

10830



# REAL ESTATE

## OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 10830

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: UCHIDA CHITOSE

HOME ADDRESS: 439 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 02860

SEX: Female AGE: 47

OCCUPATION: School teacher

(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?

NAME OF WIFE OR HUSBAND:

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:

Lot 24 & 25, Blk. 41, D.L. 196, Vancouver, B.C. ✓ 2nd Parcel

Lot 13, Blk. C B1, D.L. 528, Vancouver, B.C. ✓ 1st Parcel

#### 2. BUILDINGS AND OTHER IMPROVEMENTS:

Building on Lots 24 & 25

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

Atlas Insurance Co. - Policy left with Richards, Akroyd, Gall.

#### 4. TAXES (Amount and where payable)

City Of Vancouver

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

Richards, Akroyd, Gall

#### 6. OCCUPANCY AND LEASES (If vacant so state)



3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

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

Remains to be taken to place evacuated to.

(Custodian)

FURNITURE stored with BOWMAN'S STORAGE CO. - (List to be left with

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

### STATEMENT OF PERSONAL PROPERTY OWNED:

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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

4. STATE WHEREABOUTS OF LEASE:

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

2. LANDLORD'S NAME AND ADDRESS:

1. LOCATION AND DESCRIPTION:

### STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: COURT HOUSE at Vancouver



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: \_\_\_\_\_
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \_\_\_\_\_
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \_\_\_\_\_
8. BANK ACCOUNTS: \_\_\_\_\_
9. LIFE INSURANCE: ~~\$2000.00~~ with the Prudential Insurance Co. \_\_\_\_\_
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 15<sup>th</sup> day of October 1942.

(Signature)

*Chitose Uchida*

*M. J. J.*  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



INFORMATION FROM R.O.M.P.

DATE Apr. 14/43

File No. 10830

Full Name UCHIDA, Chitose  
(Surname in Block Letters)

Registration No. 02860

Male - Female <sup>V</sup>  
(Check)

Age Feb. 25, 1895

Former Address 439 Powell Street, City

Date Evacuated Oct. 31/42

Naturalized - Canadian-Born - National <sup>V</sup>  
(Check)

Present Address

*Siding, Fairbairn Co.*  
Taylor Lake, B. C.

Married - Single <sup>V</sup>  
(Check)

Name of Wife -----

Name of Husband -----

Name of Mother <sup>#02644</sup>  
SHISIDO, Kinu

Name of Father Deceased

Names of Children under 16 -----

Requested by E.C.T.

Registered with Custodian (Yes or No)

Additional Information Teacher.



## REAL PROPERTY SUMMARY

**JAPANESE NAME:** Chitose UCHIDA      Reg. No. 02860      File No. 10830.  
Copy for File 13261.  
(over 130 pgs.)

**CATALOGUE NO:** 197.

**PROPERTY ADDRESS:** 437-41 Powell Street, Vancouver, B. C.

**LEGAL DESCRIPTION:** City of Vancouver, Lots 24 and 25, Block 41, District Lot 196, Group 1, N.W.D., Plan 196.

**TITLE:** Registered in the name of Kino UCHIDA.

**INCUMBRANCES:** 25-21-17845 F. 23/4/09. 3.20. Valentine Christian. Mortgage for \$5,000.00. Due 20/4/12. Int. 7%.

10562 M. 12/9/38. 12.30. Douglas Lane (In trust filing 28683). Transmission of 17845.F.

10563 M. 12/9/38. 12.31. Arabella Beatrice Angela Drew. Assignment of 17845 F.

There is an unregistered Deed from Kino UCHIDA to Chitose UCHIDA on file, dated April 19th, 1933, who assumes the above mentioned Mortgage.

Vesting Order filed No. 35294, dated November 28th, 1942.

**ASSESSED VALUES:** Land - \$2010.00  
Improvements - \$3100.00 - \$5110.00.      Taxes - \$199.96.

**CLASSIFICATION:** This is a 2 storey brick building 50' x 50' and also a 2 storey frame building at rear, built on 2 lots - 50' x 120. The two stores have no toilet accomodation.

The valuator reports as follows: "This is a 2-storey brick building, about 50 by 50, also a 2-storey frame building about the same size, at the rear, containing two stores and 8 housekeeping rooms on the ground floor; one toilet only on this floor. The second floor has 16 housekeeping rooms with one bath and 4 toilets. The frame part is in a run down condition and the roof leaks. Value for Sale - \$3750.00 W.G. Moore, Pemberton Realty Corpn. Ltd."

**HISTORY OF ADMINISTRATION:** The rooms are leased for three years to Mr. W.G. Bryce at a monthly rental of \$82.00 from November 1st, 1942. The 2 stores being vacant also one of the 2 cabins at rear. One cabin was rented to Mrs. Golightly on a monthly basis as from November 1st, 1942. Consideration \$15.00 per month. Mrs. Golightly vacated at the end of May 1943. On July 1st, 1943, Mr. Bryce apparently assumed the payment of the water rates. Then, as from May 1st, 1944, Mr. Bryce rented one of the store at \$10.00 per month, and on June 1st, 1944, he took over both the store. Total rental - \$102.00 per month plus water rates, from then on the Rentals going to the new purchasers.



purchasers.

Page 2.

File No. 10830.  
Copy for File 13261.

Rents collected - \$2125.15, against which were the following charges:

Plumbing	\$247.09
Decorating	160.08
Repairing Chimney & Roof	79.95
Sundries	55.37
Water Rates	167.55
Commission	103.60 - \$813.44

June, July and August net rentals, included in above, were turned over to the new owners when the adjustments were made.

SOLD:

To Jimmy Jung and Jung Ming for \$3,750.00 as at June 1st, 1944.  
Approval of Advisory Committee - May 17th, 1944.

Funds released to the credit of Chitose UCHIDA as at September 30th, 1944, against which were the following charges: Real Estate Commission - \$187.50, Valuation - \$7.50, Advertising - \$4.00, Registration Fees - \$3.50, Arrears Taxes - \$125.73, Vendor's share of 1944 Taxes - \$77.83, Mortgage

Principal	\$2800.00
Interest	424.34
Release	2.50
	<u>\$3226.84</u>

\$3632.90, leaving a net credit of \$117.10 from said transaction.

Adjustments as at June 1st, 1944, to the amount of \$48.79 - Purchasers' share of Unexpired Fire Insurance Premiums and \$11.50 - Roof repairs charged to purchasers - \$60.29, were placed to the credit of Chitose UCHIDA'S account.

The following Insurance Policies:-

Atlas Assurance Co., Policy No. 248366 - \$3,000.00, covering the 2 storey brick veneer building, Retail Store, Restaurant & Rooms against fire and B.C. Plate Glass Insurance Co., Policy No. 32246 covering the plate glass, were transferred to Jimmy Jung and Jung Ming, July 4th, 1944.

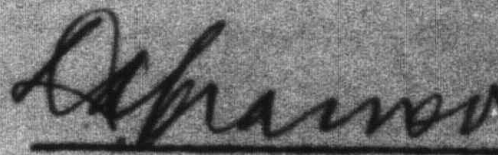
**OLD CERTIFICATE OF TITLE**

No. 3662-B: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 107408-L in the names of Jimmy Jung and Jung Ming, was left on deposit in the Land Registry Office, Vancouver, B.C., subject to a Mortgage No. 46304 M.

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

October 21st, 1946.

  
D. A. CRAMER.

DAC:JS



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Chitose UCHIDA      **Reg. No.** 02860      **File No.** 10830.

**CATALOGUE NO:** 129

**PROPERTY ADDRESS:** 1600 Block Kent Street, Vancouver, B. C.

**LEGAL DESCRIPTION:** City of Vancouver, Lot 13, East half ( $\frac{1}{2}$ ) of Subdivision "C", District Lot 328, Group 1, N.W.D., Plan 2134.

**TITLE:** Registered in the name of Chitose UCHIDA.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 35438, dated December 21st, 1942.

**ASSESSED VALUES:** Land - \$270.00.      Taxes - \$14.17.

**CLASSIFICATION:** This is an uncleared lot 75 x 170. Situate - N.W. corner of Argyle and Kent Streets.  
We quote from the valuator's report: "Kent Street runs north of and parallel with the Interurban Railway Tracks, and is only a street in name. The lot is covered with second growth bush and there are some stumps. In view of the competition of lots owned by the City, which is usually willing to sell for two-thirds of the assessed value, the value of lots is practically fixed at that rate. Lot 13, the one in question, is assessed at \$270. Two-thirds of this is \$180. As this is a corner lot and Argyle Street is a good macadam road it might sell for \$200., but if you receive an offer of \$175., I would recommend acceptance. D.W. Reeve".

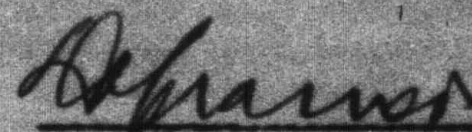
**HISTORY OF ADMINISTRATION:** As this was uncleared vacant property there was nothing to administer

**SOLD:** To Mary Gaunt for \$200.00 as at February 21st, 1945.  
Approval of Advisory Committee - January 31st, 1945.  
  
Funds released to the credit of Chitose UCHIDA as at April 6th, 1945, against which were the following charges:- Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50, Vendor's share 1945 Taxes - \$1.90 = \$13.40, leaving a net credit of \$186.60 from said transaction

**OLD CERTIFICATE OF TITLE**  
**No. 77362-K:** Chitose UCHIDA declared on her JP Form, signed 15th October, 1942, that her Title Documents were on deposit in the Land Registry Office, Vancouver, B.C.  
  
Certificate of Title No. 120774-L in the name of Mary Gaunt, was sent to her by Registered Mail, April 30th, 1945, Post Office receipt No. 18203 acknowledging receipt of letter on file.

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

October 21st, 1946.

  
D. A. CRAMER.











MEMORANDUM

File No. 10630

November 14th, 1945.

TO: The File  
FROM: Mr. G. B. Spain

RE: Chitose UCHIDA, 437 Powell St.

1 Gas stove  
3 Gas radiants

The above articles formerly on lease to the tenant, Mrs. C. Bryce, have been sold to her on the basis of appraisal by Thompson and Company.

1 Lot of linoleum

I examined the linoleum throughout the suites of rooms and found it nailed to the floor and therefore part of the building. Under these circumstances, the linoleum could not be removed.

GBS:LM

*no. to repair*



10830

September 13, 1948

REGISTERED

(Miss) Chitose UCHIDA,  
Reg. No. 02860,  
Taylor Lake Siding,  
Fawn P.O. B.C.

Dear Madam:-

We are forwarding to you our cheque for \$168.39  
being balance to your credit on Custodian's books.

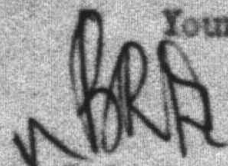
We are also enclosing a General Statement from the  
last previous one sent you. The present statement shows a credit  
item of \$26.00. This is made up of sale of the following items:-

1 - Gas Stove "Rangette" -	\$13.00
1- Gas Radiant Heater	5.00
1- Gas Radiant Heater	5.00
1- Gas Radiant Heater(needs repairs)	<u>3.00</u>
	\$ <u>26.00</u>

These chattels were appraised by Thompson & Company prior  
to sale to Mrs. Bryce, tenant.

Kindly acknowledge the enclosed cheque.

Yours truly,



B.R. Dusenbury,  
Office of the Custodian.

BRD/DD.  
Encs.2.



STATEMENT OF ACCOUNT

September 13, 1948

File No. 10830  
Reg. No. 02860

Chitose Uchida

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 May 30-	Statement to you		543.89	543.89
Nov. 2-	Cheque to you	400.00		
" 13-	Proceeds sale of chattels		26.00	
" 19-	Appraisal fee of chattels	1.50		
1948 Sept. 13-	Balance at credit	<u>168.39</u>		
		\$ 569.89	569.89	168.39 ✓



EVACUATION SECTION	
Rec'd	NOV 15 1945
File No.	10830
By	
Initial	<i>Dusenbury</i>
<i>sent to Spain</i>	

Taylor Lake Siding,  
P. G. E. Railway,  
Fawn P. O., B. C.,  
November 15, 1945.

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

Dear Sir:

Attention: Mr. E.R. Dusenbury  
Re: File No. 10830

I am in receipt of your letter of the  
2nd inst. together with a cheque for the sum of four  
hundred dollars (\$400.00) being a part of the credit due  
me from the sale of my properties.

I should appreciate it very much if  
you would forward me the balance at your earliest con-  
venience.

Thanking you, I remain,

Yours truly,

*Chitose Uchida*

(Miss) C. Uchida  
Reg. No. 02860



# THOMPSON & COMPANY

## AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,  
626 PENDER STREET WEST,  
VANCOUVER, B. C.

November 6th. 1945.

Department of the Secretary of State.  
Office of the Custodian.  
675 Hastings St. West.  
Vancouver, B. C.

*File 10830*

Dear Sirs:

RE CHITOSE UCHIDA

437 POWELL ST.

File 10832.

As per request of your Mr. Spain the writer personally inspected the following items and we have placed our Appraisal value against each item as follows :-

1- Gas Stove "Rangette"	\$13.00
1- Gas Radiant Heater	5.00
1- Gas Radiant Heater	5.00
1- Gas Radiant Heater (needs repairs)	<u>3.00</u>
	<u>\$26.00</u>

WT/FB

Yours truly,

THOMPSON & COMPANY

*W. G. Thompson*

*Tenant  
Mr. B. Price.  
Accepted appraisal  
and paid.  
Hain  
11-13-45  
W. G.*



10830

November 2nd, 1945.

Miss Chitose UCHIDA,  
Reg. No. 02860  
Taylor Lake Siding,  
Fawn P.O., B.C.

Dear Madam:-

We are in receipt of your letter of the 31st August last and have noted the contents.

Re:- Claim - Shinsuke UCHIKATA-\$192.00

We find on checking UCHIKATA's file that this claim is acknowledged as settled, hence the claim is cancelled as against you on your file.

Re: Claim-McLennan, McFeely & Prior Ltd.-\$10.14


We wrote to this firm and have been advised that settlement was made of this account in June 1942, hence the claim is cancelled as against you on our file.

Your further letter of the 29th ultimo renewing your request for funds is received. We are accordingly enclosing to you herewith our cheque for \$400.00, which we trust will meet your present requirements. The balance of your account namely \$143.89 will be made available to you just as soon as we can possibly review your file. Owing to the great number of files now before us for examination, a delay has been unavoidable as it is the policy of this office to review each file, before making the final distribution.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

BRD/DD.  
Enc. 1.

  
B.R. Dasenbury,  
Administration Department.







Taylor Lake Siding,  
P. C. E. Railway, B. C.,  
October 29, 1945.

EVACUATION SECTION	
Rec'd	NOV 1 1945
File No.	10830
Ans.	
Referred	<i>[Signature]</i>

*just to Dan Long*

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

Dear Sir:

Some time ago I wrote you requesting that the balance of my funds due me be forwarded to me, but as yet I have not heard from you.

As I am very much in need of funds right now, could you kindly remit whatever is there as soon as possible.

Thanking you in anticipation,

Yours truly

*Chitose Uchida*

Chitose UCHIDA, #02860.

*Nov 1/45*  
*543.896*  
*[Signature]*



File 10030

MEMORANDUM

Oct. 16th, 1945.

TO: Mr. Spain

FROM: Mr. Dusenbury

Re: Miss Chitose UCHIDA,  
Reg. No. 02860  
437-41 Powell Street,  
re CHATEL

Please refer to your Memorandum of July 14, 1944 regarding certain chattels at the above premises. Please also note Mr. Shears' letter of May 29th, 1944, and the last paragraph wherein it states that "these premises are leased from November 1st, 1942 for a period of three years at a monthly rent of \$82.00"; also note Mr. Wilson's memorandum of the same date. Mr. G. Bryce, tenant, was notified of the sale September 22, 1944.

Will you please investigate with such action as the matter requires.



RED/DB.

*3 Rent of furniture  
was called last night and their rep. will look up and call back*



C O P Y.

for File 10830

SHINSUKE UCHIKATA  
Japanese Registration No. 12096  
154 Gibson Avenue  
Hamilton Ont.

File No. 3139

Department of the Secretary of State  
Office of the Custodian,  
Japanese Evacuation Section

Received  
18-9-44

Dear Mr. B.R. Dusenbury:-

Regarding of the letter which dated September 5th about Miss Chitose UCHIDA whom owed me \$192.00. It has been cleared out sometime in March 1942. Therefore there is no more debt now.

In connection with my wage deduction for 1% provincial tax during 1941 (From January to June). As you mentioned in your letter. I should have received a reply from B.C. Government but actually I had no answer at all, either cheque of refund. I would like to see a letter dated May 8th last year.

Please immediate attention will be appreciated.

Yours truly,

"Shinsuke UCHIKATA"

P.S. Last December I relocated in  
Hamilton Ont.

Memo.  
5-10-45



10830

October 4th, 1945.

Messrs. McLennan, McFeely & Prior Ltd.  
99 East Cordova St.,  
Vancouver, B.C.

*and  
recd*

Dear Sirs:-

Re:- Claim \$10.14 Miss Chitose UCHIDA  
Reg. No. 02860

We submitted the above claim to Miss UCHIDA for payment and have received the following reply:-

"I paid this account May 28, 1942 with a cheque made payable to the Canadian Credit Men's Association, through the Imperial Bank of Canada, Hastings and Abbott Branch, and I have the cancelled cheque which was returned to me at the end of May 1942".

*attached*

Please look up this account on your records, and let us know if same has been settled as she states.

An early reply will be appreciated, so that we may close our file in this regard.

Yours truly,

BRD/DD.

*B.R.*  
B.R. Dusenbury,  
Administration Department.



EVACUATION SECTION	
Rec'd	SEP 6 1945
File No.	
Ans.	
Retained	<i>[Signature]</i>

Taylor Lake Siding,  
Fawn P. O., B.C.,  
August 31, 1945.

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

Dear Sir: Re: File No. 10830

Could you kindly forward to me as soon as possible the whole of my credit balance resulting from the sales of my properties, etc.

In reference to the two claims against me; namely,

Shinsuke Uchikata - Could you kindly inquire of him just what the nature of his claim is and obtain for me a full statement.

McLennan McFeely - I paid this account May 28, 1942 with a cheque made payable to the Canadian Credit Men's Association, through the Imperial Bank of Canada, Hastings and Abbott Branch, and I have the cancelled cheque which was returned to me at the end of May, 1942.

Trusting you will forward the funds as soon as possible, I am,

Yours truly,

*Chitose Uchida*

Chitose Uchida.  
Reg. No. 02860

5-10-45  
543.89 Cr  
D

*[Handwritten signature]*

*Let's see  
18-9-45  
copy this file  
As per  
FS*



10830

May 30th 1945.

Miss Chitose UCHIDA,  
Registration No. 02860,  
Taylor Lake, B. C.

Dear Madam:

Re: Catalogue No. 129  
1600 Block Kent Street,  
Vancouver, B. C.  
Lot 13/CE-128

Please be informed that the above property has been sold as of February 21st 1945, for the sum of \$200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,  
Administration Department.

WJ/MS  
Enc.

c.c. B. C. Security Commission.



STATEMENT RE SALE OF:

Name: UCHIDA, Chitose

Catalogue No: 129

File No: 10830

Street Address: 1600 Blk. Kent  
Vancouver

Reg. #02860

Legal Description: 13/CE/328

Date of Sale and Adjustments ..... February 21st, 1945

Sale Price \$ 200.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Insurance~~

~~Expenses~~

~~Storage~~

~~Assessment~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes 1.90

~~Water~~

13.40 \$ 200.00

Net Proceeds credited to your account  
as of February 21st, 1945

186.60

May 23rd, 1945

Date:.....

Mr. George Peters

Compiled by:.....



File No. 10630  
Reg. No. 02850

Chitosa UCHIDA

Particulars

Date

1944 October 12

1945 February 2

February 21

Balance as per statement sent

Payment Consolidated Tax Arrears

Credit re Sale of Property *Box 129*

Debit

\$

5.64

\_\_\_\_\_

\$

5.64

186.60

\$ 549.53

Credit

\$ 362.93

Balance

CR \$ 543.89



10830

REGISTERED A/R

April 30, 1945.

Mrs. Mary Gaunt,  
1645 Kent Street,  
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 129  
1600 Block Kent Street  
Vancouver/13 B.C. "C" 328

Further to our letter dated April 4, 1945 please now find  
attached Certificate of Title No. 120774-L registered in your name and  
covering the above described property.

Yours truly,

George Peters,  
Administration Department.

OP:MA  
Enc.

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		RETURN TO Retourner à	
REGISTERED ARTICLE Envoi recommandé		CUSTODIAN OFFICE	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		506 Royal Bank Building	
DATE _____ UNDER NO. 18203		Vancouver, B. C. 10830	
ADDRESSED TO Mrs. Mary Gaunt		STREET AND NUMBER	
1645 Kent Street		(1) Vancouver, B. C.	
AT Vancouver, B. C.		PLACE OF ORIGIN OF REGISTERED ARTICLE	
39B-200,000-19-4-44		CANADA	
		(1) IN PRINTED CHARACTERS En lettres moulées	



File No. 10830.  
Catalogue No. 129.

April 25th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Chitose UCHIDA  
City of Vancouver  
Lot 13 east  $\frac{1}{2}$  of Subd. "C",  
D.L. 328, Gp. 1, N. W. D.,  
Plan 2134.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, dated March 23rd, 1945,  
we attach herewith the following documents in connection therewith.

1. Copy of application number 120773-L, dated March 23rd, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 120774-L, dated March 23rd, 1945, registering the property in the name of Mary Gaunt (Deed).
3. Duplicate of Transmission dated March 16th, 1945.
4. Duplicate of Deed dated March 16th, 1945 - Secretary of State to Mary Gaunt.
5. Certificate of Indefeasible Title number 120774-L, dated April 18th, 1945, covering the above property in the name of Mary Gaunt.

*D. A. Cramer*

DAC:JS  
Atch.



Catalogue No. 129  
File No. 10830  
1600 Blk. Kent Street, Vancouver  
13/E<sub>2</sub> Sub. "G"/328  
Certificate of Title No. 120774-L

Control of property covered by Certificate of Title No. 120774-L is by me  
hereby acknowledged and I agree that all adjustments and incidents connected  
with the sale to me of this property have been settled.

Dated at Vancouver B. C., this 17<sup>th</sup> day of April 1945.

Signed +

*F. Goldstein*

Mary Gaunt made mark +  
and Henry Gaunt, her  
husband, signed below.

Witnessed by

*W. J. Johnston*

Return to the Custodian



10830

April 4, 1945.

Mrs. Mary Gaunt,  
1645 Kent Street,  
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 129  
1600 Blk. Kent St.  
13/24 Sub. "C"/128

Deed to the above described property has now been registered in your name and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

Adjustments as of February 21st, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$2.50 has been charged to you.

Please mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

Yours truly,

George Peters,  
Administration Department.

GP:EB  
Enc.



Catalogue No. 129,  
File No. 10830,  
1600 Blk. Kent St., Vancouver,  
Lot 13, Blk. CR<sub>2</sub>, P.L. 328,

March 28th, 1945.

MARY GAUNT

( purchaser )

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

( as at February 21st, 1945 )

	DEBIT	CREDIT
Purchase price	\$200.00	
Charges received		200.00
Seller's proportion of 1945 taxes 51/365 x 13.60		1.00
Registration fees on deed-\$200.00	2.40	
Balance owing by purchaser		2.50
	<u>\$204.40</u>	<u>204.40</u>

BALANCE OWING BY PURCHASER - \$2.50



10830

February 21, 1945.

Miss Chitose UCHIDA,  
Reg. No. 02860,  
Taylor Lake, B.C.

Dear Madam:

Re: Catalogue No. 129,  
1600 Blk. Kent St.,  
Lot 13, R. of Sub. "C", D.L. 328.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$200.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,  
Administration Department

GP:AS



10430

February 21st, 1945.

Mr. Henry Gaunt,  
1645 Kent Street,  
Vancouver, B.C.

Dear Sir:-

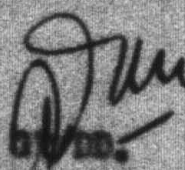
Re:- Catalogue No. 129,  
1600 Blk. Kent Street,  
Lot 13, E. of Sub. "C", D.L. 328,  
Gen. L. N.W.D., Plan 2134

This will acknowledge receipt of your letter of February 16th in which you enclose cash to the amount of \$180.00. We have now received a total of \$200.00, being the full amount of the purchase price for the above property.

In accordance with your request we will arrange to have the property registered in the name of Mary Gaunt of 1645 Kent St., Vancouver, B.C., wife of Henry Gaunt of the same place, fisherman, and note that you state that both are naturalized British subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,



F.O. Shears,  
Director.



Rec'd FEB 16 1945  
File No. 10830  
And  
Address Peter's

1645 Kent St.  
Vancouver  
B.C.

Feb. 16/45.

Office of Custodian,  
Royal Bank Bldg.,  
Van. B.C.

Dear Sirs:

Re Cat. No. 129

1600 Blk. Kent St.

Lot 13, E $\frac{1}{2}$  of Sub "C" DL328

Received your letter of  
Feb 5, 1945 and enclose herewith  
bal. of purchase price (~~\$200~~) (\$180<sup>00</sup>  
cash)

Please register property in  
name of: Mary Gaunt,  
1645 Kent Street,  
Vancouver B.C.

Occupation: Housewife.

Naturalized British Subject.

Husband's name: Henry Gaunt

Occupation: Fisherman.

Receipt handed  
to purchaser

H Gaunt



Date...January 31st...1945.

REAL PROPERTY MEMORANDUM

File No. 10830

Name... (Miss) Chitose UCHIDA

Registration No. 02860

Re: Catalogue No. 129

Address: 1600 Block Kent Street, Vancouver, B. C.

Legal Description: Lot 13, Block CE<sub>1</sub>, D.L. 328.  
(Vacant Land)

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 77362-K

(1) Court House at Van-  
couver. 'JP' Form 15/10/42  
Whereabouts: (2) Search 24/10/42. E.M.  
Yarwood, 21/1/31.  
Reg. No. 02860

✓ Registered owner: Chitose UCHIDA

✓ Property: City of Vancouver, Lots 13, East half (½) of  
Subdivision "C" District Lot 328, Group 1,  
New Westminster District, Plan 2134.

✓ B. Charges.

Registered: Nil

✓ Vesting: In Custodian, Filing 35438, December 21st, 1942.

✓ Unregistered: No evidence found.

Taxes: <sup>13.60</sup> ~~26.75~~ (net) Paid in full to Dec. 31, 1944.

Water: Nil

Insurance: Nil

Consolidated Tax Arrears: \$5.48  
Interest: .16  
Total: \$5.64

Assessed Value: Land: \$270.00

Improvements: Nil

Valuation by Appraiser: \$175.00 to \$200.00

✓ Amount of Bid: \$200.00

✓ Approved by Advisory Committee: January 31st, 1945.

✓ Paid as shown in attached letter: \$200.00 paid in full.

Name of transferee as attached letter: Mary Gaunt, 1645 Kent Street,  
Vancouver, B.C.

ADMINISTRATION.

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

Nil

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

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

Memorandum compiled by:

*[Signature]*  
Administration Department.



Rec'd	JAN 30 1945
File No.	10830
Atts.	
Entered	

January 30th, 1945.

Office of the Custodian,  
675 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 129  
1600 Blk. Kent Street,  
Vancouver, B. C.  
Lot 13, E<sub>2</sub> of Sub. "C",  
D.L. 328, Gp. 1. NWD.. Plan 2134.

✓ We hereby offer the sum of \$200.00 for the  
above-mentioned property and enclose herewith \$20.00,  
cash, being deposit of 10% on purchase price.

Yours truly,

*H. Gaunt*

HENRY GAUNT  
1645 KENT ST.  
VANCOUVER, B.C.

OCCUPATION — FISHERMAN  
BRITISH SUBJECT — (POLISH)  
NATURALIZED



DEC 21 1944

10830

Taylor L. H. [Signature]  
December 15, 1944

Administration Department,  
Office of the Custodian of Alien Property,  
Vancouver, B.C.

Dear Sir:

I wish to acknowledge receipt  
of your letter of the 12th of December  
(\$3000.00) which was forwarded to me  
upon the request of my brother Mr. M.  
Uchida.

Thanking you, I am,

Yours truly,  
Chitose Uchida.



4632  
10830 ✓

December 7th, 1944.

Dr. Matsuburo UCHIDA,  
Registration No. 03178,  
New Denver, B. C.

Dear Sir:

We duly received your letter of October 31st, 1944, and, as we have now received the approval of the B. C. Security Commission, we will be forwarding the sum of \$3,000.00 today to your sister, Miss. Chitose UCHIDA, c/o Borg Pulp Company, Taylor Lake, B. C.

After deducting this amount you will have a credit balance of \$136.59 with the Custodian.

Yours truly,

W. J. Johnston,  
Administration Department.

WJJ/HMS



10830

October 15th, 1944

Miss Chitose OCHIDA,  
Registration No. 02860,  
Taylor Lake, B.C.

Re: Catalogue No. 197  
437-441 Powell St.,  
24.25/13/36

Dear Madam:

Please be informed that the above property has been sold as of June 1st, 1944, for the sum of \$3,750.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,  
Administration Department.

GP/MED  
encl. 2)  
cc: B. C. Security Commission



## STATEMENT RE SALE OF:

Name: UCHIDA, Chitese

Catalogue No: 197

File No: 10830

Street Address: 437-441 Powell

Reg. No. 02860

Legal Description: 24,25/41/196

Date of Sale and Adjustments .. June 1st, 1944 .....

Sale Price \$ 3,750.00

Real Estate Agent's Commission \$ 187.50

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

## Encumbrances:

Settlement <del>Interest</del> Mortgage	2,800.00
full of two <del>Interest</del> Interest	424.34
mortgages <del>Mortgages</del> Balance	2.50

Arrears of Taxes 125.73

~~Other charges~~

## Adjustments:

Fire Insurance 38.73

Taxes to June 1/44 77.83 10.06

~~water~~ Repairs to roof 11.50

3,632.90	\$ 3,810.29
----------	-------------

Net Proceeds credited to your account \$ 177.39

Date: October 16th, 1944 .....

Compiled by: George Peters .....



File No. 10830  
Reg. No. 02860

CHIEF DEBIT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 22	1/2 dividend re elixir Canadian Food Products	\$	.06	
December 11	Fire Insurance premium	67.35		
December 14	Rents collected Less commission	5.90	118.00	
1943 January 19	Payment on furniture		4.00	
June 11	Land Registry Office - Certificate of Endorsement (2)	2.00		
July 3	Shipping charges re sewing machine, etc.	12.15		
September 16	1943 taxes	16.79		
October 29	H. C. Plate Glass Insurance premium	245.08		
December 30	Fire Insurance premium	12.90		
		67.35		
	Rents collected Less commission, repairs, water, etc.	646.97	1,094.90	
1944 May 19	Rents collected		446.20	
	Payment on account Interest on Mortgage Commission, repairs, etc. Repairs to roof	200.00 104.61 135.47		
June 1	Balance rents to date		75.70	
June 27	Credit re Sale of Property <i>Sept. 1977</i>		177.39	
	1944 taxes	16.75		
		<u>\$1,552.92</u>	<u>\$1,915.85</u>	



10830

October 11th, 1944

Miss Chitose UCHIDA,  
Reg. No. 02860,  
Taylor Lake, B. C.

Dear Madam:

On February 11th last, we wrote you  
in connection with the following claims which  
had been filed against you but have not heard  
from you.

McLennan McFeely & Prior Ltd.	\$10.14
Shinsuke UCHIKATA	192.00

*settled*

Will you kindly advise us if these  
claims are correct, and if so, how you propose  
to pay them.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



*File 10830*



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
VANCOUVER, B.C.,  
October 3rd, 1944.

Richmond Transfer,  
204 Alexander Street,  
VANCOUVER, B.C.

Gentlemen:

Re: UCHIDA, Dr. M. #03178  
UCHIDA, Miss Chitose #02860,  
Taylor Lake, B.C.

As soon as convenient, please pick up a safe at 992 Powell St. and ship to Miss Chitose UCHIDA at Taylor Lake, via Pacific Great Eastern. You can call Mr. Wills at Hastings 2334 before sending truck to be sure that the safe is available and someone on duty there to deliver it to you.

This letter is authority to send us the cartage bill and to show the freight charges as prepaid to our account via PGE. No doubt it will be advisable to put some sort of protection around the safe to avoid same being marked in transit by chafing from articles piled next to it; burlap or heavy cardboard with a frame should be sufficient. Possibly this could be done right at 992 Powell St. and avoid extra cartage.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

CWF:77

c.c. Mr. W. Wills,  
992 Powell St.,  
Vancouver, B.C.

*C.W. Fisher*  
C.W. Fisher  
Transportation

*Picked up by Richmond Transfer  
Oct 3/44  
W. Wills*



EVACUATION SECTION	
Rec'd	OCT 6 1944
File	10830
Ans	
Referred	<i>Wilhelm</i>

*Oct 197*

*Enter your file*

*Oct 5/44*

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

Dear Sirs:-

Re:

*439 Powell St. Cat. 197*

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.

*10*

Yours faithfully,

*Jimmy Jung*  
.....Signed



Catalogue No. 197  
File No. 10830/1  
437-41 Powell Street  
24 & 25/41/196/1/196

Control of 437-41 Powell Street, Vancouver, 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.

Receipt is also acknowledged of Atlas Assurance Company Ltd. policy No. M-248366 and British Columbia Plate Glass Insurance Company policy No. 32246, and cheque for \$351.54 representing closing adjustments on sale to us of the above property.

Dated at Vancouver, B. C., this 18 day of Sept 1944.

*Jimmy Jung & Junghung  
by their Agents  
Richard A. Mayr Esq  
per H. J. Thompson Esq*



10930

September 25, 1944.

Messrs. Richards, Akroyd & Gall Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 197  
47-41 Pender Street

Please be informed that adjustment calculations on sale of the above property count rent as being paid in full for August 1944 and the amount of \$58.00 paid on account for September 1944. Any further rents received by you on the above property should not be remitted to this office but should be sent direct to the new owners, Messrs. Jimmy Jung and Jung Ming, 936 West Pender Street, Vancouver.

Yours truly,

George Peters,  
Administration Department.

GP:NA



10630

September 25, 1944.

MAG 6141

Messrs. Richards, Atwood & Gell Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs

Re: Catalogue No. 197  
437-41 Pownall Street  
24 E. 25/42/196  
Vancouver, B. C.

Conveyance to the above property has now been registered in the names of Jimmy Jung and Jung Ming, 936 West Pender Street, Vancouver. Title covering this property is being held in the Land Registry Office subject to mortgage registered No. 45340-4, in the meantime, however, control of this property is handed to Messrs. Jimmy Jung and Jung Ming. Relevant insurance policies which have been assigned to the new owners are also ready for delivery.

Adjustments as of June 1, 1944 as shown on the enclosed sheet have been calculated and a balance of \$351.54 appears to the credit of the purchasers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Will you please be good enough to have the purchasers call at this office at their early convenience and delivery of control with a cheque for the amount mentioned can be arranged.

Yours truly,

George Peters,  
Administration Department.

GP:RA  
Enc. 2  
to Messrs. Jung Ming and Jimmy Jung



Catalogue No. 197  
File No. 10830  
437-41 Powell Street, Vancouver  
24225/41/196/1/196

September 14th, 1944

JIMMY JUNG & JUNG MING

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at June 1, 1944)

	DEBIT	CREDIT
Purchase price	3750.00	
Cheques received		3750.00
152/365 x \$186.90, Seller's proportion of taxes for 1944		77.83
(Amount of Rental)		
To June 30th - less charges		96.90
July 31st		96.90
August 31st		96.90
On Account Sept. \$58.00 - less charges		55.30
Registration fees on deed - \$3750.00	12.00	
Insurance Premium -		
57.5% x \$67.35 (expiry date 28/12/44)	38.73	
80.5% x \$12.50 (expiry date 31/10/46)	10.06	
Repairs to Roof, August 10th, 1944	11.50	
Balance owing to purchaser	351.54	
	<u>\$4173.83</u>	<u>\$4173.83</u>

Balance Owing to Purchaser \$351.54







# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

CABLE ADDRESS:  
RIMROYD

TELEPHONE:  
MARINE 5141

614 PENDER STREET, WEST

VANCOUVER, B.C.

August 8, 1944.

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

Attention Mr. Gibson

Office of the Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

Dear Sirs:

Re: Atlas Policy #M-248366 -  
C. Uchida (File #10830)

As requested in your letter of August 3rd,  
we are returning herewith copy of the above policy,  
having duly consented to the transfer thereunder.  
The original endorsement has been attached to the  
policy in our vault.

Re: B.C. Plate Glass Policy #32246-  
C. Uchida (File #10830)

As requested in your letter of the 4th instant,  
we have consented to the transfer under the above,  
and now return the policy herewith.

Thanking you, we are,

Yours truly,

RICHARDS, AKROYD & GALL, LTD.

*[Signature]*  
Managing-Director.

ES.  
Encls.

EVACUATION SECTION	
Rec'd	AUG 9 1944
File No.	10830
Ans.	<i>[Signature]</i>
By	<i>[Signature]</i>



10830

July 20th, 1944.

Miss Chitose UCHIDA,  
Registration No. 02860,  
Taylor Lake Siding,  
P.C.E. Railway, B. C.

Dear Madam:

Re: 1600 Blk. Kent Street  
Vancouver, B. C.

We wish to advise you that we have paid to the Corporation of the City of Vancouver, 1944 taxes amounting to \$16.75, on your property as above-mentioned.

After deducting said amount from your account you will have a credit balance of \$179.89 with the Custodian.

Yours truly,

W. J. Johnston,  
Administration Department.

WJJ/HMS







**RICHARDS, AKROYD & GALL LIMITED**

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

CABLE ADDRESS:  
RKRROYDTELEPHONE:  
MARINE 5141

514 PENDER STREET, WEST

VANCOUVER, B.C.

AGENTS FOR

June 20th, 1944.

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLANDLAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B.C.Attention Mr. Milsom.

Dear Sir:-

Re: Parcel 197 Group B.  
C. Uchida.We herewith hand you the following  
documents:

1. Release of Mortgage A.B.A. Drew to  
C. Uchida.
2. Mortgage A.B.A. Drew to Jimmy Jung and  
Jung Ming.

With the mortgage we have attached  
our cheque for the sum of \$5.30 together with the  
application form completed ready for registration.We are given to understand that these  
two documents together with the Deed to the purchasers  
will all be registered at the same time. We should  
appreciate, in view of the fact that we are handing  
you the release, a cheque for the sum of \$424.34  
as in payment of the arrears of interest owing by  
Miss Uchida up to June 1st

Yours truly,

RICHARDS, AKROYD &amp; GALL., LIMITED.

*S. D. Thornshwaill*  
per.



H. B. LEUTY  
DIRECTOR

J. M. KIRKWOOD  
DIRECTOR

# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

CABLE ADDRESS  
RINROYD

TELEPHONE  
MARINE 5141

614 PENDER STREET, WEST

VANCOUVER, B. C.

AGENTS FOR

ATLAS ASSURANCE COMPANY  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO. LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

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BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

June 15th, 1944.

Office of the Custodian,  
508 Royal Bank Building,  
VANCOUVER, B.C.

Attention Mr. Milson.

EVACUATION SECTION

Rec'd JUN 16 1944

File No. 1st 30 (P)

Ans.

Referred Milson

Dear Sir:-

Re: Parcel # 197 Group B.  
Miss C. Uchida.

We are now in a position to deliver you a Discharge of Mortgage on the above mentioned property.

We have succeeded in arranging a new mortgage for the purchasers and as soon as they have executed same we shall deliver both the release and mortgage to your office so that all the documents relating to the matter may be registered together.

The conveyance should be drawn in the name of JIMMY JUNG and JUNG MING, Restaurant Proprietors, 936 West Pender Street, Vancouver, B.C., and they are not British subjects.

We shall require \$424.34 to pay -  
all arrears of interest to June 1st, 1944 the date of adjustments.

Yours truly,

Richards, Akroyd & Gall., Limited.

per. *Tharuthwaite*

Mortgage Dept.







Date May 29th, 1944...

REAL PROPERTY MEMORANDUM

File No. 10830

Name..... UCHIDA, Chitose (Miss)..... Registration No. 02860...

Re: Catalogue No. 197

Address: 437-441 Powell Street, Vancouver. (Stores & rooms)

Legal Description: Lots 24 & 25, Blk. 41, D.L. 196,  
Gp. 1, N.W.D., Plan 196.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 3662 E. Indef. Whereabouts: Court House

✓ Registered owner: Kino UCHIDA

Reg. No. 02860

✓ Property: Lots 24 & 25, Block 41, District Lot 196  
Group 1, New Westminster District, Plan 196.

B. Charges.

✓ Registered: 25-21-17845F. 23/4/09. 3.20. Valentine Christian.  
Mortgage for \$5000.00. Due 20/4/12. Int. 7%

✓ 10562M. 12/9/38. 12.30. Douglas Lane (In trust filing 28683).  
Transmission of 17845F.

✓ 10563M. 12/9/38. 12.31. Arabella Beatrice Angela Drew  
Assignment of 17845F.

✓ Vesting: 35294 - Nov. 30/42.

X Unregistered: Unregistered Deed to Chitose UCHIDA on file.  
(Mortgage to Arabella Angela Drew - \$2800.00 and  
\$405.41 interest to April 20/44)

Taxes: Consolidated: \$118.98 Not paid.  
1943 - \$199.96 paid. 1944 - \$190.10 Not paid.

Water: Water on meter. Paid monthly by owner.

Insurance: \$3000.00 - Atlas Assur. Co. Ex. Dec. 28/44  
Columbia Plate Glass Ins. Co. - Ex. Oct. 31/46

Assessed Value: Land: \$2010.00

Improvements: \$3100.00

✓ Valuation by Appraiser: \$3750.00

✓ Amount of Bid: \$3750.00

Approved by Advisory Committee: May 17th, 1944

Paid as shown in attached letter: Only \$950.00 of purchase price received

Name of transferee as attached letter: Jimmy Jung & Jung Ming, 936 West Pender St.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & w  
furniture or equipment)

Richards, Akroyd & Gall have  
advised that they are obtain-  
ing a Release of the Mortgage  
and are arranging a new Mort-  
gage on behalf of the pur-  
chaser.

Leasehold: (State period, consideration  
including or excluding furni

Lease from Nov. 1/42 for 3 years or  
month.

Chattels: Particulars of those stored on the premises.

Few. See memo of March 21/44.

Named Agent: Richards, Akroyd & Gall, Ltd.



# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE • REAL ESTATE • RENTALS • MORTGAGES

814 PENDER STREET, WEST

VANCOUVER, B. C.

TELEPHONE  
MARINE 6141

SOLE AGENTS  
RICHARDS

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

May 27th, 1944.

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

Attention Mr. Milson.

Dear Sir:-

Re: Parcel No 197, Group B.  
Miss C. Uchida.

Further to our letter of the 15th inst, we are able to report a favorable reply from the Mortgagee in which she states she is agreeable to executing a release of the present mortgage and the granting of a new mortgage to the purchasers on the following terms:

1. Principal sum to be \$2800.00
2. Terms. 3 Years repayable in quarterly instalments of \$225.00 with the privilege of further amounts on any interest date.
3. Interest @ 6% per annum, payable quarterly on the same days and date as principal instalments.

Yours truly,

RICHARDS AKROYD & GALL., LTD.

*950 cash  
note*

*J. W. Thompson*

EVACUATION SECTION

Rec'd MAY 29 1944

File No.

Ans.

Referred

*AV*  
*Milson*



MEMORANDUM

File: 10630

July 14, 1944.

To: Mr. Green

From: Mr. Spain

Re: Catalogue Number 197

437 - 441 Powell Street

Owner: Miss Chitose UCHIDA

Purchaser: Unknown *P/MAY JUNG & JUNG MING*  
*936 W. PENDELA ST.*

The chattels were checked at the above address and the following items were found:-

3 Gas Radiants

1 Gas Stove

These articles undoubtedly agree with the articles contained in the lease, the agents description being erroneous. I note the lease does not expire until October 1945, so presume that removal of these articles will not be permitted until that date.

The value is comparatively small and the total I should estimate not in excess of \$50.00.

There is however a very considerable quantity of linoleum, spread throughout various rooms in the 13 suite property, lighter quality Battleship grade in fair condition but not new.

The linoleum would have far greater value if sold to the new owner of the property than if it were removed to auction and sold in bits and pieces. At the same time, and as customary, one cannot furnish the file with a full report on the linoleum as it is impossible to know just how much is cemented, and/or nailed to the floor, and how much is removeable, until the actual removal operations are put into effect.

N.B.

GBS/pla

*Mr. W. L. L. L. L.*







10830

8750<sup>00</sup>  
*James F. [unclear]*  
29th May, 1944.

Messrs. Richards, Akroyd & Gell Ltd.,  
614 Pender Street West,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 197  
437-41 Powell St.

Your letter of the 15th May written on behalf of a client in which you submitted an offer to purchase the above property for the sum of \$3,750.00 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 full amount of the purchase price, namely \$3,750.00.

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.

For your information these premises are leased from November 1st 1942 for a period of three years at a monthly rent of \$82.00. Will you kindly confirm that you have conveyed this information to the purchaser.

Yours truly,

F. G. Shears,  
Director.

FM



File No. 10830

MEMORANDUM

To: Accounting Dept.

May 26th, 1944

From: Mr. Wilson

Re: Chitose UCHIDA

Will you please release our freezing  
order of August 19th for \$165.00 as this work  
has been paid for.

GDM/GH



10830

May 22nd, 1944

Messrs. Richards, Akroyd  
& Gall, Limited,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: 437-441 Powell St.

We are in receipt of your letter of  
May 19th enclosing Lease from Chitose UCHIDA  
to William George Bryce covering the premises  
at the above address.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



H. B. LEWY  
DIRECTOR

J. M. KIRKWOOD  
DIRECTOR

# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

CABLE ADDRESS:  
RKRGYD

614 PENDER STREET, WEST

VANCOUVER, B.C.

TELEPHONE:  
MARINE 6141

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

May 15th, 1944

EVACUATION SECTION	
Per'd	MAY 15 1944
File No.	10830
Ans.	THO
Referred	HARROP

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

Attention Mr. Milsom.

Dear Sir:-

Re: Parcel No. 197, Group B.  
Miss C. Uchida.

Further to our offer of April 27th last we are now authorized to increase this bid to \$3750.00. With regard the Mortgage we are endeavoring to have the Mortgagee give a new mortgage to the purchasers for \$2800.00, this will enable us to release your covenant. We have every reason to believe that this can be arranged satisfactorily but should the Mortgagee refuse we should have to finance through other channels and in doing so might meet with difficulty.

Yours very truly,

RICHARDS, AKROYD & GALL., LTD.

per

*J. D. Thorpe*



10830

May 1, 1944.

Mr. Chitose UCHIDA,  
Taylor Lake Siding,  
P. O. E. Railway,  
B. C.

Dear Sir:

We have your letter of April 4th regarding a box of Japanese Dolls, property of Mrs. Nakano, now in Tashae, B. C.

Please ask her to apply to the B. C. Security Commission at Tashae as they take care of all transportation.

We will be pleased to co-operate with them in arranging the shipment.

Yours truly,

Geo. B. Spain

Protection Department.

*Chitose*  
GBS/pls



File No. 10830

MEMORANDUM

To: Mr. H. S. Durkee

May 1st, 1944

From: Mr. G. D. Wilson

Re: Catalogue No. 197,  
437-41 Powell Street.

I understand that Messrs. Richards, Akroyd & Gall Ltd. are submitting a bid on this property and I wish to call to your attention the fact that it is questionable whether there is any Japanese equity in it.

There is a Mortgage of \$2,800.00 with \$366.00 interest, \$118.00 consolidated taxes and \$75.00 taxes due for the first four months of 1944. Taking into consideration that we would be required to pay 5% commission and the cost of registering the deed, a bid of \$3600.00 would be required before we could give title to the property.

GDM/GH

*Handwritten calculations:*

<i>2800</i>	<i>205.41</i>	<i>20</i>	<i>20</i>
<i>118</i>	<i>75</i>	<i>20</i>	<i>20</i>
<hr/>			
<i>3398.41</i>			

<i>3398.41</i>	<i>200</i>	<i>5%</i>
<i>177.50</i>	<i>200</i>	<i>5%</i>
<hr/>		
<i>3575.91</i>	<i>200</i>	<i>5%</i>
<hr/>		
<i>3775.91</i>	<i>200</i>	<i>5%</i>

*Surplus 748.09*



H. B. LEUTY  
DIRECTOR

J. M. KIRKWOOD  
DIRECTOR

*Wilson*

# **RICHARDS, AKROYD & GALL LIMITED**

(Established 1885)

**INSURANCE - REAL ESTATE - RENTALS - MORTGAGES**

SOLE AGENTS  
AKROYD

TELEPHONE  
MARINE 6141

614 PENDER STREET, WEST

**VANCOUVER, B. C.**

**AGENTS FOR**

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

**FIRE**

**MARINE**

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

**AUTOMOBILE**

**ACCIDENT**

**LIABILITY**

**INLAND  
TRANSPORTATION**

**BONDS**

**ELEVATOR**

**BURGLARY**

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

**PLATE GLASS**

MONTREAL LIFE INSURANCE  
COMPANY

**LIFE**

April 27th, 1944

EVACUATION SECTION	
APR 28 1944	
FILE NO.	10830
ASS.	<i>Thur</i>
REFERRED	<i>Thur</i>

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

Dear Sir:-

Re: Parcel No. 197, Group "B"  
Lots 24 & 25 Block 41, D.L. 196

We have received an offer to purchase the above described for \$3500.00 cash to the Mortgage which now stands at \$2800.00 for principal and \$405.01 for interest up to April 20th, 1944.

In view of the fact that it will be necessary before next winter to renew the roof at a cost of approximately \$350.00 and the installation of plumbing facilities to serve the ground floor stores, we feel that the offer is not out of the way.

We should appreciate your giving this offer your careful consideration and advising us as soon as possible of your decision.

Yours truly,

RICHARDS, AKROYD & GALL., LIMITED.

*A. D. Thorsen*  
per *A. D. Thorsen*



10830

April 12th, 1944

Miss Chitose UCHIDA,  
Reg. No. 02860,  
Taylor Lake, B. C.

Dear Madam:

We do not appear to have received a  
reply to our letter of February 11th, 1944  
in regard to the claims filed against you.

McLennan McFeely & Prior Ltd.	\$10.14
Shinsuke UCHIKATA	192.00

*settled*

Will you kindly advise us if these  
are correct, and if so, how you propose to pay  
them.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH



EVACUATION SECTION

Rec'd APR 28 1944

File No. 10839

Ans.

Referred *Spain*

Taylor Lake Siding,  
P. C. E. Hwy., B.C.,  
April 4, 1944.

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

Dear Sir:

Sometime in the fall of 1942, a Mrs. W. Nakano of 439 Powell Street, Vancouver, B.C., left a box containing Japanese dolls in your care. As it was I who handed it to your driver when he came for it Mrs. Nakano has written me asking that I get in touch with you so could you kindly see that it is forwarded to her as soon as possible.

Thanking you, I am,

Yours truly,

*Chitru Uchida*

P. S. - Mrs. Nakano's address is

309 - 5rd Ave.,  
Tashme, B.C.

*Inventory  
No 257  
in Nakano  
name*



File No. 10830

March 21st, 1944

MEMORANDUM  
RE CHATELS

Re: 439 E. Cordova St.

"JP" form states that Miss Uchida stored her chattels with Bowman's Storage. ✓  
3 gas heaters and 1 coal stove left on premises. *no further info.*

Furniture belonging to Mrs. Kuno TAKAHASHI which was formerly stored at 439 E. Cordova Street has been sold or taken with her - see letter under date of Oct. 29th, 1942 on File No. 9661. ✓

GDM/GE



10830

December 28, 1943.

Richards, Akroyd & Gall, Limited,  
614 Pender Street, West,  
Vancouver, B. C.

Dear Sirs:

Re: Miss C. UCHIDA

We wish to acknowledge receipt of  
your letter advising you have issued a renewal  
certificate for Atlas Assurance Policy No.  
M-248366. Will you please let us have a copy  
of this certificate for our records.

Please find enclosed our cheque for  
\$67.35 being payment in full for the premium.  
Kindly receipt and return your statement attached  
hereto.

Yours truly,

S. M. Gibson,  
Insurance Department

*BT Jan 1/43*

SMG:JS  
Encl.



10830

December 28, 1943.

Miss Chitose UCHIDA,  
Registration No. 02860,  
Taylor Lake, B. C.

Dear Madam:

Re: Atlas Assurance Pol. No. M-248366

A renewal certificate has been issued for the above numbered policy which covers for \$3,000.00 on building situate and being on Lots 24 & 25, Block 41, D. L. 196, Nos. 437, 439, and 441 Powell Street, Vancouver, B. C. The premium for one year amounting to \$67.35 is being paid to the insurance company and charged to your account.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS



# RICHARDS, AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

814 PENDER STREET, WEST

VANCOUVER, B.C.

WALL ADDRESS:  
RICHARDS

TELEPHONE:  
MARINE 6141

## AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

November 30th, 1943

Attention Mr. Gibson.

The Custodian,  
Insurance Department,  
Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir:

Re: Atlas Assurance Fire Insurance  
Policy M-248366 (C. Uchida Reg. 10830) *File #*

We wish to advise you that we have renewed the  
above mentioned policy by Renewal Certificate #473012  
for a further term of one year from the 28th day of  
December.

The Renewal Certificate has been attached to the  
policy held in our vault.

We enclose our account for the premium of \$67.35  
for which we shall be pleased to receive settlement in  
due course.

Yours truly,

RICHARDS, AKROYD & GALL, LIMITED,

Director.

D.  
Encl.

*Encl. 10830*

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	10830
Ans.	<i>M. G. J.</i>
Referred	<i>L. Gibson</i>



10830

October 28th, 1943

Miss Chitose UCHIDA,  
Registration #02860,  
Taylor Lake, B. C.

Dear Madam:

Re: B.C. Plate Glass  
Policy #32246

The above numbered policy has been issued to cover Plate Glass Insurance on the building situate on your property described as being No. 439 Powell Street, Vancouver, B.C. This is a renewal of Policy No. 052913.

The Premium for three years, amounting to \$12.50 is being paid to the Insurance Company and charged to your account.

Yours truly,

S.M. Gibson  
Insurance Department

SMG:KT



10830

October 25, 1943.

Richards, Akroyd & Gall, Limited,  
614 Pender Street West,  
Vancouver, B. C.

Dear Sirs:

Re: Miss C. UCHIDA-Atlas Policy No. M-248366  
Fire Loss at 437, 439, 441 Powell St.

We wish to acknowledge receipt of your letter of October 13th and now return herewith Proof of Loss forms duly signed. We note that the repairs have been carried out and that your cheque for \$103.87 will be forwarded direct to the contractor.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS  
Encl.



## JOHNSON AND REEVE

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.

23rd. September, 1943.

The Custodian's Office,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B. C.

File No. 10830

Dear Sir:-

SEP 25 1943	
Rec'd	
File No.	10830
Ans.	<i>Ans</i>
Referred	<i>Ans</i>

re Catalogue No. 129  
Vacant Lot 1600 Block Kent Street.  
Lot 13 in E  $\frac{1}{2}$  Block "C" D.L. 328.

As I had to inspect some lots for you (through P.S. Ross & Sons) in this neighbourhood, I inspected the above and beg to report as follows.

Kent Street runs north of and parallel with the Interurban Railway Tracks, and is only a street in name.

This lot is at the North West corner of Argyle and Kent Streets with a width of 75 feet and a frontage on Argyle Street of 170 feet. It is two blocks south of Marine Drive (or River Road).

The lot is covered with second growth bush and there are some stumps.

On the opposite side of the railway there are lots fronting on the Fraser River, occupied by the B.C. Monumental Works (Stone Masons) and McNair's Lumber Mill.

This lot and others adjoining may be required some day for industrial use, but so far there has been no demand. In the whole of Block "C" East  $\frac{1}{2}$  and West  $\frac{1}{2}$  there are 36 lots and of these the City owns 26 through forfeiture at Tax Sale. This does not refer to water frontage lots.

There are 5 good houses built on the east side of Argyle Street (Block D) and two on River Road in Block C. On Lots 17 and 18, W  $\frac{1}{2}$  of C there is a house (Japanese ownership, Kamanishi), fronting on Kent Street.

In view of the competition of lots owned by the City, which is usually willing to sell for two-thirds of the assessed value, the value of lots is practically fixed at that rate.

Lot 13, the one in question, is assessed at \$270. Two-thirds of this is \$180. As this is a corner lot and Argyle Street is a good macadam road it might sell for \$200., but if you receive an offer of \$175. I would recommend acceptance.

Yours faithfully,

*Dw Reeve*



File No. 10830

August 19, 1943.

MEMORANDUM

To: Accounting Department  
From: Mr. G. D. Wilson

Re: Miss C. UCHIDA. #02860

Will you please freeze an amount up to \$165.00  
in this account for the installation of a bathroom  
and hot water tank.

You have not quite sufficient funds in the  
account, but Richards, Akroyd & Gall will be making a  
further remittance.

GDM/ms

*Released Nov 25/44  
son*



10830

August 19, 1943.

Richards, Akroyd & Gall, Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs: Re: 437-41 Powell Street

Referring to our conversation of this morning in regard to the above property, as advised, we have had a call from the City Health Department insisting that a bathroom and hot water tank be installed in these rooms immediately, otherwise the rooming house license may be cancelled.

Will you please order this work done at a cost not exceeding \$165.00.

Yours truly,

G.D. Wilson  
Administration Department

GDM/ms



10830

August 17, 1943.

Richards, Akroyd & Gall, Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs: Re: 437 Powell St. (rear)

We are in receipt of your letter dated August 14th in regard to the City electrician's requirements for the electrical work at 437 Powell Street.

As we propose to call for tenders on this property within the next few weeks, I would suggest that this work be deferred until that time.

In regard to Mrs. Christian's mortgage, we think this should also be held in obedience until such time as tenders are received for the property.

Yours truly,

G.D. Nilson  
Administration Department

GDM/rs



# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

614 PENDER STREET, WEST  
VANCOUVER, B.C.

EVACUATION SECTION	
Date	AUG 16 1943
File No.	
Ass.	<i>W. Nelson</i>
Referral	

August 14th, 1943.

SOLE AGENTS  
RICHARDS

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

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

Dear Sir:-

Re: Your File No. 10830  
437 Powell St (rear).

In reply to yours of the 12th inst., we are in complete agreement with the building department that these premises should be demolished and we have accordingly given instruction to that effect.

With regard the two enclosures will you please instruct us as to the action to be taken in the matter.

There is also the question of installing the shower bath which was left in abeyance when it was decided to dispose of the property by tender. The Health Dept are pressing us to do something.

Your File will show a registered charge by way of mortgage against the property in the name of Mrs H. Christian, at this date there is owing for interest \$218.45 being interest @ 5% from February 20th, 1942 to July 20th, 1943 or \$2800.00. Do you think it would be possible to obtain payment of these arrears?

Yours truly,

RICHARDS, AKROYD & GALL., LTD.

*J. H. Thorndike*

Rental Dept.



10830

August 12, 1943.

Richards, Akroyd & Gall, Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Dear Sirs:      Re: 437 Powell Street (rear)  
                    Lots 24-25; blk. Alt D.L.196

We are in receipt of a letter from  
the Building Department, City of Vancouver in  
connection with the above mentioned premises  
stating that we are required to demolish the  
building on or before the 9th of September.  
Will you kindly give me a report on this.

Yours truly,

G.D. Wilson  
ADMINISTRATION DEPARTMENT

GDM/ms



10830

August 12, 1943.

City of Vancouver,  
Building Department,  
City Hall, CITY.

Dear Sir:

Re: 437 Powell Street (rear)  
Lots 24-25; Blk. 41 D.L. 196

We are in receipt of your letter dated  
August 9th with reference to the above mentioned  
property and have referred the matter to Richard,  
Akroyd & Gall Limited.

Yours truly,

G. D. Wilson  
Administration Department

GDM/ms



BUILDING DEPARTMENT  
(INCLUDING PLUMBING)

ANDREW HAGGART  
BUILDING INSPECTOR



VANCOUVER B.C.

EVACUATION SECTION	
Rec'd	AUG 12 1943
File No.	10830
TELEPHONE	FAIRMONT 2711
Referred	Molson

9th August, 1943.

Mr. Kino Uchida,  
c/o Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B.C.

Re 437 Powell Street (rear)  
Lots 24-25; Blk. 41; D.L. 196

I am of the opinion that the building thereon is by reason of its defective structural condition a source of danger. Notice is therefore given you that you are required under the provisions of Section 22 of the Building By-law to pull down and demolish such building on or before the 9th day of September, 1943.

In the event of your neglecting or refusing to comply with this notice according to the terms thereof I may cause such building to be pulled down or demolished and the cost of pulling down or demolishing the same may be recoverable by the City by summary process at law in any Court of competent jurisdiction and shall also be a lien upon such building and the materials thereof, and upon the lot or parcel of land upon which the same is erected, and the said cost when certified by me, if not before collected, shall be entered by the City Tax Collector on the Collector's roll next prepared after the receipt of such certificate, and collected in the same manner as ordinary municipal rates of the City.

Dated this 9th day of August, 1943.

AH/KM.

*A. Haggart*  
BUILDING INSPECTOR.



## JARVIS ELECTRIC CO.

\* \* \* \* \* Electrical Contracting and Repairs \* \* \* \* \*

524 HORNBY STREET

~~524 HORNBY STREET~~

PHONE PACIFIC 3254

VANCOUVER, B. C.

August 3rd, 1943.

Richards, Akroyd & Gall Ltd.,  
614 West Pender Street,  
Vancouver, B. C.

Att. Mr. Thornthwaite.

Re: 439 Powell Street.

Dear Sir,

Please find listed below the items of electrical work required in the above premises, by the City Electrical Department.

- (1) New Main Service to be installed.
- (2) Plug Outlet to be installed in each Suite or House-keeping Room.
- (3) Unapproved wiring to be disconnected and removed.
- (4) Porcelain Sockets and Switches to be installed in locations near water pipes or other grounded surfaces.
- (5) Hall lights to be installed in conduit on separate circuit.

We have discussed the above work with the Electrical Inspector and he has agreed that item #1 (New Main Service) may be deleted. We will carry out the balance of the work as specified above, to the satisfaction of the City Electrical Department, for the sum of. . . \$ 293.00.

Yours truly,

JARVIS ELECTRIC COMPANY

*W. Beck*

WB/LB



CITY ELECTRICIAN'S OFFICE

L. H. MILLER  
ACTING CITY ELECTRICIAN



TELEPHONE: FAIRMONT 2711

VANCOUVER, B. C.

July 2nd 1943.

FILE NO. 1736

Richards, Akroyd and Gall,  
614 West Pender Street,  
Vancouver, B.C.

ATTENTION MR THORNTHWAITE.

Dear Sir:-

RE:- 439 Powell Street.  
MRS. W. BRYCE.

We have been informed that you are the agents for the above property. On May 25, 1943, we made a resurvey of the electrical wiring in the above building, and found that same was not in compliance with the requirements of the Electrical By-law of the City of Vancouver.

We should be pleased if you would advise us as soon as possible what you propose to do in this connection.

Yours truly,

*L. H. Miller*  
ACTING CITY ELECTRICIAN

/MA

NOTE:- It is necessary that a permit be obtained for the above-mentioned work and reported to this Department when ready for inspection.

*dedide*



10830

June 15, 1943

Messrs. Richards, Akroyd  
& Gall, Limited,  
614 West Pender St.,  
Vancouver, B. C.

Dear Sirs:

Re: UCHIDA, Miss Chitose

Referring to our telephone conversation of yesterday in regard to installing a bath and the necessary plumbing on the premises at 437-441 Powell Street, as the credit balance today is only \$87.03 and the proposed work will amount to \$164.00, it is against our policy to create debit balances or assume any obligation for expenditures.

We would suggest that the matter of doing this work be held over for a period of 30 days.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



EVACUATION SECTION	
Date	APR 21 1943
File No.	
Ans.	
Referred	

April 20th, 1943.

Chief Constable,  
Vancouver City Police,  
Police Station,  
VANCOUVER, B.C.

Dear Sir:-

Re: 439 Powell Street.

We have to report the theft from  
the ground floor of a complete toilet, tank  
and piping from the above mentioned premises.

If you will be so good as  
to interview Mrs. Bryce who advised us in the  
first place, she will be pleased to give you  
all the assistance you may need.

Yours truly,

Richards, Akroyd & Gall., Limited.

per. *J.*

Rental Dept.



UCHIDA, Miss Chitose  
Evac. File #10830  
437-441 Powell Street, Vancouver, B. C.



Taken April 8, 1943.



HEALTH DEPARTMENT

STEWART MURRAY  
M.D., D.P.H.  
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

March 31st, 1943.

R. P. Alexander, Esq.,  
Assistant Manager,  
Custodian of Alien Property,  
506 - 675 West Hastings St.,  
Vancouver, B. C.

Attention Mr. Wilson

Dear Sir:-

Re: File No. ~~4932~~ & 10830,  
439 Powell Street.  
Owner - Miss C. Uchida.

EVACUATION SECTION	
Rec'd	APR 1 1943
File No.	
Ans.	<i>[Signature]</i>
Referred	<i>Mulcom</i>

The above premises are still without the use of bathing facilities and in speaking to the agents, Richards, Ackroyd & Gall, have been advised at various times that they are having difficulty getting a boiler.

Extensions of time were granted periodically, but I feel that some more concrete arrangement must now be made if these premises are to continue being occupied.

Rather than work a hardship, it was decided the premises could operate with one bath where three are required by By-law.

I would appreciate any effort you can make in speeding up this installation.

Respectfully yours,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

CHIEF SANITARY INSPECTOR.

GAR:EM



FRANK MORGAN  
MANAGING DIRECTOR

TELEPHONE, DAY OR NIGHT  
RAYVIEW 8222



# SAN - O - HEAT LTD.

SANITARY OIL & HEATING  
SPECIALISTS

Everything in Plumbing An Oil Burner Everything in  
to Fit any Furnace Heating

2408 GRANVILLE STREET  
(AT 8TH AVENUE)

VANCOUVER, B. C.

February 8th, 1943.



TERMS: NET CASH 15 DAYS  
INTEREST AT 2 PER CENT ON  
ALL OVERDUE ACCOUNTS

Richards, Akroyd & Gall,  
614 W. Pender Street, City.

@ 439 Powell Street

INVOICE NO. 10954

CUST. REQ. NO.

To Thawing out Plumbing, Jan. 19th, and Jan. 21st, using Electric Thawing Machine; Supplying and Installing new Piping and Fittings, replacing burst material:

48' only		Use of Electric Thawing Machine	7.50
1	"	Galv. Pipe	5.76
1	"	Galv. Str. Ell	.25
2	"	Galv. Nipple	.11
2	"	Galv. Ells	.30
52'	"	Galv. Unions	1.10
5	"	Galv. Pipe	5.20
1	"	Galv. Ells	.60
3	"	Galv. Tee	.20
1	"	Galv. Unions w/ washers	1.50
1	"	Union Washer	.03
1	"	Galv. Cap	.10
9	"	Galv. Nipples	.81
		Labor and Carting	25.75

49.21

To Clearing Sink Waste, rear apartment:

1.50

To Supplying and Installing new Closet Bowl in House at rear:

1 only		Closet Bowl	8.10
2 1/2"	"	Putty	.25
3	"	N. P. Closet Screws and washers	.30
1	"	Ball Valve Washer	.05
1	"	Copper Float	.35
		Labor and Carting	3.00
			12.05

62.76

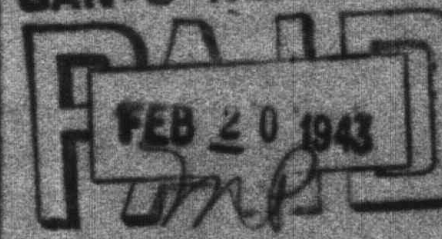
Charge

Prices checked

Approved

Inspected By

SAN-O-HEAT LTD.



Per



HEALTH DEPARTMENT

STEWART MURRAY  
M.D. D.P.H.  
MEDICAL HEALTH OFFICER



EVACUATION SECTION

Rec'd FEB 6 1943

File No. 10130

Ans. *AM*

TELEPHONE FAIRBANKS 2711

Referred *Philora*

VANCOUVER, B. C.

Feb. 2nd, 1943.

R. P. Alexander, Esq.,  
Assistant Manager,  
Custodian of Alien Property,  
506 - 675 West Hastings St.,  
Vancouver, B. C.

Dear Sir:-

Re: 439 Powell St.  
Suite #9.

This is to advise you that suite #9 of the above premises is hereby declared unfit for human habitation due to lack of the minimum ceiling height (8 feet). Both rooms have less than 7 foot ceilings.

A copy of this notice is being sent to the agents and the present landlord, Mr. Bryce.

When this suite becomes vacant it must not again be occupied.

Yours truly,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

CHIEF SANITARY INSPECTOR.

GAR:EM



"COPY"

49324 10830

January 28, 1943

The City of Vancouver,  
Health Department,  
Vancouver, B. C.

Dear Sirs:

Attention Mr. G. A. Rogers

Re: UCHIDA, Dr. M.  
UCHIDA, Miss C.

Referring to your letters of December 22 and January 22nd in regard to 437 and 439 Powell Street, we have referred this matter to our agents, Messrs. Richards, Akroyd & Gall for their attention and report.

Dr. Uchida advised us that this property is now in the name of Miss C. Uchida and our agents informed us that they hold an unregistered deed in her name.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



File No. 10830

NATURE OF ENCUMBRANCE Mortgage ..... or .....  
(registered) ..... (unregistered) .....

Name of Owner of Property UCHIDA, Nino ..... Reg. No. 02644 .....

Address 2725 East 7th Avenue, Vancouver, B.C. ....

Occupation Retired ..... Age 70 .....

Registered Owner of Property Kino UCHIDA ..... C.T.No. 3662-E .....

Property:

Property Address ..... Mun. Vancouver, B.C. ....

Legal Description Lots 24 & 25, Block 41, D.L. 196, Group 1, N.W.D. ....

Plan 196. .... L.R.O. 17845-E .....

Nature of interest Owner .....

Particulars of Encumbrance:

Date 20th April, 1912 .....

Parties to document:

Name Kino UCHIDA ..... Mortgagor .....

Address 2725 East 7th Avenue, Vancouver, B.C. ....

Name Valentine Christian ..... Mortgagee .....

Address Eastbourne, England .....

Principal Amount \$5000.00 .....

Terms of Payment 20th April, 1915 .....

Rate of Interest 7% .....

Arrears, if any: Principal \$2800.00 ..... Interest now 5 1/2% .....

Balance owing as at this date \$3199.61 .....

Consolidated \$158.64 .....

Standing of Taxes: Arrears ..... Current .....

Insurance:

(1) Agent Richards, Akroyd & Gall, Ltd. Company Atlas Insurance Co. ....

Policy No. 248366 ..... Amt. \$300.00 ..... Prem \$67.35 ..... Exp. Date Dec. 28th, 1943

(2) Agent ..... Company .....

Policy No. .... Amt. .... Prem ..... Exp. Date .....

Nature, particulars and whereabouts of unregistered documents, if any: .....

Deed, Kino Uchida to Chitose Uchida .....

Lots 24 & 25, Block 41, D.L. 196 .....

Dated at Vancouver this Seventh day of January, A.D. 1942. 3

CERTIFIED CORRECT:

RICHARDS AKROYD & GALL LTD.

Per: J.D. Thornthwaite

(Signature)



**BUILDING DEPARTMENT**  
(INCLUDING PLUMBING)

ANDREW HAGGART  
BUILDING INSPECTOR



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

19th December, 1942

Mrs. K. Ushida,  
c/o Custodian Enemy Property,  
675 West Hastings Street,  
City.

Re 439 Powell Street,  
Lots 24,25; Blk. 41;  
D.L. 196.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	10830
Ans.	<i>Am</i>
Referred	<i>Mulvan</i>

As a result of a report by an Assistant Building Inspector, I am of the opinion that the lives of citizens are endangered by reason of the defective condition of the rear stair.

Notice is therefore given you that under Section 20 of the Building By-law you are required to make such repairs as will abate the danger on or before the 19th day of January, 1943.

Dated this 19th day of December, 1942.

AH/KM.

BUILDING INSPECTOR.

*Chitose Ushida*



H. B. LEUTY  
DIRECTOR

Gibson  
J. M. KIRKWOOD  
DIRECTOR

# **RICHARDS AKROYD & GALL LIMITED**

10830  
CARLE ADPHER  
AKROYD

INSURANCE (Established 1885)  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 9 1942  
REAL ESTATE - RENTALS - MORTGAGES  
600 BENDER STREET, WEST  
VANCOUVER, B.C.

TELEPHONE  
MARINE 6141

## AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

The Custodian,  
c/o Mr. Gibson,  
Insurance Department,  
Royal Bank Building,  
VANCOUVER, B.C.

December 7th, 1942

Dear Sir:

We take pleasure in enclosing herewith copy of Atlas Policy #M-248366, in the name of The Secretary of State of Canada ( C. Uchida-Reg. #10830) covering \$3,000. on the building at 437, 439 and 441 Powell Street, for a term of one year from the 28th day of December, renewing policy #M-246292.

The policy is being held in our vault to the order of the Mortgagee, as formerly.

With regard to the premium, pending ruling from your office as to charging expenses against rents collected by us, we are favoring your expressed preference and enclosing our account for your payment on behalf of Miss Uchida.

Trusting same will be found in order,  
we are,

Yours truly,

RICHARDS, AKROYD & GALL, LIMITED,

*[Signature]*  
Director

D.  
Encl.







H. E. LEVY  
DIRECTOR

*cut & return*  
J. M. WILKINSON  
DIRECTOR

# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

614 PENDER STREET, WEST

VANCOUVER, B.C.

TELEPHONE  
MARINE 9141

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 24 1942  
AGENTS

*Ful*

November 23rd, 1942.

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

Office of the Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

Attention Mr. Milson.

Re:- C.Uchida, Your File No 10830.

Dear Sir:-

Although search at the L.R. Office shows Title in the name of K.Uchida, we have in our Vaults a Deed from Mrs K.Uchida to Miss.C.Uchida, we are unable to register this Deed because of the Taxes which are now consolidated.

Yours truly,

*RM*  
Richards, Akroyd & Gall., Limited.

per.

Mortgage Dept.







File #10830

C  
O  
P  
Y

Taylor Lake, B.C.

November, 19, 1942

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

Dear Sir:

Re: File No.13046

I have received yours of the 13th inst. re Real Estate  
owned by me.

The property referred to in your letter - Lots 24 and 25  
Block 41, D.L. 196 - was transferred to my daughter Chitose Uchida  
in April 1933, all documents in connections with this property being  
in the care of our agents Messrs. Richards Akroyd & Gall at 614 West  
Pender Street, Vancouver, B.C.

Trusting this information will be satisfactory to you,

I am,

Yours truly,

(Signed) Mrs. K. Uchida.  
Per C.U.



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 23 1942

*Chitose Uchida*

*7/10/42 C*

Taylor Lake, B.C.,  
November 19, 1942.

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

Dear Sir: Re File No. 10830

I have received yours re the  
property described as Lots 24 & 25 Block  
41, D.L. 196, and wish to inform you that  
it was transferred to me from my mother  
in April 1935.

Richards Akroyd Gall our  
agents for years are handling our affairs  
and are in possession of all our papers  
and documents so they will be able to  
furnish whatever information you may  
require.

Trusting this will clarify  
the matter, I am,

Yours truly,

*Chitose Uchida*

Reg. No. 02860.



10830

19th October, 1942.

The Canadian Credit Men's Trust  
Association Limited,  
602 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Miss C. Uchida

Included in the list of creditors of the Canadian Food  
Distributors sent to us with your letter dated October 6th is Miss C.  
Uchida, whose address was given by you as 439 Powell Street, Vancouver,  
indicating that her claim on file amounts to \$5.00.

This has been duly noted and we would appreciate your forward-  
ing to us cheque in settlement.

Yours truly,

R. P. Alexander  
Manager

RPA:ECT





BRITISH COLUMBIA DIVISION  
*The Canadian Credit Men's Trust  
Association, Limited*

OFFICE OF THE MANAGER  
JOHN COWAN, M.C.I.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 21 1942

October 19th, 1942

Attention Mr. Alexander

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

Dear Sir:

Re: Miss C. UCHIDA - File No. 10830  
and Canadian Food Distributors N/K

In response to yours of the 19th inst., kindly find enclosed  
herewith the followings:

1. Circular letter written to the Creditors  
with the final dividend distribution
2. Trustee's statement of receipts and disbursements
3. Dividend list
4. Cheque representing a final dividend at the  
rate of  $1\frac{1}{2}\%$  of the claim filed

As indicated in the attached circular, the estate is now  
closed.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

*John Cowan*  
Manager

M/S  
Encs.





BRITISH COLUMBIA DIVISION

*The Canadian Credit Men's Trust  
Association, Limited*

OFFICE OF THE MANAGER

JOHN COWAN, M.C.I.

October 19th, 1942

Attention Mr. Alexander

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

Dear Sir:

Re: Miss C. UCHIDA - File No. 10830  
and Canadian Food Distributors

In response to yours of the 19th inst., kindly find enclosed  
herewith the following:

1. Circular letter written to the Creditors  
with the final dividend distribution
2. Trustee's statement of receipts and disbursements
3. Dividend list
4. Cheque representing a final dividend at the  
rate of  $1\frac{1}{3}$  of the claim filed

As indicated in the attached circular, the estate is now  
closed.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

*John Cowan*  
Manager

M/S  
Encs.



To be put on file of Miss C. Uchida, 439 Powell St., when registered.

June 1941

EFFECTS OF MRS. KUNO TAKAHASHI

Stored at house of Miss. C. Uchida, 439 Powell St., Vancouver, B.C.

Located in room #5, 439 Powell Street:

- 2 beds,
- 1 piano,
- 1 dresser,
- 2 pcs. linoleum,
- 1 table,
- 4 chairs,
- 1 broken gramophone,

If possible this property will be sold before  
declarant leaves, otherwise, it will be left in  
room, and key given to Miss C. Uchida, landlady  
at 439 Powell St., Vancouver, B. C.

A



RICHARDS, AKROYD & GALL., LIMITED.  
VANCOUVER.B.C.

November 10th, 1942.

Chitose UCHIDA. Registration #02860.

REAL ESTATE.

LOCATION.

- (1) 439 Powell Street, Vancouver.B.C., erected upon Lots 24 and 25, Block 41, D.L.196, with a frontage on Powell Street of 50 feet to a depth of 120 Feet. 1942 Taxes paid. Certificate of Title in Land Registry Office.
- (2) Lot 13, Block C, East  $\frac{1}{8}$ , D.L. 328. South Vancouver Vacant Lot, 1942 Taxes unpaid.

DESCRIPTION OF BUILDING.

2 Story frame building with brick veneer front consisting of 2 stores on the ground floor and rooms upstairs. 2 small cabins at rear of this building. The main building has been well cared for. There is no heat and no baths. The two stores have no toilet accomodation.

The rooms are leased for three years to Mr. Bryce at a monthly rental of \$82.00 The cabins at \$15.00 and \$12.00 each. Both stores are vacant.

INVENTORY

The only fixtures left on the premises are 3 gas heaters and 1 coal stove.

INSURANCE.

Plate Glass Policy, Canada Accident and Fire Ass Co, Policy No 52913 expiring Oct 31st, 1943.

Fire Policy, Atlas Insurance Co for \$3000.00 with loss payable to the Mortgagee and retained by her, expiring Dec 28th, 1942.

LIABILITIES.

1st Mortgage for \$5000.00 on which there is now owing for principal the sum of \$2800.00 together with interest in arrears amounting to \$374.31 as at October 20th, 1942. Interest rate 5% payable monthly together with an instalment of \$50.00 on account of principal.

RECOMMENDATIONS.

Sufficient funds are now coming in to meet Taxes and payment on account of the Mortgage and an effort should be made to liquidate the arrears.

It will not be possible to rent the stores unless we can supply toilets. We are ascertaining the cost of such work. These stores could be rented for \$20.00 per month each.

Richards Akroyd & Gall Ltd.



# This Indenture

Made the Nineteenth day of April in the year of our  
Lord one thousand nine hundred and thirty three

## In Pursuance of the "Short Form of Deeds Act"

Between KING UCHIDA, Widow, of 2725 East 7th Avenue, 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

CHITOSE UCHIDA, Spinster, of 2725 East 7th Avenue, in  
the said City of Vancouver,

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One00/100.....(\$1.00).....

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 aforesaid City of Vancouver and more particularly known  
and described as Lots Twenty four and Twenty five (24 and 25) in Block  
Forty one (41) in subdivision of District Lot numbered One hundred and  
ninety six (196), Group One (1), New Westminster District, according  
to the map or plan of said subdivision on file in the Land Registry  
Office at the said City of Vancouver and numbered 196.



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

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, **AND SUBJECT** to a certain Indenture of Mortgage for \$5000.00 @ 7% dated April 20th 1912 to Valentine Christian, which said Mortgage is hereby assumed by the said GRANTEE.

**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. **SAVE AND EXCEPT AS AFORESAID.**

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

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

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

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Signature  
of Witness

Street Address

City or Town

Occupation of Witness

*K. Uchida*

*Chitose Uchida*

FOR MAKER

I Herby Certify that, on the

day of 19

, 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.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT

of *Douglas Lane*  
make oath and say:

of the *City*  
in the Province of British Columbia

1. I was personally present and did see the within instrument duly signed and executed by *Kina Uchida* the part *of* thereof, for the purposes named therein.
2. The said instrument was executed at *345 Howe Street, Vancouver, B.C.*
3. I know the said part *of*, 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 *Vancouver*

in the Province of British Columbia, this

day of *April* 19*33*

A Commissioner for taking affidavits within British Columbia.

*Douglas Lane*



NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits within British Columbia.

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

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

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

FOR ATTORNEY

Deed of Land

The Willson Stationery Co. Ltd., Vancouver, B.C.

Lots 24 & 25

Block 41

Subdivision of District Lot 196  
Group 1, New Westminster District  
City of Vancouver, B.C.

CHITOSE UCHIDA

—TO—

KIMO UCHIDA

Dated April 19th 1933

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits within British Columbia.

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 \_\_\_\_\_ appeared before me and acknowledged to me that he is the who subscribed his name to the annexed instrument as \_\_\_\_\_ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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