

10561

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: Izumi, Kin

HOME ADDRESS: 1120 - 10th Ave. Regina, Sask.

REGISTRATION NUMBER 00132 SEX: Female AGE: 44

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: Izumi, Tojiro

ADDRESS OF WIFE OR HUSBAND: Three Valley, B.C.

NAMES OF ANY LIVING CHILDREN: Yeiko - 6 years, Kiyoshi - 21 years
Masakazu - 26 years.

ADDRESS OF CHILDREN: Masakazu Izumi - 56 Beverley St. Toronto, Ont.

Yeiko and Kiyoshi - 1120 10th Ave. Regina, Sask
AGE OF CHILDREN: Yeiko 6, Kiyoshi 21, and Masakazu 26.

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS: One house at 1927 W. 1st Ave.
Vancouver, B.C. Lot W 1/2 of 13. Block 206, D.L. 526. Gp 1. N.W.D.
Plan 1123.

3. INSURANCE (Give particulars; state where policies are) One Thousand Dollars on
(Franklin Fire Insurance)
Dwelling and contents. Pemberton Insurance Corporation, Van. B.C.
Original Policy issued to Mrs. F. A. Day Vancouver, B.C. owner of house

4. TAXES (Amount and where payable) \$52.49 - City of Vancouver, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)
rented out through the Pemberton Realty Co. of Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Regina, Sask.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Mrs. F. A. Day, Van. B.C.
until house is paid for.
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:
- 1 Bridge Lamp, 2 Comforters, Cutlery, Pots and Pans, Garden and
Carpentry tools, 1 ~~Bureau~~ 1 easy chair. Stored in Attic at
1927 W. 1st Ave. East. Vancouver, B.C.
- _____
- _____
- _____

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
- _____
- _____
- _____

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None
- _____
- _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: Included in policy
afore mentioned.
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:
2. TRADE DEBTS: Approximately \$700.00 to Mrs. F. A. Day, Vancouver, B.C.
which is the balance due on the house, and \$95.27 to the Duroid
Roofing Company of Vancouver for a new roof put on the house.

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 26th day of June 1942.

(Signature)

Elizabeth G. Smith
Witness

Kin. Jammi

FOR DEPARTMENTAL USE

10561
INFORMATION FROM R.C.M.P.

Date 8/4/43

Our File No. 10561

Full Name IZUMI, Kin (Mrs. Tojiro)
(Surname in Block Letters)

Registration No. 00132

Male - Female
(check)

Age 1898

Former Address 1373 1/2 Richards Street, Vancouver, B. C.

Date Evacuated March 16, 1942. Naturalized - Canadian-Born - National
(check)

Present Address #20 - St. Andrews Street, Toronto, Ontario.

Married - Single
(check)

Name of Wife -----

Name of Husband Tojiro - 00219

Name of Mother Mie

Name of Father FUJII - Tatujiro

Names of Children under 16 (See husband's File)

Requested by AM

Registered with Custodian (Yes or No)

Additional Information -----

10561

June 20th, 1944.

Mrs. Elia IEMMI,
Regn. No. 00132,
520 St. Andrews Street,
Toronto, Ontario.

Dear Madam:

We have your letter of the 12th instant and enclose cheque for \$500.00 which leaves you with a credit balance of \$61.62. This small balance can be sent you next month, and in the meantime we would like your confirmation that you have no claims against you, which is the case according to our files.

Yours truly,

F. Desaut,
Administration Department.

PD/ER
Enc.

10561

April 17, 1944.

Mrs. Kin IZUMI,
Registration No. 00132,
#20 St. Andrews Street,
Toronto, Ontario.

Dear Madam:

Re: Catalogue No. 300
1927 West 1st Avenue
W613/206/526

Please be informed that 1927 West 1st Avenue has been sold as of March 9, 1944 for the sum of \$1,300.00 which is equal to 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		\$1,300.00
Less payment on agreement for sale	\$741.04	
Less real estate agent's commission @ 5%	<u>65.00</u>	<u>\$ 806.04</u>
Net credit to your account		<u>\$ 493.96</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc Mr. C. Security Commission

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 9, 1944
"One Day Nearer Victory"

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

EVACUATION SECTION	
Rec'd	MAR 13 1944
File No.	10561
Ans.	that
Referred	Sheave

Dear Sirs: re Catalogue No.300 - 1927 W.1st Avenue.

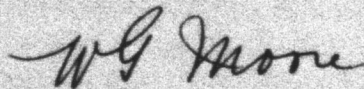
Confirming our telephone conversation of this date, we confirm the sale of this property to James Davis at \$1,300.00, which amount you have already received.

Will you please prepare deed in the name of James Davis (Laborer), of 1836 West 2nd Avenue, Vancouver, B.C. Mr. Davis is a British subject.

It is understood that we will receive a commission of 5% of the gross purchase price on completion of the transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED



per

W. G. Moore

WGM-D

10561

9th March, 1944.

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

Dear Sirs:

Re: Catalogue No. 300
1927 West 1st Avenue

Your letter of the 7th instant written on behalf of a client, in which you submitted an offer to purchase the above property for the sum of \$1,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer, and have received from Mr. J. Davis the sum of \$1,300.00 the full purchase price

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 and adjustments will be calculated as of the date of this letter.

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.

PCH

MEMORANDUM

March 1st, 1944.

TO: Mr. F. G. Shears
FROM: Administration Department

Re: Kin IZUMI (Mrs. Tojiro)
1927 West 1st Avenue
W. 1/2 Lot 13, Blk. 206, D.L. 526
Cat. No. 300. File #10561

With reference to our conversation this morning,
as arranged we give below particulars relating to the above
property:

Assessed Value:	Land	- \$ 400.00
	Improvements	- \$1,250.00
		<hr/>
		\$1,650.00

Valuation - \$2,100.00

We have received bids on this property varying from
\$800.00 to a recent offer of February 4th, 1944 through Pember-
ton's of \$1300.00. We would mention that in June 1941 this
property was purchased by the above Japanese from Frances Anna
Day for \$1300.00.

In view of the above this matter is brought to your
notice in case you should wish to have another valuation made
on this property.

[Signature]
E. Douet.

PD/ER

*Mr. Douet
Great Secure another
improvement valuation
Wrote
D.W. Reese
2/3/44*

10561

January 10th, 1944.

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

Dear Sirs: Re: Kin IZUMI -
 1927 W. 1st Avenue

With reference to the correspondence
we have had with you in connection with the above
property, enclosed please find cheque for \$64.15
being interest due January 1st, 1944 in connection
with the Agreement for Sale - Frances Anna Day to
the above Japanese.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Enc.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
December 28, 1943.

RECORDATION SECTION
Dec'd DEC 30 1943
File No. 105'61
Referred X Ref

value
\$ 118.65

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Re: K. Izumi,
1727 West 1st Ave.

Dear Sirs:

Re your letter of December 21st in connection with the
above property, we would say that the amount of \$732.97 due on
April 1st, 1942, is correct and no payments have been made since.

The payment of interest you mention of \$64.15 should be
paid to Francis Anna Day, care of this office.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

149 9 months
C 52 - to 1/1/44

W G Moore
W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 5, 1943.

EXECUTION SECTION	
Rec'd	MAR 6 1943
File No.	10561
Ass.	<i>[Signature]</i>
Refer.	<i>[Signature]</i>

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Re: K. IZUMI and DAY Agreement
Your File #10561

Dear Sirs:

Enclosed is statement giving particulars of this account, certified by Mrs. Day as being correct.

We might mention that the last payment made by Izumi to Mrs. Day was April 1st, 1942, when the account was reduced to \$732.97, as at April 1st, 1942. No further payments have been received by Mrs. Day.

We presume that you will be forwarding her payments direct as funds are available from the account.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

[Signature]

Rental Department.

BC.
Enc.

November 21, 1942.

MEMORANDUM

File No. ¹⁰⁷⁵ 1075 INQUIRY, Mrs. (Mrs. Tojire)

RE TITLES AND ENCUMBRANCES

In their report dated Jan 9/1942, the Penberton Realty Corporation refer to a mortgage, and to Mrs. Frances Anna Day as mortgagee, which would imply the existence of an unregistered deed of the property from Mrs. Day to Mrs. Inami and a mortgage from Mrs. Inami to Mrs. Day. A copy of such deed and mortgage, if such exist, is required for this file to establish the position of the title at the present time.

R.G. Bell

RM/cp

If Mrs. Day's interest is that of a vendor only
please obtain copy of Agreement for Sale
A.M.

File # 10561

Sept. 23, 1942.

MEMORANDUM FOR THE FILE.

Re: Files #10561, IZUMI, Kin, #00132,
695, IZUMI, Tetsuro, #00129.

There is no clear evidence on either of these files as to the name of the purchaser of the real property mentioned, but this morning I telephoned Pemberton's Ltd., and they informed me that the wife is the purchaser. The husband appears to have no interest in this property.

The husband in his declaration(JP form) completed on the 3rd of April, 1942, refers to household effects in the owners possession. That was, no doubt, the case at that time.

On the 26th of June the wife refers to certain household effects as being stored in the attic in the dwelling.

It should be made clear on the husband's file that these assets to which he refers are the same as those referred to in the wife's file. This is no doubt the case.

There is no other asset of any kind shown on the husband's file.

It appears, however, that the loan made by the Bank of Montreal for the purpose of improving the dwelling was made to the husband and wife jointly. There is, therefore, a liability existing by the husband. This is not secured against the property.

This loan is, however, being paid for from the proceeds of the rental of the premises. Claims Department will, no doubt, wish to watch this, and when this claim is paid it is thought that File #695 can be closed, as there is nothing to administer.

R

P. H. Russell.

PER:AS

10561 & 695

1st August, 1942.

Mrs. Kin IZUMI,
1120 - 10th Avenue,
Regina, Saskatchewan.

Dear Madam:

We wish to give you a preliminary report in connection with our management of your property at 1927 West 1st Avenue, Vancouver.

Taxes

Taxes for 1942 amounting to \$52.49 have now been paid from rentals secured from your tenants, Mr. and Mrs. Denney.

Repairs

When you registered your property with us you declared that there was owing about \$95.00 on the new roof put on your house. The Bank of Montreal, Vancouver, called our attention to the fact that this sum was exactly \$95.97, representing a loan granted to you and your husband for improvement to the premises by reshingling under their arrangement with their clients, the Sidney Roofing & Paper Company Limited. The Bank of Montreal is holding a note signed by you and your husband for \$143.23. The balance due is \$95.47, payable at the rate of \$11.94 per month. We have already made the first installment payment on this account.

Mrs. F. A. Day's Mortgage

Mrs. Day, as you know, holds a mortgage on your property which on March 7th, 1942 amounted to \$751.83, bearing interest at the rate of 5% per annum. You will be pleased to hear that Mrs. Day is agreeable to our suggestion that after payment of taxes, insurance, water rates and repair bills (including the cost of the new roof) that all rentals thereafter accruing be paid to her towards the reduction of her mortgage. In other words the carrying charges aside from mortgage payments will first be paid and Mrs. Day is willing to wait for payments due to her until all other carrying charge obligations have been met.

Present Tenants

You will recall that we wrote to you on July 24th regarding the understanding held by Mr. Denney. We would appreciate

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 31 1942

10561

2695

July 28. 42.

Mr. Alexander

Dear Sir

My offer. re- Izumi property 1927. West First ave.

Full Price : \$ 1600.00.

Down. Payment

300.00

Monthly Payment

22.00 including Interest and
principal.

Appreciated your. reply.

Yours Truly.

Pte. E. C. Denney.

out - Peen
1120 - 10th Ave.
Regina, Sask.,
June 26, 1942.

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 29 1942

Dear Sirs:-

File No. 10561.

Replying to your letter to my mother of the 22nd instant, we are enclosing herewith two copies of the "JJP" declaration completed, which we believe is what you require.

I would very much appreciate it if you could give me some information on the following:- My mother came here with my six year old sister of her own free will, thinking I would be able to support them. At the present time I am able to do so, but as I am employed in an Automobile Service Station my future security is not too bright. I fully intended to keep up the payments on the house for my mother but owing to these added obligations I would like to know if I could be relieved of making these payments until such time when I can again take care of them.

I have been refused in the armed forces and due to racial characteristics I may not be able to find employment if my present means of earning a living should cease.

Thanking you, I remain,

Yours truly,

KI:
EE

K. Izumi
Hiyoshi
(son, age 21)

REG.
NO.

NAME

FILE
NO.00132
00129IZUMI Kin (Mrs. Tojiro)
IZUMI Tojiro10561
695

ASSURED

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

COMPANY

POLICY NO.

AMOUNT

PREMIUM

RATE

TERM

EXPIRATION

Franklin Fire Ins. Co. 14845

\$1,000.

35.50

.35

3 yrs. Oct. 15th/46

PROPERTY INSURED

1927 West 1st Ave. Vanc.
B.C.

LOCATION

\$1,000. frame bldg. gingle roof - occupied as private dwelling.

LOSS PAYABLE

Frances A. Day

INSURANCE AGENT

Pamberton Ins. Corp. Ltd. Penbe ton

RENTAL AGENT

ENDORSEMENTS

*Wright**Transferred to New Owner - Davis 29.3.47*

REG.
NO.

00132

NAME

IZUMI Kin (Mrs. Tojiro)
(See also file 695)FILE
NO.

10561

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Franklin Fire Ins. Company	<i>Renewed - Oct 14 1945 - Franklin Fire</i> 11478	\$1,000.	Oct.	15	43	1927 W. 1st Ave., Vancouver, B. C.
Franklin Fire Ins. Co.	<i>Transferred to new owner - Davis - 29.3.44</i> 14845	\$1,000.	Oct.	15	46	1927 W. 1st Ave. Vancouver B.C.

FIRE INSURANCE SUMMARYKin (Mrs. Tojiro) IZUMI Reg. No. 00132 File No. 10561

The above named Japanese declared on her J.P. Form, signed June 26th, 1942, that she had a \$1,000.00 Fire Insurance Policy in the Franklin Fire Insurance Company, through the Office of Messrs. Pemberton Insurance Corporation.

It was found that the Franklin Fire Insurance Company, Policy No. 11478 - \$1,000.00 - covering dwelling at 1927 West 1st Avenue, expiring October 15th, 1943, was in force. This Policy was renewed under No. 14845 and was transferred to the new owner, James Davis, 29th March 1944.

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

May 28th, 1947.


D. A. CRAMER.

DAC:ic

December 20, 1946.

PERSONAL PROPERTY SUMMARY

Re: IZUMI, Kin (Mrs. Tojiro) - Reg. No. 00132.

Mrs. IZUMI signed a declaration to the Custodian, from Regina, Saskatchewan, on June 26, 1942 where she was evacuated on March 16, 1942.

CHATELS: She declared a few chattels in the attic of 1927 West 1st Ave. and later, in November 1942 stated that they were stored in a walled off portion of the attic. These chattels were moved to 992 Powell Street and sold at Auction Vancouver 17, realising the net sum of \$43.41 which has been credited to the joint account of herself and her husband - 695 and 10561. This is being remitted to them, jointly. (See attached summary and schedule.)

SPECIFIED

ARTICLES: A Marconi Combination radio (dismantled) was sold in Auction Vancouver 17. It did not come from the R. C. M. P. and was found among the effects stored at 1927 West 1st Avenue.

This file reveals no other personal property than that mentioned above.

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

CG

C. Girard

December 20, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Kin (Mrs. Tojiro) IZUMI Reg. No. 00132 File No. 10561.
CATALOGUE NO: 300
PROPERTY ADDRESS: 1927 West 1st Avenue, Vancouver, B. C.
LEGAL DESCRIPTION: West half ($\frac{1}{2}$) of Lot 13, Block 206, District Lot 526, Group 1, New Westminster District, Plan 1123.
TITLE: Registered in the name of Frances Anna Day (Wife of John Day).
ENCUMBRANCES: Registered: 24571-M., 31 July 1941, 12.40 Kin Izumi. Right to Purchase for \$1300. Interest 5%.
Vesting Order filed No. 34560 dated July 31st, 1942.
Unregistered: No indication of any unregistered charges.
ASSESSED VALUES: Land \$ 400.00
Improvements 1250.00 - \$1650.00 Taxes - \$53.38.
CLASSIFICATION: This is a two-storey six room dwelling built on a 25' x 120' lot to lane.

There were two valuations made, the first one by Loewen and Harvey Limited, 25th January 1944, who valued the property at \$2,100.00, and after advertising for tenders, the bids received ranging from \$800.00 to \$1300.00, it was decided to obtain a second valuation. This was made by Douglas W. Reeve on 6th March 1944, from whose appraisal we quote excerpts:

"House. The building is of inexpensive construction and from 30 to 35 years old. The foundation in concrete and in the basement the plank floor is mostly rotten, some patching having been done. The planks are lying on the wet subsoil. The studding and one post in the sawdust store room are not protected from contact with sawdust and although no great harm has yet occurred these have begun to deteriorate. To prevent rot, this space should be lined with shiplap without delay."

"The laundry tubs are broken. The hot air furnace appears to be in good order, but the smoke pipe is rotten and the furnace cannot be used."

"The assessment of the land for a 25 ft. lot in this location is excessive. It is only worth \$250. The assessment of the building is fair enough, but as the assessor does not allow for the state of repair, it is too high from a selling point of view. The cost of

of

- Page 2 -

File No. 10561.

putting the house into liveable condition and fencing and rear walk and draining the back yard will be about \$500."

"Condition of Building. I have estimated the cost of restoring the house to ordinary decent condition, and fencing the yard, also draining the back yard at \$496., and can supply details if required."

"Appraisal. In view of the location, the age and condition of the buildings, the net income, and the delay in obtaining possession, I am of the opinion that the value of the property is not more than \$1,200."

"Douglas W. Reeve."

**HISTORY OF
ADMINISTRATION:**

Kin Izumi appointed Messrs. Pemberton Realty Corporation Limited as rental agents, confirmed by the Custodian. This property was rented to Mrs. E.C. Denney on a monthly basis at \$18.00 per month from May 10th, 1942, payable in advance.

Rents collected \$396.00 against which were the following charges:

Plumbing	\$ 4.65
Water Rates	35.75
Commission	<u>22.95</u> - \$63.35

SOLD:

To: James Davis for \$1300.00 as at March 9th, 1944.
Approval of Advisory Committee March 8th, 1944.

Funds released to the credit of Kin Izumi as at April 28th, 1944, against which were the following charges: Real Estate Commission \$65.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$8.00, Taxes \$10.17, Water Rates \$2.62, Balance of Agreement for Sale (Principal \$732.97 plus Interest \$8.07) - \$741.04 = \$835.83, leaving a net credit of \$464.17 from said transaction.

Adjustments as at March 9th, 1944, to the amount of \$4.75 Unexpired Fire Insurance Premiums, \$7.00 Water Rates = \$11.75 were placed to the credit of Kin Izumi's account.

The following Fire Insurance Policy:

Franklin Fire Insurance Policy No. 14845 - \$1,000.00 - covering on the two storey dwelling at 1927 West 1st Avenue.

was transferred to James Davis 29th March 1944.

OLD CERTIFICATE OF TITLE:

No. 22726-L.

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 99466-L in the name of James Davis was handed to him on April 24th, 1944, and his receipt of even date acknowledging same is on file.

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

May 28th, 1947.

[Signature]

DAC:ic

ADJUSTMENTS - File 10261

As of March 9th 1944

69 days

Debit purchaser.

Registration fees on Deed \$1300.00	\$6.85
Insurance prem. 5.50 @ 86.3%	4.75
Ex. 11/2/44	
Water to June 1944	<u>7.00</u>

Total Debits.

\$18.60

Credit purchaser.

69/365 x \$53.81	Sellers proportion of	
	taxes for 1944	\$10.17
69/184 x \$7.00	Water to June 30/44	2.62
Wanted collected to April 9/44		<u>17.10</u>

Total Credits

29.89

Less total Debits

18.60

Net amount due to purchaser

\$11.29

NAME IZUMI, Tojiro
IZUMI, Kin (Mrs. Tojiro)

REGISTRATION NO. 00129
00132

FILE NO. 695
10561

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on April 18, 1944.

Marconi Combination (Dismantled)

\$ 25.00

Box of cutlery	1.75
Dishes	0.60
Ice cream scoop & spoons	0.90
2 Platters & dishes	0.50
3 Vases	0.45
Wire basket & contents	0.20
Bowl & crockery	0.65
Metal Jardinere	1.25
Pair of shears	1.55
Kiddies harness	1.00
Wire basket & contents	1.10
5 Pictures	0.40
Guitar	4.10
3 Platters	0.60
2 Vases	1.00
Glassware	1.00
Radio chassis	1.10
Bed only - no spring	4.00
Carton of glassware	1.05
Electric light drop	0.10
Dresser	7.50

Total:

\$ 55.80

Less Expenses: (Auctioneer's Fee: \$5.58
(Advertising: 0.74
(Moving: 6.07

\$ 12.39

Net Proceeds Credited:

\$ 43.41

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 17

Remarks. *Isidore's goods as from 1927 Wed 1st*
Radio combination belongs to Izumi, K.
not given to R.C.M.P.

MEMORANDUM


April 6th, 1944.

TO: File 10561

FROM: Administration Department

Re: Claims

There are no claims on file.

A handwritten signature in dark ink, appearing to be 'P. Doucet', written in a cursive style with a long, sweeping underline.

P. Doucet.

LIABILITY SUMMARY

Kin (Mrs. Teihiro) IZUMI Reg. No. 00132 File No. 10561

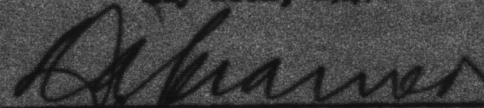
The above named Japanese declared on her J.P. Form signed June 26th, 1942, that she had a Trade Debt of "approximately \$700.00 to Mrs. F.A. Day, Vancouver, B.C. which is the balance due on the house, and \$95.27 to the Duroid Roofing Company of Vancouver for a new roof put on the house."

The balance owing on the Agreement for Sale was paid from the proceeds of the sale of her property and the amount owing to the Duroid Roofing was paid by Mrs. Izumi before evacuation.

Apart from the above, we can find no evidence of any claims having been filed against her.

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

May 28th, 1947.



D. A. CRAMER.

DAC:ic

December 20, 1946.

CHattel SUMMARY

Re: IZUMI, Togiuro - Reg. No. 00129
IZUMI, Kie (Mrs. Togiuro) - Reg. No. 00132.

Togiuro IZUMI declared furniture, household effects and Kitchen utensils while his wife declared a few items stored in the attic of 1927 West 1st Avenue. In November 1942 she wrote to say the effects were stored in a walled off part of the attic.

These were moved to 992 Powell Street and sold in Auction Sale Vancouver 17 for the net sum of \$43.41. While the list of items sold does not agree exactly with the goods declared, they were moved directly to the auction and there seems to be little doubt that they did not belong to the IZUMI. The radio which was sold was found in the attic and is probably the reason why the chattels were hidden.

This sum, \$43.41 was credited to the joint account of Mr. and Mrs IZUMI and is being remitted to them jointly.

08

C. Girard

December 20, 1946.

File No. 695
10561

December 20, 1946.

CHattel SCHEDULE

Re: IZUMI, Togiuro - Reg. No. 00129
IZUMI, Kin (Mrs. Togiuro) - Reg. No. 00132.

DECLARED
by Togiuro IZUMI,
April 3, 1942.

DECLARED
by Mrs. Kin IZUMI,
June 26, 1942.

SOLD

OTHER DISPOSITION

Furniture
Household effects
Kitchen utensils

1 Bridge lamp
2 Comforters
Cutlery

Box of cutlery 18/4/44
Ice Cream scoop and spoons
18/4/44

unaccounted for.

Pots and pans

Garden and Carpentry tools Pair of shears "

Others possibly
in wire baskets.

1 Bureau
1 Easy Chair

1 Dresser "

DISHES

2 Platters and dishes

3 Vases

Wire basket and contents

Bowl & crockery

Metal Jardiniere

Kiddies Harness

Wire basket and contents

5 Pictures

Guitar

3 Platters

2 Vases

Glassware

Radio chassis

Bed only, no spring

Carton of glassware

Electric light drop

Marconi Combination (dismantled)

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

CG

C. Girard
December 20, 1946.

File No. 10561.
Catalogue No. 300.

March 15th, 1944.

MEMORANDUM

TO: Mr. K. W. Wright.
FROM: Mr. D. A. Gramer

Kin IZUMI - Reg. No. 00132
City of Vancouver
West $\frac{1}{2}$ of Lot 13, Blk. 206,
D.L. 526, Op. 1, N.W.D.,
Plan 1123. Certificate of
Vesting No. 34560.

We enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... JAMES DAVIS.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.

Certificate of Indefeasible Title Number 22726-L is
in the Land Registry Office.

DAG:JS
Encls.

D. A. Gramer

File No. 10561.
Catalogue No. 300.

April 4th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kin IZUMI
W. $\frac{1}{2}$ of Lot 13, Blk. 206,
D.L. 526, Gp. 1, N. W. D.,
Plan 1123.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated March 22nd, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 99464-L, dated March 22nd, 1944, registering Deed from Frances Anna Day to Kin IZUMI.
2. Copy of application number 99465-L, dated March 22nd, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 99466-L, dated March 22nd, 1944, registering the property in the name of James Davis (Deed).
4. Duplicate of Deed dated March 21st, 1944, from Frances Anna Day to Kin IZUMI.
5. Duplicate of Transmission dated March 16th, 1944.
6. Duplicate of Deed dated March 16th, 1944 - Secretary of State to James Davis.
7. Certificate of Indefeasible Title number 99466-L, dated April 1st, 1944, covering the above property in the name of James Davis.

DAC:JS
Encls.

D. A. Cramer

Catalogue No. 300
File No. 10561
1927 West 1st Avenue
W213/206-526

Receipt of Certificate of Title No. 99466-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of The Franklin Fire Insurance Company policy No. 14845 which has been assigned to me, and cheque for \$11.29 representing closing adjustments on sale to me of 1927 West 1st Avenue

Dated at Vancouver, B. C., this 24th day of April 1944.

J. Davis

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

Dear Sirs:-

Re: 1927 West 1st Avenue

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

J. Davis.....Signed

This Indenture

Made the **21st.** day of **March,** _____ in the year of our Lord one thousand nine hundred and **forty-four (1944).**

In Pursuance of the "Short form of Deeds Act"

Between

FRANCES ANNA DAY, (Widow) of 1319 Devonshire Crescent, in the City of Vancouver, in the Province of British Columbia,

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

(hereinafter called the "Grantor")

AND

KIN IZUMI, wife of Tojiro Isumi, care of The Custodian of Japanese Evacuation, at the City of Vancouver, in the Province of British Columbia aforesaid,

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of

******* ONE THOUSAND THREE HUNDRED 00/100 (\$1,300.00) *******

Dollars 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 more particularly known and described as the West half (W $\frac{1}{2}$) of Lot Thirteen (13), in Block Two hundred and six (206), District Lot Five hundred and twenty-six (526), Group One (1), New Westminster District, according to a plan deposited in the Land Registry Office at the said City of Vancouver, and numbered 1123,

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 from and after **the date hereof** ----- to all taxes, rates, local improvement assessments, sewer rates and sprinkling taxes, 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 }

W. J. Moore

Street Address *418 Howe Street,*

City or Town *Vancouver, B.C.*

Occupation of Witness *Broker*

Frances Anna Boy.

FOR MAKER (INCLUDING MARRIED WOMEN)

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

), who is personally known to me, appeared

the person mentioned in the annexed instrument as

subscribed thereto as part , that know the

executed the same voluntarily, and of the full age of twenty-one

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

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.

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 _____ of _____, and that he is the person who subscribed his name to the annexed Instrument as _____ of the said _____ and affixed the seal of the _____

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.

Dated _____ March _____ 1944

FRANCES ANNA DAY

—TO—

FIN 12001.

FORM NO. 1

Deed of Land

SITUATE IN

the City of Vancouver, B.C.

Lot _____ No. 13

Block 206

D.L. 526 Plan #1125

Pemberton Realty Corporation

Limited

FINANCIAL AGENTS

VANCOUVER BRITISH COLUMBIA

THE WILSON STATIONERY CO. LTD., VANCOUVER, B.C.

WJ-D

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT
I, William George Moore (Broker) 419 Howe St. of the City
of Vancouver, in the Province of British Columbia,
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by
FRANCES ANNA DAY, one of - - - - - the parties thereto, for the purposes named therein.
2. The said instrument was executed at the said City of Vancouver,
3. I know the said party, and that she is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at the City of Vancouver }
in the Province of British Columbia, this 21 }
day of March, - - - - - 1944. }

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

FOR ATTORNEY

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 person who subscribed the name of _____ of _____, and that he is the person who subscribed the name of the said _____ to the annexed instrument as the maker thereof, that the said _____ is the same 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 _____, knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of 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.

March 15th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 10561
NAME: Kin IZUMI
CATALOGUE NO: 300
RE: 1927 West 1st Avenue, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, West $\frac{1}{2}$ of Lot 13,
Block 206, District Lot 526, Group 1,
New Westminster District, Plan 1123.

Encumbrances: Right to Purchase from Frances Anna
Day for \$1300.00. Balance owing of
\$667.97 to be paid from proceeds of
sale.

Taxes: 1943 taxes of \$51.24 paid. No arrears.

Vested: No. 34560

VALUATION BY APPRAISER: \$1200.00

AMOUNT OF BID: \$1300.00

APPROVED BY ADVISORY COMMITTEE: March 8th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1300.00

NAME OF PURCHASER: James Davis.

KWW/W

K. W. WRIGHT

C.C. Mrs. McArthur

C
O
P
Y

Rush

9th March, 1944

10561

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

Dear Sirs:

Re: Catalogue no. 300
1927 West 1st Avenue

Your letter of the 7th instant written on behalf of a client, in which you submitted an offer to purchase the above property for the sum of \$1,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer, and have received from Mr. J. Davis the sum of \$1,300.00 the full purchase price.

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 and adjustments will be calculated as of the date of this letter.

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.

PMH

Mr. Harvey's valuation	-	\$2,100.00
Mr. Reeve's	"	\$1,200.00

Committee approved - 8th March, 1944.

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.

6th March, 1944.

F.C. Shears, Esq.,
Director,
The Custodian's Office,
506 Royal Bank Building,
VANCOUVER, B.C.

File No. 10561

Dear Sir:

re Catalogue No. 300,
1927 West 1st. Avenue,
W $\frac{1}{2}$ Lot 13, Block 206 D.L. 526

As requested I have inspected this property and beg to report as follows;

Location. The neighbourhood is a convenient one for industrial workers and near a Public School. About half of the buildings in the vicinity are old and shabby, the others newer and of better appearance. The district is rather poor class.

Land. The lot dimensions are 25' x 120', with a lane at the rear. There are no front or back fences and the side fences are not much good. There is no gardening and the back yard is low lying and wet; concrete walk to front entrance only.

House. The building is of inexpensive construction and from 30 to 35 years old. The foundation in concrete and in the basement the plank floor is mostly rotten, some patching having been done. The planks are lying on the wet subsoil. The studding and one post in the sawdust store room are not protected from contact with sawdust and although no great harm has yet occurred these have begun to deteriorate. To prevent rot, this space should be lined with shiplap without delay. X X

The laundry tubs are broken. The hot air furnace appears to be in good order, but the smoke pipe is rotten and the furnace cannot be used. X X

There are 3 rooms and pantry on the first floor with fireplace in the dining room, open staircase and 3 attic bedrooms and bathroom with separate W.C. The rooms all need redecorating; the plumbing is old but serviceable; most of the electric light switches are out of order.

The exterior is in poor condition except that there is a new roof of asphalt shingles. The walls are shingled and these need staining. The trim needs painting. A leaded glass panel at the front entrance is broken. The front steps need rebuilding and the back porch is in dangerous condition. The down pipe on the east side is broken and rain leaks into the bay window of the dining room. The putty of the windows is dried out and the tenant has renewed some of the worst.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

- Page 2 -

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

6th March, 1944.

F.C. Shears, Esq.,
Director,
The Custodian's Office,
VANCOUVER, B.C.

Garage. This is in very poor condition.

Assessment The property is assessed by the City at \$1,650. (Land \$400 Improvements \$1,250). XX

The assessment of the land for a 25 ft. lot in this location is excessive. It is only worth \$250. The assessment of the building is fair enough, but as the assessor does not allow for the state of repair, it is too high from a selling point of view. The cost of putting the house into liveable condition and fencing and rear walk and draining the back yard will be about \$500. XV

Income. The rent is \$216 per year, and after deducting expenses for Taxes \$51.24, Water rates \$14, Insurance \$2.75, Maintenance \$40, collection of rent \$10.80, the yearly surplus is approximately \$96, without providing for depreciation.

Possession. The tenant informs me that the rent is payable on the 10th of each month. This means that unless notice to vacate is served before 10th March, he cannot be dispossessed until 10th April next year.

As a purchaser is hardly likely to buy for investment, the delay in getting possession is a drawback. XY

Condition of Building. I have estimated the cost of restoring the house to ordinary decent condition, and fencing the yard, also draining the back yard at \$496., and can supply details if required.

Appraisal. In view of the location, the age and condition of the buildings, the net income, and the delay in obtaining possession, I am of the opinion that the value of the property is not more than \$1,200. XX

Yours faithfully,

Douglas W. Reeve

DWR

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

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

751 DUNSMUIR STREET
VANCOUVER B.C.

25th January 1944.

The Department of the Secretary of State,
(Japanese Evacuation Section),
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

re Catalogue No. 300. - 1927 West 1st Avenue,
West 1/2 of Lot 13, Block 206, D. L. 526.

This is only a half lot, being 25 X 120 feet, to a
16 foot lane. It is level with both street and lane, but is
low lying property. There are no fences.

On this there is a six room semi-bungalow of frame
construction with shingle walls and patent roof. The foundation
is concrete (21 X 44 feet) but the basement floor is of wood and
in poor condition. The wooden laundry tubs beyond repair. There
is a hot air furnace with sawdust burner in good condition.

On the first floor there are living room (used as bed
room), open arch to dining room with corner fire place, and at
the back the kitchen with pantry off. The sink is in the pantry
and the inside entrance to the basement leads from this room. The
drain board is in bad condition.

The second floor, reached by stair from the lower front
hall, is used as a suite, and consists of three rooms used as
living room, bedroom and kitchen. There is no sink in the kitchen.
Bathroom and toilet are separate and contain full standard fixtures.

The interior decoration is only in fair condition. All
floors are of 4 inch fir flooring slightly worn. The sidewall
shingles are broken at the corners and the sides of the front steps
require renewing. The back verandah extension and steps are in
dangerous condition. The exterior requires painting. Although
the roof is of patent shingles, there appear to be several small
leaks. There is an old frame garage at the back of the lot in
dilapidated condition and of no value.

In my opinion a fair valuation is \$2,100.00.

Yours faithfully,

Loewen & Harvey, Limited.

A. Rout Harvey
Director.

ARR/H.

Date..... March 9th, 1944.....

REAL PROPERTY MEMORANDUM

File No. 10561

Name..... Kin IZUMI (Mrs. Tojiro)..... Registration No....00132.

Re: Catalogue No. 300

Address: 1927 West 1st Avenue, Vancouver, B. C.

Legal Description: W $\frac{1}{2}$ of 13/206/526 Gp.1, N.W.D., Plan 1123
DWELLING.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 22726-L

Whereabouts: With Registrar

Reg. No.

Registered owner: Frances Anna Day
(wife of John Day)

Property:

City of Vancouver,
West half ($\frac{1}{2}$) of Lot 13,
Block 206, District Lot 526,
Group 1, New Westminster District,
Plan 1123.

B. Charges.

Registered:

24571M. 31/7/41. Kin Izumi.
Right to purchase \$1300.00. 5% int.
(Balance outstanding A/S at 14/2/44 - \$667.97. See
Pemberton's receipt dated 24/2/44).

Vesting:

Filing 34560

Unregistered:

No evidence found.

Taxes:

\$51.24 - 1943 paid \$53.81-1944
(includes 2.15)

Water:

\$7.00. Half year Jan./June 1944 paid.

Insurance:

\$1000.00. Expiry date 15/10/46.

Assessed Value: Land:

\$400.00

Improvements: \$1250.00

Valuation by Appraiser:

\$2100.00 - \$1200.00

Amount of Bid:

\$1300.00

Approved by Advisory Committee: March 8th, 1944.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment).

Monthly tenancy - \$18.00 month
Tenant - E. C. Denney.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Some chattels stored in a locked room. See our letters of 5/4/43, and 14/11/42, and JP Form.

Named Agent: Pemberton Realty Corpn. Ltd.,
418 Howe Street,
Vancouver, B. C.