

10836

TRANSCRIPT OF CASE 999 is on File No. 5179

Covering joint claim of 5179 & 10836

REAL ESTATE

BUREAU POWELL STREET

FILE No. 10836

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

60/10/47

Form 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: FUJIWARA A1, (Mrs. Towta).

HOME ADDRESS: 2052 Dundas St., Vancouver, B.C.

REGISTRATION NUMBER 01943 SEX: (F) AGE: 47

OCCUPATION: Apartment house keeper at 2052 Dundas St., Vancouver.

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

EMPLOYER: Self.

MARRIED? Widow.

NAME OF WIFE OR HUSBAND: Towta (deceased).

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: 1. Hideo (M). (2). Tamie (M).

3. Susumu (M). (4). Osemu (M).

Kikuyo (F). Fumi (F). Chiyoko (F). Kiyoshi (M).

ADDRESS OF CHILDREN: 1, 2, 3 and 4 at Slocan, B.C. All others at 2052 Dundas St., Vancouver, B.C.

AGE OF CHILDREN 28. 23. 21. 20. 18. 16. 10. 8.

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

1. LOCATION AND DESCRIPTION: 2052 Dundas St., Vancouver, B.C. (LOT. 6). (2)

City of Vancouver: (1) Lot. 29. (2) Lot. 6. (1)

Blk. 52. Blk. 26.
D.L. 196. D.L. 184.

2. BUILDINGS AND OTHER IMPROVEMENTS: ~~None~~ LOT 29 :- 1 Troom, frame, 2 storey house.
LOT 6:- 1 Apartment house (62 rooms), frame, 3 storey.

All policies are in owner's possession.

Lot 6. 3. INSURANCE (Give particulars; state where policies are) \$1000.00 OHIO FARMERS INS. CO.
\$1500.00 Ohio Farmers Ins. Co. #22348 for Lot 29. Policy in owner's
\$1500.00 " " " #22349 Possession, # 21544.
\$1000.00 New Hampshire " " #110162

4. TAXES (Amount and where payable) \$45.00 for Lot 29. Payable to City Hall.
\$257. 23 " " 6. 1941 taxes all paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) 607 Cordova St. Vancouver house (#29 lot) is rented to Mr. E.G. Bryant (downstairs), for \$13 a month. Upstairs is rented to Mr. M. Streber for \$9 a month. 2052 Dundas St. Vancouver house has been leased to Miss Marie La Chance for 2 Years, rent \$50 a month for 1st 6 months and \$75 a month afterwards. After declarant is evacuated the rents of both houses will be paid to the Agent, PEMBERTONS, 418, Howe St. Vancouver, B.C.

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

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. ~~None (Hidden) has held interest.~~

9. IF FARM LAND STATE CROPS SOWN ~~None~~

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. ~~None~~

2. LANDLORD'S NAME AND ADDRESS. ~~None~~

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. ~~None~~

4. STATE WHEREABOUTS OF LEASE. ~~None~~

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ~~None~~

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. ~~None~~

STATEMENT OF PERSONAL PROPERTY OWNED:

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

607 Cordova St., Vancouver. 1 dresser, 4 chairs, 1 bed and mattress, 1 table. Are being used by Mr. M. Streiber.

2062 Dundas St., Vancouver. Furniture at this address is leased with the house to Miss Marie La Chene.

1001 to 1009 Block in house 1119/42

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. ~~None~~

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
See list attached.*See Rent list as found of J.P.*7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 18th day of June, 1942.

(Signature)

*M. A. Fujiwara**D. M. Chope*
Witness

FOR DEPARTMENTAL USE

P.D.

INFORMATION FROM R.C.M.P.

DATE July 15, 1943

Our File No. 10836

Full Name FILLINARA, (a) Mrs. Towta
(Surname in Block Letters)

Registration No. 01943

Male - Female
(Check)

Age Feb. 16, 1895

Former Address 2052 Dundas St. Vancouver. B.C.

Date Evacuated 16/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address 73 Sullivan St. Toronto - Ont.
Bay View B.C.

210 John St. Toronto. Ontario

widow
Married - Single
(Check)

Name of Wife _____

Name of Husband Towta (dec'd)

Name of Mother _____

Name of Father _____

Names of Children under 16 _____

Requested by LF

Registered with Custodian Yes
(Yes or No)

Additional Information Apartment house keeper. House and land above address & st.

607 E. Cordova St., Vancouver.

Files No.

ANALYSIS OF
CLAIM

March 24, 1948
REAL PROPERTY
SECTION

5203

Hideo FUJIWARA,
Reg. No. 02044

Case No. 999

10836

Ai (Mrs. Bowta) FUJIWARA,
Reg. No. 01943

- JOINTLY -

REAL PROPERTY:-

2052 Dundas Street,
known as
Lot 6/26/184/178
Vancouver, B.C.

Catalogue #94

Hideo and Ai FUJIWARA make claim for
(Gross)

Land -	\$695.00
Improvements-	<u>\$8900.00</u>

\$9595.00

<u>Sale Price</u> (Gross)	5150.00
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Appraisal,

Johnson, Reeve & Watson \$4000.00

Tenders -

(a) M.E. Gerhart -	5150.00
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Acceptance of tender (a) -	5150.00
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Assessed Value, 1943

Land	695.00
Improvements -	<u>\$8900.00</u>

RECAP:

Gross Amount of Claim	\$9595.00
" " of sale	<u>5150.00</u>

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

28th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10836/5203

Dear Sir:

Catalogue No. 94
Lot 6 Block 26 D. L. 184
2052 Dundas Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Poor working class district, East End.
<u>Land</u>	50' x 120' entirely covered by building. Vacant lot on West side littered with rubbish.
<u>Building</u>	3 storey frame rooming house in two sections. North section wood foundations, no basement. South section, wood post foundation with low space under part of building for fuel storage, no floor. Siding walls. Composition roof. 32 suites of various sizes, 82 rooms, 5 bathrooms, 10 w.c.'s. North section not plastered (lined with v-joint. South section plastered above v-joint dados in halls and to baseboard in rooms. Open space between sections 12 feet wide, 4 light wells, 2/10' x 16' 2/10' x 4'.
<u>Condition</u>	The whole building is badly depreciated and very dirty inside and outside.
<u>Note</u>	The steps at rear entrance appear to be built on the City Lane. As the building is the full width of the lot, the only access to the South section is through the North section and across a wood bridge over the open space between the sections.
<u>Rent</u>	The property is leased to a Chinese for 2 years from 10th September, 1942 at \$65. per month, tenant paying water rates.
<u>City Assessment</u>	\$9,595 (Land \$695 Building \$8,900)
<u>Taxes</u>	\$257.23
<u>Insurance Rate</u>	29 cents per \$100. Limited to yearly coverage
<u>Appraisal</u>	With the present rental of \$780 yearly and yearly expenses for taxes, insurance, maintenance, etc, there is barely sufficient surplus to cover the heavy depreciation accruing. If a purchaser were to spend \$3,000 or \$4,000 on rehabilitation of the building and to rent the suites separately, the revenue could be increased substantially. The City Assessment evidently assumes that the building is in good condition and would probably not be increased if the necessary repairs were carried out. In its present state we are of the opinion that the value of this property is \$4,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per

Johnson

LaRue

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 5203/10836

Dear Sir:

Catalogue No. 63
Lot 29 Block 52 D. L. 196
vacant lot 607 East Cordova Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Industrial dwelling district - East End.
<u>Land</u>	25' x 122', part of old concrete foundation left.
<u>City Assessment</u>	\$550.
<u>Appraisal</u>	We are of the opinion that the market value of this vacant lot is \$250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Watson

REAL PROPERTY SUMMARY

JAPANESE NAMES: Hideo Fujiwara Reg. No. 02044 File No. 5203
Ai Fujiwara (Mrs. Torwta) Reg. No. 01943 File No. 10836

CATALOGUE NO: 63

PROPERTY ADDRESS: 607 East Cordova Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 29, Block 52, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the names of Ai Fujiwara (Widow) and Hideo Fujiwara.

ENCUMBRANCES: Registered: Filing 34640, August 14, 1942, Vesting Certificate filed as to Ai Fujiwara.

Filing 36768, August 21, 1943, Vesting Certificate filed as to Hideo Fujiwara.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$550.00 Taxes - \$28.87

CLASSIFICATION: Vacant Land. (House destroyed by fire).

HISTORY OF
ADMINISTRATION:

Ai Fujiwara declared on her J.P. Form signed 18th June, 1942, that she and Hideo Fujiwara (her son) owned the above-described property, upon which was built a seven-room, two-storey house.

On June 29th, 1942, Messrs. Pemberton Realty Corporation Limited made the following recommendation:

"This property is in quite a dilapidated condition and would be very difficult to re-rent on the same basis as at present, to white tenants. We would recommend that it be rented to one tenant at \$20.00 per month. At the present time it is rented to two tenants on the same basis as the Japanese but should it become vacant again, we would recommend you consider a one tenant basis."

On July 19th, 1943, Johnson, Reeve and Watson, reported:
"We are of the opinion that the market value of this vacant lot is \$250.00."

Before anything could be done, the place was destroyed by fire on July 1st, 1942. This house was insured under the Ohio Farmers Policy B.C. 21544, \$1,000.00, and through the office of Blane, Fullerton and White Limited, a cheque for \$1,000.00 in full settlement of the Fire loss was paid into this office, October 3rd, 1942. This was placed to the credit of Ai Fujiwara's account October 6th, 1942, and later on this amount was transferred to the Joint Account of Hideo Fujiwara and Ai Fujiwara.

Fujiwara.

- Page 2 -

File Nos. 5203 and 10836

SOLD:

To: Robert Cameron for \$400.00 as at April 10th, 1946.
Approval of Advisory Committee April 3rd, 1946.

Funds released to the credit of Hideo Fujiwara and Ai Fujiwara as at May 15th, 1946, against which were the following charges: Real Estate Commission \$20.00, Valuation \$5.00, Advertising \$4.00, Registration Fee \$2.50, Taxes \$7.52 = \$39.02 leaving a net credit of \$360.98 from said transaction.

OLD CERTIFICATE OF TITLE:

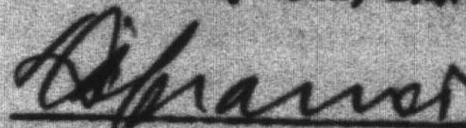
No. 40507-L

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

Certificate of Title No. 146587-L in the name of Robert Cameron was sent by registered mail to A.C.Hawbolt, 350 Pender Street West, Vancouver, B.C., upon written request of Robert Cameron. There is a Post Office Receipt No. 21398, signed by A.C.Hawbolt, on file, acknowledging same.

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

May 15th, 1947.


D. A. CRAMER.

DAC:ic

REAL PROPERTY SUMMARY

JAPANESE NAMES: AI FUJIWARA (Mrs. Torwta) Reg. No. 01943 File No. 10836
Hideo FUJIWARA Reg. No. 02044 File No. 5203

CATALOGUE NO: 94

PROPERTY ADDRESS: 2052 Dundas Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 6, Block 26, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in the names of Ai Fujiwara (Widow) and Hideo Fujiwara.

ENCUMBRANCES: Registered: Vesting Order filed No. 34640 - (as to A. Fujiwara).
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 695.00
Improvements 8900.00 - \$9595.00 Taxes - \$267.95

CLASSIFICATION: Two three-storey frame constructed buildings used as apartment suites. Front building has two four-room suites on main floor. The other floors each have three (3) - three-room and two (2) - one-room suites. There are two (2) toilets and one bath on each 2nd and 3rd floors. Rear building has eight two-room suites, two (2) toilets and one bath on both floors. Each suite has running water.

We quote from the valuator's appraisal of July 28th, 1943, "Insurance Rate 99 cents per \$100. Limited to yearly coverage.

Appraisal: With the present rental of \$780 yearly and yearly expenses for taxes, insurance, maintenance, etc. there is barely sufficient surplus to cover the heavy depreciation accruing. If a purchaser were to spend \$3,000 or \$4,000 on rehabilitation of the building and to rent the suites separately, the revenue could be increased substantially.

The City Assessment evidently assumes that the building is in good condition and would probably not be increased if the necessary repairs were carried out.

In its present state we are of the opinion that the value of this property is \$4,000.

Yours faithfully,
JOHNSON, REEVE & WATSON

per "D. W. Reeve."

HISTORY OF
ADMINISTRATION:

This property was leased by Ai Fujiwara and Hideo Fujiwara

on September 10th, 1942, for a term of two (2) years to Bing Chan, consideration \$1560.00, payable \$65.00 on delivery and execution of these presents and \$65.00 on the 10th of October, 1942, and \$65.00 on the 10th day of each succeeding month in each and every year thereafter during the term hereby granted.

Messrs. Pemberton Realty Corporation Limited were appointed as rental agents by the Custodian.

Rents collected \$845.10 against which were the following charges:

Insurance	\$73.55
Repairs	27.30
Plumbing	66.85
Fire Gong	3.00
Jacobson	12.00
Commission	<u>42.25</u> - \$224.95

\$130.00 of the above rents belonged to the new Purchaser, and were taken care of in the final adjustments.

SOLD:

To: Margaret Elizabeth Gerhart (Widow) for \$5150.00 as at August 7th, 1943.

Approval of Advisory Committee August 5th, 1943.

Funds released to the credit of Hideo Fujiwara and Ai Fujiwara, Joint Account as at October 18th, 1943, against which were the following charges: Real Estate Commission \$257.50, Valuation \$10.00, Advertising \$4.00, Registration Fees \$3.45 = \$274.95, leaving a net credit of \$4,875.05 from said transaction.

Adjustments as at August 7th, 1943, to the amount of \$45.90 Unexpired Fire Insurance Premiums, \$102.90 Purchaser's share of 1943 Taxes = \$148.80 were placed to the credit of Hideo Fujiwara and Ai Fujiwara's Joint Account.

The following Fire Insurance:

Legal and General Assurance Society, Policy No. 12216
-\$1500.00 - covering on the three-storey frame building with patent roof and occupied as confectionery, dress-making office, and apartments. Situate at 2052-6-8 Dundas Street, Vancouver, B.C.

Legal and General Assurance Society, Policy No. 12217
-\$2500.00 - covering on the three-storey frame building with patent roof occupied as Housekeeping suites. Situate at 2052-6-8 Dundas Street, Vancouver, B.C.

Both these policies were transferred to Margaret Elizabeth Gerhart, 17th November 1943.

OLD CERTIFICATE OF TITLE:

No. 40505-L

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

.....3/

Vancouver, B.C.

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File Nos. 10836 and 5203.

Certificate of Title No. 91445-L in the name of Margaret Elisabeth Gerhart was handed to her November 17th, 1943, and her receipt of even date acknowledging same is on file.

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

May 9th, 1947.

D. A. Cramer
D. A. CRAMER.

DAC:1c

Catalogue No. 63

File Nos. 10836 and 5203

Names. FUJIWARA, Ai (Mrs. Towta) and FUJIWARA, Hideo.

Civic Address. 607 E. Cordova Street, Vancouver, B. C.

Legal Description. Lot 29, Block 52, District Lot 196, Group 1,
District of New Westminster, Plan 196.

Classification. Vacant Land. (House destroyed by fire)
SOLD

Registered in name of: Ai FUJIWARA (widow) and Hideo
FUJIWARA.

Clear Title.

Chattels (Nil)

Catalogue No. 94

• File Nos. 5203 &
10836

Japanese Names:

Hideo FUJIWARA and
Ai (Mrs. Towta) FUJIWARA

Reg. No. 02044
Reg. No. 01943.

Civic Address:

2052 Dundas Street, Vancouver, B. C.

Legal Description:

Lot 6, Block 26, District Lot. 184,
Group 1, District of New Westminster,
Plan 178.

Classification:

Rooming house.

SOLD

Registered in the name of: Ai and Hideo FUJIWARA

Clear Title.

SOLD to Margaret Elizabeth Gerhart for \$5,150.00 Cash as at
August 7, 1943.

Title delivered to M. E. Gerhart on Nov. 17, 1943.

Leased for 2 years from Sept 10/42 at \$65.00 per mo.

Chattels of above premises sold under Bill of
Sale dated Sept. 7/42 for \$525.00 (Except hose and
ladder)

Memo re chattels (Nil)

Memo re Claims (Nil)

Letter from Hideo FUJIWARA authorizing us to
pay his mother \$50.00 per month from the joint
account until entire balance is used up.

1942
Sept. 9th
1944
Mar. 9th
1945
Jan. 15th

MEMORANDUM.To: *Daub.*

From: A. G. McArthur.

Re: 2052 Dunage St. Vancouver
6/26/184 Rooming House.

Acceptance of a bid of *5150.00* on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
 - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. McPherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Aug 11/43

AM

Info. re name of Vancouver to come.

File 10836

Name FUJIWARA, A1

CERTIFICATE OF VESTING REGISTERED

Under date of August 14th, 1942.

the Registrar of the Land Registry Office for the
District of New Westminster advised that Certificate
of Vesting, Police Registration No. 01943 has
been filed as No. ~~3540~~ 35037 (Lot 6)

Original of Registrar's letter is on File

146.

J. A. Macpherson

This Indenture

made the seventh (7th) day of September in the year of our Lord one thousand nine hundred and forty two. (1942).

In Pursuance of the "Bills of Sale Act"

Between

J. J. J. J. J. of 2000 British Street, in the city of Vancouver, and the province of British Columbia.

Insert full Name, Address and Occupations of Parties

(hereinafter called the Grantor) of the First Part
AND

J. J. J. J. J. of 200 Quebec Avenue, in the city and province of the aforesaid.

(hereinafter called the Grantee) of the Second Part.

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of five hundred and twenty five (\$255.00) Dollars

of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor has bargained, sold, assigned, transferred and set over, and by these presents doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

Household effects etc. in, on, and about the premises situated on 2000-2000
British Street, in the city of Vancouver and the province of British Columbia,
as enumerated in the inventory hereto attached and lettered "A". And Goodwill.

All of which goods and personal chattels are now in the possession of

and are situate, lying and being in,

upon or about _____

in the _____

in the County of _____

in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said hereinafter assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever; And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

"A"

INVENTORY OF APARTMENT HOUSE ON 2022 DUNDAS STREET
VANCOUVER B. C.

- Room No. 1 A. - 1 stove, 2 table, 3 chairs, 1 couch, 1 dresser, 2 bed, 2 mattress,
2 blind, line.
- " " 1B. - 1 bed, 1 mattress, 2 sheets, 1 blanket, 1 pillow, 1 slip, 2 chairs,
1 dresser, 2 tables, 1 cupboard, 1 stove, piping, basin, etc.
- " " 2 - None.
- " " 3 - 1 stove, 1 table, 2 chairs, 1 dresser.
- " " 4 - 1 stove, 1 table, 1 dresser, line.
- " " 5 - 1 stove, 1 bed, 1 mattress, 1 pillow, 2 chair, 2 dresser, 1
cupboard, 1 rocking chair.
- " " 6 - 1 bed couch, 1 stove, 1 table, 2 chairs, 1 dresser, 1 bed, 1 mattress.
- " " 7 - 1 mattress, 1 couch, 1 bed 2, 1 dresser,.
- " " 8 - 1 bed 2, 1 mattress, 1 stove.
- " " 9 - 2 bed, 2 chairs, 1 cupboard, line.
- " " 11 - 1 stove, 1 dresser, 1 cupboard,.
- " " 12 - 1 couch, 1 crib, 2 cupboard.
- " " 13 - 1 table, 4 chairs, 1 bed, 1 mattress, 1 clothe closet, 1 dresser,
1 drawer, cupboard.
- " " 14 - 1 couch, 1 dresser, 2 bed, 1 clothe closet, 1 gas plate, 1 cup-
board, 1 drawer, 1 table, 1 rocking chair.
- " " 20 A. - 1 table, 1 dresser, 1 clothe closet, 1 cupboard.
- " " 20 B. - None.
- " " 21 A&B. - 2 table, 1 stove, 3 chairs, 1 cupboard, 2 beds, 1 mattress,
2 dresser.
- " " 22 A&B. - 1 cupboard, 1 table, 3 chairs, 1 dresser, 1 bed, 1 mattress.
- " " 23 A. - 1 cupboard, 1 stove, 1 dresser,.
- " " 23 B. - 1 dresser.
- " " 24 A. - 1 cupboard, 1 table.
- " " 24 B. - 1 stove, 1 table, 4 chairs,.
- " " 25 A. - 1 cupboard, 1 table.
- " " 25 B. - 1 bed, 1 mattress, 1 dresser, 1 cupboard, 1 chair.
- " " 26 - clothe closet, shelf.
- " " 27A - 1 bed, 2 chairs, 1 table, 1 dresser, 1 cupboard.
- " " 27 B. - 1 bed, 2 chairs, 1 table, 1 dresser, 1 cupboard, 1 stove.
- Office - 1 office table, 1 office desk, 1 desk, 1 gramophone, 1 rocking-
chair, 1 lamp stand, 1 umbrella basket, 1 stove, 1 gas plate,
10 tables, 1 couch, 1 coat stand, 30 chairs, 3 bureau, 1 long
mirror, 1 cabinet, 3 cupboard, 4 double bed, 2 $\frac{1}{2}$ bed, 3 buckets,
1 wash-tub and wash board, 2 clothe racks, 1 oil map, 2 dust-
map, 1 $\frac{1}{2}$ mattress, 1 double mattress, 2 cleaning map, 1 window
sweepbrush, 2 step ladder, 4 axe, 3 rake, 1 box carpenter tools,
paints, brush, wall paper, 2 sprayer.
- Store Room. - 2 bed frame, 1 dresser, 7 tables, 3 gas plates, 2 rocking chair,
2 chairs, 1 step ladder, 5 chairs, 1 cupboard.

A.7

B.C.

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are 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, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

SIG. OF WITNESS

ADDRESS

OCCUPATION

This is the paper-writing marked "A" referred to in the Affidavit of

sworn before me this

day of

A.D. 19

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

In the Province of British Columbia

at the

day of

A.D. 19

Subscribed to and sworn before me this

at **100 Powell Street**, and am

attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I read and subscribed as the witness

5.—That the name **William B. Bennett**

and then was and still is

said Bill of Sale, resided and still resides at

100 Powell Street

at the time of making and giving the

4.—That the said **William B. Bennett**

September (27th) day of

in the year aforesaid

Sale mentioned, and whose name is signed thereto, sign and execute the same on the said

, in the said Bill of

100 Powell Street

3.—That I was present and did see the said

Lord one thousand nine hundred and **Twenty Seven (1927)**

on the **September (27th) day of**

1927

, in the year of our

2.—That the Bill of Sale was made and given by the said **William B. Bennett**

100 Powell Street

every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by **William B. Bennett**

1.—That the paper-writing hereunto annexed, and marked "A," is a true copy of a Bill of Sale and of

as follows:

make oath and say

City of Vancouver

TO WIT:

3. **William B. Bennett**

British Columbia

"BILLS OF SALE ACT"

Dated **September 7, 1927**

Ch. Ferguson

—TO—

Bing Chan

Bill of Sale

(ABSOLUTE)

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

2082 Dundas Street

Vancouver, B. C.

A.D. 19

In the Province of

British Columbia, this

day of

Sworn before me at the

preventing such creditors from obtaining payment of any claim against the grantor.

for the purpose of protecting the goods and chattels mentioned therein against the creditors of the said grantor, and that said Bill of Sale is not given

and chattels mentioned therein as against the creditors of the said grantor, and that said Bill of Sale is not given

in the Province of British Columbia, the Grantor in the foregoing Bill of Sale named, make oath and say: That

City of Vancouver

TO WIT:

"BILLS OF SALE ACT"

COPY

This Indenture

Made in duplicate the tenth (10) day of September in the year of Our Lord one thousand nine hundred and forty two (1942).

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

AI FUJIWARA, AND HIDEO FUJIWARA,
both of 2052 Dundas Street, in the City of Vancouver,
Province of British Columbia.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

BING CHAN, Cook,
Of 530 Gore Ave, in the City of Vancouver,
Province of British Columbia.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver of County of Vancouver in the Province of British Columbia, more particularly known and described as follows:-

The Apartment House including ground floors and upstairs known as 2052, 2054, 2056, and 2058 Dundas Street, in the City of Vancouver, Province of British Columbia, situate, lying and being on Lot Six (6), in Block Twenty Six (26), District Lot No. One Hundred Eighty Four (184) in the City of Vancouver aforesaid.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the tenth (10th) day of September

thousand nine hundred and forty two (1942),

term of two years (2)

thence ensuing.

Yielding during the said term therefor the rent of (\$1,560.00) Dollars,

One Thousand Five Hundred and Sixty ———— 00/00

of lawful money of Canada, payable on the following days and times that is to say:

The sum of Sixty Five Dollars (\$65.00) on delivery and execution of these presents (receipt whereof is hereby by the said Lessors acknowledged.) Sixty Five Dollars (\$65.00) on the tenth day of October, 1942, and Sixty Five Dollars (\$65.00) on the tenth day of each succeeding month in each and every year thereafter during the term hereby granted.

the first payment to be made on the

day of

, 194

That the said Lessee covenants with the said Lessor to pay rent; and to pay rates

for water, electric light, gas and telephone.

And to repair and to keep up, and not to subdivide, the

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice. (reasonable wear and tear, and damage by fire and tempest excepted.)

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair; and tempest excepted.) (reasonable wear and tear, and damage by fire

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

AND that the Lessors will not be responsible for any damage, loss or inconvenience sustained by the Lessee in the event of failure on the part of any company or corporation to furnish a supply of electric current or gas for the use of the premises hereby demised, or by reason of the wiring or apparatus on the premises becoming out of order; nor for any damages, loss or inconvenience sustained by the Lessee in the event of any injury to, or the destruction of, or of failure to work of any of the water, drainage or waste pipes in the building.

AND that the said Lessee will be responsible for any damage to the window glasses.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered	"Ai Fujiwara"	"Seal"
IN THE PRESENCE OF		
Signature of Witness for all signatures.	"H. Fujiwara"	"Seal"
Street Address "H. Okumura"		
City or Town 657 Powell Street,	"Bing Chan"	"Seal"
Occupation Vancouver, B. C.		
Broker."		

Twelfth day of September 1942

AI FUJIWARA
AND
HIDEO FUJIWARA

—TO—

BING CHAN.

copy

HOUSE
~~STATIONERY~~
TRAP

SHORT FORM

The Cadio & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 8

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby certify that on the _____ day of _____, 194 _____, in the Province of British Columbia, (whose identity has been proved by the evidence on the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part of the full age of twenty-one years, executed the same voluntarily, and 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 forty

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

FOR WITNESS

I, _____ of the Province of British Columbia, do hereby certify that on the _____ day of _____, 194 _____, in the Province of British Columbia, the said instrument was executed at _____, and that I am the subscribing witness to the said instrument and am of the full age of sixteen years. Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 194 _____.

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

Files No.

----- SUMMARY -----

August 22nd, 1947

--- PERSONAL PROPERTY ---

5203

Hideo FUJIWARA,
Reg. No. 02044

10836

Ai(Mrs. Towta) FUJIWARA,
Reg. No. 01943

CHATELS: - File #10836

In regard to Personal Property at 607 East Cordova Street, Mrs. FUJIWARA declared on June 18, 1942:-

"1 dresser, 4 chairs, 1 bed and mattress,
1 table. Are being used by Mr. M. Streber".

in her registration. Under date of June 29, 1942 her Agents, Pembertons stated "No personal effects left on the premises". We therefore assume that all personal effects of Mrs. Ai FUJIWARA at this location were disposed of.

In regard to Personal Property at 2052 Dundas Street, Mrs. FUJIWARA declared on June 18, 1942:-

"Furniture at this address is leased with the house to Miss Marie La Chance".

As Miss La Chance did not become Lessee, and as Bing Chan became the tenant, and purchaser of the household effects etc., at this address, according to Bill of Sale dated Sept. 7th, 1942, the remarks of the Agents, Pembertons, as September 28, 1942 as follows:-

"All furniture and chattels with exception of 100 ft. garden hose and 1 ladder has been sold to tenant,"
no doubt expresses the situation at that time. The exception mentioned by them namely "100 feet garden hose and 1 ladder" is noted. The garden hose seems to have been forwarded to Mrs. FUJIWARA during August 1943. The ladder is not mentioned again but may have been one of the stepladders included in the Bill of Sale to Bing Chan.

A son, Susumu declares that he left some personal effects with Mrs. FUJIWARA to look after, and presumably Mother and Son adjusted these between themselves as no further mention is made of them in the files concerned.

ACCOUNTS
RECEIVABLE:

On Page 3 of Registration dated June 18, 1942 by Ai FUJIWARA under "Money owing to you" is noted "See list attached". This is found in front of J.P. form and is a list of arrears of Rent in respect to Suites at 2052 Dundas Street. None of these was collected according to the records of account. (File 10836).

LIFE INSURANCE:

On Page 3 of Registration dated June 1, 1942 of Hideo FUJIWARA is recorded:-

"\$410.00 Prudential Life Ins. Co., Vancouver, B.C. Pol.No. unknown.
Premium \$25.00 p.a. Beneficiary Mother, Ai Fujiwara Pol. in owner's possession"(File 5203)".

(over)

August 22nd, 1947

SUMMARY - PERSONAL PROPERTY - continued.

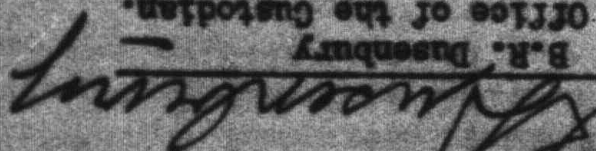
Life Insurance.

- As this did not come under control of the Custodian no action was taken by this office in respect to same.

SPECIFIED ARTICLES: No Cameras, radios, Fire Arms, Motor Vehicles or Vessels are revealed in the registration or the files.

No other Personal Property of Al FUJIMURA and Hideo FUJIMURA is revealed in the files.

The above Summary is certified to be in accordance with the information on file,
August 22nd, 1947.


B.R. Dusenbury
Office of the Custodian.

4/11/10836
File Nos. 10836 & 5203.
Catalogue No. 63.

May 14th, 1946.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

AI FUJIWARA
Hideo FUJIWARA
Lot 29, Blk. 52, D.L. 196,
Gr. 1. N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 24th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 146586-L, dated April 24th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 146587-L, dated April 24th, 1946, registering the property in the name of Robert Cameron (Deed).
3. Duplicate of Transmission dated April 17th, 1946.
4. Duplicate of Deed dated April 17th, 1946 - Secretary of State to Robert Cameron.
5. Certificate of Indefeasible Title number 146587-L, dated May 9th, 1946, covering the above property in the name of Robert Cameron.

D. A. Cramer

DAC:JS
Atch.

Files 7315
10836
G/181

August 8, 1947.

MEMORANDUM

To: Files

From: C. Girard

Re: 2054 Dundas Street

There were a few chattels sold in Vancouver 95 which were erroneously credited to 7525. They are as follows: 2 wooden cabinets, a carton of dishes, Crockery etc, 2 burner gas plate and a carton of ch. ware. The auction sheet gives the file number as 7315 and this was changed from information given by Mr. Wills to 7525. A moving bill attached to that auction reveals that some chattels were moved from 2054 Dundas Street on October 29, 1945 for file 7315. Evidently these were the chattels which were sold and credited to 7525. These have since been transferred to chattel Suspense Account.

The City directory gives 2054 Dundas as the Dundas Apts. belonging to Mrs. AI FUJINARA. Her file, 10836 reveals that she owned 2052 Dundas; no doubt 2054 was part of the same block of apartments. Neither her file nor that of her son, File 5203, reveals any missing chattels. In fact, a memorandum in the property section, dated September 28, 1942 state that all the furniture at 2052 Dundas Street was sold to the tenant.

2052 Dundas Street was sold on August 7, 1943 and the chattels moved in October 29, 1945. No explanation can be found either on the file of Mrs. FUJINARA or her son as to why the chattels should have remained there. This building was evidently a n apartment house and many other tenants may have stored their goods there. The moving bill does not give the name of the Japanese and we are at a loss to understand where Mr. Wills obtained the number 7315.

The net proceeds from the sale of these chattels is in Chattel Suspense Account - No name - from 2054 Dundas St. - \$15.38.

CG

C. Girard

August 22nd, 1947

-- GENERAL --

Ai (Mrs. Yveta) FUJIWARA,
Reg. No. 01943

ASSETS: - Real Estate- An undivided one half interest is revealed in the following Realities:-

- (1) 2052 Dundas Street, Vancouver, B.C. and
- (2) 607 East Cordova Street, Vancouver, B.C.


See "Real Property Summary" in respect to these properties for administration and liquidation. Summaries dated May 9, 1947 and May 15, 1947. Catalogues 94 and 63.

Fire Insurance: - No interest in Fire Insurance by Ai FUJIWARA is revealed except as may be shown on "Fire Insurance Summary" Joint account dated May 15th, 1947.

Personal Property - - See "Summary Personal Property" this file, dated August 2nd, 1947 for interest as may be shown thereon.

LIABILITIES: No indebtedness of Ai FUJIWARA is revealed on the file.

The above Summary is certified to be in accordance with the information on file, August 22nd, 1947.


B.R. Dusenbury
Office of the Custodian.

EVACUATION SECTION
Rec'd AUG 5 1943
File No. 0836
Ans. Spain
Referred [Signature] G-165-A

SLOCAN



BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address House #1, 2nd Ave., Bay Farm
Slocan, B.C.

Date July 26, 1943

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Mrs. A. Fujitawa, Police Registration No. 01943
hereby request you to release to me the under-noted property
stored at 2052 Dundas Street, Vancouver, B.C.
in possession of Charlie Lim and Yen Chong
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

100 feet rubber hose with faucet attached

Original Address 2052 Dundas Street, Vancouver, B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address September, 16, 1942

Number in Family - 12 years and over (2) eight

Number in Family - 5 to 11 years old (1) one

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY (9) nine

X I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

Mrs. A. Fujitawa
Claimant Signs Here

Continuation Royal Bank B.C.
2 copies - office when soon as released
Aug 4/43
B.C. Registrar

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 10836

Name A. FUJIWARA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

JUN 29 1942

TOWTA

10386

RECEIVED
JUN 30 1942

Address of Property 607 East Cordova Street

Nature of Property Residence

Description of Land and Buildings This is a seven room two storey frame residence consisting of living room, dining room, kitchen and bedroom downstairs; three bedrooms upstairs. No basement or heating facilities. At present is rented as two suites; the lower suite is rented to Mr. E. G. Bryant at \$13.00 per month and upstairs is rented to Mr. M. Streber at \$9.00 per month.

Contents

No personal effects left on the premises

Insurance:

Amount	Company	Number	Type	Premium	Expiry	Agent
1000.00	Ohio Farmers Ins. Co.	B.C. 21544	-	-	May 29/43	Blane Fullerton

Liabilities We understand from the owner that this is clear title

Recommendations This property is in quite a dilapidated condition and would be very difficult to re-rent on the same basis as at present, to white tenants. We would recommend that it be rented to one tenant at \$20.00 per month. At the present time it is rented to two tenants on the same basis as the Japanese but should it become vacant again, we would recommend you consider a one tenant basis.

List of Tenants

Tenancy

Rent

Paid to

PEMBERTON REALTY CORPORATION LIMITED

[Signature]

NAME: FUJIWARA Ai, (Mrs. Towta).

Reg.No: 01943.

ADDRESS: 2052 Dundas St., Vancouver.B.C.

June 18, 1942.

Arrears on Rent. Dundas Apt. 2052 Dundas St.

Mrs. Robinson suite #2 rent - \$10.00 month
Arrear of 6 months
Last payment made May 1, paid till Dec. 18, 1942. Also
on account \$8.00

Mr. G. Gilbert suite #8 \$7.50 month
Arrear of 3 months
Last payment made May 21; paid till Feb. 28, 1942. Also
on account \$3.00

Mrs. Moore suite #22B \$7.50 month
Arrear of 5 months
Last paid on April 26, paid till Jan. 11, 1942. Also
on account \$5.00

Mrs. Lois Quinn suite #23A \$9.00 month
Arrear of 2 months. moved. c/o Mrs. Andrews, 300 block on
Last paid April 3; paid till March 31, 1942. Cordova St.

Mr. and Mrs. B. Wells suite #23B \$8.50 month
Arrear of 2 months on present suite.
Last payment on April 29. Paid to April 2, 1942. Also
on account \$2.50. Also arrear of \$9.00 on former suite
#23 A and B.

Mr. and Mrs. J. Bro suite #32 A and B \$13.50 month
Arrear of 1 month.
Last payment made on May 9, 1942. Paid to April 27, 1942.

SKIPPED TENANTS.

Mr. and Mrs. Edward A. Hill 11.50 month
Unpaid rent of 5 months. Debit of \$57.50
Paid to Nov. 30, 1942. Moved out on May 5, 1941.
Present address unknown.

Mr. and Mrs. James English 14.50 month
Unpaid rent of 7 months. Debit \$101.50
Paid to Jan. 31, 1942. Moved Aug. 7, 1941.
Address near foot of Commercial Drive.

June 18. 1942.

D.M.C.

Ad. sign

ESTABLISHED 1887

Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 26, 1942.

RECEIVED
AUG 27 1942

Pheno
act 8/8

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

Re - Mrs. A.I. Fujiwara
File # 10836
Reg. # 01943
607 E. Cordova Street

Dear Sirs:-

Confirming our conversation of August 25th, Shallcross-Heysmith Insurance adjusters have informed Mrs. A. I. Fujiwara that the certificate of encumbrance shows Heido Fujiwara, her son, owning a half interest in the property. The property was insured for \$1000.00 in her name and they are taking the stand that they will adjust on a total loss basis of her half interest only in the amount of approximately \$750.00.

In arriving at this amount he apparently is of the opinion that the maximum insurable value is \$1500.00 and the \$1000.00 placed on the property was protecting the mother's interest only.

Mrs. Fujiwara states this to be incorrect; until now she was unaware of the necessity of having her son's name on the policy. The property was willed to them by her husband who passed away four years ago.

When she originally called at this office in connection with this property, no mention was made of her son's interest and from other discussions with her we are of the opinion that she did not know it was necessary for her son's name to appear on the policy to obtain full protection.

On discussing the situation with our insurance man, he believes they are making this offer taking advantage of a technicality that should not be considered. After discussing the matter with Mr. Shallcross who has informed us they will consider paying a total of \$1000.00, if she can substantiate the fact that her husband left

the property this way so that the son could be of assistance to
her in business matters, or that she could obtain from the son, a
waiver stating he had no monetary interest in the property and that
when the insurance was placed he believed his interest was also
included.

We therefore have advised her to consult Mr. H. P. Wynn-
ess the solicitor who probated the will.

Hoping this meets with your approval, we remain

Yours very truly,

PENBERTON REALTY CORPORATION LIMITED.

W. J. Penberton
General Department.

GHJ:HH

10636

August 28, 1942.

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

Dear Sirs:

Re: Mrs. Ai Tenta FUJIWARA

We thank you for your letter of the 26th instant, relating to the question of payment of claim to the above, resulting from the recent fire at 607 East Cordova Street, and are glad to note that after further discussion with the Shallcross-Wasmyth Adjusting Company, they will consider paying a total of \$1,000.00, provided it can be substantiated that the late Mr. Fujiwara intended leaving the property to his wife.

From our conversation with Mr. Johnston, we understand that Mr. Wyness, Mrs. Fujiwara's solicitor, is preparing the necessary evidence, and since he probated the will, we have little doubt that he will be able to satisfy Mr. Shallcross on the point at issue. In due course we shall be glad to hear from you that this matter has been satisfactorily arranged.

Following our conversation of this morning, we are enclosing copies of tax bills relating to the two properties owned by Mrs. Fujiwara at 607 East Cordova Street and 2052 Dundas Street, together with water rate bill for 607 East Cordova Street, (which you sent us with yours of the 18th of August), and shall be glad if you will pass these on to Mrs. Fujiwara for attention, as she is still residing at her Dundas Street property, and up to the present has been collecting rents from both properties.

As mentioned to Mr. Johnston, we think it would be as well if you could persuade Mrs. Fujiwara to pay the taxes as soon as possible, and if the water rate bill enclosed has not been paid, this, of course, should be done immediately.

Yours truly,

F. G. Shears,
Assistant Manager.

FD:ET
Enclosures

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 1, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 2 1942

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

Attention Mr. Doet
Re: FUJIWARA, A. I. File #10836
607 E. Cordova St.

Dear Sirs:

✓ We are in receipt of a letter this morning authorizing us to proceed with the demolishing of the above house. In July the City notified the owners to have it torn down, and they in turn instructed Mr. Cameron to remove it. As the claim had not been adjusted we had the work held up. With your approval we now presume it is in order to have the house torn down.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department

GHJ:WH

*Have
2000*

ph 319

10836

1st September, 1942.

The Pemberton Realty Corporation Limited,
416 Howe Street,
Vancouver, B. C.

Attention Mr. Walker

Dear Sirs:

Reference is made to the property at 2052 Dundas Street, Vancouver, belonging to Mrs. Ai Fujimura which Mrs. Fujimura declared to us on June 18th had been leased by her to Miss Maria La Chance for two years at \$50.00 per month for the first six months and \$75.00 per month thereafter, the lease to take effect as from the time Mrs. Fujimura is evacuated. You will recall that this case was assigned to you on June 22nd and that your Mr. Walker reported to us by telephone on August 31st that Mrs. Fujimura still occupied the premises.

Would you please be good enough to ascertain the present address of Miss La Chance and then telephone to Mrs. F. S. Pettet who may be reached at either Area 2570-L or Marine 3817. Mrs. Pettet called at this office yesterday afternoon and intimated that the organisation she represents might be interested in getting in touch with Miss La Chance and possibly reaching an arrangement with her covering the use of the property mentioned above.

Yours truly,

R. P. Alexander
Manager

RP:LF

COPY

Refer to our No. F-10556

SHALLCROSS-NASMYTH ADJUSTING CO.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Vancouver, B. C.
Sept. 8th, 1942

RECEIVED

SEP 10 1942

Harvey P. Wyness, Esq.,
1114 Dominion Bank Bldg.,
City.

Dear Sir:-

Re: Ohio Farmers Pol#21544 - AI. FUJIWARA

Acknowledging receipt of your letter of the
28th ult.

Since then we had a telegram from H. Fujiwara,
the contents of which have been given to you and we now
have pleasure in enclosing herein proofs of loss in
duplicate in the sum of \$1000.00, the total amount of the
insurance, which please have signed by Mrs. Fujiwara
before a Notary Public.

From the Department of the Secretary of State,
Office of the Custodian, we have a letter signed by
Mr. Shears in which he states that "Upon adjustment of
"this loss being made, the funds should be remitted to
"this office in favour of Mr. G.W. McPherson, Deputy
"Custodian."

From the foregoing therefore we will, unless
you see any reason to the contrary, ask the Insurance
Company to make their cheque payable jointly in the
name of the assured and Mr. G.W. McPherson.

Yours very truly,

SHALLCROSS-NASMYTH ADJUSTING COMPANY,

per "P.G. SHALLCROSS"

PGS/R
Encl.

September 9, 1942

MEMORANDUM

To: The File

Re: Mrs. Towta (A1) FUJIWARA

2052 Dundas St
Mr. Okamura called with Mrs. Fujiwara and Bing Chan. The deal for the sale of the Apartment house equipment had already been completed and the money paid by Chan to Mrs. Fujiwara.

Chan is also renting the property at 2052 Dundas Street. This is in the name of Mrs. Fujiwara and her son. Okamura has sent a Lease Agreement to the son for his signature.

FGS/PMH

10836

September 9, 1942

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

Dear Sirs:

Re: Mrs. AI FUJIWARA

We wrote to you on the 1st instant asking you to secure certain information from Miss Marie La Chance. We asked for this information in view of the fact that the original Declaration made by Mrs. Fujiwara stated that their property on 2052 Dundas Street had been leased to Miss La Chance. We are now informed that this arrangement fell through.

Mrs. Fujiwara called at our office together with a Mr. Bing Chan and we now have on our file a Bill of Sale covering the Apartment House equipment. She also advises us that she is leasing the premises at 2052 Dundas Street to Mr. Bing Chan.

As the property is registered in the joint names of Mrs. Fujiwara and her son the Lease Agreement has been sent to her son for signature. We have advised them that you are our Agents in connection with this property and that rentals will be collected by yourselves on our behalf.

The above is for your information, we will advise you when the Lease Agreement is fully signed.

Yours truly,

F. G. Shears,
Assistant Manager.

FCS/PMH

September 9th, 1942

Mrs. Ai Fujiwara,
2052 Dundas Street,
Vancouver, B.C.

- in account with -

WYNESS & GRANT,
Barristers & Solicitors,
1114 Dominion Bank Bldg., 207 W Hastings St., Vancouver, B.C.

STATEMENT

August	25th	Attending Mr. Johnson of Pemberton's, looking up file, and reporting to him that we acted in probating the Will of <u>Totsu Fujiwara</u> deceased
"	26th	Attending you and your daughter as to Policy of Fire Insurance on your house which has been burned
"	28th	Letter to Shallcross-Nasmyth Adjusting Company, long and special, with copy of Letters Probate, Drawing copy of Letters Probate, Letter to <u>Hideo Fujiwara</u> , Drawing telegram and copy for him to send to Mr. Shallcross, Drawing special letter to Mr. Shallcross to be signed by <u>Hideo Fujiwara</u> , and copy
September	2nd	Attending you, Attending Mr. Shallcross, Attending you reporting telegram not yet received
"	4th	Attending Shallcross-Nasmyth Company and telegram has just arrived, but Mr. Shallcross is out of the city Attending <u>Miss Fujiwara</u> reporting
"	8th	Attending <u>Okumura jr.</u> reporting no proof of loss forms received yet, Receiving letter from <u>Hideo Fujiwara</u> with letter for Shallcross, Letter acknowledging, Letter to Shallcross with your son's letter
"	9th	Receiving letter from Mr. Shallcross with proof of loss forms, Attending your daughter reporting, Later attending you and Mr. <u>Okumura jr.</u> going over papers, Attending on execution, services as notary, Letter to Shallcross with, Letter to Mr. Shears of the Custodian's Office

TO OUR FEES \$17.50

E. & O. E.

THIS IS OUR BILL
WYNESS & GRANT

Per *J. Wyness*
Barristers &c.

ESTABLISHED 1987

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

419 HOWE STREET
VANCOUVER, CANADA

September 12, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 14 1942

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

Attention Mr. Alexander

Re: File #10836

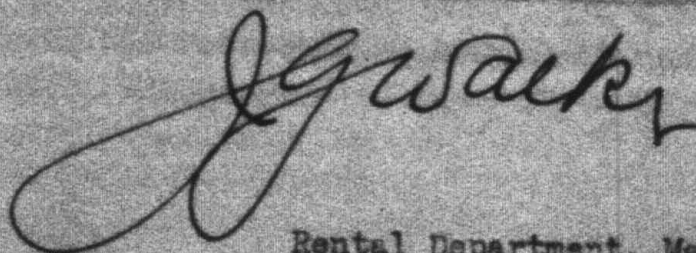
Dear Sirs:

In reply to your letter of September 1st, 1942, we have been in touch with Mrs. Pettit and she feels that in view of all the circumstances, 2052 Dundas Street is impossible as far as their use is concerned.

Miss LaChance is not going through with the arrangements but Mrs. Fujiwara had sold her furnishings to Bing Chan, a Chinese, for \$525.00 and is apparently making a new lease with him at \$65.00 per month, though we have not been consulted in this connection yet.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.



Rental Department, Manager.

JGW:BC

Custodian.

Sept 14th / 42

To whom it may concern.
Dear Sir;

When you receive 607 Cordova St. Insurance money I would like you to deduct

B 1289 Lot 29 Block 52 D.L. 196, 607 Cordova St. ^{TAX.} \$46.87

B 4960 Lot 6 BLK 26 DL. 184, 2152 Dundas St. ^{TAX.} \$267.95

Wyness & Grant 207 W. Hastings St. \$17.50

The list above Tax & Mr. Wyness service. Please send me the remaining balance money to Sherrill City B.C. Mrs. Ai Gijwara.

Ai Gijwara

Leaving Wyness
16.

Rebate from 206 Dundas
from each month.

See Steyer

Amount for
files
13/10
H.

10836

8th October, 1942

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

Attention Mr. G. H. Johnston

Dear Sirs:

Re: Mrs. A. I. FUJIWARA

For your information we have received a cheque from the Ohio Farmers Insurance Co. for \$1,000.00 in full settlement of the fire adjustment for 607 East Cordova Street.

The building we understand has now been entirely demolished and we presume that it is the intention of Mrs. Fujiwara for this to remain as a vacant lot. It would appear therefore that your file could be closed in regard to this matter.

Thanking you for your interest in connection with this case.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

1083L

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

Slocan City, B.C.,

Nov. 28, 1942.

Pemberton Realty Corp. Ltd.,

Rental dept.,

418 Howe St., Vancouver, B.C.



Dear Sirs:

I have sent a letter to the Custodian in request of finances due us from the rental of my property at 2052 Dundas St., Vancouver, and also from the premium of my fire insurance, (policy of 607 Cordova St.) but as yet I have not received an answer or information. Rent being overdue for 3 months.

Will you please send me a report on the rental account. And can you send me any information on my fire insurance premium? (prop. at 607 Cordova St. destroyed by fire on July 1, 1942.)

Yours truly,

Mrs. A. Fujiwara

Mrs. A. Fujiwara.

70836
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

auto Stamp

Slocan City, B.C.,

Nov. 27, 1942.

Mr. Shears,
Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

I have already, previously sent you a letter requesting finances due from our fire insurance premium and also from the rental of our property but I have had not received any reply yet. Rent being overdue for 3 months.

It must have been an oversight on your part I am sure, but presuming that it hasn't I would like to remind you that it is an necessity that I obtain this fund. We are a large family and as I have indicated before, we are purely self-supporting. It would really be appreciative if I can hear from you soon.

Yours very truly,

Mrs. Ai Fujiwara

Mrs. Ai. Fujiwara.

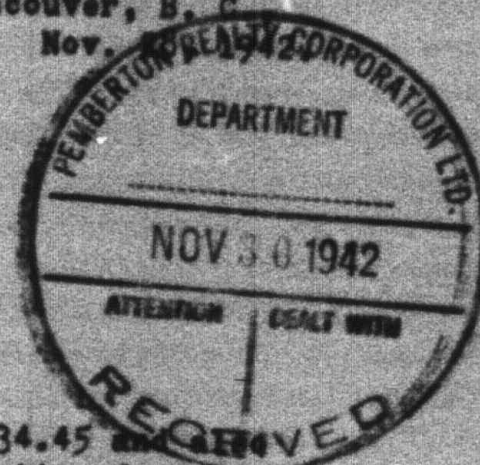
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

2052 Dundas Street,
Vancouver, B. C.
Nov.

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

Dear Sir:

Re: Mrs. A. Fujiwara,
Dundas Apts.



I am enclosing herewith a cheque for \$34.45 and statements showing items that I am now deducting from the rent leaving the balance of \$34.55 for November. Vigi

Refunds from Mrs. Fujiwara for monies
paid by me to her for the back rents
of tenants.

\$24.25

Glass for window for Suite 20A

1.30

Repairing Fire Alarm Box as required
by Fire Warden.

-5.00

\$30.55

I have been to see you regarding some broken windows as they were broken when Mrs. Fujiwara was in possession and she advised me to get you to fix them.. I could not rent those rooms unless the windows are repaired and they must be replaced without delay. If you cannot have them fixed then I will have a carpenter repair them and same will be charged for next month's rent.

Trusting that you will find the above in good orders.

Yours truly,

Bing Khan

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8281

418 HOWE STREET
VANCOUVER, CANADA

November 30, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 2 1942

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

Re: Mrs. A. FUJIWARA
2052 Dundas Street
File #10836

Dear Sirs:

Enclosed is a letter received from Bing Chan, tenant at the above. As the items for \$1.30 and \$5.00 should be allowed, we have given the tenant credit for these amounts. The \$24.25 item is something we have no knowledge of, and should be brought to the attention of Mrs. FUJIWARA for consideration.

This letter also mentions window repairs necessary. Before going away Mrs. FUJIWARA requested that we fix several windows. These were repaired, but there were others that were cracked only which she did not want replaced. These are small matters which we would recommend repaired.

Would you kindly take these requests up with Mrs. FUJIWARA?

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department

GHJ:WH
Encl.

10836 and 5203

December 2, 1942.

Mrs. Tetsu Ai Fujiwara,
Japanese Registration No. 01943,
Klaskan City, B. C.

Dear Madam:

We enclose copy of letter and enclosure from Bing Chan, your tenant at 2052 Dundas Street, which have been passed on to us by our Agent, the Pemberton Realty Corporation, and as neither the above firm nor ourselves have any knowledge of the \$24.25 item, we shall be glad to know if it is in order to allow this to Bing Chan.

Respecting the cracked and other windows which have not been replaced, as apparently this condition existed when Chang took the place over, we feel that they should now be repaired at your expense; please confirm.

With reference to your letter to Pembertons of the 26th of November and your letter to us of the 27th of November regarding funds on hand, we understand the property at 2052 Dundas Street is in your name and Hideo Fujiwara's, and it will be necessary for us to have a letter from the latter stating that funds from this property may be paid to you before we send you a remittance. Will you kindly see to this immediately. At the moment we have funds standing to your credit amounting to \$696.63, and we will send you in a day or so a complete statement of your account.

If you will let us have the letter asked for above, we see no reason why a substantial amount should not be sent you immediately.

Yours truly,

P. Doust,
Administration Department.

*Received
12-15-42*

PD:BT

Enclosures 2.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Ref. to file
no. 10836 & 5203

Bay Farm D-1

Slocan City, B.C.

December 10, 1942.

Mr. P. Douet

Department of the Secretary of State

Office of the Custodian

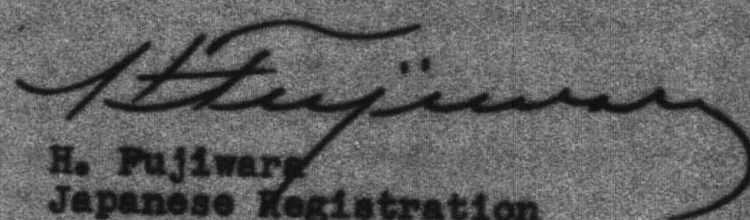
Administration Department

506 Royal Bank Building, Vancouver, B.C.

Dear Sir:

In confirmation with my mother's
request of funds I also request that funds
be sent to us, and with my permission I
would like it remitted wholly in my mother's
name, Mrs. Ai Fujiwara.

Yours truly,


H. Fujiwara
Japanese Registration
no. 02044.

Reference to
file no. 10836 & 5203

Bay Farm D-1
Slocan City, B.C.
Dec. 10, 1942.

Mr. P. Douet
Administration Department
Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg., Vancouver, B.C.

Dear sir:

In reply to your letter of Dec. 2 with reference to your enclosed copy of Mr. Bing Chan I must state that the \$24.25 item that was so itemized is not in order, and I see no reason why it should be allowed. In the first place I received no letter from Mr. Chan as he so states, and secondly, no back rents of any tenants were charged to him, and also, I received no money whatever from him other than the amount that was transacted when I sold him my business.

As a matter of fact, I paid Mr. Chan a sum of money. You see, the business was taken over by him on the date of Sept. 9, 1942 and all the rent that was paid to me in advance from the tenants in the building I paid him what would be left over from that date. As a proof I will enclose an receipt signed by him, a sum of \$25.73. Please return receipt when matter is cleared.

In respect of the cracked window it is my confirmation that you give credit to Mr. Chan, but hereafter any broken window will be his responsibility.

Enclosed with this letter will be another letter from my son, Hideo Fujiwara, substantiating my request for funds. I hope that you will find it in good order.

Yours truly,

Mrs. Ai Fujiwara

Mrs. Ai Fujiwara
Japanese Registration no.
01943.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 15 1942

12/15/42
Copy to Pemberton

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 18, 1943

EVACUATION SECTION	
Rec'd	FEB 20 1943
File No.	10836
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

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

Attention Mr. Doet
Re: A. I. FUJIWARA - File #10836

Dear Sirs:

The present tenant Bing Chan has sold the contents to Charlie Lim and Yen Chong and has transferred his lease. We enclose an Assignment and Acceptance form which we approved and would appreciate your consent to transfer.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH
Encl.

10836 & 5203

February 27, 1943

The Pemberton Realty
Corporation Limited,
416 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: FUJIWARA, Ai (Mrs. Towta)

Referring to your letter of February 18th, we are returning herewith two copies of the Assignment to Charlie Lim and Yen Chong of the Lease given by Hideo FUJIWARA and Ai FUJIWARA to Bing Chan. As you have approved of this assignment, the Custodian will not object.

In future when reporting on this property, we would appreciate if you would use File No. 10836 - Ai Fujiwara, and File No. 5203 - Hideo Fujiwara, as the property is registered in both names.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc. 2.

EVACUATION SECTION	
Rec'd	MAR 6 1943
File No.	1083645203
Ans.	<i>He</i>
Refer	<i>Julian</i>

Bay Farm #1 2nd avenue
Slocan, B.C.
March 2, 1943

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

Dear Sirs:

Re: File #10836 and 5203

I am asking for a second remittance in my favor from funds of our property. Will you please give it an immediate consideration?

You have failed to send me a complete statement of my account that you have promised to do. Will you see to this also?

I have not yet received an answer in respect to my letter of Dec. 10, 1942 regarding the differences with Mr. Bing Chan, tenant at our property. I would like to have this cleared too.

Yours truly,

Mrs. Ai Fujiwara

Mrs. Ai Fujiwara
Japanese registration #01943

EVACUATION SECTION	
Rec'd	MAK 13 1943
File No.	10836
Ans.	
Referred	Milson

5203-Milson

Bay Farm, #1, 2nd Avenue
Slocan, B.C.
March 15, 1943

10

Mr. G. D. Milson
Department of the Secretary of State
Office of the Custodian
Administration Department
506 Royal Bank Building
Vancouver, B.C.

Dear Sir:

-Re: File No. 10836 & 5203-

Thank you, I received your cheque for \$150.00 and also your statement of our account.

Referring to the statement I notice that in some place the cost of "repairs and maintenance" had been extremely high. For instance the cost in the months of December, 1942, and February, 1943 had been \$29.90 and \$46.25 respectively. These are excessive in comparison to the rent. Can you find out specifically what these repairs and maintenance had been?

You bring to our attention the claim of Dr. Uchida on us. May I suggest that you ignore his claim. If he has any such claim, I would like to see him bring it to us personally.

Indicate

See letter

Yours truly,

A. Fujiwara

*Refuse to pay
to pay and then
to pay 43.5*

Mrs. Ai Fujiwara
Japanese registration No. 01943

*are going up 3
41.5*

*Paid 23.12
B. L. Fujiwara 6.20
29.90*

10836
4632A

March 25th, 1943.

Dr. M. Uchida,
Registration No. 03178,
New Denver, B. C.

Dear Sir:

Re: Mrs. Ai (Towta) FUJIWARA
Registration No. 01943.

With reference to the claim which you lodged
with the Custodian, amounting to \$50.00, against the
above named.

On writing to her in this connection she replied
as follows:-

"You bring to our attention the claim of Dr. Uchida
on us. May I suggest that you ignore his claim. If he
has any such claim, I would like to see him bring it to
us personally."

Under the circumstances we are afraid we cannot
do anything further to assist you. We suggest that you
contact Mrs. Fujiwara direct at Bay Farm No. 1, 2nd Avenue,
Slocan, B. C.

Yours truly,

A. McAlister,
Claims Department.

AMCA:ND

*File 10836
5203*

Spain

House No. 1, 2nd Avenue
Bay Farm, Slocan, B.C.
July 2, 1943

Mr. G.H. Johnston
Pemberton Realty Corporation Limited
418 Howe Street
Vancouver, B.C.

EVACUATION	
Rec'd	JUL 6 1943
File No.	
Ans.	9/7
Referred	Kren

Dear Sir:

We have in our possession, within our property at 2052 Dundas Street, an 100-foot rubber hose which we are very much in need of here. Will you please send it out to us? It is not included in the lease therefore I believe we have an immediate access to it.

Yours truly,

A. Fujiwara
Mrs. A. Fujiwara.

ENCL see July 5/43

5200 & 10836

August 3rd, 1943

Mr. H. E. Gerhart,
177 West Cordova St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 94.

We are in receipt of your letter of July 19th in which you state you offer to purchase 2054 Dundas Street, Vancouver, for the sum of \$5,150.00. We assume that you are referring to the purchase of 2052 Dundas situated on Lot 6, Block 26, as shown in our Catalogue as Parcel No. 94. Your certified cheque for \$510.50 is also acknowledged.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$4,639.50.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are 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 you will then be in a position to assume control of this property.

Yours truly,

F. G. Shours
Director

FCS/GR

2807 & 10836

August 7th, 1943

Mrs. M. E. Gashart,
177 West Cordova St.,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 94.

This will acknowledge receipt of your certified cheque for \$4,639.50 which you left with us when you called at our office today. We have now received \$5,150.00, the full amount of the purchase price for the above property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are 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 you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGB/CH

G. Steirling Hotel
Pa 4745

MEMORANDUM.

Files 5203/10836.
Hideo FUJIWARA and
Ai FUJIWARA (Mrs. Towta).

August 12, 1943.

Re: Catalogue No. 94.

Re: 2052 Dundas Street, Vancouver,
6/26/184. Rooming house.

TITLES & ENCUMBRANCES:

Certificate of Title No. 40505-L Indef.
in the names of Ai Fujiwara (widow) and
Hideo Fujiwara, of 2052 Dundas Street.

Vested in the Custodian as to A. Fujiwara
under filing 34640.

No other registered charges.

No evidence of unregistered charges.

Taxes for 1943 in the sum of \$257.23 are
paid.

Assessed values: Land \$695.00
Imp. \$8900.00

Mr. Reeve's valuation - \$4000.00.

Bid of \$5150.00 approved by Advisory
Committee Aug. 5, 1943.

Transmission and Deed may be prepared.

ADMINISTRATION:

This property is under assignment of lease
for 2 years from the owners to Bing Chan
(dated Sept. 10, 1942) to Charlie Lim and
Yen Chong, dated Feb. 18, 1943.

All the chattels were sold under Bill of
Sale to Bing Chan except 100' hose (which
has been requested through the B. C. Security
Commission) and 1 ladder.

NOTE to Mr. McPherson:

Copy of certificate vesting on file includes
the name of Hideo Fujiwara, but certificate
of Encumbrance specifically mentions "as to
Ai Fujiwara". Will "together with the interest
of any other person of the Japanese race"
cover this or should the vesting be
amended?

AGM:AS

*Search dated July 20, 1942 states that the
C.T. 40505-L is in the possession of the
Registries*
A.M.

August 12, 1943.

MEMORANDUM.

Re: Catalogue No. 94.

This property to be registered in the
name of

Margaret Elizabeth Gerhart of the
City of Vancouver, in the Province of British
Columbia, Widow.

She states that she is a British
Subject.

DM

AGM:AS

5203 & 10836

November 9th, 1943

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

Dear Sirs:

Re: Hideo & Ai FUJIWARA

In regard to the property at 2052
Dundas Street which has been sold, will you
kindly close your account in this connection
and furnish us with a final report immediately.

Your kind attention to this will be
appreciated.

Yours truly,

G. D. Wilson
Administration Department

GDW/GH

Date.....9/11/43.....

Mr. Wilson.....

Re:.....2052 Dorchester.....

File.....5203...../10836

This property has been sold and title is ready for delivery. Will you please ask the rental agents to close their accounts and furnish their final report immediately.

Will you please also note below the rental status at this time so that I may complete the closing adjustments with the purchaser.

MW

Rents since effective date of sale4 August.....
(less commission)

Net rent month ending	September 7	- 61.75
" " " "	October 7	- 61.75
" " " "	November 7	- 61.75
" " " "	December 7	- 61.75

Paid out since effective date

Items
.....
.....
.....
.....

5203 & 10876

November 15, 1943.

Messrs. C. Lin and Y. Chong,
2052 Dunbar Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 94,
2052 Dunbar Street
6/26/41

Please be informed that 2052 Dunbar Street has been sold
to Mrs. Margaret E. Gerhart of 157 West Cordova Street, Vancouver. You
may expect to receive word on behalf of this purchaser as to rentals and
other incidents connected with this property.

Yours truly,

PHR:LLA
cc Mrs. Margaret E. Gerhart

P. H. Russell,
Administration Department.

Catalogue No. 94
File Nos. 10836 & 5203

ADJUSTMENTS

As of August 7, 1943 - 146 days to go.

Debit purchaser

146/365 x \$257.23 taxes for 1943	\$102.90
25/36 x \$ 38.55 insurance premium (expiry 14/9/45)	26.79
25/36 x \$ 27.50 insurance premium (expiry 14/9/45)	19.11
Registration fees on deed - \$5,150.00	15.20
Total debits	\$164.00

(Lessee pays water rates)

Credit purchaser

Proportion rents for month ending September 7th	\$61.75
Rents collected for month ending October 7th	61.75
" " " " " November 7th	61.75
" " " " " December 7th	61.75
Total credits	\$247.00
Less total debits	164.00
<u>NET CREDIT DUE TO PURCHASER</u>	<u>\$ 83.00</u>

5203 & 10836

November 15, 1943.

Mrs. Margaret E. Gerhart,
157 West Cordova Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 94
2052 Dundas Street
6/26/184

Title to Lot 6, Block 26, D. L. 184, Group 1, District of
New Westminster, has now been received in your name and is ready for delivery
to you. Assignments of the relevant insurance policies are also ready for
delivery and you should cause these to be registered with the insurers. X

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

Adjustments as of August 7th as shown by the enclosed sheet
have been calculated and a balance of \$83.00 has been brought down in your
favour.

Will you please be good enough to call at this office at
your convenience and delivery of the title in question with a cheque for
the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

* 10-9-45
Rembertson's called re Insurance expiring 14-9-45
as their records did not show New owner as the Insurance
was transferred as 17-11-43. gave Ham (Lamb) the name
of new Owner and address and they stated they would
contact her. see receipt this file dated 17/11/43
B

10636 & 5203

November 15, 1943.

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

Dear Sir:

Re: Catalogue No. 94
2052 Dundas Street,
6/26/184

Sale of property catalogued as No. 94 has been completed by delivery of title to the purchaser, Mrs. Margaret E. Gerhart, 157 West Cordova Street, Vancouver. We enclose commission cheque representing 5% of the sale price amounting to \$257.50, payable to your order.

We presume you have closed your account in this case and that if it has not already been sent, a final report will reach us shortly.

Yours truly,

PHR:SLA

F. H. Russell,
Administration Department.

10636 & 5203

November 15, 1943.

Mr. Hideo FUJIMURA & Mrs. Ai FUJIMURA,
Registration Nos. 02044 and 01943,
Ray Farm, Elcan, D. C.

Dear Sir and Madam:

Est. Catalogue No. 94
2052 Dumas Street
6/26/1941

Please be informed that 2052 Dumas Street has been sold
as of August 7th for the sum of \$5,150.00 which is equal to or in excess of
the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$5,150.00
Less commission @ 5%	<u>257.50</u>
Net credit to your joint account	<u>\$4,892.50</u>

Following Mr. Hideo Fujimura's request, revenues from this
property have been credited to Mrs. Ai Fujimura. There will be no further
revenues from this source. What is your desire in respect of the capital sum
of \$4,892.50 mentioned? It is at present held to the joint credit of Mrs. Ai
Fujimura and Mr. Hideo Fujimura, but if you wish it to be transferred either
in whole or in part to the credit of Mrs. Ai Fujimura, this can be done.

Please answer this letter by return mail if possible as no
doubt Mrs. Ai Fujimura will need further money from time to time.

Yours truly,

TH:MA
as D. C. Security Commission

P. H. Russell,
Administration Department.

Receipt of Certificate of Title No. 91445-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled.

Receipt is also acknowledged of Legal & General Insurance Company policies Nos. 12216 and 12217 together with assignments thereof in quadruplicate.

Receipt is also acknowledged of House Lease between Ai and Hideo Fujiwara and Bing Chan

Dated at Vancouver, B. C., this 17 day of Nov 1943.

W. E. Gerhart

STATEMENT RE SALE OF:

Catalogue No: 94

Street Address: 2032 Dundas

Legal Description: 6/16/184

Name: FUJISAKI, AI
File No: 1003-10036
Reg. No. 01943-01944

Date of Sale and Adjustments August 7th, 1943.

Sale Price 5150.00

Real Estate Agents Commission 257.50

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.45

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Interest on Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance (26.79

(19.11

Taxes 102.90

~~Interest~~

274.95 5150.00

Net Proceeds credited to your account
as of August 7th, 1943.

5023.05

December 6th, 1945.

Date:.....

Mr. George Peters.

Compiled by:.....

Slovan, B.C.,
Dec. 17, 1943.

Mr. P. H. Russell,
Administration Dept.

EVACUATION SECTION	
Rec'd	DEC 22 1943
File No.	10836, 5203
Ans.	
Referred	Russell

Dear Sir, ^{re file #10836 & 5203}

Two weeks ^{ago} have passed since I last received your letter, and I have not yet heard from the person to whom you referred my request. Could I ask a favor of you to remind him of this particular matter? I know that you must be extremely busy, but I am hoping that you might help me as I am very much ignorant as to the procedure of such cases.

Thanking you for past consideration, I am,

Yours truly,
M. H. H. H.
#02044

File No. 10836/5203

4/1/44

Mr. *Milson*.....

Re: Sale of property *2052 Dundas Street*.....Catalogue No. *94*.....

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review these for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

MW

fu

PHR:MA

C
O
P
Y

1

WILSON INSURANCE LIMITED,
Hall Building,
Vancouver, B.C.

DECEMBER REFERRAL LIST

Custodian of Empty Alien Property
675 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

The following insurance policies will expire on the 27th day
of this month.

1. #6538. United Firemen formerly in the name of
Iohann Ainschta covering \$1500. on building
and \$1500. on household furniture at 554 East
Cordova Street. File 8612 & 8612
Dec. 27/44
2. #6541 United Firemen formerly in the name of
Astaro Yoshida covering \$2,000. on the building
at 221 West 5th Avenue. File 3311
Dec. 27/44
3. #6544 United Firemen formerly in the name of
Atsushi Toyofuku covering \$500.00 on the building
at 8645 Franklin Street. File 2040
Dec. 27/44
4. #6545 United Firemen formerly in the name of
Kotaro Hishikawa covering \$1000. on the building
at 336 West 5th Avenue.
5. #6546 United Firemen formerly in the name of Kotaro
Hishikawa covering \$1,000. on the building at
332 West 5th Avenue. File 649 Int.
Dec. 27/44
6. #110159 New Hampshire formerly in the name of Kotaro
Hishikawa covering \$2,000. on the building in the
rear of 332-336 West 5th Avenue.
7. #110162 New Hampshire formerly in the name of Ai
Fujisawa covering \$1,000. on the two buildings,
equally, at 2052-6-8 Dundas Street. File 10836
Dec. 27/44

We will appreciate receiving your instructions in connection
with the above policies.

Yours sincerely,
WILSON INSURANCE LIMITED
per "Thos. P. Butler"

*Original in
File 3311*

*Property
sold*

5205 & 10836

C
O
P
Y

January 6, 1945

Mr. Hideo FUJIWARA,
Reg. No. 02044,
Bay Farms,
Slocan, B. C.

Dear Sir:

In connection with the joint account of your mother, Ai FUJIWARA, and yourself at this office, on November 24th, 1943 you advised us to send a monthly remittance to your mother. As your mother is entitled to one-half of the proceeds from the sale of the property at 2052 Dundas Street, we would appreciate your advising us if you wish the account to remain as it is in both names and to continue sending your mother a monthly remittance after her half has been used up.

Yours truly,

G. D. Milson
Administration Department

GD/GH

SLOCAN CITY, B. C.
January 15, 1945

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

Dear Sir:

ATTENTION MR. G. D. MILSON-ADM. DEPT.

RE: FILE NO. 5203 & 10836

This is to acknowledge and thank you for your letter of January 6th in connection with the proceeds from the sale of the property at 2052 Dundas Street, Vancouver - joint account with my mother, Ai Fujiwara.

With regard to the monthly remittances, I would appreciate it very much if you would kindly continue to forward the sum of \$50.00 to my mother every month. In the event that her half of the joint account is used up, kindly forward cheques from my half of the joint account.

Thanking you in anticipation for your kind attention.

Yours truly,

Hideo Fujiwara
Hideo FUJIWARA, Reg. #02044

EVACUATION SECTION	
Rec'd	JAN 18 1945
File No.	5203410836
Ans.	for
Referred	Milson

TELEPHONE: PACIFIC 6888

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET,

VANCOUVER, B. C.

February 7th. 1945.

The Custodian,
675 West Hastings Street,
Vancouver, B. C.

Rec'd	FEB 9 1945
File No.	5203/10736
Ans.	
Replied	

Re: Catalogue No. 63, Re: Lot 29,
Block 52, D.L. 195, 607 Cordova E.

Dear Sirs:

We have today secured an offer of
\$400.00 cash gross (from client) for the above
mentioned property.

Thanking you and trusting to hear
from you, we are.,

Yours truly,

P. C. GIBBENS & COMPANY LTD.

PER: *W. C. Gibbens*

DCG+Ds

Established Over A Quarter Of A Century

5203/10836

9th February, 1945.

Messrs. F.C. Gibbons & Co., Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 63
607 East Cordova St.
Lot 29, Blk. 52, D.L. 196

We are in receipt of your letter of the 7th instant
written on behalf of a client in which you submit an offer to
purchase the above property for the sum of \$400.00.

This matter is receiving our favourable consideration
and we will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

PMH

File No. 5203, 10836

MEMORANDUM.

Catalogue No. 63

To: Mr. Wilson.

From: A. G. McArthur.

Re: 607 E. Cordova St., Vancouver.
Lot 29, Blk. 52, D.L. 196,
Vacant land.

Acceptance of a bid of.....\$400.00..... on the above property is being
recommended to the Secretary of State.

Valuation: \$250.00

Approved: Feb. 10, 1945.

Please prepare Real Property memorandum and pass on to Mr. Peters.....
for completion of this transaction.

If there are any special circumstances relative to the condition or
leasing of these premises which should be disclosed to the Purchaser, or any
anticipated delays in transferring title, please give.....Mr. Peters.....
a memo covering same.

Date.....February 12, 1945.....



Purchaser: (Not yet known) Agent P.C.Gibbens & Co. Ltd.,

2023/10/25

February 15th, 1945.

Messrs. F.C. Gibbons & Co. Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Catalogue No. 63,
607 East Cordova Street, Vancouver,
Lot 23, B.L. 52, D.L. 135

Your letter of February 7th in which you offer to purchase the above property for the sum of \$400.00, 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 purchase price namely \$400.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

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

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

Yours truly,

GP/ED.
Enc.

F.C. Shears,
Director.

*Cancelled
Feb 21/45*

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOUSES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

March 28th. 1946.

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

Dear Sirs;

Re; Catalogue # 63.
Lot 29, Blk. 52, D.L. 196.
Being 607 East Cordova St.

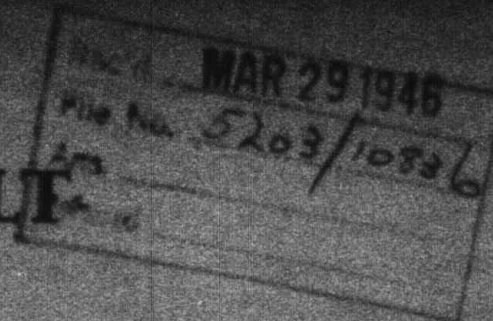
We submit offer of \$400.00 on the
above lot in the name of our client Robert Cameron of
Mission, B. C. and enclose certified check in the am-
ount of \$40.00 as deposit.

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

Encl.



5203/10836

2nd April, 1946.

Messrs. McCarron & Hawbolt,
390 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 63
677 East Cordova St.

We are in receipt of your letter of the 28th instant in which you submit an offer on behalf of your client, Robert Cameron, to purchase the above property for the sum of \$400.- and enclosed your cheque for \$40.-

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$40.- is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FM

encl.

Date April 3, 1946

REAL PROPERTY MEMORANDUM

File No. 10836 and 5203

Name FUJIWARA, Ai and FUJIWARA, Hideo Registration No. 01943...
02044

Re: Catalogue No. 63

Address: 607 East Cordova Street, Vancouver. (Vancant land, building demolished)

Legal Description: Lot 29, Block 52, D. L. 196

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 40507 L. Indef. Whereabouts: Registrar
Registered owner: Ai FUJIWARA (widow) & Hideo FUJIWARA Reg. No. 01943
Property: Lot 29, Block 52, District Lot 196, 02044
Group 1, New Westminster District,
Plan 196

✓ B. Charges.
Registered: None

✓ Vesting: Filing 34640 (As to Ai FUJIWARA)
Unregistered: Filing 36768 (As to Hideo FUJIWARA)
No evidence

Taxes: \$27.72 net (1945 PAID)

Water: Nil

Insurance: Nil

✓ Assessed Value: Land: \$550.00

Improvements: Nil

✓ Valuation by Appraiser: \$250.00

✓ Amount of Bid: \$400.00

✓ Approved by Advisory Committee: April 3, 1946

✓ Paid as shown in attached letter: \$400.00 - April 10/46

✓ Name of transferee as attached letter: Mr. Robert Cameron

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:

Nil

[Signature]

10836 & 5203

April 3, 1946.

Messrs. McCarron & Hawbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 63
607 E. Cordova St.
29/52/196

Further to our letter of April 2nd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Robert Cameron, of \$400.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$360.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

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

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

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc. 1 - Information Form.

10836 & 5203

April 10, 1946.

Messrs. McCarron & Hambolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 63
607 E. Cordova St.
23/52/196

This will acknowledge receipt of your letter of April 6th in which you enclosed your cheque for \$360.00. We have now received a total of \$400.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Robert Cameron, Logging operator, of Box 59, Mission, B. C., British Subject.

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. G. Shears,
Director.

[Handwritten signature]

10836 & 5203

April 11, 1946.

Mr. Hideo FUJINARA and
Mrs. Ai FUJINARA,
Registration Nos. 02044 & 01943,
Bay Farms, B. C.

Dear Sir and Madam:

Re: Catalogue No. 63
607 E. Cordova St.
29/52/196

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$400.00 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 joint 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:EB

April 12th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 10836 and 5203
NAMES: A1 FUJINARA and Hideo FUJINARA.
CATALOGUE NO: 63

RE: 607 E. Cordova Street, Vancouver, B.C.
- Vacant land, building demolished.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 29,
Block 52, District Lot 196,
Group 1, New Westminster
District, Plan 196.

Encumbrances:

None.

Taxes:

1945 Taxes - \$27.72 paid.
No arrears.

Vested:

Nos. 34640 and 36766.

VALUATION BY APPRAISER:

\$250.00.

AMOUNT OF BID:

\$400.00.

APPROVED BY ADVISORY COMMITTEE:

April 3rd, 1946.

AMOUNT RECEIVED BY CUSTODIAN:

\$400.00.

NAME OF PURCHASER:

Robert Cameron.

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JS

Catalogue No. 63
Files Nos. 10636 & 5203
607 E. Cordova St., Vancouver
29/52/196

May 4, 1946.

ROBERT CAMERON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 10, 1946)

	DEBIT	CREDIT
Purchase price	\$400.00	
Cheques received		\$400.00
Seller's proportion of taxes for 1946 - 99/365 x \$27.72		7.52
Registration fees on deed - \$400.00	4.80	
Balance owing to purchaser	2.72	
	<u>\$407.52</u>	<u>\$407.52</u>

BALANCE OWING TO PURCHASER \$2.72

10836 & 5203

May 10, 1946.

Mr. Robert Cameron,
Box 59,
Mission, B. C.

Dear Sir:

Re: Catalogue No. 63
637 E. Cordova St.
23/52/196

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 April 10th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$2.72 appears to your credit. A cheque for this amount is enclosed.

duly signed.

Please return to us the attached control receipt,

Yours truly,

George Peters,
Administration Department.

GP:AB
Enc. 3 - Cheque for \$2.72
Adjustment sheet
Control receipt.

cc to McCarron & Harbolt.

Catalogue No. 63
File Nos. 10836 & 5203
607 E. Cordova St., Vancouver
29/52/196

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.
Receipt is also acknowledged of cheque for \$2.72, representing closing
adjustments on sale to me of this property.

Dated at Mission B. C., this 21 day of May 1946.

Signed R. A. Cameron

Return to the Custodian

10836 & 5203

REGISTERED A/R

May 27, 1946.

Mr. A. C. Hawbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 63
607 East Cordova St.
29/52/196

As requested by Robert Cameron, the purchaser of
the above described property, we are enclosing herewith Certificate of
Title No. 146587-L, covering this property in his name.

Yours truly,

George Peters,
Administration Department.

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA	
This slide to be filed in by office of origin Le volet est à remplir par le bureau d'origine	
REGISTERED ARTICLE Brevet recommandé	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de	
DATE	UNDER NO. 21398
ADDRESSED TO Mr. A. C. Hawbolt, 350 West Pender Street, Vancouver, B. C.	
RETURN TO Office of the Custodian, 506 Royal Bank Bldg., Vancouver, B. C. (10836/EB)	
STREET AND NUMBER Rue et numéro	
PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé	
(1) IN PRINTED CHARACTERS En lettres imprimées	
CANADA	

ACKNOWLEDGMENT
EVACUATION
MAY 28 1946
VANC
10 CENTS 10

73 Sullivan St.,
Toronto, Ont.,
June 21/46

Mr. S. R. Sweeney,
Administration Dept.
506 Royal Bank Bldg.,
Van., B. C.

EVACUATION SECTION	
Rec'd	JUN 25 1946
File No.	10836
Ans.	
Referred	

Dear Sir:

I wish to notify you of my change of address from Staden, B.C. to as of above. Will you please forward my future monthly remittance to this address until further notice?

I would also like to know if it is possible to have the remaining amount sent to me at my request in order that I may purchase a house for my family.

If so please advise the best possible means of having it sent out without endangering the loss of such.

Thank you for your very kind co-operation and your immediate attention to my request, I remain,

Sincerely,

A. Fujiwara

HR
Dept. of
(Acad.)
26/6/46

(copy)

10836/5203

June 29th, 1946

Mrs. AI FUJINARA,
Reg. No. 01943,
73 Sullivan Street,
Toronto, Ont.

Dear Madam:-

We wish to acknowledge receipt of your letter of the 21st instant from your new address in Toronto.

We have forwarded to you your June remittance in the usual manner. You request that we make monthly remittances to your new location and we have made a notation to do so.

You inquire as to the remaining balance here and as to how it can be forwarded.

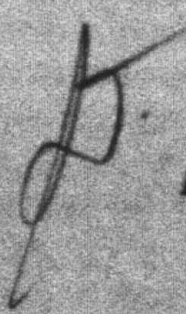
As you are aware, the net funds arising from and relating to the properties at Dundas Street and Cordova Street that were in the names of yourself and your son Hideo, are placed in a joint account on our books. The remittances that we have been forwarding to you from time to time, are from this joint account, and have been made with the written approval of your son Hideo. Therefore, before we could give consideration to forwarding to you the remaining balance of the funds relating to these two properties, we should require that your son Hideo give his written consent to our doing so. On receipt of such authority, from him, we would require to review the file and your affairs and those of your son that have vested with the Custodian, as is done in all similar cases. On completion of this review, the funds or a major portion of same, would be made available to you.

You inquire as to the best means of forwarding the funds. This could be done safely through one of the Banks by registered mail, and placed to your credit in such Bank as you would select there.

We shall be obliged for your reply in due course.

Yours truly,

BRD/DD.



B.R. Dusenbury,
Administration Department.

STATEMENT RE SALE OF:

Catalogue No: 63

Street Address: 607 E. Cordova St., Vancouver

Legal Description: 29/52/196

Name: FUJIWARA, AI #01943
FUJIWARA, Hideo #02044

File No: 10836 & 5203

Date of Sale and Adjustments April 10, 1946

Sale Price		\$ 400.00
Real Estate Agents Commission	\$ 20.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

7.52

Water

39.02

\$ 400.00

Net Proceeds credited to your account as of April 10/46 \$360.98

Date:..... October 5, 1946

Compiled by:..... George Peters

10836 & 5203

October 5, 1946.

Mrs. AI FUJIMURA,
Registration No. 01943,
210 John Street,
Toronto, Ontario.

Dear Madam:

Re: Catalogue No. 63
607 E. Cordova St.
29/52/196

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of \$400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Hideo Fujimura.

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

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. (2) - Statement of Sale
Statement of Account

cc to the Department of Labour,
Japanese Division.

to Hideo FUJIMURA.

10836/5203

REGISTERED

August 23rd, 1947

Mrs. AI FUJIMURA,
Reg. No. 81943,
210 John Street,
Toronto, Ontario.

Mr. Hideo FUJIMURA,
Reg. No. 03044,
c/o Mountain Sanatorium,
Hamilton, Ontario.

Dear Madam & Sir:-

We have brought your files and Joint account forward for review, so that we can send to each of you a brief report of your affairs that have come under our control.

In this review it is noted that you held in your names, jointly, the following described Real properties.

- (1)- 2052 Dundas Street, known as Lot 6, Block 26, District Lot 184, Plan 178, Vancouver, B.C.
- and
- (2) -607 East Cordova Street, known as Lot 29, Block 52, District Lot 196, Plan 196, Vancouver, B.C.

These properties were placed by you in the hands of Penbertons Realty Agents, and this arrangement was agreeable to this office.

The Dundas Street premises were used as Apartment Suites and the rentals received from the Agents from time to time were credited to your joint account on our books. It was leased by you to Bing Chan for 2 years at \$65.00 per month. In due course this Realty was sold for \$5150.00 and you were so advised. A General Statement was forwarded to you under date of November 12, 1943 which included the sale price of this property. The credit balance of the statement was \$5444.21.

The Cordova Street Realty was also in the hands of Penbertons for their attention. On this was a seven room 2 storey house. This was destroyed by fire on of July 1st, 1942. It was insured and settlement of the loss was received and credited to your Joint account. The amount obtained was \$1000.00. Later, in April 1946, the vacant lot was sold for \$400.00 and you were so advised. Under date of October 5th, 1946 we sent you a General Statement showing credit balance of \$2677.00, and Sales Statement of this property. In our letter of the 19th instant we forwarded you the following statements, for each of you:-

- (1)- General Statement commencing with \$5444.21 and showing balance of \$2876.02.
- (2)- Sales statements of 2052 Dundas Street, and including the net amount of the sale in the No. 1. Statement.

S. H. Thompson,
Office of the Postmaster.

Yours truly,

For your convenience in re-tying we are enclosing an addressed envelope.

[illegible]

During ARLINE's depositions when registering that he left some personal effects in his car, ARLINE's brother, at 2025 Dupont Street, and it is assumed that these were adjusted between father and son.

The date is unknown and forwarded to Mrs. Sullivan in August 1963. The letter is not mentioned again but may have been one of the letters included in the B-11 of date to Chen.

ALL PARTIALS AND OTHERS WITH RESERVATION OF 100% INTEREST IN THE
AND I THEREBY HAVE BEEN MADE TO KNOW.

IN REPLY TO PERSONAL PROPERTY AT 2022 BROADWAY STREET, THIS WAS SOLD TO THE CITY OF NEW YORK, 1972, WITH EXCEPTION OF ROSE AND JAMES. ACCORDING TO RESEARCHERS AS OF 1972, 1973, 1974.

In regard to the Personal Property, as 607 East Gordon Street, it seems that some was left there according to statement of your Agents, Parkerson, who was under date of June 24th, 1942, no personal effects left on the premises.

It will be observed that the statements rendered to you of the joint account show funds arising from these properties and placed to your credit on our books. The disbursement made and charged has been in the course of delivery and collection. The payments to Mrs. MILLMAN, personally, from the joint account, have been with the written approval of Hideo, who is interested jointly in the account.

00-46928 WITH SUPPLEMENTAL INFORMATION 00-46928 WITH SUPPLEMENTAL INFORMATION (7)

(3) - General statement concerning with \$2896.02 and showing balance of \$2,697.00, State Department of 607 East Cordova Street and including the net amount of the sale in No. 3 statement.

~~2.3000- VENDING COPY IN THE VENDING TV '02~~

5203 & 10836

Microfilm

October 24th, 1990.

Mr. Hideo FUJIMURA,
Mrs. AI FUJIMURA,
220 John St.,
Toronto, Ontario.

& Madam:

CASE # 999

\$274.95.

\$259.05

\$ 15.90

FOA/30
1 encl.