his offer to this amount we will be pleased to hear further from you.

Yours truly,

F. G. Shears,
Director.

FCS/PMB

File No. 3310

Ad inserted November 20th, 1943

EXHIBIT No. 1080-7
DATE 25 May 1948
FILED BY J. W. C. Hunter

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of Vancouver:

Lot 126, Town of Hastings, except the South 2 feet, City of Vancouver, known as 3728 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 264A, Group 1, New Westminster District, Plans 265 and 1771, known as 1825 East First Avenue, being a 4-room, 2-storey house.

Lot 24, Block 40, D.L. 196, Group 1, New Westminster District, Plan 196, known as 381 Powell Street, being a 2-storey frame store with rooms above.

Lot 5, Block 45, D.L. 126, Group 1, New Westminster District, Plan 126, known as 626 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 25, Block 51, D.L. 181, Group 1, New Westminster District, Plan 181, known as 798 East Cordova Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 35, D.L. 196, Group 1, New Westminster District, Plan 196, known as 325-33-35-37 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 205A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 205A, known as 25 Renfrew Street, being a 4-room, 2-storey dwelling.

West 1/4 of Lot 15, Block 405, D.L. 528, Group 1, New Westminster District, known as 1955 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2904-4-16-18-20 Yukon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 27, Group 1, New Westminster District, Plan 268, known as 3225 David Street, being a 4-room dwelling.

Lot 26, Block 36, D.L. 196, Group 1, New Westminster District, Plan 196, known as 431-43 East Georgia Street, being a rooming-house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C," D.L. 315, 324 and part of 323, Group 1, New Westminster District, Plan 3152, known as 1033 South West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 322, Group 1, New Westminster District, Plan 3065, known as 7504 Ontario Street, being a 6-room dwelling and garage.

Lot 3, Block 8, D.L. 315, Group 1, New Westminster District, Plan 1748, being a vacant lot in the 3768 Block Salish Street.

Lot 11, Block 103, D.L. 540, Group 1, New Westminster District, Plan 540, known as 2823 Waterloo Street, being a 5-room dwelling and garage.

Lots 27 and 28, Block 315, D.L. 528, Group 1, New Westminster District, Plan 528, known as 1887 West Second Avenue, being a 6-room dwelling and shed.

Lot 7, Block 264, D.L. 323, Group 1, New Westminster District, Plan 1276, known as 1134 West Broadway Avenue, being a rooming-house.

Lot 1 and the North 20 feet 7 inches of Lot 2, Block 1, Subdivision "A" of the North East Quarter of Section 31, Town of Hastings Suburban Lands, Plan 1722, being a Vacant Lot on the South West Corner of Twenty-Second Avenue and Boundary Road.

AND

Parcel B, Reference Plan 1168, D.L. 701, Group 1, New Westminster District, being approximately 2 acres of unimproved land in the District of North Vancouver, being the South East Corner of Pipe Line Road and Dollarton Road.

Lot 12, and the East 17 feet of Lot 13, Block 12, of the North Half of Lot 116, Group 1, Map 1286, known as 4665 Fraser Street, Burnaby, B.C., and being an 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten per cent. (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon, Daylight Saving Time, on the Eleventh Day of December, 1943. Further particulars may be obtained during office hours any day up to Noon on the 10th day of December, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 20th day of November, 1943.

The Custodian,
912 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 30, 1943.

431-3 East Georgia, 26/86/196

This is a 4-storey brick and concrete building with white tile front. Inside has been badly abused. Has store with 48 rooms above; hot and cold water in every room. Will show fair revenue at \$11,000 but owing to location investors want more returns.

Value for Sale \$8500. ✓

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JH

EXHIBIT No.

1080-6

DATE

25 May 1948

FILED BY

J. W. G. Hunter

JOHNSON, REEVE AND WATSON

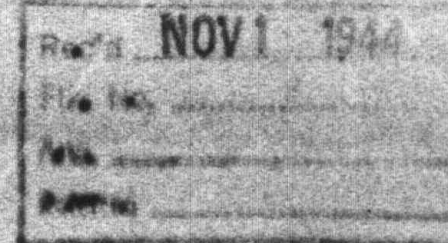
ESTATE AGENTS

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

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

October 31, 1944.

The Custodian's Office,
506 Royal Bank Building,
VANCOUVER, B.C.



Your file 3310
Attention of Mr. F. G. Shears:

Dear Sir: re: 431 - 433 East Georgia Street, Vancouver.
Lot 26, Block 86, D.L. 196.

In accordance with your instructions I have inspected this property and beg to report as follows.

Location: In the third block east of Main Street in a district occupied principally by Chinese.

Land: Dimensions 25 ft. by 120 ft.

Building: Covering the whole site; a 4 storey brick structure with a small heating chamber basement at the rear. There is a shop on the ground floor with plate glass front in a wood frame. On the 3 upper floors are 48 rooms with wash-basins, 3 bathrooms and 9 W. C's with terrazzo floors. Hot water heating plant.

Condition: The building is about 35 or 36 years old. The roof has been leaking and probably needs repairs. The brickwork of the east wall at the back needs repointing or covering with cement stucco because rainwater seeps through into the rooms. The woodwork of the shop front is in bad condition. All the exterior woodwork needs painting. The floor joists of about one third of the ground floor are rotten and renewal of these involves laying new flooring. The water pressure is low and this may indicate corrosion of the pipes. The heating boiler is old. The ceilings and walls throughout are dirty.

Occupancies: The ground floor is occupied as a Noodle factory by Kwong Man Sang at a rent of \$20. per month on a monthly tenancy. The rooms are leased to Yee Sung and Yee Sing (the latter being in charge) for 5 years from 15th March 1942 at \$100. per month, the tenants paying the water rates and operating the heating plant.

City Assessment \$14,175 (Building \$13,500 Land \$675)

Taxes \$375.98 net for 1944

Fire insurance rate 67 cents per \$100 per year.

Income

The gross rents total yearly

\$1440

Expenses: Taxes \$376.

Fire Insurance 56.

Glass Insurance 10.

Maintenance 250.

Collections 72.

\$764. say

760.

Surplus.....\$ 680.

Depreciation.....150.

Net investment income \$ 530.

EXHIBIT NO.

DATE

FILED BY

1080-5
15 May 1948
J. W. G. Hunter

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

2.

The Custodian's Office.....October 31, 1944.

Note: No allowance is made in this estimate for vacancies; the amount allowed for maintenance is not more than enough to provide for expected major repairs and renewals during the next 5 or 10 years (Heating Boiler, Water pipes, wiring, roof, etc.,) and in order to put the building into reasonably good condition an immediate expenditure of at least \$1000. is necessary, which a purchaser would take into consideration.

Note: There is no prospect of improvement in the rents which are in line with rentals which have prevailed for some years for similar properties in similar locations.

Appraisal: I am of the opinion that the fair market value of the property in its present condition is from \$6,500 to \$7,000, and would recommend acceptance of an offer of \$6,500 if you cannot obtain the higher amount.

Yours faithfully,

Douglas W. Reeve

UEDA, Laosaburo
(Claimant's Name)

REAL ESTATE
(Other than farm)

02838
Reg. No.

Type of Premises
(e.g. House, Store, etc.)

Store on ground floor
Rooming house - 2, 3, 4 floor Rooming house - 48

No. of Rooms

Store - 1

Type of Finish

Brick

Use of Premises

Business and
rooming house

Size of Lot

25 x 120

When
Purchased

1940

Date of
Purchase

April 11

Estimated Value Date of Sale

\$12,000.00

Type of Locality

Semi business & residential
district

Cost Price

\$8500.

Improvements made by Claimant

1. Galvanized iron on east wall \$1200.
2. East wall painted 325.
3. New roof 350.
4. New waterpiping 150.
5. Painted hallways & stairs 100.
6. Water-proof painting on 25' of front east wall 150.
7. Coal stoker installed 450.
8. Sawdust burner installed 150.
9. New joists in whole floor 300.
10. put in 115.
11. Front window reframed 150.
12. Stairway changed 45.
13. New double door in hallway

EXHIBIT No. 1080-1
DATE 25 March 1948
FILED BY T. A. Chalmers

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

The claimant put new joists in all the building with the exception of 12 joists which were not changed because it would require the removal of Machinery and stoppage of business.

Assessment; 1942 Land Improvements 675.00
13,000.00 - 1942 14500
13,675.00

Rented by claimant for - Store 25.00 per month
Rooms 500.00

Rental arrangement - 5 year lease 1 store - \$20.00 per month
2 rooms - \$100.00 per month

Laosaburo Ueda
Signature

JEDA, Isaacburo

(Claimant's Name)

02838

Reg. No.

PERSONAL CHATTELS

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate	New or Used	Price Paid	Condition when	Estimated value
	Date Purchase	When Purchased		Evacuated	at Date of Evacuation
Silver Dinner Ware	1938	New	75.00	Good	64.00
Silver Set (China)	1938	New	60.00	Good	45.00
Pure Silver Teapot	1940	New	35.00	Good	25.00

The claimant is claiming on chattels listed in column 3 of the Analysis of Personal Property Claims valued at \$263.00

EXHIBIT No. 1080-2
DATE 25 March 1948
FILED BY J. A. Palmer

Description of Storage of Goods:

All goods were stored in room at the back of the store

General Statement as to Chattels not Described above:

Summary: Estimated value
sold by custodian

claim

\$263.00
7.75
\$255.25

Additional Comments, if any:

Isaacburo Jeda
Signature

December 8th, 1950.

Mr. Isosaburo UEDA,
1 Hunter Street,
Toronto 6, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1080

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$577.90.

Cheque in your favour is enclosed for \$451.92
and we have paid the Co-Operative Committee .. \$125.98
for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

Name of Claimant **VEDA, Isenbure**

Case

1000

Custodian File **3310**

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof A 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
9000.00	450.00 41.20									491.20
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
22.10	7.75	2.22	35.07%	240.90	84.48				86.70	
TOTAL RECOMMENDATION										277.90

DEFENCE BRIEF

Isosaburo UEDA

File No. 3310

Case No. 1080

Urban Real Property
Chattels
Toronto, Ont.
25 May 1948

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$18,000.00	(1) Johnson Reeve 6500. + 7500.	9000.00
	(2) Pemberton Realty Co. 8500.00	

(a) Witness - Appraisers (As above)

Question of fair market value.

Property consisted of a store on the ground floor and a rooming house on the second, third and fourth floors. There are 48 rooms in the building.

TOTAL ASSESSMENT WAS \$15,675.00

(b) Property registered in name of Beulah Alvena Westwood (Widow) 1015 Princess Street, Victoria, B.C. Registered charges - 16764M 9/4/40 11:11 Isosaburo UEDA - Right to purchase for 8500.00 Int. 6%. 28857M 17/3/42 11:19 Gurder Singh lease 5 years from 15/3/42 \$100.00 monthly, filing 35594 vested in Custodian.

Legal Description - City of Vancouver, Lot 26, Block 86, D.L. 196, Gp. 1, N.W.D. Plan 196. (431-3 East Georgia St.)

Note query re: letter from H.A. Roberts & Co. re: list price - Appears to be a mistake on his part. See p.12 line 29 et seq, pp.13 lines 1 - 30 and p.14 lines 1 - 7.

Handwritten note:
MAY 1948
check rental
sale

2. Chattel Claim

\$263.00

Sold for

\$7.75

(a) Goods valued at \$82.00 sold at auction for \$7.75.

Witness: Wm. Wills - attended auction.

These items are: -

1. Cut glass bowl and flower stand 1.75
2. Dinner set (china) Breakfast set
(china) 6.00

Question of value re: these.

(b) Chattels valued at \$181.00. No record at any time.

Claimant (Isosaburo Ueda) declared no chattels (J.P. on claim file). His wife, Kameo Ueda declared only one trunk of chinaware and 1 paper box of books (her J.P. also on claim file). This chinaware was auctioned and the net proceeds credited to her account. These funds were forwarded to Isosaburo Ueda on Feb. 19, 1947, as according to Photostatic copy of her will, Isosaburo Ueda was her sole heir. There is no proof that estate was probated. (See memo on Analysis).

The missing items are:

Silver dinner ware	64.00
Dinnerware (Japanese)	35.00
Lacquerware (Japanese)	25.00
Electric toaster	5.00
Silverplated fruit bowl	
and plate	15.00
Silverplated serving tray(2)	12.00
Pure silver teapot	25.00
TOTAL	181.00

Claimant says all chattels were left in back of store and they were all together. (p. 7 line 1).

Claimant explains that he did not declare the chattels because they were all locked up in his own place and he expected to be back in 2 or 3 years. (p. 7 line 21).

Note that claimant leased the property to one Gurder Singh for a 5 year term from March 15, 1942 and Singh assigned the lease in March 1943 to Yee Sun. The Custodian went to the premises in 1945 to collect the chinaware and that is all he found. The claimant's wife in her J.P. form says she left a trunk of chinaware and one paper box of books in a room behind the store on the first floor of the rooming house.

"The key will be in the hands of Mr. Singh, the owner." (See p.7 line 25 et seq) Claimant says (p.8 line 3) he knew nothing about the key being left with Mr. Singh - that he was not present where his wife made her declaration.

The claimant's J.P. form is dated April 9, 1942 whereas wife's J.P. was not made out until Sept. 2, 1942. Both parties were evacuated Oct. 27, 1942 and they lived in a friend's house on Powell St. between April 9, 1942 and the date of evacuation. (See p. 9).

These facts seem to refute claimant's contention that he knew nothing about the key being left with Gurder Singh.

Defence Submission at p. 9 -

"It is submitted that the personal property sold was sold for its fair market value.

It is submitted that in respect of the personal property claim for goods owned by the claimant that he deliberately withheld information from the Custodian and that the property for which he now claims was never disclosed to the Custodian, the Custodian never found it and it was accordingly never sold.

If this property is the property of the wife, it is submitted that it was left under the custody, control or management of some person other than the Custodian appointed by the owner and that accordingly only that property which came under the custody, control or management of the Custodian is within the terms of reference. In any event it will be observed that only the chinaware was disclosed and that nothing beyond that was found.

It is submitted that the property now claimed for was never left in the place stated.

There is no record on either the claim or master files to indicate who of the Custodian Staff obtained the chattels from claimants' premises for purposes of sale.

Summary of Defence Witnesses

Johnson Reeve & Co.

Pemberton Realty

Wm. Wills

Where required

1 (a)

1 (a)

2 (a)

1
CASE NO. 1948.

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONORABLE MR. JUSTICE R.T. HILD, COMMISSIONER).

Toronto, Ontario,

May 25, 1948.

IN THE MATTER OF THE CLAIM OF

TESUAKURO UEDA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BARNES, Esq.,

appearing for the
Claimant.

A. MATSON, Esq.,

Secretary.

G.J. HANFORD, Esq.,

Official Interpreter.

A.O. VILSON, Esq., C.B.E.,

Official Reporter.

1 DECEASED VEDA, the Claimant herein, being
2 first duly sworn, testified through
3 the Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Your claim is in respect of property known as
6 428 and 432 East Georgia Street, Vancouver?

7 A. Yes.

8 Q. And I am showing you a written form, showing
9 real estate other than farm. Is that your
10 signature?

A. Yes.

11 Q. And are the facts set out there correct?

12 A. Yes.

13 [PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
14 MARKED EXHIBIT NO. 1]

15 Q. I observe that this property consisted of a store
16 on the ground floor and a rooming house on the
17 second, third and fourth floors. Is that right?

18 A. Yes.

19 Q. Who operated the store while you were in Vancouver?

20 A. A Chinaman.

21 Q. A Chinaman. What you got from it was the rental
22 of \$25 a month?

A. \$20 rent.

23 Q. \$20? A. Yes.

24 Q. Perhaps there is a mistake in this form here. Was
25 it \$25 all the time?

26 A. It was \$20 right along. I was unable to raise it.

27 Q. I see. In regard to the rooms, you have a state-
28 ment here that you rented them for \$500. Was that
29 the gross income per month from the rooms?

30 A. \$500 per month?

Q. Yes? A. Yes; that was the gross, \$500
per month.

1 Q. There were 12 rooms altogether? A. Yes.

2 Q. Did you yourself operate the rooming house?

3 A. Yes, I did.

4 Q. In the form it says, "\$500 per 2". I think that
5 is a typographical error.

6 THE COMMISSIONER: He said \$500 a month gross.

7 MR. BERNIN: Yes. I think it was supposed to be a
8 dollar mark but it was copied wrong.

9 Q. Was it before you left that the rooms were rented
10 at \$100 a month?

11 A. It was rented at \$100 a month to the person who
12 took it on after I evacuated it.

13 Q. Yes. I see the lease was a five year lease and
14 dated March 15, 1942. Is that correct?

15 A. Yes.

16 Q. And it was part of the items of the lease that
17 the tenant should pay the water rates and look
18 after the heating. Is that correct?

19 A. Yes. All incidental expenses, including water
20 rates and heating.

21 Q. The terms of the lease were arranged by Mr. Neda?

22 A. Yes, through a legal adviser.

23 Q. Yes. Here is the copy of a lease between yourself
24 and Gurtov Singh. That is not signed. It is just
25 a copy. Does that appear to you to be the lease?

26 A. Yes.

27 THE COMMISSIONER: Are we concerned with the lease
28 except in regard to the rental, possibly?

29 MR. BERNIN: Possibly not, my lord. It just might
30 come into the question of the revenue.

1 THE COMMISSIONER: If you desire to put it in, all right,
2 but on the face of it it does not seem to me to
3 be necessary. You do not question the fact, Mr.
4 Hunter, that it was rented at \$100 a month by
5 the claimant on evaporation?

6 MR. HUNTER: No, my lord.

7 THE COMMISSIONER: I see. Then, it is not necessary
8 to put it in.

9 Before you leave the question of building
10 I would like to ascertain from the witness how
11 he justifies his claim for \$16,000 in view of the
12 fact that he bought it in April, 1940, at \$8,500.

13 MR. BRENNIN: Yes, my lord.

14 Q. Apparently you bought this property in April, 1940,
15 for \$8,500. Your claim, however, is for \$16,000.
16 Have you any explanation as to the great difference
17 there?

18 A. The roof was in very poor shape. It was leaking
19 badly and from the west side when it rained it also
20 leaked through the walls and even if it were
21 painted it would not be sufficient to keep out
22 the rain. The man from whom I bought it had no
23 money with which to make the necessary repairs and
24 because of that he could not collect sufficient
25 rents. He could not charge sufficiently high rents
26 to make a profitable go of it, therefore he offered
27 to sell it to me cheaply because then at least he
28 would make some money out of it and not have a
29 mortgage foreclosure.

30 Q. In other words, you think you got a bargain?

1 A. Yes. He was a very old man, over seventy, and I
2 think it was above him. At the time I bought it
3 I knew I would have to spend at least \$3,000 or
4 \$4,000 to put it in good shape.

5 Q. You did not spend as much as \$1,000 or \$4,000 -
6 or, perhaps you did?

7 THE COMMISSIONER: \$1,345, according to the exhibit.

8 MR. BROWN: Thank you, my lord.

9 THE COMMISSIONER: Have you the chattel claim here
10 as well?

11 MR. BROWN: Yes, my lord. It is a small chattel claim.

12 Q. You are also making claim in respect to chattels?

13 A. I would like to explain one further detail in
14 regard to the reason for the great difference in
15 price.

16 Q. All right. A. Three friends
17 of mine also had property on Georgia Street and
18 according to their city assessments one would be
19 assessed at 15%, one at 30% and one at 50%. My
20 claim is based on the most moderate of these
21 assessments, that is to say, the assessed value
22 plus only 15%.

23 THE COMMISSIONER: Yes. I observe that the total
24 assessment was \$15,075.

25 Q. I take it you mean that you have added 15% to the
26 assessed value of your property. Is that the
27 situation? A. Yes.

28 MR. BROWN: Q. In regard to your personal property
29 claim, is this your signature? A. Yes.

30 Q. And are the facts set out there correct? A. Yes.

1 MR. BREWER: That will be filed as Exhibit No. 2?

2 THE COMMISSIONER: Yes.

3 (PARTICULARS OF PERSONAL PROPERTY CLAIM,
4 MARKED EXHIBIT NO. 2)

5 MR. BREWER: This refers to the personal property
6 analysis, and if my friend would file that it
7 would present a picture of it.

8 THE COMMISSIONER: It is only the claims which are
9 shown on the back of the claim form?

10 MR. BREWER: Yes.

11 MR. BREWER: I file the analysis of personal property
12 claim as Exhibit No. 3.

13 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
14 MARKED EXHIBIT NO. 3)

15 MR. BREWER: Q. The valuations set out first of all,
16 in Exhibit 2, the form, which you signed, are
17 fair and reasonable valuations, in your opinion?

18 A. Yes. They are valued at much lower than the
19 purchase price.

20 Q. Yes; and the other valuations which you have made,
21 which you are claiming, are set out in the third
22 column of the analysis of personal property claim?

23 A. Yes.

24 Q. And what you have set out there is not the price
25 at which you bought the things but what you think
26 is a fair value allowing for depreciation?

27 A. Yes; much cheaper than the purchase price.

28 Q. Much cheaper? A. Much lower than
29 the purchase price.

30 Q. Then, when you were evacuated where did you leave
the things in respect of which you are making this

1 claim?

2 A. There was a small room
3 prepared at the rear of the store and they were
4 left in there.

5 Q. Did you leave them there, yourself? A. Yes.

6 Q. And did that include, by the way, the items which
7 apparently were found, the cut glass bowl and
8 flower stand, and the dinner and breakfast sets?
9 Were they also left in the same room?

10 A. Yes. They were all left together.

11 Q. Everything was left together? A. Yes.

12 Q. It appears you did not declare that you had those
13 things in the declaration form which you signed
14 for the Custodian.

15 THE COMMISSIONER: If that be the case I think you had
16 better have him identify the J.P. form and put it in

17 MR. WAGNER: Yes.

18 Q. Is that your signature? A. Yes.

19 Q. This is a J.P. form and it is dated April 9, 1942,
20 and it says, "Statement of personal property owned:
21 None."

22 A. They were all locked up in my own place and I
23 expected to be back in say maybe two or three years
24 and I trusted they would be safe. That is why I
25 did not report them.

26 Q. Is this, on the form of personal property, your
27 wife's signature? A. Yes.

28 Q. And she does say that at 431 East Georgia Street
29 she left a trunk of chinaware and one paper box
30 of books, "Will be left in a room behind the
store on the first floor of the roofing house. The

1 key will be in the hands of Mr. Singh, the owner."

2 Is that the same rooming house?

3 A. It is the same rooming house but I did not know
4 anything about the key being left with Mr. Singh.

5 Q. Is it the same room in which you say you left it?

6 A. Yes. It is the same room.

7 Q. You cannot very well explain why your wife did
8 not include some of these articles? Have you
9 some explanation of that?

10 A. These were things which considered important as
11 being connected with wedding anniversaries and
12 wedding presents and such.

13 Q. At any rate, this room referred to on the first
14 floor of the rooming house was the room in which
15 all the things were left. Is that right?

16 A. I think my wife meant the downstairs when she
17 said the first floor. In any event all the stuff
18 was left in the same room.

19 Q. That will be Exhibit A.

20 (J.P. PURNS OF CLAIMANT AND WIFE, MARKED
21 EXHIBIT NO. A)

22 Q. When you left them in the back room did you leave
23 them in charge of the tenant or any other person?

24 A. I told him that I was leaving the stuff there; I
25 did not ask him to look after it for me. It was
26 my place and I was leaving it in my own place. I
27 did not know it was necessary.

28 THE COMMISSIONER: Is there any explanation of the fact
29 his wife made the statement she did about the key
30 being left with this man, Singh? Has the witness
any explanation of that?

MR. HUNTER: Did you hear that?

A. No. I was unaware that my wife had even reported such a thing to the Custodian. I have never heard anything of the matter, as far as handing the key to Mr. Singh is concerned. I was not present when she made her declaration to the Custodian.

THE COMMISSIONER: I observe the claimant's J.P. form is dated April 9, 1942, whereas the wife's J.P. form was not made until September 2, 1942. You might find out what the respective dates of evacuation were.

MR. HUNTER: Q. What date were you evacuated?

A. On October 27, 1942.

Q. Where were you living between the date you made this declaration on April 9, 1942, and the date of evacuation?

A. I was living in a friend's rooming house on Powell Street during that time.

Q. And what about your wife? When was she evacuated?

A. At the same time.

MR. HUNTER: Thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that the personal property sold was sold for its fair market value.

It is submitted that in respect of the personal property claim for goods owned by the claimant, that he deliberately withheld information

1 from the Custodian and that the property for
2 which he now claims was never disclosed to the
3 Custodian, the Custodian never found it and it was
4 accordingly never sold. If this property for
5 which he is now claiming is the property of the
6 wife it is submitted that it was left under the
7 custody, control or management of some person
8 other than the Custodian appointed by the owner
9 and that accordingly only that property which
10 came under the custody, control or management of
11 the Custodian is within the terms of reference.

12 In any event, it will be observed that only
13 the claim was disclosed and that nothing
14 beyond that was found.

15 It is submitted that the property now claimed
16 for was never left in the place stated.

17 I tender the appraisal of Johnson, Reeve &
18 Watson, dated October 31, 1941. This is a long
19 detailed appraisal and he finally states:

20 "I am of the opinion that the fair market
21 "value of the property in its present
22 "condition is from \$6,500 to \$7,000, and
23 "would recommend acceptance of an offer of
24 "\$6,500 if you cannot obtain the higher
25 "amount."

26 I would tender that as Exhibit No. 5.

27 (APPRAISAL, JOHNSON, REEVE & WATSON, OCTOBER 31,
28 1941, MARKED EXHIBIT NO. 5)

29 There is an appraisal by Pemberton Realty Cor-
30 poration Limited, dated October 30, 1943. It is
a short appraisal which reads as follows:

"This is a four-story brick and concrete building with white tile front. Inside has been badly abused. Has stove with 12 rooms above; hot and cold water in every room. Will show fair revenue at \$11,000 but owing to location investors want more returned."

"Value for sale \$25,000."

I tender that as Exhibit No. 6.

(APPRAISAL, FIMBERTON REALTY CORPORATION LIMITED, OCTOBER 30, 1943, MARKED EXHIBIT NO. 6)

THE COMMISSIONER: Did I get your date right with respect to the Johnson, Reeve & Watson appraisal, October 31, 1944? I have it here.

MR. HUNTER: Yes; that is right.

That was an appraisal made subsequently, because when first advertised it was not sold.

THE COMMISSIONER: I see.

You might let us have what information your file contains in regard to what was done about sale.

MR. HUNTER: I shall, my lord.

I tender a copy of an advertisement dated November 20, 1943, advertising this property for sale.

(ADVERTISEMENT, NOVEMBER 20, 1943, MARKED EXHIBIT NO. 7)

As mentioned a moment ago this was advertised for sale by public tender on November 20, 1943. It was appraised on October 30, 1943, by Fimberton's at \$25,000.

On December 6, 1943, received a tender from H. A. Roberts Limited, on behalf of a client, for \$5,000. This offer was withdrawn on January 10, 1944.

On January 13, 1944, H. A. Roberts Limited, on behalf of Yee Sun and Yee Sing, made an offer for \$8,500.

Then, there was an offer later. These were all refused.

THE COMMISSIONER: Yes.

MR. HUNTER: An offer later, on October 19, 1944, from H. A. Roberts Limited, on behalf of a client, for \$6,000. That was rejected.

Around that time they decided to have a new appraisal, which was the Johnson, Reeve & Watson appraisal of October 31, 1944. There were no further offers that year.

On May 3, 1945, from H. A. Roberts Limited they received an offer on behalf of a client of \$7,500.

THE COMMISSIONER: Was that in response to a fresh advertisement?

MR. HUNTER: I do not think so, my lord; I do not think they had advertised it again.

On June 14, 1945, they received an offer from Leow & Harvey, Limited, on behalf of Yee Sun and Yee Sing, in the amount of \$9,000. These were the same people who had previously offered \$8,500 in January, 1944. This offer, with the approval of the Advisory Committee, was accepted and it was sold to these two Chinese gentlemen as of June 29, 1945, for \$9,000.

MR. BRENN: I was asking my friend if he had any information which could explain a letter from H.A.

Roberts Limited which appears on the file in which
it is said:

~~"We understand your list price has been
reduced to \$9,000, but in our opinion even
this figure is out of line with values in
that part of Georgian Street, situated as it
is, opposite a park and between two more or
less active business areas."~~

"The assessment on the lot is fair
enough in our opinion, but the assessment
on the building is much too high for its age."

I wondered if my friend had anything to show how
it was listed for more than \$9,000.

THE COMMISSIONER: It might be desirable to put that
letter in, then it is on the record when we come
to Vancouver. Roberts may be called. He may have
had information which possibly Mr. Hunter has not
in his file. I think it would be just as well to
put the letter in solely for information, of course.

MR. REWIN: Yes.

MR. HUNTER: I presume my friend will prove it - not
that I am objecting.

THE COMMISSIONER: It is on the record. After all, I
do not care who proves it. It may be helpful to
me in determining whether the sale price was fair
or not.

(LETTER, MAY 3, 1945, R.A. ROBERTS LIMITED TO
CUSTODIAN, MARKED EXHIBIT NO. 6)

MR. HUNTER: I think actually that letter is mistaken.

As your lordship will appreciate, if the period by
which tenders must be in has elapsed without a

1 tender high enough, that is, equivalent of the
2 appraised value. Having been received, a letter
3 was written to each bidder, each tenderer, stating
4 that they had had the property independently
5 appraised and that they would not accept a price
6 lower than so much. I think that is probably to
7 what they are referring.

8 THE COMMISSIONER: It is apparent this property was
9 held over a period of eighteen months before it
10 was finally sold. There was one offer on
11 January 13, 1944, for the amount of Fenterton's
12 appraisal, namely, \$8,500.

13 MR. HUNTER: Yes. I presume the Advisory Committee
14 would not approve of it.

15 There is a copy of a letter dated May 25,
16 1945, to Roberts which says:

17 "The offer which you recently made of \$7,500
18 "for the above property on behalf of your
19 "client, Moy Hong, has been submitted to our
20 "Advisory Committee.

21 "At the present time, however, they are
22 "not prepared to recommend the acceptance of
23 "any offer less than \$9,000. They point out
24 "that on this valuation a very fair revenue
25 "can be received from the property.

26 "If your client is prepared to revise
27 "his offer to this amount we will be pleased
28 "to hear further from you."

29 THE COMMISSIONER: I think it might be well to add that
30 letter to Exhibit No. 8 so that it does appear to

1 be an answer, dated May 23, 1948, and it may
2 will be --

3 MR. HUNTER: It is an answer to that letter.

4 THE COMMISSIONER: Yes. File that along with
5 Exhibit No. 2.

6 MR. HUNTER: That will go in as part of Exhibit 87

7 THE COMMISSIONER: Yes. Proceed.

8 MR. HUNTER: For what it is worth I should like to
9 point out to your lordship that the assessment
10 appears to have been going down. In 1943 the
11 improvements were reduced another \$500. It was
12 down to \$14,900 from \$15,000.

13 THE COMMISSIONER: As I think I stated before in regard
14 to other claims, the Vancouver Incorporation Act
15 forbids a variation in assessment of more than
16 10% in any one year.

17 MR. HUNTER: I do not know that it is of any interest
18 to your lordship. There are a number of fair-
19 priced repair bills, which indicated the place did
20 require considerable maintenance.

21 THE COMMISSIONER: Were those expenses incurred and
22 presumably charged to the account of the claimant?

23 MR. HUNTER: I presume so, my Lord.

24 MR. BREWSTER: Which may also indicate it was in a fair
25 state of repair when you sold it.

26 MR. HUNTER: Yes.

27 THE COMMISSIONER: You had better put it in. It will
28 give counsel for both sides an opportunity to
29 make what they can of it.

30 MR. HUNTER: I would tender three repair accounts, the

1 first one dated June 12, 1943, from Burrard
2 Plumbing & Heating Company, for \$214.17; the
3 second one was received on November 23, 1944, from
4 Stirling & Company, general contractors, for \$140;
5 the third one is dated April 26, 1943, from
6 Barnett Brothers, for \$45. The three accounts
7 being receipted, I would tender them as Exhibit
8 No. 9.

9 THE COMMISSIONER: In regard to proof of the facts set
10 out in these accounts, are you content to accept
11 the accounts as proof of the fact that the repairs
12 were incurred?

13 MR. BREWSTER: Yes, my lord.

14 THE COMMISSIONER: That will avoid the necessity of any
15 formal proof being made later.

16 Is that satisfactory to both counsel?

17 MR. HUNTER: Yes, my lord.

18 THE COMMISSIONER: All right.

19 (THREE ACCOUNTS, MARKED EXHIBIT NO. 9)

20 MR. HUNTER: It will be observed by your lordship from
21 the analysis which is filed as Exhibit No. 3 that
22 the large number of things claimed for were not
23 declared and were never found. Perhaps we can
24 find out something about this silverware and so
25 on from the witnesses.

26
27 CROSS-EXAMINATION BY MR. HUNTER:

28 Q. Witness, with respect to this set, dinner set,
29 china, how many pieces were there in that?

30 A. In one of the sets there were 64 pieces.

1 Q. And with respect to the silverware, silver dinner-
2 ware, what was that?

3 A. It was a set for 12 persons, a full set, which we
4 used when we had guests.

5 Q. You mean cutlery? A. Yes, sir.

6 Q. And the pure silver teapot, what does the word
7 "pure" mean? Does it mean it was a sterling silver
8 teapot or it was just pure silver plate or is?

9 A. I do not know exactly how you explain it, but it
10 was real silver; it was not mixed or plated.

11 Q. How big was this teapot?

12 A. Big enough to hold six cups.

13 MR. HUNTER: At \$35 an ounce he is claiming under the
14 value.

15 THE COMMISSIONER: It would be a pretty cheap silver
16 pot if it was of sterling.

17 Do your files show whether the Canadian's
18 officers made any inspection of the premises and
19 what they found in this locked room?

20 MR. HUNTER: The only time they went there was when
21 they were proposing to sell the things. It had
22 been left in Mr. Singh's care, the key with him,
23 and when they went there - he, of course, had
24 assigned his lease; in 1943 he assigned his lease.
25 In March, 1943, he assigned to Yee Sun and Yee
26 Singh who I think later were the purchasers. They
27 went there in 1945 to collect the chinaware and
28 that is what they found, what was declared there.

29 THE COMMISSIONER: And nothing else?

30 MR. HUNTER: And nothing else, my lord.

1 MR. BERNER: I suppose you have evidence of that?

2 MR. HUNTER: We will produce the people who went there.

3 MR. BERNER: That will be fine.

4 THE COMMISSIONER: Is there anything further?

5 MR. HUNTER: I do not know whether it is of any interest

6 to you but some particularly conscientious person

7 in his Executive's office forwarded this file.

8 A. No.

9 Q. And do you know whether your wife ever did so?

10 A. No. The only thing received was one carton of

11 books.

12 Q. Yes; but did you ever advise the Custodian of

13 anything about this silver. Did you ever give the

I. Veda
Cross-Exam.
Discussion.
Re-exam.

1 Custodian any information which would have
2 permitted him to know that this silver was there,
3 you or your wife?

4 A. No, we did not.

5 Q. Now, anything which was declared was declared by
6 your wife. Does all this chattel property belong
7 to your wife or is it your property?

8 A. Everything that I am claiming for I purchased.

9 Q. And it was your property?

10 A. Yes, it was my property.

11 THE COMMISSIONER: Any re-examination?

12 MR. BREWSTER: Just one question I forgot to ask him.

13 It may not throw very much light on it.

14 THE COMMISSIONER: Very well.

15
16 RE-EXAMINATION BY MR. BREWSTER:

17 Q. In fixing the value which you did on your
18 property had you in mind the purchase of a similar
19 building in the same street?

20 THE COMMISSIONER: I think you had better explain that
21 question to him because it is doubtful to me as
22 to just what you are seeking.

23 MR. BREWSTER: He was asked before, the question before
24 was what reason he had for putting a value of
25 \$15,000 on when he bought it for less.

26 THE COMMISSIONER: Are you, then, directing your mind
27 to the question of the replacement cost of the
28 building?

29 MR. BREWSTER: No; I am directing it to a building which
30 he says was a similar building which was purchased

as a similar price.

THE COMMISSIONER: In other words, did he fix his price by comparison with another similar building?

MR. BREWSTER: Yes, my lord.

Q. Did you fix the price which you were asking by comparison with another similar building in the same street?

A. Yes. There was a Mr. Yamashita in the 200 block.

Q. In the 200 block. What does that mean?

A. Of Georgia Street.

Q. Have you the actual number of the street?

A. I think 229.

THE COMMISSIONER: The numbers on buildings are limited to 120 in any one block.

THE WITNESS: 221 Georgia Street.

MR. BREWSTER: Q. It was bought by Mr. Yamashita?

A. Yamashita's property at 221 Georgia Street was assessed by the city at \$17,225.

Q. Do you know what Mr. Yamashita paid for it?

A. He purchased his property for \$19,500.

Q. In what year? A. In 1936.

Q. And do you say whether this was a similar building, a better or a worse one?

A. It was the same type of building, brick and four storeys.

THE COMMISSIONER: That will not be very helpful because there are so many other factors which must be taken into consideration - the condition of the building and the age.

MR. BREWSTER: Yes. It might throw some light on it if

