

6820

BUREAU POWELL STREET
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: **HORI (Hatsue) Mrs Fujiro**HOME ADDRESS: **427 E Hastings St., Vancouver, B.C.**REGISTRATION NUMBER **12902**SEX: **F**AGE **65**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: **Fujiro**ADDRESS OF WIFE OR HUSBAND: **same address**NAMES OF ANY LIVING CHILDREN: **None**ADDRESS OF CHILDREN: **--**AGE OF CHILDREN: **--**

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

CLAIM ON ANY SUCH PROPERTY

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

At 427 E Hastings St., Vancouver, B.C. The Furniture, Household Effects, Kitchen Utensils, etc., contained therein. Declarant states she may sell part or all.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

4. STATE WHEREABOUTS OF LEASE:

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

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

2. LANDLORD'S NAME AND ADDRESS. Dr. George Hort (son) same address.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 427 E Hastings St., Vancouver, B.C. Wooden frame 2-storied 7 room dwelling

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE *26.575 Signature*
\$500.00 Yorkshire. Prem. \$ 3.75 per month.
18 yrs End. Other details unknown. Pol. in the
company's hands.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 20th day of April, 1942. *H. How*

(Signature) _____

[Signature]
Witness

FOR DEPARTMENTAL USE _____

6820

INFORMATION FROM R.C.M.P.

DATE May 31, 1943

File No. 6820

1. Name HORI, Jujiro (Mrs. Hatsue)
(Surname in Block Letters)

Registration No. 12902

Male - Female
(Check)

Age Mar. 27, 1877

Former Address 427 E. Hastings St., City

Date Evacuated 23/9/42

Naturalized - Canadian-Born - National
(Check)

Present Address 5347 St. Andres, Montreal, P.Q.

Married - Single
(Check)

Name of Wife -

Name of Husband Jujiro #01401

Name of Mother

Name of Father HATTORI, Taiyuro (Dec'd)

Names of Children under 16

Requested by K. Turner

Registered with Custodian yes
(Yes or No)

Additional Information Owner of 927 E. Georgia St. house & lot jointly with son.

1006820

COPY

YORKSHIRE SAVINGS & LOAN ASSOCIATION

Yorkshire Building
525 Seymour Street,
Vancouver, B.C.

Chikao Hori & Mrs. Hatsue Hori,
c/o Custodian of Enemy Property
Royal Bank Bldg.
Vancouver, B.C.

YORKSHIRE SAVINGS AND LOAN
ASSOCIATION

Share Loan #185 - March 31st, 1946

Balance of Share Loan Due.....\$65.00

To interest.....12.19

\$77.19



7223/6820/4521/4519

March 19th, 1946.

Mr. and Mrs. Jujiro HORI,
Reg. Nos 01401 and 12902,
5347 St. Andre,
Montreal, P.Q.

Dear Sir and Madam:-

Re:- Claims - Dr. M. Fox - \$5.50
Estate of Dr. W.S. Turnbull, \$67.50

We are today in receipt of a letter from the Department of Labour, Japanese Division, here, wherein they state that their Montreal Placement Officer contacted you in respect to the two above mentioned claims.

We quote from their letter as follows:-

"Mr. HORI states that he was under the impression that these claims were already settled as he had left everything in your hands".

However, he says it will be quite in order for you to pay the two claims, namely, \$5.50 to Dr. M. Fox, and \$67.50 to the Estate of Dr. W.S. Turnbull".

We cannot understand your making such statements as reported, in view of the fact that this office has written you many times regarding these claims, asking that you forward remittance in settlement, without receiving any reply. As neither of you has any funds with the Custodian, we cannot understand why you say that it will be in order for this office to pay the two claims.

If you will forward \$93.00 we shall be glad to make settlement of them in your behalf.

Awaiting your remittance in due course, we remain,
Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

cc. to Dept. of Labour, Japanese Division

6820 and 213

509 Royal Bank Building
Vancouver, B.C.
May 21st, 1944

Dr. C. G. Hori
5347 St. Andre
Montreal, Quebec

Dear Sir:-

In reply to your letter of the 26th instant signed by you and your mother, Mrs. Hatsue Hori, we beg to advise you that all your mother's funds held by the Custodian were remitted to her on January 20th, last with the exception of \$15.00 which was held to cover your claim against her. Under the circumstances, we are remitting to your mother under separate cover, the balance of her account with the Custodian.

Your affairs are under the control of P. S. Ross & Sons with their Mr. Frederick Field, acting as liquidator and we are referring your letter to them for reply.

Yours truly,

K. B. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/PN

213 Int.
6820

January 6th, 1944

Mr. & Mrs. Louis Graw,
927 East Georgia St.,
Vancouver, B. C.

Dear Sir & Madam:

Re: Home Fire & Marine
Policy No. A121733

Enclosed please find the above
numbered policy which covers for \$1,000.00
on dwelling at 927 East Georgia Street,
Vancouver, B.C.

The policy has been transferred
to cover in the name of LOUIS GRAW and
MRS. MARY GRAW.

Yours truly,

S. H. Gibson
Insurance Department

SMG:KT
Enc.

912 Royal Bank Building,
Vancouver, B. C.
December 28th, 1943

188
5220 (Evac)
Legal Department

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

Re: P/W A-397, HDEI, Dr. C. G., and
927 East Georgia Street

Gentlemen:

Further to our letter of the 16th instant we enclose
herewith our cheque amounting to \$366.82, which is made up as
follows:

Balance as per our letter of December 16th -	\$338.30
$\frac{1}{2}$ of four months rental at \$18.00 -	\$36.00
Less $\frac{1}{2}$ of roof repairs	<u>7.48</u>
	<u>\$ 366.82</u>

We also enclose our cheque amounting to \$17.83, covering
Mrs. Hori's share of the valuation and advertising costs in con-
nection with the sale of the above noted property.

Yours truly,

K. E. WRIGHT
COUNSEL TO THE CUSTODIAN

OWP/JT
Encls. 2

6820
213
Legal Department

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

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

Re: 927 East Georgia Street

Gentlemen:

Attached please find a copy of the Statement of Adjustments covering the sale of 927 East Georgia Street, showing a total of \$867.20. The amount we remit to you for Dr. G. G. Hori's interest in this sale is as follows:

One-half sale price as shown on the Statement of Adjustments -	533.60
One-half October rent -----	2.00
	342.60
Less one-half cost of registration	4.40
	<u>\$ 338.20</u>

We understand that the expenses in this sale, paid by your office were:

Advertising	- \$30.05
Valuation	5.00
	<u>\$35.05</u>

Provided the above has your approval, we will send you a cheque for \$338.20, covering Dr. Hori's share of the sale, and a cheque for \$17.53, to cover Mrs. Hori's share of the expenses of the sale.

Yours truly,

33
K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GWJ/JV
Attach.

213

6820 (Final)

December 2nd, 1943

LOUIS GRAY and MRS. MARY GRAYIN ACCOUNT WITH

The Custodian

STATEMENT OF ADJUSTMENTS

(as at November 1st, 1943)

Re: Lot 36, Block 81, D.L. 181, Group 1, Plan 196,
N.W.D. known as 927 East Georgia Street

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase price	650.00	
By cheques received		650.00
<u>Adjustment of Taxes</u>		
1/6 of 1943 Taxes of \$27.74	4.62	
<u>Adjustment of Water Rates</u>		
1/3 of Water Rates, July 1st to December 31, 1943, \$7.75	2.58	
<u>Adjustment of Fire Insurance</u>		
Home Fire & Marine Policy / A 191733, \$1,000.00, expiry May 25th, 1946	4.70	
<u>Adjustment of Rent</u>		
Registration of Deed, Fees paid to Registrar	5.30	
Balance		17.20
	<u>\$ 667.20</u>	<u>667.20</u>
Balance	\$ 17.20	

GHP/JT

506 Royal Bank Building,
Vancouver, B.C.

16th November, 1943.

6820
213 (Internee)

The Advisory Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Dr. C. Hori and Mrs. Hatsue Hori
927 East Georgia Street.

Dr. Hori was interned after the outbreak of war and his affairs placed in control of our agents, Messrs. P.S. Ross & Sons. Mr. Field of that firm was later appointed as Liquidator and Dr. Hori's property was advertised and disposed of.

The above property was owned jointly by Dr. Hori and his wife *mother* and was advertised for sale on September 25th, 1943. Mr. Reeve's report indicated the value of \$650.00. The only bid received was from the tenant for \$500.00. This was rejected and subsequently a revised offer of \$650.00 was received.

As stated Messrs. P.S. Ross & Sons were originally handling this case because of the fact that Dr. Hori was an enemy, but Dr. Hori has recently been released and is now classed as an evacuee and the Custodian suggests that our policy in dealing with property of evacuees should be followed and this particular case submitted to your Committee.

With the facts as outlined above, we would appreciate your consideration of same and your approval to the completion of this sale. The documents have been prepared and forwarded to Ottawa for signature, in the meantime they are holding same pending the approval of your Committee.

Yours truly,

P. G. Shears,
Director.

34
FOS/PMH

C

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P

Y

P. S. ROSS & SONS

Royal Bank Building,
Vancouver, B. C.
November 3rd, 1943.

Our File No. D-1

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

Attention Mr. K. W. Wright

Dear Sirs:

RE: Dr. C. G. Hori and Lot 35, Block 81, D
D.L. 181, Group 1, N.W.D., 927 East Georgia

This property has been sold with your approval for the sum of \$65.00 and we enclose herewith bank drafts for this amount.

The property is to be registered in the name of Mrs. Mary Graw and Mr. Louis Graw, as joint tenants. We have paid out for advertising this property the sum of \$30.05. As soon as you issue the deed to these people and make necessary adjustments of taxes, etc., we would ask you to pay us on account of Dr. Hori's estate 50% of the proceeds, the balance, we understand, being owned by Mrs. Hatsue Hori.

Yours faithfully,

Signed: "P. S. Ross & Sons"

COPY

P. S. ROSS & SONS

Royal Bank Building
Vancouver, B. C.
October 26, 1943.

Our File No. D-1

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

Attention Mr. F. G. Shears
Director

Dear Sirs:

Re: Lot 35, Block 81, D. L. 181
Mrs. Hatsue and Dr. C. G. Hori

This is to advise that Mrs. Mary Graw, who made a tender of \$500.00 on the above property, has now made a new offer of \$650.00, and in accordance with our recent conversation we have advised Mrs. Graw that this offer will be accepted.

Yours faithfully,

Signed: "P. S. Ross & Sons

File No. 6820

March 19, 1943

Memo for File

Re: NOFI, Hatsue (Mrs. Juiiro)

The property known as 927 E. Georgia
Street is being administered under Internee
File No. 213.

GDM/CH

E. J. Miller

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 5 1942

File No. 6820

Hastings Park,
September 4, 1942.

MEMORANDUM

To: Office of the Custodian

From: Mr. F. T. Williams

Re: HORI, Mrs. Jujiro #12902
427 E. Hastings St., Vancouver

I hereby state that the Chattels formerly
registered with the Custodian as being at 427 E.
Hastings have been sold.

I, therefore, certify that I have no property
of any kind whatsoever in any protected area in B. C.

SIGNATURE.....*J. Hori*.....

Signed on behalf of
Mrs. Jujiro Hori.

WITNESS.....*F. T. Williams*.....

902 → Int. File No. 213.

Pro. File No. 6820.

February 3rd, 1944.

MEMORANDUM

TO: Mr. J. A. Wright

FROM: Mr. E. A. Gower

Colin George HRI

and

Malina HRI - Reg. No. 12902.

City of Vancouver

Lot 10, Bldg. 21, Bldg. 181, Sp. 1,

Plan 100, N.W.S., Certificate of

Transfer No. 3450.

With reference to the above property which was recorded in the Vancouver Land Registry Office, December 4th, 1943, we submit herewith the following documents in connection therewith.

1. Copy of application number 94904-1 dated December 4th, 1943, registering the property in the name of the Canadian Broadcasting Corporation.
2. Copy of application number 94905-1 dated December 4th, 1943, registering the property in the name of Louis Gower and Mary Gower (joint tenants). (Dated).
3. Duplicate of Transmission dated November 12th, 1943.
4. Duplicate of Deed dated November 12th, 1943 - Secretary of State to Louis Gower and Mary Gower.
5. Post card acknowledgment dated February 1st, 1944, from the Vancouver Land Registry Office No. 94905-1. Certificate of Title is being held in the Land Registry Office.

Handwritten signature

ENCLOSURE
Bldg.

907 → Int. File No. 213.
Exe. File No. 6220.

February 3rd, 1944.

MEMORANDUM

To: Mr. K.M. Wright

FROM: Mr. D.A. Cramer

Chikao George KRI
and
Hatsue KRI - Reg. No. 12902.
City of Vancouver
Lot 35, Blk. 81, D.L. 181, Sp. 1,
Plan 196, N.W.D., Certificate of
Vesting No. 34363.

With reference to the above property which was recorded in the
Vancouver Land Registry Office, December 4th, 1943, we enclose herewith
the following documents in connection therewith.

1. Copy of Application number 94904-L dated December 4th, 1943,
registering the property in the name of the Custodian (Transmission).
2. Copy of Application number 94905-L dated December 4th, 1943,
registering the property in the name of Louis Graw and Mary
Graw (joint tenants). (Deed).
3. Duplicate of Transmission dated November 12th, 1943.
4. Duplicate of Deed dated November 12th, 1943 - Secretary of State
to Louis Graw and Mary Graw.
5. Post card acknowledgment dated February 1st, 1944, from the
Vancouver Land Registry Office No. 94905-L. Certificate of
Title is being held in the Land Registry Office.

D. A. Cramer

MAC:ML
Bulls.

File No.
6820

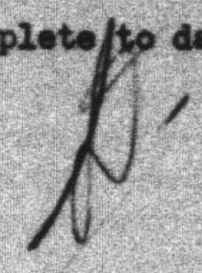
MEMORANDUM TO FILE

May 21, 1949

Re:- (Mrs. Hatsue) Jujiro HORI,
Reg. No. 12902

- 1- Unsettled accounts payable
- 2- Custodian ltr. 16-3-49 re account at
Japan & Canada Trust Saving Co.

NOTE: - Otherwise file #6820 complete to date.



BRD/DD.

Dr. Chikao GEORGE HORI, Reg. No. 15127(P.W. 397-Released conditionally 27-4-43)son,
Harsue HORI (Mrs. Jujiro) Reg. No. 12902, Mother.

Two Properties - Property A.

427 E. Hastings Street, Vancouver, B.C.

Not advertised.

Lot 27, Block 57, District Lot 181, Group 1, New Westminster District, Plan 196,

This property was purchased by Dr. HORI under Agreement for Sale from Mrs. A. Eckman June 12, 1941 for \$2900.00, on which he made payments aggregating \$585.00. The premises were occupied from date of purchase by Mr. and Mrs. Jujiro HORI, parents of Dr. HORI, until their evacuation on July 31, 1942. At the latter date the taxes of 1941, \$144.74 were unpaid and 1942 due, and Dr. HORI's equity being less than \$300.00 taxes P.S. Ross & Sons then in control, recommended that a Quit Claim to Mrs. Eckman be procured and with the approval of the Custodian this Quit Claim was executed and delivered to P.S. Ross & Sons on August 28, 1942 and sent to Mrs. Eckman's Solicitors, Collins Green & Eades on August 29th, 1942.

This is the property referred to by Dr. HORI in his letter of August 21, 1942 to Pedro E. Schwartz, Consul General of Spain, Montreal. It is to be noted that the Quit Claim for execution by Dr. HORI was sent on August 8th to the Commandant of the Angler Internment Camp, where it was probably received eight or nine days prior to the date of Dr. HORI's letter to the Consul.

Mrs. Eckman also addressed a letter dated August 12th, 1942 to Harold Winch, M.L.A. complaining of the delay in regaining possession of the property. Dr. HORI states both his parents were invalids and intimates that their enforced vacating of the premises on August 1st was a hardship. File does not reveal that Mrs. Eckman had been advised, prior to the date of her letter, that it was proposed to Quit Claim title to her, but it would seem reasonable that her consent to the proposal had been obtained by P.S. Ross & Sons.

The above Summary is certified to be in
accordance with the information on file,
November 1st, 1947

J. Macpherson
Office of the Custodian.

*R. P. ...
summary
M.D.*

— REAL PROPERTY SUMMARY —

Ex I. 213
Evas. 6820

Property "B"

JAPANESE NAME: - Dr. Chikao George HORI, Reg. No. 15127(P.W. 397-Released conditionally
27-4-43) son,
Hatsue HORI(Mrs. Jujiro) Reg. No. 12902, Mother.

CATALOGUE NO: Advertised by P.S. Ross & Sons Sept. 25, 1943.

PROPERTY ADDRESS: No. 927 E. Georgia Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 35, Block 81, District Lot 181, Group 1, New Westminster District,
Plan 196,

TITLE: Registered in names of Hatsue HORI and Chikao HORI -C.T. 6796-L.

ENCUMBRANCES: None registered. No evidence of any unregistered on file.

Vesting in the Custodian of the interests of Chikao George HORI, filed
as No. 34563 on August 1st, 1942 and of Hatsue HORI as No. 37321 on
December 9th, 1943.

ASSESSED VALUE: 1942
Land \$2290.00
Improvements \$750.00 - \$3040.00 Taxes \$138.79

OWNERSHIP: The Commandant of Angler Internment Camp on December 11, 1942 reported
to the Custodian "The above Internee(Chikao George HORI) has been shown
a copy of your letter regarding the property at 927 East Georgia Street
and he states that this property is now entirely owned by his Mother, so
the rent should go to her".

CLASSIFICATION: The location is convenient for small houses but not very desirable.
The lot is 25 feet by 122 feet and the side fences are falling over.
The wood walks are not in good condition.

The house is a small 1 1/2 storey building on wood post or sill founda-
tion, cheap siding walls and shingle roof. The foundations seem to be
defective as the floors are weak in places and subsiding. The siding
has not been painted for a long time and the roof is in very bad con-
dition.

ADMINISTRATION: J.O. Gill advised the Custodian on March 31, 1942 that Hatsue HORI had
given to H. Sykes a Power of Attorney authorizing him to rent the prop-
erty, and, on November 23, 1942 reported that the property had been
rented to Louis Graw from Sept. 1/42 to Nov 31/42 at \$18.00 per month. Mr.
Sykes remitted the \$54.00 less \$29.65 to the Custodian on Dec. 4/42.
From Dec. 1/42 the rentals were paid direct to the Custodian by Mr. Graw
who on Nov. 1/43 purchased the property. The total rental revenue for
the 14 months amounted to \$252.00 and has been credited to Dr. HORI and
Hatsue HORI accounts.

Dr. HORI had an office in the Vancouver Block, numerous claims were
filed against him and a list of these liabilities, dated Dec. 19/41 is
on file, amounting to \$4500.00. A list of bills receivable dated Mar.
12/43 amounting to \$2715.00 is also on file. P.S. Ross & Sons were
appointed to control Dr. HORI's affairs by the Custodian on December
20th, 1941 and Frederick Field appointed Liquidator February 18th, 1943

Real Property Summary

Ex I 213
EVac. 6820

P. S. Ross & Sons reported July 27th, 1943, all of Dr. HORI'S office equipment and furniture disposed of, and their final report of liquidation, reporting a total of 39% of dividends was received by the Custodian on April 30th, 1946. This property comes under Personal Property and details are not here given. Dr. HORI, on October 10th, 1942, protested the sale of his equipment. Frederick Field was released from his duties as Liquidator on May 20th, 1946.

APPRAISAL:

D. W. Reeve reported the market value of the above Real Property as being \$500.00, on October 21st, 1943.

ADVERTISED:

The Custodian, on September 20th, 1943, authorized P. S. Ross & Sons to sell the property known on 927 East Hastings Street and it was advertised for sale on September 25th, 1943.

OFFERS:

The sale tender for the property was from the tenant, Louis Graw, \$500.00. This offer was increased October 26th, 1943, to \$650.00.

SOLD:

To Louis and Mary Graw for \$650.00 cash as at November 1st, 1943. Approved by the Advisory Committee 18-11-43.

TITLE:

CT 94905-~~46~~ issued on February 1st, 1944 names of Louis Graw and Mary Graw, held at the Land Registry Office to their order. Mr. and Mrs. Graw were so advised on February 4th, 1944.

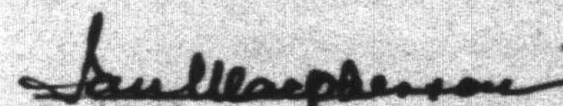
FONDS:

Released to the joint credit of Chikao George HORI and Hatsue HORI. Sale price of Real Property, \$650.00, plus rental revenue, \$252.00 plus adjustment credits, \$17.20, total, \$919.20; less commission on rent \$2.00, repairs, \$41.10, sundries, \$7.75, Taxes \$57.51, insurance \$5.00, registration fee \$8.80, advertising \$12.53, appraisal fee \$5.50, Certificate of Encumbrance, \$1.00, total, \$141.19. Net amount released to joint owners \$778.01.

OLD TITLE:

Certificate of Title, 6796-1 mailed September 18th, 1943 to Land Registry Office.

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


Ian McPherson

IM:DF

November 14th, 1947.

This property is being administered under
Int. File 213.

File No. 6820 Int. 213.

HORI, Hatsue (Mrs. Jujiro)

Reg. No. 12902

HORI, Chikao George

Civic Address: 927 East Georgia St., Vancouver.

Legal Description: Lot 35, Blk. 81, D.L. 181,
Gp. 1, N.W.D., Plan 196.

Classification: Dwelling.

This property has been sold to Louis Graw (Labourer)
and Mary Graw for \$650.00. Dated Nov. 12th, 1943.

1942

Sept. 4th

Memo re chattels

1944

May 23rd

Memo re claims

FIRE INSURANCE SUMMARY

Ex 213
Evac. 6820

November 14th, 1947.

Chaikao G. HORI and Hatsue HORI

927 East. Georgia St., Vancouver, B. C.

Lot 35 B81, Dh 181, Plan 196.

Neither of above owners declared the premises insured. It was discovered that the premises were insured on the Home and Marine Insurance Co., policy A191348 in the amount of \$1000.00. Policy expired May 25th, 1943, which insurance was renewed in the same company by policy A191733 for term of 3 years, expiring May 25th, 1946. Premiums of \$5.50 paid by Custodian May 28th, 1943. Policy A191733 was transferred to Louis and Mary Graw, purchasers of the property, and mailed to them January 6th, 1944.

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

IMc:DP


Ian McPherson

REG
NO.

P/A A-1213

12902

NAME

HORI, Dr. C. O.

HORI, H. Iwan (Mr. Japane)

FILE
NO.

1213

6020

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS INSURER.

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Home Fire and Marine Insurance Company	A 191733	\$1,000.00	\$5.00 fire .50 Sup. Dr.	.50% .05 %	3 yrs.	25th May, 1946
PROPERTY INSURED \$1,000. on the bldg., frame built, patent roof, occupied as private dwelling.			LOCATION Lt. 35, Blk. 81, D.L. 196, being No. 927 E. side Georgia St. E., Vancouver, B. C.			
LOSS PAYABLE Insured.		INSURANCE AGENT Bell-Irving Inace. Agencies Ltd.		RENTAL AGENT Harold Sykes, c/o Vancouver Pacific Paper Co. Ltd.		
ENDORSEMENTS						

Transferred to New owners 29-12-43
Memo. 27.9.45

Policy forwarded New Owners 26-1-44

12902

HORI, Hatsue (Mrs. Jujiro)

6820

(See also File 213 Int)

[illegible]

JOHNSON AND REEVE

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

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

24th, September, 1943.

Messrs. P.S. Ross & Sons,
675 West Hastings Street,
Vancouver, B. C.

File No. D-1

Dear Sirs:-

re Lot 35 Block 81 D.L. 181
927 East Georgia Street.

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

The location is convenient for small houses but not very desirable.

The lot is 25 feet by 122 feet and the side fences are falling over. The wood walks are not in good condition.

The house is a small $1\frac{1}{2}$ storey building on wood post or sill foundation, cheap siding walls and shingle roof. The foundations seem to be defective as the floors are weak in places and subsiding. The siding has not been painted for a long time and the roof is in very bad condition.

There are 5 rooms on the ground floor with wood partitions except in the kitchen which is partly plastered. There is a plastered staircase and two plastered rooms in the attic. The only plumbing is a sink, hot water tank and W-C (off the kitchen). The W-C is very old and defective. Repairs are needed to windows and doors and the ceilings and walls need decorating.

We are of the opinion that the fair market value is not more than \$650., on a cash basis.

Yours faithfully,

JOHNSON, REEVE & WATSON.

per *D. W. Reeve*

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

PHONE MARINE 8264
TELE 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
602 WEST HASTINGS STREET
VANCOUVER, B.C.

21st October, 1943.

ENEMY SECTION	
Rec'd	NOV 8 1943
File No.	
Ans'd	
Refer'd	

Messrs. P.S. Ross & Sons,
675 West Hastings Street,
Vancouver, B.C.

File No. D-1

Dear Sirs: re Lot 35 Block 81 D.L. 161
 927 East Georgia Street

Referring to our conversation, we understand that you have received an offer of \$500. for this property and we have looked over our notes on the property.

In view of the condition of the house and the fact that it was very cheaply built in the first place, this would be a very difficult property to sell to an investor and as it is rented it would be hard to sell to any person wishing to live in it because of the necessity of giving the present tenant six months' notice.

In our report of the 24th September we stated that the value was not more than \$650. We expressed our opinion in this way because it is very hard to fix a definite value on property of this kind. We had estimated the repairs without going into very much detail, but thinking the matter over, we believe that it is altogether likely that the cost may be \$150. more than our rough estimate. Nearly every part of the house is defective and it requires a new roof and new foundations.

It is very unprofitable to hold a property of this kind for the sake of a small difference in the price, because it is quite likely that at an early date, a large expenditure would be required, which could not be met out of the rents coming in.

We are of the opinion therefore that if you cannot obtain any more than \$500., you will be well advised to accept that amount.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *Do Reeve*