

83

11

Paulston
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
JUL 20 1942
REAL ESTATE RECEIVED

FILE No. 8311

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: Katherine Setsu Shimotakahara

HOME ADDRESS: 373 St. Catherine Road, Outremont, Montreal, P.Q.

REGISTRATION NUMBER 08610 SEX: female AGE: 22

OCCUPATION:

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER:

MARRIED? No

NAME OF WIFE OR HUSBAND: Hajime 10924 (no property declared)

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Home at 3377 Price St., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are) Fire insurance payable to me.
Policies are at the Pemberton Realty Corporation Ltd., Vancouver, B.C.

4. TAXES (Amount and where payable) \$99.99 at the Vancouver City Hall

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

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied - leased for one year.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: Fire Insurance

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: Canadian Bank of Commerce, Cor. Hastings & McDonald, Van., B.C.

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

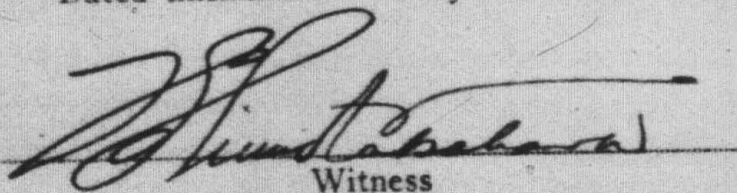
1. PERSONAL DEBTS: _____


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 14th day of July 1942.


Witness

(Signature) 

FOR DEPARTMENTAL USE _____

PD. 3/1/43
INFORMATION FROM R.C.M.P.

Date

Sept. 15/43

File No.

8311

Full Name

SUZUKI, (Katherine Seto) MRS. Hajime
(Surname in Block Letters)

Registration No.

08610

Male - Female
(check) ☒

Age June 4, 1920

Former Address

4055 Francis Street, Vancouver, B.C.

Date Evacuated

April 30, 1942

Naturalized - Canadian-Born - National
(check) ☒

Present Address

Montreal, Quebec

Married - Single
(check) ☒

Name of Wife

Name of Husband

Name of Mother

KIOWAI, Nideko
00224

Name of Father

SHIMOTAKAHARA
00222

Names of Children under 16

Requested by

J. B.

Registered with Custodian

(Yes or No)

Additional Information

Daughter of Mary SHIMOTAKAHARA

12964

REAL PROPERTY SUMMARY

JAPANESE NAME: Katherine Setsu SUZUKI (Mrs. Hajime) Reg. No. 08610 File 8311.
(Nee SHIMOTAKAHARA)

CATALOGUE NO: 224.

PROPERTY ADDRESS: 3377 Price Street, Vancouver, B.C.

LEGAL DESCRIPTION: Parcel "A", Reference Plan 1548, of Block 94, District Lots 36 and 5
Group 1, N.W.D., Plan 849.

TITLE: In the name of Katherine Setsu-Ko SHIMOTAKAHARA.

ENCUMBRANCES: Nil.
Vesting 34814 - 8th September 1942.

ASSESSED VALUE: 1942 - Land \$1000.00
Improvements \$2000.00 - \$3000.00. Taxes - \$104.16.

CLASSIFICATION: This is a six room, one and one-half storey and basement stucco
bungalow on approximately one acre of land. This is an old home
that has been renovated, consisting of living room, kitchen and two
bedrooms downstairs and two partially finished bedrooms upstairs.
It has a cement basement without furnace. On the rear of the property
there is a large chickenhouse which is in a dilapidated condition.

HISTORY OF
ADMINISTRATION: The owner, prior to evacuation, rented the premises to S.W. Curley,
who occupied for a period of 20 months from 21st March 1942. The
total rental of \$500.00 has been credited to Mrs. SUZUKI'S account.
The Pemberton Realty Corporation acted as her rental agent with the
approval of the Custodian.

As the owner registered as Katherine S. SHIMOTAKAHARA, we obtained
from her a notarial declaration of identity with Katherine Setsu
SUZUKI, she having married Hajime SUZUKI in December 1942. This
declaration is on file.

On the written authority of Mrs. SUZUKI, certain funds were paid out
to her father, T. SHIMOTAKAHARA, File 10831.

APPRAISAL: Made on the 5th October 1943 by Loewen & Harvey, who reported the
value of the property at \$1600.00. Valuation on file.

OFFERS: Were received from H.M. Fraser & Co., 23rd September 1943, \$2300.00,
H.G. Miller 1st September 1943, \$2300.00, A.E. Austin & Co., 19th
August 1943, \$2000.00, Collingwood Realty on behalf of Radovan
Guzina, 2nd October 1943, \$2750.00.

SOLD: To Radovan Guzina and Martha Guzina for \$2750.00 as at 27th October
1943.
Approved by the Advisory Committee 13th October 1943.

1943.

Page 2.

File No. 8311.

TITLE:

Certificate of Title No. 94830-L issued in names of Radovan Guzina and Martha Guzina, Joint Tenants, and was sent to them by registered mail 29th December 1943. Control of the property and receipt of Merchants Fire Insurance Corporation policy 39375 was acknowledged by Martha Guzina on 14th December 1943.

FUNDS:

Released to the credit of Katherine Setsu SUZUKI - sale price of property \$2750.00 plus rentals received \$500.00, plus closing adjustments \$16.88, total \$3266.88; less commission on rent \$26.87, repairs \$64.50, sundries \$39.30, insurance \$15.00, Certificate of Encumbrance \$1.00, taxes \$99.99, registration fee \$13.50, commission on sale \$137.50, total \$397.66. Net amount released \$2869.22. This has been paid out and the file is closed.

OLD TITLE:

Certificate of Title No. 71831-L was received from the owner and sent to the Land Registry Office on 27th January 1944 for cancellation.

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

DATED: February 12, 1947.


Ian Macpherson.

IM:JS

SHIMOTAKAHARA, K. Setsuko
3377 Price St., Vancouver, B. C.
Evac. File 8311



Picture Taken May 3, 1943

File No. 5311

November 30th, 1944.

MEMORANDUM

Administration Department.

Re: SUZUKI, (Katherine Setsu) Mrs. Hajime
Registration No. 08610

No claims on file or declared.

W. J. Hutton

WJJ/HMS

File No. 8311

November 30th, 1944.

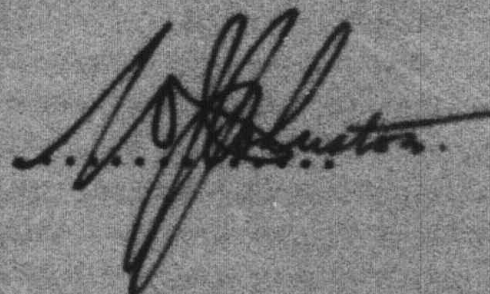
MEMORANDUM

TO: File

FROM: Mr. W. J. Johnston

Re: SUZUKI, (Katherine Setsu) Mrs. Hajime
Registration No. 08610
3377 Price Street, Vancouver, B. C.

No chattels on file or declared.



WJJ/HMS

MEMORANDUM

TO: File No. 8311

March 22, 1946.

FROM: Mr. Douet

Re: Katherine Setsu SUZUKI - #08610

For the purpose of record reference is made to our letter to Pembertons of July 3, 1942 wherein we informed them that we were returning to them the sum of \$42.15, being rentals from June 21st, to July 20th, 1942 on 3377 Price Street.

This was done on the instructions of Mr. Toraryu SHIMOTAKAHARA that Pembertons apply the above sum to reduce Mr. Shimotakahara's liability on his property at 558-560 Granville Street.

PD/ER



8311

January 26th, 1944

Mrs. Hajime SUZUKI,
Reg. No. 08610,
1040 Brault Avenue,
Verdun, Quebec.

Dear Madam:

Re: 3377 Price Street.

As requested by your father who is
in the City, we enclose herewith our cheque in
your favour for \$275.00, being the balance of
your account with us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

8311

MEMORANDUM

File No. 5311

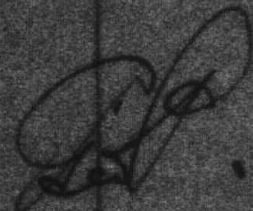
January 24, 1944.

To: Mr. D. A. Cramer

From: George Peters

Re: Katherine Setsuko SUZUKI

We are enclosing herewith Certificate of Indefeasible
Title No. 71831-L for which we have given a receipt to Toraryu
SHIMOTAKAHARA, who is the father of the above Japanese. Would you
kindly acknowledge?



WWS
9/2-94010 L

GP:EB
Enc.

8311
10831/1

January 19, 1944.

Mrs. Katherine Setsu SUZUKI,
Registration No. 08610,
Katherine's Ladies' Wear,
966 St. Catherine's St. West,
Montreal, Quebec.

Dear Makam:

Re: Manufacturers Life Policy No. 751532
Terayu SHIMOTAKAHARA

We wish to acknowledge your recent letter
in which you authorize payment from your account to
apply on outstanding premiums on the above policy.

As there are now sufficient funds in
your father's account to cover the full amount out-
standing, it will not be necessary at the present time
to use your funds.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

PHONE HARBOUR 0993

966 ST. CATHERINE ST. WEST
MONTREAL

Katherine's
Complete Ladies' Wear

MONTREAL, January 18, 1944 194

Department of the Secretary of State,
Office of the Sustodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

My father, Mr. T. Shimotakahara will act on my behalf
in the settlement of my property at 3377 Price Street, Vancouver,
which was recently sold by you.

He has the authority from me to receive from you and
dispose as he see fits the money that is due to me from the afore-
mentioned property and sale.


Yours truly,

Katherine Setsu Suzuki
Katherine Setsu Suzuki

*cheque
received
2/21/44*

File No. 8311
Catalogue No. 224
3377 Price Street
A/94/36/51

POST OFFICE ACKNOWLEDGMENT OF RECEIPT for TITLE

EVACUATION SECTION POST OFFICE DEPARTMENT		ACKNOWLEDGMENT OF AVIS DE RÉCEPTE	
Rec'd	JAN 3 1944	Date et Timbre	
File No.	8311	To be filled in by sender who will indicate below his full address	
To be filled in by office of origin Le recto est à remplir par le bureau d'origine		A remplir par l'expéditeur qui doit inscrire ci-dessous son adresse complète.	
Ans.	REGISTERED ARTICLE Envoi recommandé		
Referred			
ENTERED AT THE OFFICE OF Enregistré au bureau de poste		RETURN TO } CUSTODIAN OF FILE, Retourner à }	
DATE	UNDER } NO	366 ROYAL BANK BLDG,	
	sous le }	VANCOUVER, B.C. (FILE 8311)	
ADDRESSED TO	Mr. MRS. RADOVAN	STREET AND NUMBER	
Adressé à	GUZINA,	Rue et numéro	
	442 SELBY STREET	(1) PLACE OF ORIGIN OF REGISTERED ARTICLE	
AT	NANAIMO, B.C.	Lieu d'origine de l'objet recommandé	
		CANADA	
39B-250,000-5-1-42		(1) IN PRINTED CHARACTERS En lettres moules	

9

Catalogue No. 224

File No. 8311

Control of 3377 Price Street is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled. We also acknowledge receipt of Insurance Policy, Merchants Fire Assurance Corp., Policy No. 39375, duly assigned to us.

Dated at Vancouver, B. C., this 14th day of December 1943.

Martin Guzman

C
O
P
Y

December 29th, 1943.

8311

Mrs. Hajime SUZUKI,
Registration No. 08610,
1040 Brault Avenue,
Verdun, Quebec.

Dear Madam:

Re: Catalogue No. 224
3377 Price Street
A/94/36 & 51

Please be informed that 3377 Price Street has been sold as of October 23, 1943 for the sum of \$2750.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$2750.00
Less commission at 5%	137.50
	<hr/>
Net credit to your account	\$2612.50

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB
cc to B. C. Security Commission

File No. 8311
Catalogue No. 224

December 28th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell
FROM: Mr. D. A. Gramer

Katherine Seton-Ko Shimotakahara
Parcel "A", Reference Plan 1548,
of Block 94, D.L. 36 and 51, Gp.1,
N.W.D., Plan 249.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, December 10th, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 94829-L dated December 10th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94830-L dated December 10th, 1943, registering the property in the names of Radovan Guzina and Martha Guzina - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 8th, 1943.
4. Duplicate of Deed dated November 8th, 1943, - Secretary of State to Radovan Guzina and Martha Guzina - Joint Tenants.
5. Certificate of Indefeasible Title Number 94830-L dated December 20th, 1943, covering the above property in the names of Radovan Guzina and Martha Guzina - Joint Tenants.

D. A. Gramer

DAC:JS
Encls.

✓
8311 & 10924

December 4, 1943.

Mr. Hajime SUZUKI,
Registration No. 06931,
1040 Brault Avenue,
Verdun, Quebec.

Dear Sir

Re: Catalogue No. 224,
3377 Price Street,
Parcel A ref. Plan 1542/94/36 & 51.

Your letter of 8th November is received. Your interest in the subject matter is not clear. If you have acquired from your wife any interest in the property concerned please be good enough to disclose exactly the manner in which it was obtained and due consideration will be given to your claim. If you have none, no reason for your intervention appears to exist, the more so as your wife has heretofore shown herself eminently capable of conducting her own correspondence.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

8311

December 4, 1943.

Mrs. Hajime SUZUKI,
Registration No. 08610,
1040 Brault Avenue,
Verdun, Quebec,

Dear Madam

Re: Catalogue No. 224,
3377 Price Street.

We wrote to you on 1st November as a matter of courtesy but have received no reply from you.

It should perhaps be remarked that the laws of this Province preserve the right of a married woman in her own property, both land and chattels. Inasmuch as it is the intention of this office to operate with strict regard to the law it follows that no regard will be given to any desires or requests expressed by any person other than the actual owner of any property.

You should know that the sale of 3377 Price Street (which land in our letter of November 1 was said to be in course of sale) is now almost complete. A statement showing the result will be sent to you as soon as the transaction is concluded.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

10831/1
8311
12969

November 30, 1943.

Mr. Toraryu SHIMOTAKAHARA,
Registration No. 00222,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Sir:

Re: Manufacturers Life Policy No. 751532
377 Price Street & 4055 Francis Street

We are in receipt of your recent letter in which you ask that we apply the sum of \$668.95 toward outstanding premiums against the above policy.

We would advise that it will be necessary for you to obtain written authority from your wife and daughter in whose names above two properties are registered, before we can pay from their accounts with the Custodian, the amounts suggested by you.

Upon receipt of this authority we shall be glad to comply with your wishes.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Katherine's
Complete Ladies' Wear

MONTREAL, November 8, 1943. 194

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

EVACUATION SECTION	
Rec'd	NOV 15 1943
File No.	
Ans.	
Referred	Russell

Dear Sir:

Re - file number 8311.

I am in receipt of your letter of the 1st instant and am sorry to say that I find the letter very ambiguous.

Please let me know if my wife's property has been sold or not. When the matter has been completed and I receive from you a statement showing the result of the sale, I will mail to you the title covering this land, Number 71831 L.

Yours truly,

Hajime Suzuki

Hajime Suzuki

8311

November 1, 1943.

Mrs. Hajime SUZUKI,
Registration No. 08610,
373 St. Catherine Road,
Outremont,
Montreal, Quebec.

Dear Madam

Please be informed that your property consisting of 3377 Price Street, Parcel A ref. Plan 1548 of Block 94, D.L. 36 & 51, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale amounting to \$2750.00 less commission and expenses will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 71331 L.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

EVACUATION SECTION

Rec'd

File No.

Ans.

Referred

Russell

on Gibson's desk

CANADA

Province of British Columbia

To wit

IN THE MATTER OF City of Vancouver,
Parcel "A", Reference Plan 1548, of
Block 94, District Lots 36 and 51,
Group 1, New Westminster District,
Plan 849

I, Katherine Setsu-ko Suzuki, of 1040 Brant Ave. Verdun, Quebec
do solemnly declare that

1. I am the person described in Certificate of Title of record in the Land Registry Office for the Vancouver District No. 71831-L as owner of the property above described
2. I acquired the name Suzuki by marriage to Hajime Suzuki on the 22nd day of December 1942.

And I make this declaration conscientiously believing it to be true and of the same force and effect as if made under oath under and by virtue of the Canada Evidence Act.

Declared before me at

Montreal

in the Province of Quebec

this 15th day of November 1943

K. Suzuki

René Gervais

A Commissioner of the Superior Court
in and for the District of Montreal
Province of Quebec

8311

23rd October, 1943

Radovan Guzina, Esq.,
442 Selby Street,
Nanaimo, B.C.

Dear Sir:

Re: Catalogue No. 224,
3377 Price Street

This will acknowledge receipt of your cheque which was handed to us yesterday. We have now received \$2750.00 the full amount of the purchase price for the above property.

You also informed us that you wished this property to be registered in the names of Martha Guzina (housewife) and Radovan Guzina (truck driver & salesman) both of 442 Selby St., Nanaimo, B.C. and that they are British subjects, who are to be registered as Joint Tenants.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.C. Shears,
Director.

FCS/AW

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8311

October 15th, 1943

The Collingwood Realty,
5103 Joyce Road,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 224,
3377 Price St. Vancouver

Your letter of the 2nd instant written on behalf of Mr. Vidok Kovacovich enclosing cheque for \$275.00 and offer to purchase 3377 Price Street for the sum of \$2750.00 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 \$2475.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F.G. Shears,
Director.

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FGB/AN.

8311

REGISTERED

October 12th., 1943

Turner, Meakin & Co. Ltd.,
446 Seymour St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 224,
3377 Price St., Vancouver, B.C.

Your letter of the 1st of September, written on behalf of Henry Gustav Miller and Annie Margaret Miller, enclosing cheque for \$230.00 and offer to purchase the above property for the sum of \$2300.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.O. Shears,
Director.

FGS/AM
ENCL.

8311

REGISTERED

October 12th., 1943

Hugh M. Fraser & Co. Ltd.,
132 Hastings St., West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 224,
3377 Price St., Vancouver

Your letter of the 23rd of September, written on behalf of your client, enclosing cheque for \$230.00 and offer to purchase the above property for the sum of \$2300.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.G. Shears,
Director.

FGS/AW
ENCL.

C. J. LOEWEN
NOTARY PUBLIC

A. ROY HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

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

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

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

751 DUNSMUIR STREET
VANCOUVER, B.C.

5th October, 1943.

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

Rec'd.	OCT 6 1943
File No.	_____
Ans.	_____
Referred	_____

Dear Sir:-

Re: Catalogue "B" - 224, 3337 Price Street,
Lot "A" of Block 94, D.L. 36-57.

This property is on the North side of Price Street between McHardy and Rupert Streets, and is 132x330 feet consisting approximately of one (1) acre. It is level ground but the property has not been cultivated to any extent although it has been completely cleared.

On this there is a bungalow 40x42 feet containing four (4) rooms and bathroom, and at the present time a sub-tenant is using the attic which contains three (3) rooms, rough floored and walls finished in Cedar ship-lap. The house has been enlarged from an original three (3) roomed structure. The present living-room being the former two (2) front rooms of the house, beyond this there is a kitchen, and an addition consisting of two (2) bedrooms and bathroom with full standard plumbing has been added. The foundations are of concrete and the basement floor is cement with rough finish. There is no furnace, and there is only one single flue chimney. The original floor joists are at two (2) foot centres, but the addition has been built to conform with the present building requirements. The exterior of the house has been stuccoed and there is a new shingle roof. All walks are of cement. At the back of the property there is a large chicken house and three (3) small sheds but these owing to their condition are of no value.

In my opinion a fair valuation is \$1600.00 .

Yours faithfully,

Loewen and Harvey, Limited.



Director.

ARH/F.

Date: _____

REAL PROPERTY MEMORANDUM

File No. 8311

Name: Mrs. Hajime SUZUKI (Nee Katherine Setsu-ko SHIMOTAKAHARA)

Catalogue No. 224

Re: 3377 Price Street.
A/94/36 & 51.

TITLES AND ENCUMBRANCES.

A. Title No. 71831 L

Property. Parcel A ref. Plan 1548 of Block 94, D.L. 36 & 51,
G. 1, D.N.W. Plan 849.

Name. Katherine Setsu-ko Shimotakahara.

Whereabouts. in owner's possession (JP Form) written for.

B. Charges

Registered. None.

✓ Vested. 34814

Unregistered. No evidence.

Taxes. 1943 \$99.99 net paid no arrears or consolidated.

Insurance. Merchants #39375, \$2500.00 Exp. 23/3/45

Assessed Value: Land. \$1000.00

Improvements. \$2000.00

Valuation by Appraiser. \$1600.00

Amount of Bid: \$2750.00

Approved by Advisory Committee: 13/10/1943

Paid as shown in attached letter. 23/10/1943 selling agent Collingwood Realty
named agent - Pemberton Realty

Name of transferee as attached letter. ✓

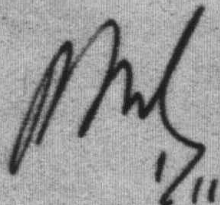
ADMINISTRATION.

Tenancy.

Monthly at \$25.00 through Pembertons.

Chattels. Pemberton's report "no personal effects on premises."

29/6/42


17/11

RENTS COLLECTED
ESTATES MANAGED
CONVEYANCING

PHONE: DEXTER 0253

H. G. WATSON

Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

5103 JOYCE ROAD
VANCOUVER, B. C.

Oct. 2nd, 1943.

The Custodian of Japanese Properties,
675 West Hastings St.,
Vancouver, B. C.

224

Dear Sir:-

I hereby make you an offer of \$2750.00 cash for the property known as 3377 Price Street, and listed in the catalogue as number 224.

I am enclosing cheque for \$275.00, being the necessary 10% deposit. This property was shown to me by the Collingwood Realty.

Yours very truly,

Vladimir Kovacovich

K. G. Watson
10/2

AT IT HERE SINCE 1800



PHONE PACIFIC 9351

HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

132 HASTINGS STREET, WEST.
VANCOUVER, CANADA.

RESIDENT AGENT



SECURITY EXCEEDS
\$68,000,000.00

23rd September, 1943.

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

Dear Sir,

On behalf of a client, we hereby make a tender or offer
of \$2300.00 cash for the purchase of Lot "A" Block 94, D.L.36 & 51 -
3377 Price Street, Vancouver, B.C., Catalogue Parcel No.224.

We enclose herewith certified cheque for \$230.00, being
a deposit of 10% of the above offer.

Yours very truly,

HUGH M. FRASER & CO. LIMITED,

By

J. H. Forster

Manager

RP
Enc.

Rec'd	_____
File No.	8311
Ans.	H.M.
Referred	_____

To Manager
23/9/43

HOUSE AND ESTATE AGENTS
RENTS COLLECTED
MORTGAGES
VALUERS
INSURANCE
FIRE, AUTOMOBILE AND CASUALTY

Agents:
Newark Fire Insurance Company

F. N. TURNER, Notary Public
H. MEAKIN

TURNER, MEAKIN & CO. LTD.

FINANCIAL AND INSURANCE
AGENTS

ESTABLISHED 1912

446 SEYMOUR STREET
VANCOUVER, British Columbia

1st September, 1943

TELEPHONE MArine 9535

Cable Address: "CAPITAL"
Code: WESTERN UNION

Members of
VANCOUVER REAL ESTATE
EXCHANGE

The Custodian
Japanese Evacuation Section
506 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Rec'd	8311
File No.	Shu
Ans.	
Referred	

Dear Sirs:

Re: Tender for Real Estate Group "B"
Catalogue Parcel No. 224, 3377 Price Street
Lot A, Block 94, D.L. 36 and 51.

We have received an offer to purchase the above property from Henry Gustav Miller and Annie Margaret Miller, his wife, Joint tenants, of 913 East Hastings Street, Vancouver, for Two thousand three hundred Dollars (\$2300.00) cash. We enclose our cheque for \$230.00. ✓

This offer is subject to a selling commission of 5% of the purchase price. Adjustments of taxes, water and insurance as of date of sale.

Yours faithfully,

TURNER, MEAKIN & CO. LTD.

J. H. Meakin

JHA:HG

Encl.

Shu

5511

19th August, 1943.

Messrs. A. E. Austin & Co., Ltd.,
833 Hastings Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 224
3377 Price Street

We are in receipt of your letter of the 17th instant in which you advised us that you have a client willing to purchase the above property for \$2,000.00 cash.

We note your remarks in regard to the owner's willingness to accept this amount. However, in view of the fact that this property is listed in our catalogue and that the public have been advised that they will have an opportunity in due course of tendering on this property, we are unable at the present time to give consideration to this offer.

For your information, it is our intention in the very near future to call for tenders on properties in this group so that your client will then have an opportunity to submit his bid.

Yours truly,

F. G. Shears,
Director.

27

FOS/PMH

8311

19th August, 1943.

Messrs. A E. Austin & Co., Ltd.,
833 Hastings Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No.224
3377 Price Street

We are in receipt of your letter of the 17th instant in which you advised us that you have a client willing to purchase the above property for \$2,000.00 cash.

We note your remarks in regard to the owner's willingness to accept this amount. However, in view of the fact that this property is listed in our catalogue and that the public have been advised that they will have an opportunity in due course of tendering on this property, we are unable at the present time to give consideration to this offer.

For your information, it is our intention in the very near future to call for tenders on properties in this group so that your client will then have an opportunity to submit his bid.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
"AUSTIN" VANCOUVER
CODES:
WESTERN UNION AI

**A.E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

EVACUATION SECTION	
Rec'd	AUG 15 1943
TELEPHONE	
File	40, RINE 2431
Ans.	ESTABLISHED 1904
Referred	

August 17th, 1943.

The Custodian of Japanese Evacuation,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. Shears

Dear Sirs:

Re: Catalogue #224 - 3377 Price Street
Lot 8, Bk. 94, D.L. 36 & 51, Group "B"

We have a client who is willing to purchase the above property at a price of \$2,000.00 cash. We understand that the property was offered by the Japanese owner before he vacated at this price to another party in the neighborhood. We further understand that the house was built in sections at several times and the exterior needs to be painted and the interior re-decorated throughout. The basement floods with water when it rains and the septic tank is not in good order. The grounds have been badly neglected.

This property is in Group "B" and has not been advertised.

In view of the fact that the Owner expressed his willingness to take \$2,000.00, could this sale not be accelerated? The party we have in mind would not be prepared to wait indefinitely in order to get an opportunity to purchase the property.

We shall be glad to hear from you in due course as to the possibility of immediate sale, at the same time kindly advise us as to the exact area of the property.

Yours truly,

A. E. AUSTIN & CO. LIMITED

Arthur Davidson
Per

Agents.

MD/F.

REAL ESTATE - INSURANCE - FINANCIAL BROKERS - ESTATE AGENTS - BUSINESS PROPERTIES

8311

June 5, 1943.

Mr. H. G. Miller,
913 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Hattie SUZUKI

We are in receipt of your letter of the 2nd instant, and in reply to your query would advise that the 1942 taxes on Lot A, Block 94, D.L. 36 and 51, 3377 Price Street, were \$104.16 less rebate of \$4.17 for payment by July 3rd. The assessment value is Land \$1,000.00 and Improvements \$2,000.00. We would suggest, however, that you get in touch with the Tax Department and Assessment Office at the City Hall to confirm the taxes and assessment on this property.

It is anticipated that public notice will be issued in the press in due course regarding sale of Japanese property, at which time you will doubtless wish to make an offer. These premises are at present occupied, and our understanding is that after the property was bought possession could not be obtained for one year from the time of notice, but this you could confirm from the Rental Control Board.

Yours truly,

P. Douet,
Administration Department.

PD:BT

June 2 / 43
 EVACUATION SECTION
 Rec'd JUN 4 1943
 File No. 8311
 Ans.
 Referred

Van. B.C.

Dear Sirs:-

We received your letter, quite recently, and are more than obliged and are thanking you also, for informing us that Japanese property has not yet been determined. please

Let us know as soon as possible whenever this property will be for sale, of this house and no other, mentioned below, we have our interests in buying. It is at present owned by Mrs Hajime Suzuki (nee R. Satou Shimotakahara

3377 Price Street,

Van. B.C.

Thanking you again, I am,
 Sincerely, Mr. H. G. Miller,

913 - East Hastings Van. B.C.

2.

R. S.

Sir, I would like to know
what the assessments are
also, Inform me, what the
Taxes are.

Sincerely
W. G. Miller

Notice Important

The File no. of the so
called, property, I'm interested

In Is Referred to, as

File no. 8311.

8311

May 20, 1943.

Mr. Henry G. Miller,
913 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Hajime SUZUKI
(nee K. Setsu SHIMOTAKAHARA)
3377 Price Street, Vancouver.

We received your undated letter on the 18th instant relating to the above property, and would advise that the method of disposing of Japanese property has not yet been definitely determined, but before the property is disposed of, public notice will be given, at which time you will be able to make an offer for same if you still wish to purchase.

Yours truly,

P. Douet,
Administration Department.

PD:BT

EVACUATION SECTION	
Rec'd	MAY 18 1943
File No.	8311
Ans.	WTS
Referred	Woul

Dear Sirs:- we have
 Intentions of buying, this
 House whenever, It is for
 Sale. (3377-Price. St.

Lot (A) Block 94. LL 36X51
 which, is owned by

Miss K. Shimo - Takahara.
 (now Mrs Hajime Suzuki)

I am Sincerely

MR. Henry G. Miller,
 913-E. Hastings
 St.

V. or. B.C

Please Let us know, by
 mail, as soon as it is
 for "Sale" Thank you

8311.

December 1, 1942.

Miss Katherine Setsu SHIMOTAKAHARA,
373 St. Catherine Road,
Outremont, Montreal, Que.


Dear Madam:

With reference to your property at 3377 Price Street, we regret to advise you that the basement has flooded and upon attempting to repair the drains, we find that they will need to be renewed and Pemberton Realty Corporation Ltd. advises us that the cost will be approximately \$50.00. This work is now being done.

On account of the above, we are unable to make remittance to you this month but hope to send you a portion of the December rental early in the New Year.

Hoping that the above does not inconvenience you, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

December 1, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

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

Re: Miss K. SHIMOTAKAHARA
3377 Price Street
File #8311

Dear Sirs:

Confirming our telephone conversation regarding the above property, the drains on this property are in a very poor condition allowing the water to seep into the basement.

Our man started work repairing them, but finds now that the job will amount to approximately \$50.00. As there is no alternative, we are having him proceed and put in a satisfactory job so that it will not occur in future.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH

8311.

September 29, 1942.

Miss Katherine S. SHIMOTAKAHARA,
373 St. Catherine Road,
Outremont, Montreal, P. Q.

Dear Madam:

We are today in receipt of a
remittance from Pemberton Realty Corp'n., Limited,
for your account amounting to \$43.20 made up as
follows:

Rentals	Aug. 21 to Oct. 2	
	at \$25.00 monthly	
	from S. W. Curley	50.00
Less	Water Rates	4.30
	Agents Commission	2.50
		<u>6.80</u>
		\$43.20

As taxes falling due next July
3rd will amount to approximately \$100.00, it is
necessary to reserve the sum of \$10.00 monthly
over the next ten months to take care of these
taxes. We are, therefore, enclosing our cheque
in the amount of \$23.20 leaving a balance of \$20.00
to your credit at this office.

Hoping that this arrangement is
satisfactory to you, we remain,

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.
Encl.

8311.

September 18, 1942.

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

Dear Sir:

Re: Katherine Setsu SHIMOTAKAHARA

In reply to your letter of the 15th,
your remittance of August 15th last amounting
to \$65.90 and covered rents up to August 20th
on the property of the above at 3377 Price St.

The rental we were writing about
was rents due August 21st for which we do not
appear to have your remittance.

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

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

6311.

September 2, 1942.

Miss Katherine S. Shimotakahara,
373 St. Catherine Road,
Outremont, Montreal, P. Q.

Dear Madam:

With reference to your letter of August 24th last in which you correctly state that taxes for 1942 on your property at 3377 Price St. have been paid and we are therefor enclosing our cheque for \$65.90 being the balance at your Credit with us as set out in our letter to you of August 19th last.

It is the policy of the Custodian to retain, out of each months net rental, a sum sufficient to accumulate the amount necessary to pay taxes when they become due on July 3rd next year. This will be done when making future remittances to you.

Yours truly,

F. G. Shears,
Assistant Manager.

CHP/2
10/10

8311.

September 2, 1942.

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

Dear Sir:

Re: Katherine SHIMOTAKAHARA

In reply to your letter of August 3rd last regarding the remittance of funds derived from the rentals of Miss. K. Shimotakahara's property at 3377 Price St. direct to her we would ask you to kindly continue to send these monies to this office as previously instructed in our letter of August 7th last. Remittances to Miss Shimotakahara will be handled by this office.

Thanking you for your co-operation in this matter, we remain,

Yours truly,

F. G. Shears,
Assistant Manager.

[Handwritten signature]

9311

Shears
sent to Sandra Pherson

373 St. Catherine Road,
Outremont, Montreal, P.Q.,
August 24, 1942.

The Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B.C.

Dear Sir,

The statement of the collections and disbursements from my property on 3377 Price Street, Vancouver, B.C., is acknowledged.

In your letter you tell me that you have on file a tax notice for \$99.99 as at July 3rd. The tax of the said amount has been paid in full on June 26, 1942. I shall forward the receipt if desired upon request.

Yours sincerely,

Kathleen S. Shintake

8311

August 19, 1942

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Miss Katherine Shimotakahara

We are in receipt of your letter of the 14th instant enclosing Rental Statement and your cheque for \$65.90, the receipt for which is enclosed herein.

Now that Miss Katherine Shimotakahara's property has been separated from that of her father's will you please in future refer to file No. 8311 in connection with Miss Katherine Shimotakahara.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

Encl.

8311

August 19, 1942

Miss Katherine Shimotakahara,
Registration #08610,
373 St. Catherine Road,
Outremont,
Montreal.

Dear Madam:

As arranged, the revenue from your property at 3377
Price Street is now being kept separate from the affairs of
your father. The following is a Statement of the collections
and disbursements that have been made in connection with this
property :

<u>Rent</u>		
March	\$25.00	
April	25.00	
May	25.00	
June	25.00	
July	25.00	\$125.00
<u>Less Disbursements</u>		
Hobson Christie & Co.		
fire insurance	15.00	
T. Shimotakahara - cheque	6.88	
Commission - March	3.12	
T. Shimotakahara - cheque	23.75	
Commission - April	1.25	
Water rates	5.35	
Commission - May	1.25	
Commission - June	1.25	
Commission - July	1.25	59.10
		\$ 65.90

There is at present a balance in your favour of
\$65.90. However, we have on file a tax notice for \$99.99
as at July 3rd and we will therefore retain the funds we
have on hand and as soon as sufficient revenue is available

Periel
Phased City Hall Aug 1942

we will take care of these taxes and thereafter remit to you
each month as requested in your letter of the 1st instant.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

ESTABLISHED 1887

MSheaw

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 14, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 15 1942

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

Re - Miss Katherine Shimotakahara
File # 8311 & 10831

Dear Sirs:-

We wish to acknowledge receipt of your letter of August 7th and have noted your remarks regarding sending you our cheque covering funds held for the credit of Miss Katherine Shimotakahara.

We had a letter from Mr. Shimotakahara regarding this account, not from Miss Shimotakahara.

We are enclosing herewith our statement and cheque covering the rentals received in connection with this property from Mr. S. W. Curley.

We will report this property in the name of Miss Katherine Shimotakahara in the future.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH
Encls.

8311 & 10831

August 7, 1942.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Katherine SHIMOTAKAHARA.

Further to our letter dated July 25 and as a result of a letter we have just received from a Miss Katherine Shimotakahara, we request that you be good enough to forward to us your cheque at this time covering rental funds being held by you to the credit of Miss Shimotakahara.

We understand that Miss Shimotakahara has already written to you direct in this connection.

On sending us your first remittance we would appreciate your being good enough to provide us with a statement of Miss Shimotakahara's account from the time this property was rented to Mr. S. W. Curley up to the end of July, less any remittances which you may have forwarded to Miss Shimotakahara between March 21st and the date Miss Shimotakahara registered her assets with us on July 14, 1942.

Thereafter, would you please be good enough to report to us monthly in connection with Miss Shimotakahara's property in the usual way.

Yours truly,

RPA:MA

R. P. Alexander,
Manager.

*check twice before
making payment to
owner less amount to
cover taxes etc.*

Shears - out to Noble

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 3, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 4 1942

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

8311

Re - T. Shimotakahara - File # 10831
Reg. # 00222.

Dear Sirs:-

The following is a copy of letter we have received from Mr. Shimotakahara regarding the Price Street house. He mentions in this letter that cheques should be sent direct to Miss K. Shimotakahara, we would appreciate receiving your instructions regarding this.

"We have cleared things up with the Custodian re the home on Price Street. This house is in the name of Miss Katherine Shimotakahara.

Instead of paying funds from this home to the London Life Insurance Company, will you please heretofore send cheques to Miss Katherine Shimotakahara at the above address. Perhaps this arrangement will be the best."

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH

Alexander

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

373 St. Catherine Road,
Outremont, Montreal, ~~Aug 6, 1942~~
August 1, 1942.

Mr. R. P. Alexander,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville St.,
Vancouver, B.C.

Dear Sir,

At first arrangements were so that the Pemberton Realty Corporation Ltd. should pay the rentals from my property on 3377 Price Street, Vancouver, to the London Life Insurance Company, but now it has been decided that the income from this above mentioned property be kept separate from the income on my father's property. Will you please kindly forward cheques for the rentals from my property to me at the above address in Montreal? The Pemberton Realty Corporation Ltd. have been advised of this change.

Your careful consideration in our monetary affairs is greatly appreciated. Thanking you, I remain,

Yours sincerely,

(Miss) Katherine Shimatobara

8311

25th July, 1942.

Miss Katherine Shimotakahara,
373 St. Catherine Road,
Outremont, Montreal, Quebec.

Dear Madam:-

The Pemberton Realty Corporation Limited advise us that they are in receipt of a letter from your Father, in which they advise us that aside from the funds being realized on his own property, he desires also that rentals being obtained from your property at 3377 Price Street, Vancouver, be paid to the London Life Insurance Company to apply on the mortgage which he owes.

We do not appear as yet to have received a reply from you to our letter dated July 9th. Do you wish income from your property to be kept separate from the income on your Father's property or are you agreeable to the request made by your Father?

Until we have received an indication of your desires we are not permitting the Pemberton Realty Corporation Limited to apply rentals earned on your property towards the reduction of the mortgage on your Father's property.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

10831

8311

July 9th, 1942.

Miss Katherine Setsu Shimotakahara,
373 St. Catherine Road,
Outremont,
Montreal, Que.

Dear Madam:

Re: Tarayu SHIMOTAKAHARA

We are informed that you are the owner of a property known as 3377 Price St., Vancouver, B. C. and as you have made no declaration of this property to the Custodian we would suggest that you do so on the enclosed "JP" declaration forms. Please fill out the forms as fully as possible and have your signature properly witnessed.

This property has been declared in your father's declaration as being your property but if it is your desire to keep the income from the property separate from his properties we would ask you to complete the enclosed forms. If you desire the property to be handled as a property of your father please advise to that effect.

Yours truly,

R. P. Alexander
Manager

ONE
1942.

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

24th April, 1942.

Rec'd	APR 25 1942
File No.	
Ans.	
Referred	

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

Dear Sirs:

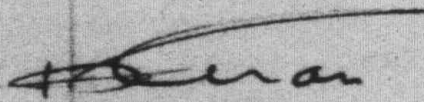
RE: THE CALGARY & EDMONTON CORP'N. LTD.

We have had presented to us by Messrs. A. E. Jukes & Co. Ltd. of this City, 1100 shares of the above Company for registration in the name of -

- Katherine Setsu Shimotakahara
c/o T. Shimotakahara
Main Branch Canadian Bank of Commerce
Montreal, Que.

We shall be glad to have your permission to effect this transfer.

Yours Faithfully,


H.I. Cowan
Transfer Officer.

C/M