TILE NO. MORE 1/267



## OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

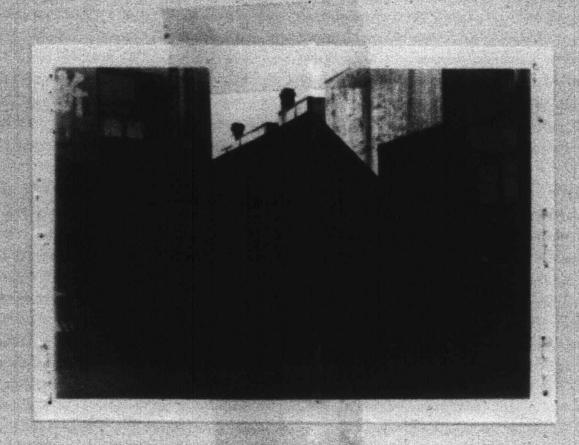
NAME: 4/44/ HOME ADDRESS: P. C. REGISTRATION NUMBER OCCUPATION:	的技术是这种的特殊的对象。  "对这种的讲说,因此的特殊的一种是一种的一种,可以可以可以可以可以可以使用的一种的。"    " <b>那样的</b> 是这种们的特殊。"    "	4. MD, ACTA. AGE: 27
(If any business or businesses partnership with anyone; if part EMPLOYER:  MARRIED?  NAME OF WIFE OR HOUSE ADDRESS OF WIFE OR HOUSE OR HOU		ether carried on by yourself or in  (AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
ADDRESS OF CHILDREN: AGE OF CHILDREN: STATEMENT OF ALL RE L LOCATION AND DESC. Albort Reidel		noned and particulars given)  \$7, /ANCOUNTRACE.
3. INSURANCE (Give part 124 Jone and wh	TER IMPROVEMENTS: From 1/2  One of Committee C	Howing
	ASES (If vacant to state)	

	CIVIM ON VIA SUCH PROPERTY
Y INTEREST IN, C	3 CIAE LHE NVME VND VDDKESS OB VNA BEKSON HVAINC VN
S	S HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PER
ONAL EFFECTS:	EQUIPMENT AND MACHINERY, STOCK IN TRADE, AND PERSONAL BROPERTY OWNED:  STATEMENT OF PERSONAL PROPERTY OWNED:
	6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
(P)	4. STATE WHEREABOUTS OF LEASE. 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date pa
•••	3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAIL
	5 TWIDTORD'S NAME AND ADDRESS:
	I TOCYLLON VND DESCRIBLION:  SIYLEWENL OF REAL PROPERTY OCCUPIED
	9. IF FARM LAND STATE CROPS SOWN
	8 STATE IF ANY OTHER PERSON HAS ANY INTEREST:

#### INFORMATION FROM R.C.M.P.

Date Nov. 17/42 File No. 11267 Al Name NAKAHAMA, Kikuichi (Surname in Block Letters) Age Mar. 12, 1905 Registration No. 00625 Male - Female (check) Former Address 253 Powell Street, Vancouver, B.C. Date Evacuated Mar. 4/42 Naturalized - Canadian-Born - National (check) Present Address P. O. Box 213, Raymond, Alta. Married - Single Name of Wife Masaye (check) Name of Husband Name of Father Name of Mother Names of Children under 16 Nobuichi - 13 equested by B. McKim \_ Registered with Custodian Yes (Yes er No) Fish Merchant. Owns business. Additional Information

NAKAHAMA, Kikuichi 250 Powell St., Vancouver, B.C. Evac. File 11267



Picture Taken May 3, 1943

CLAIM

File No. //267

DATE

22nd December, 1942.

CREDITOR

M. EBISUZAKI & COMPANY.

DEBTOR

B.C. FISH MARKET, 253 Powell Street, Vancouver, B.C.

AMOUNT OWING

\$21.00 \_

AGENT

ORIGINAL FILE

Internee File No.170

January, 1943.

M.A.

CLAIM

FILE NO.

11267

DATE

September 22nd, 1942.

CREDITOR

Makijiro TAGUCHI

DEBTOR

Mr. Kikuichi NAKAHAMA (B. C. Fish Market) 200 Block, Powell Street

AMOUNT OWING

\$6.50

AGENT

ORIGINAL FILE

12962

December 30, 1942.

M. A.

autie

CLAIM

DATE .

18th July, 1942.

(4)(4(4))

Chuya WAKABAYASHI

19) (May 15(1)) R

B. C. FISH MARKET (K. Namadama)
253 Powell St.,
Vancouver, B.C.

AMOUNT OFFICE

\$244.85 \_

AGERT

Norris & MacLennan

SHE COMPANY AND

4036

December, 1942

G. Fox

E Bridge

15th April, 1942

CR DITOR

Chomatsu KOYANAGI

ALC: YOU

Kikiuchi NAKAHAMA, 253 Powell St., Vancouver, B.C.

\$100.00 ~

4099

December, 19642

6.8. E Budom

Pile No. 1/267

DATE

May 2nd, 1942

CREDITOR

Genya (Yebata) EBATA

DEBTOR

11267

Kikuichi NAKAHAMA (owner of B. C. Fish Market) 253 Powell Street, Vancouver, B. C.

AMOUNT OWING

\$630.86

AGENT

ORIGINAL FILE

3293

CLAIM

File No.

//2/67

<u>DATE</u> May 20, 1942.

CREDITOR
Juhei TANAKA

B. C. Fish Company
251 Powell Street

Kikusch Naka Lama

AMOUNT OWING

AGENT

ORIGINAL PILE 11014

January 4, 1943

W. A.

popular

CLAIM

File No. 11267

DATE

August 17, 1942.

CREDITOR

Tamijiro KITAGAWA

DEBTOR

Kikuichi NAKAHAMA

AMOUNT OWING

\$235.00 \

AGENT

nil

ORIGINAL FILE

11396

188h

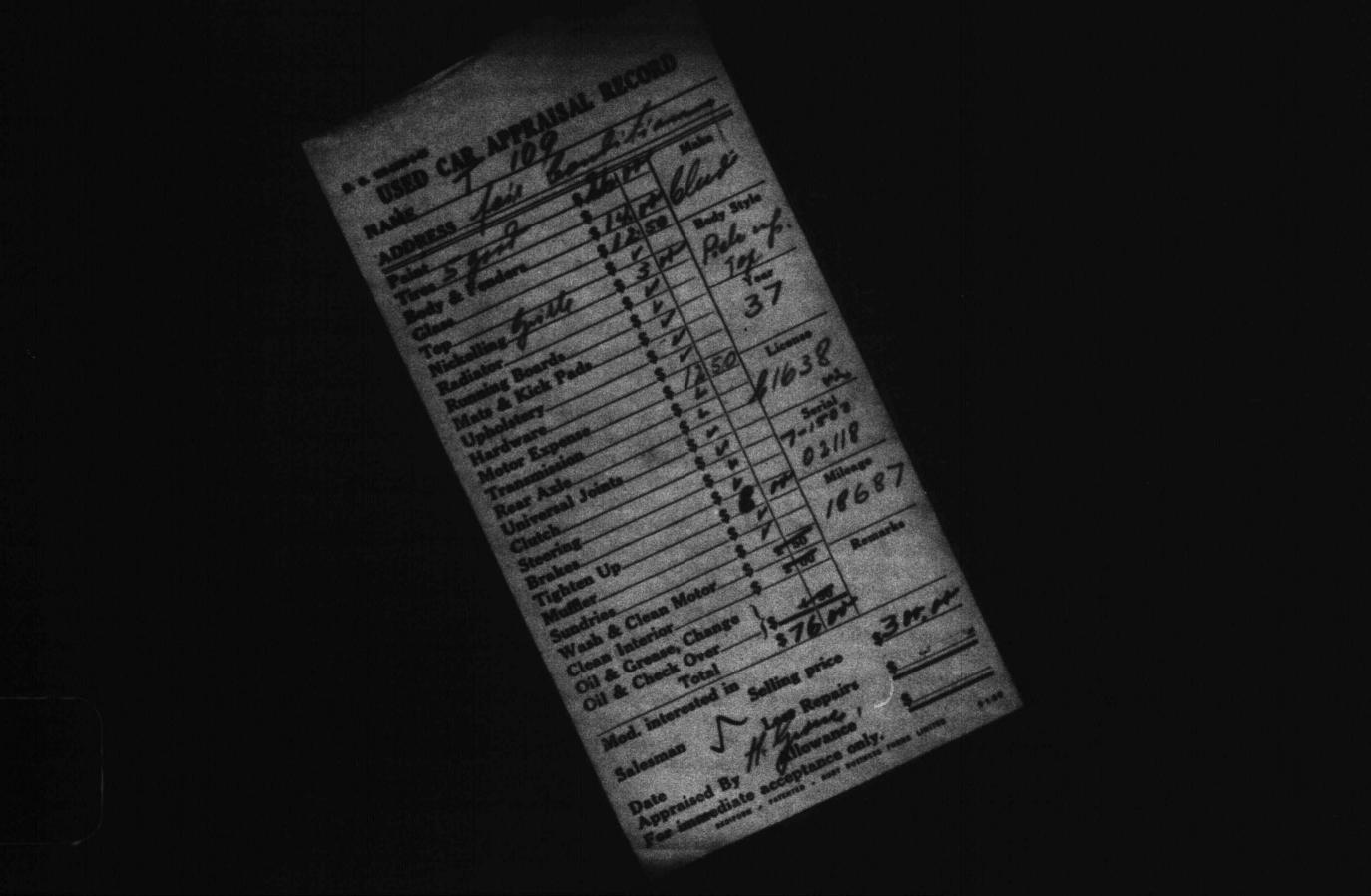
Ser, Sec. Na.

# PROVINCE OF BRITISH COLUMBIA. "MOTOR-VEHICLE ACT."

Li---- No. 02636 Yest 1942

## NOTICE OF TRANSFER OF MOTOR-VEHICLE.

		Pelice, Vieseria, B.C.; noter-vehicle (Name	Chevrolet	anto P	lekup Deliver
	laner fath	enterexete de m	CAT ST CAME	Constitution in attende	ed been the other
ng (perform) by a		of the lat		in Ababasa in	the said so
the undertigoed		Johnston M	00008		
		(Christian n	ame in Full.) hervafter be kept is at	(Parnamo.)	
d that the said met	or-vehicle will	be used for the purposes			
nod this	4,4			ncouver	B.C.
justice of transfers	1				
nus of customes of c		506 ROYAL BI	unic Building, (	ane'r, B. C.	
on turn of specimen					
to escition to one	transferen				
	THE PRE	(Mumbus) SCRIBED PRE OF SEV	(Blook) BNTY-PIVE CENTS IS	ATTACHED HERETO	
11 5 11 - 10 nat					



# ROYAL CANADIAN MOUNTED POLICE . EXHIBIT REPORT

ante No. 9 10

Detachment File No. Sub-Division File No. Division File No. Headquarters File No.

Detachment Sub-Division Division Date

19

RE.

Kibulohi Bakahana 285 Powell of Vancouver B c

On

19 1 000476110m E moone

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PROS.	CARLETTY OF SIZE	DESCRIPTION OF CONTENTS DETAILS TO SE GIVEN IN FOLL
SE SE SE	CENSE NO. IE & MODEL RIAL NO. GINE NO. EEDOMETER PRODITION	TIRE NUMBERS  (A0) Close  Observation  End-Management  10607
EX	TA EQUIPMEN	
DES VER	CRIPTION &	
Hand Cust the		Registration No. 01750 representative of signature in receipt hereunder
DATE		

CANANA DEPARTMENT OF THE SECRETARY OF STATE OFFICE OF THE CUSTODIAN JAPANESE EVACUATION SECTION PHONE PACIFIC 6131 BOS ROYAL BANK BLDG., HASTINGS AND GRANVILLE PLEASE REFER TO VANCOUVER, B.C. File No. 11267 January 15, 1943. Mr. Kikulchi NAKAHAMA, Reg. No. 00625, P.O. Ben 27, Raymond, Alta. Dear Sir: Our No. 1109 Re: Motor Vehicles Your Chevrolet Pickup Delivery Truck which was surrendered to the Authorities, has been \$250.00 sold for Charges against your car were as follows: Liens Administrative Expenses 9 27,21 The Balance thereafter remaining of \$222.79 has been placed to your credit in our trust account. Yours truly, Specified Articles Department. 

#### MEMORANDUM

File 11267 To:

April 21, 1944.

Specified Articles Department Prom:

Re: NAKAHAMA, Kikuichi - Reg. 00625

DESCRIPTION ARTICLE

APPRAISED VALUE

TRUCK

1937 Chevrolet Pickup \$300.00 No. T109 License No. (42) C 1638

Sold to: Johnston Motor Co. Date: September 2, 1942.

Selling Price: \$250.00.

Herker

Hemorandoni Re-Claiks

Re: NAKAHAMA, Rikwichi Kanadésa

CREDIFORS:

| July | December | July | December | Decem

The state of the s

DELETE STATE CLIET NO AMOUNT A CONTRACTOR OF THE STREET Carlotte PIRE INSURANCE SOMMARY Cinichi NAKAHAMA Reg. No. 00625 File No. 11267 The above named Japanese declared on his J.P. Form signed June 23rd, 1942, With W.S. Young, 124 Gore Avenue, Vancouver, B.C. Policies or keep sysolf. It was found that there was a \$2500.00 policy written in

It was found that there was a \$2500.00 policy written in the Bankers and Endere Insurance Company Limited, No. 32-27734, supiring September 20, 1944, covering the buildings at 250 Powell Street, Vancouver, B.C.

Policy No. 4312121, \$1500.00, expiring September 20, 1945. This was transferred to Low Chong December 19th, 1944.

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

June 2nd, 1947.

D. A. CRAMER.

Cinics to have paid this direct. Bortest de 25mg, 1942. Rakijiro Teguchi . . . . . 4 6.50 Par October Jobs, 1942.

Pile 10, 11267 October 1st, 1947 PERSONAL PROPERTY Elknichi NAKAHAMA. Reg. No. 00625 DI PRENTS The registration of Kikuichi NAKAHAMA dated June 23, 1942 does not declare ownership of any chattels in the protected area of British The report of Ker & Ker, Ltd., Agents, in respect to the property of Kikuichi MAKAHAMA, dated August 12, 1942 States as follows:-"There is no furniture whatsoever on the premises other than a few small articles and rubbish which we consider It, therefore, appears that his declaration and the Agents statement Memo March 13, 1945(Milsom) in respect to chattels explains NOTE: itself and indicates the transfer of March 14, 1945 of item \$24.70 SPECTORED BUTTEL BOY No motor vehicle was declared by Kikuichi NAKAHAMA, however, on a R.C.M.P. Exhibit Report form, Seizure No.T. 109 a Chevrolet Truck #37 was indicated in the name of Kikuichi MAKAHAMA 253 Powell St. Vancouver, B.C., dated March 10, 1942. A sale of this was subsequently made, see memo Sept. 3, 1942(Bell) for \$250.00 full price, receipted September 4, 1942(C.H.R.). The net result of this transaction was \$222.79 net as shown in our form letter January 15, 1943 to Elkuichi MAKAHAMA, which not amount was credited to his account on No Gameras, radios, Fire Arms Vessels or other Motor Vehicles are revealed in the registration or the file. No other Personal Property of Kikuichi NAKAHAMA is revealed on the The above Summary is certified to be in accordance with the information on file, October fat, 1947. Jusenbury, B.R. Dusenbury, Office of the Custodian 10 186 bleet, n

Catalogue No. 183

File No. 11267

Japanese Name:

NAKAHAMA, Kikuichi

Reg. No. 00625

Sivic Address:

250 Powell Street, Vancouver.

Legal Description: Lot 23, Bik. 5, D.L. 196, Gp. 1, N.W.D., Plan 184.

State after them.

Store & Cabins

Registered in the name of: Kikulchi NAKAHAMA

Clear Title.

SOLD to Low CHONG for \$2,250.00 Cash as at October 23, 1944.

Title delivered to Gertrude Hoy of Hoys Brokerage, Agent, on Feb. 21, 1945.

Apr. 17th

Memo re Claims

### REAL PROPERTY SUMMARY

JAPANESE NAME: Kikuichi NAKAHAMA Reg. No. 00625 File No. 11267

CATALOGUE NO: 183

PROPERTY ADDRESS: 250 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 23, Block 5, District Lot 196, Group 1, New

Westminster District, Plan 184.

TITLE: Registered in the name of Kikuichi NAKAHAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34756 dated August 28th, 1942.

ASSESSED VALUE: 1942

and \$3750.00

Improvements 1250.00 - \$5,000.00 Taxes - \$229.53

1944

Lend \$3125.00

Improvements 1150.00 - \$4,275.00 Taxes - \$195.85

CLASSIFICATION:

This was a one storey building, wood frame structure 18'x110'. One shop at front, the remainder comprises two large rooms and one small room, formerly used as dwelling cabins. One shed at the rear with two water closets and fuel space, also one wash basin on outer wall. Situated on a 25'x122' Lot. We quote from D.W. Reeve's valuation, 22nd June 1944,

"I have made a detailed estimate of the repairs, replacements end new installations necessary and am of the opinion that these will cost from \$1,600 to \$2,000.

Even if the building were put into good condition, the character of the rear premises (cabins) would make the rent to be derived from them a somewhat uncertain quantity. Vacancies and bad debts would probably be numerous. The total net income realizable is therefore speculative and the property is not attractive as an investment.

The land assessment is very high and the Assessor is apparently only willing to make small annual reductions instead of meeting condition as they exist at once."

"I am of the opinion that the fair value of the property is not more than \$1,200., or \$1,300 at most.

In view of the fact that the property is vacant and cannot be used until a large amount of money is spent on it, the yearly taxes and some fire insurance, as well as the cost of supervision, create an annual expense or loss to the owner which makes it very unprofitable to continue holding the property. If a quick sale could be

file No. 11267

ion that it would be of
d to accept that amount."

s valuation May 25, 1944,

no commercial value, and
d by the City and no doubt
present housing situation.
be spent in order to bring
re the various City Departments
the building to be used."

se from \$1200.00 to \$1400.00
in be found within this range,
sements, a sale should be
mains on the lot."

nted rental agents for this
leased by them to Jack Mar
per month payable in advance,

could be

- Page 2 -

made at \$1,000 I am of the opinion that it would be of advantage to everybody concerned to accept that amount."

We also quote from A. Rout Harvey's valuation May 25, 1944, as follows:

In my opinion this property has no commercial value, and is one which should be condemned by the City and no doubt would be if it were not for the present housing situation. A considerable sum will have to be spent in order to bring the property to a condition where the various City Departments will give their permission for the building to be used."

all believe a fair valuation to be from \$1200.00 to \$1400.00 and feel that if a purchaser can be found within this range, willing to do the needed improvements, a sale should be affected while the building remains on the lot."

History of Administration:

Messrs. Ler and Ler were appointed rental agents for this property. This property was leased by them to Jack Mar (Chinese) consideration \$15.00 per month payable in advance, and also to take care of all repairs and decorations. Jack Mar paid one month's rent, \$15.00, against which were the following charges: Commission \$5.00, Water Rates \$7.95, on account of scavenging charges \$2.05 - \$15.00. After Jack Mar had moved in and claims to have spent \$50.00 on repairs, the place was condemned by the City Sanitary Inspector and Health Department as being unfit for habitation. Jack Mar. in the meantime, had allowed certain people to occupy some of the cabins. He was notified to vacate but paid no attention to the notices. However, after a considerable number of interviews, an eviction order was obtained by our solicitor and given to the Speriff for execution who finally induced him to vacate, after which the place was boarded up pending a sale. Details of the whole proceedings are on file.

SOLD:

To: Low Chong for \$2,250.00 as at October 23rd, 1944.
Approval of Advisory Committee October 12th, 1944.

Punds released to the credit of Kikuichi Nakahama as at February 16th, 1945, against which were the following charges: Real Estate Commission #112.50, Valuation \$15.00, Advertising \$4.00, Registration Fees \$2.50 = \$134.00 leaving a net credit of \$2116.00 from said transaction.

Adjustments as at October 23rd, 1944, to the amount of \$16.79 Unexpired Fre Insurance Premiums and \$37.02 Purchaser's share of 1944 Taxes =\$53.81 were placed to the credit of Kikuichi Nakahama's account.

File No. 11267 The following Fire Insurance Policy: Northern Assurance Company Limited, Policy No. 4312121, \$1500.00, covering on the one storey frame building occupied as vacent store and cabins, No. 250 Powell Street, Vancouver. B.C. was transferred to Low Chong 19th December 1944. OLD CERTIFICATE OF TITLE. No. 71717-L Mr. George Peters wrote to Kikuichi Nakahama October 27th, 1944, asking him to forward to this office Certificate of Title No. 71717-L. So far there has been no reply to this request. Certificate of Title No. 115204-L in the name of Low Chong was handed to Gertrude Hoy (his agent) on February 21st, 1945, and her receipt of even date acknowledging same is on file. The above summary is certified to be in accordance with information on file. DACTIC 

August 12th 1942.

Pile Number 11267

Registration Number 150294 (625)

NAKAHAWA, Kikulohi.

P.O.Box 27, Raymond, Alta. (as shown on J.P. Form)

#### LOCATION AND MATURE OF PROPERTY.

250 Powell Street, Vancouver, B. C. Lot 23, Block 5, D.L. 196, Group 1, New Westminster District.

OWNERSHIP:

MAKAHAMA, Kikuichi.

BUILDING :

This is a small frame store building situate on the South side of Power 1 Street between Main and Gore Avenues. This store is approximately 20 x 30 ft. deep. At the rear of the store you go up a flight of steps into another room which is an additional 20 x 10 t, deep, making a total depth of approximately 40 ft. For the store premises. At the west side of the property there is a gateway and a passage leading along the side of the building which goes beyond the depth of the store to what was formerly a Japanese Restaurant. This Restaurant absorbs approximately 50 ft. of the rear of the billding by 20 ft. wide. At the rear of the restaurant again there is a suite of two rooms, and behind that there is a woodshed, two toilets and Whash basin. The whole building is very run down. All windows, doors, etc. on the passageway have been boarded up. The store has not The interior of the whole premises is been boarded up. filled with rubbish and is in a filthy condition.

LANDA

The size of the Lot is 25 x 122.

TAXES

No arrears.

Balance of 1942 taxes owing \$104.17.

ASSESSMENT:

Assessment of Land Assessment of Building Total Assessed Value \$3750.00 \$1250.00 \$5000.00

INSURANCE

According to the Office of the Custodian Form insurance was written by W.S. Young of 124 Gore Avenue and the Policy is held by the declarant. We will write W.S. Young and ask him to forward us particulars of this Policy at which time we will in turn notify your Department. The J.P. Form does not state the amount of the coverage on this dwelling but until such time as we are able to ascertain the amount now on same we will not hold the premises protected.

#### F'NANCIAL POSITION:

It is difficult to report on the financial position of this property as your Form does not state whether or not the property is clear title. It makes no remarks concerning this matter and in view of the fact that we do not search these properties it is difficult for us to say what the financial position is. If you wish this done we will be pleased to do so at once on behalf of your Department.

You will note there is still a balance of the 1942 taxes outstanding, and as there is very little or no possibility of renting these premises we cannot say that the financial position is good.

Regarding the personal financial position, as the declarant has apparently been evacuated and as there are no remarks covering same on your Form, there is nothing we can do in this regard.

340,444100

There is no furniture whatsoever on the premises other than a few small articles and rubbish which we consider worthless.

REMARKS:

We think it advisable to put "For Rent" signs in the windows of the store with the lope that we might possibly secure a tement for the front portion of the building. If it is not rented within a period of, say, 30 days it might be advisable to board the whole building up.

RECOMMENDATIONS:

We recommend that if the store property is not rented on or before September 15th, steps be taken to protect the plate glass, etc.

THE RENTAL VALUE:

In our opinion a fair rental value for the store section of the building would be \$15.00 per month. It is impossible for us to place a value on the Restaurant and dwelling premises at the rear.

CHO SALE VALUE.

The sale value of this property on today's market would not exceed \$4,000 gross.

This property was inspected by Mr. J.M. anderson, Rental Manager, and the writer on August 11th 1942.

Portun N. Ker

Mr. Kikuichi Nakahama, Registration #00625, P. O. Box 27, Raymond, Alta.

Dear Sir:

We are advised that a balance of taxes for 1942 amounting to 3104.17 are still owing on your property known as 250 Powell Street, Vancouver, B. C.

We are endeavouring to have these premises rented but, owing to the condition of the building, this may take some considerable time and we would, therefore, suggest that, if you are able, you should send us the amount above stated or any portion that you can spare so that we may pay these taxes on your behalf.

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

Yours truly,

F. G. Shears, Assistant Manager.



LOANS INSURANCE EAL ESTATE . RENTALS NOTIFICAL SECTION AGENTS ACCIDENT CO. LTD. ANGOUVER REAL ESTATE EXCHANGE LTD. ROYAL INBURANCE COMPANY, LINITED VANEGUVER INSURANCE AGENTS MARINE INSURANCE COMPANY, LIMITED 475 HOWE STREET VANCOUVER, B. C. STOCK EXCHANGE SCOTTISH METROPOLITAN BUILDING ASSURANCE CO., LTD. Jan. 12th 1943. TELEPHONES: THE CASUALTY COMPANY PACIFIC 3241-3242-3243 OF CANADA Office of the Custodian, 506 Royal Bank Building, Vancouver, B. C. Attention Mr.G.D.Milson Re: File #11267 - NAKAHAMA, Kikuichi Dear Sir:-250 Powell Street, Vancouver, B.C. We showed on our Statement that we had received \$15.00 from Mr. Jack Mar for the first month's rent on the above property. Due to the very delapidated state of the rear of these premises and the state of the water connections and wiring. Mr. Mar has not been allowed to move into these premises by the City authorities. Up to date he has spent approximately \$50,00 in making the changes demanded. We are suggesting that the proceeds of the first month's rent be simply held by your Department as deposit on the rental of these premises until the City Authorities allow Mr. Mar. to take actual possession. We will keep in touch with you regarding this situation. Yours very truly, KER & KER LID. ox Harris

HEALTH DEPARTMENT TELEPHONE FAIRMONT 2711 STEWART MURRAY M.D. D.P.H. MEDICAL HEALTH OFFICER VANCOUVER, B. C. Feb. 12th, 1943. TY CUATION SECTION T. d FEB 13 1943 R. P. Alexander, Esq., Assistant Manager, Custodian of Alien Property, 506 - 675 West Hastings St., Vancouver, B. C. Dear Sir:-Re: 250 & 250A Powell St., Owner - Kikuichi Nakahama Agents- Ker & Ker Inspector Wookey advises me that the above premises are unfit for human habitation due to the lack of sufficient light. This can be remedied. I understand. The premises require a general clean-up and all plumbing fixtures should be checked before any further occupancy takes place. At present, there is one Chinese living here. I am sending a copy of this report to the agents, and shall be glad to meet them on the premises for inspection, when desired. Respectfully yours, GAR: EM CHIEF SANITARY INSPECTOR. 

RENTALS LOANS INSURANCE MEMBERS VANGOUVER REAL ESTATE EXCHANGE LTD. LONDON GUARANTEE & ACCIDENT CO., LTD. VANCOUVER NOUBANGE AGENTS ASSOCIATION TION SECTIONAL INSURANCE AGENTS MARINE INSURANCE 475 HOWE STREET E NORTHERN ASSURANCE AGENTS VANCOUVER, B. C. au li onia DET CONTING METROPOLITAN TELEPHONES: PARIFIE 3241-3242-3242 THE CASUALTY COMPANY OF GANADA Pebruary 22nd, 1943. Office of the Custodian 500 Boyal Bank But ding Veneouver, B. C. Dear Sirt Bet Pilo Bo. 11267 - Elkutoni WAKANAMA SO ROOM STREET After being notified by the City of Uncouver Health Department regarding the above property, we have been salvi set by Blomart a Failispe (Vancouver) Limited, Plumbers, that the following work is required to bring the rear portion of these prientiess up to the 62 ty requirements. Installation of four 18 x 30 Beamilled Iron State can this Propy-Post Closet Combination \$160.00 the presides are rented at present to the Seat Her at

\$15.00 per months on the understanding that We lar eleaned up this place to our estisfaction, he was given an allowance of rentance planting, herever, is something that we had no cognisance of at the time we rested these presides to him.

We would appreciate discussing this matter further with you before saying anything to the tenant.

Yours very truly,

JMA: HD

REEL & KER LAD a Manager



#### CITY OF VANCOUVER

Rec'd MAR 11 1943
File No. 11 26 )
Ans. 1424
Referred 2000

OFFICE

CITY HALL

March 10th, 1943.

Ror & Kor Limited, 475 Rove St., Tancouver, B. C.

#### Attention Hr. Anderson

Dear Siri-

Ret 250 Powell Street, Owner - Kikulchi Kekahama.

The above premises, inspected by me yesterday, are not suitable for loaging house purposes, due to a lack of light from the east side of the front half. Should the rooms at the rear be used, to the extent that three families occupy it, a bath or shower would be required.

Its present location is a detriment to the operation of a lodging house.

Respectfully yours,

CHIEF SANITARY INSPECTOR.

GARLEN

Copy sent to Custodian,

#### REVIEW OF THE FILE

- Hovember 6, 1948: Letter from Ker & Ker Limited, stating they had rented the rear cabins to Jack Mar at a rental of \$15.00 monthly, with the privace that the tenant is to do all repairs at his expense.
- January 12, 1943: Letter from Ker & Ker, advising us that the City Authorities will not allow Jack Mer to take possession until repairs, which they estimated would cost \$50.00 are done.
- January 14. 1943: Our letter to Ker & Ker, noting that temant is to do all repairs at his expense and that rent is to start from the date of occupancy.
- February 12, 1943: Letter from the City Sanitary Inspector advising us that the premises are unfit for human habitation and that one (1) Chinese is at present living on the premises.
- This is not correct.)

  Letter from Ker & Ker, in which they state
  they now find that cost of installing the
  necessary plumbing would amount to \$160.00.
  They state that allowance/was/to be made
  from rentals for repairs done by the tenant.
  [This is not correct.]
- Pebruary 27, 1943: Our letter to Ker & Ker, refusing to make repairs and stating that if the tenant wants to live in the front part of the building and will leave the rear cabins vacant, we will allow him to do so. If not agreeable to tenant, we will make other arrangements for renting.
- March 10. 1943: Letter from Chief Sanitary Inspector to Ker & Ker, advising that the premises are not fit for lodging house purposes.
- March 12, 1943: Our letter to Ker & Ker, asking if they consider the tenant to be in a financial position to make repairs.
- Letter from Ker & Ker, stating that the tenant is not in a financial position to make repairs.

  Tenant may do the necessary work so that he can occupy one room.

July 17, 1943

March 20, 1945: Letter from Ker & Ker, in which they state four or five Chinese are living on the pre-

June 1, 1943:
Letter from Ker & Ker in which they state
that the tenant, Jack Mar, is still ocsuppling one room, has paid no rent since the
original deposit of \$15.00, and they ask
us to evict all the Chinese.

tement is occupying one room.

mises and were ordered to evacuate. The

June 5, 1943: Our registered letter to the tenent, Jack
Mar, requesting him to evacuate immediately
and threaten-plegal action.

June 7, 1943: Letter from the City Electrical Department advising us that the wiring does not comply with the Electrical By Laws.

Letter from Chief Senitary Inspector stating that the portions of the premises now in use do not conflict with the lodging house by laws and removal of the tenant cannot be obtained under this By Law.

It is to be noted that in Ker & Ker's letter of February 22nd, they state that the tenant was to have an allowance from rentals for repairs done by him. This is definitely against our instructions, but they may have made this arrangement acting as our Agents. No value has been placed on the repairs made by the tenant.

The date of occupancy by the tenant, Jack Mar, is not definitely set. Other than the above, there does not appear to be any reason why we should not proceed to evict.

compression of

HEALTH DEPARTMENT TELEPHONE FAIRMONT 2711 STEWART MURRAY M.D. D.P.H MEDICAL HEALTH OFFICER VANCOUVER. B. C. Oct. 7th, 1943. COPY FOR MR. MILSOM, EVACUATION SECTION Office of Custodian of Alien Property. Ker & Ker Limited. 475 Howe St., Vancouver, B. C. Referred Dear Sir:-Ret 250A Powell St. An inspection of the above premises on Oct.6, revealed that your tenant, Jack Man, has allowed a family of 2 adults and 2 children to occupy part of this building, contrary to our orders against occupation by a femily. The premises in their present condition are not suitable for occupation by families. We would consider occupation of the above by three single men only. Yours truly, PRINCE EN DISTRICT SANITARY INSPECTOR.

P. 213 Raymond alla Mar. 5, 1943 Office of the lematedying 1506 Apol South Blog EVACUATION SECTION Halfigund Dungth Rec'd NOV 1.7 1943 Valiforer, Et. V Ans. Jean Referred \_\_\_\_\_ Sutlemen: -I have glynnen formed from a friend The holden for the first when the file of the hings of th The state of living for the state of the sta The file of the file of the same of the sa your weff thinly Michaelana.

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	P.O. BA213 Pay	Word Rect JAN 10 648
Carifolia Mfrie.		
- ~ ()	njerg Jettlen	Raferred. Referred.  Aug. Lands C. J. Land
Deed die: There has	e been too	Crevious letters
Sent to your or Which I am quit	now 5 hand of	Dec 8th 1943.
Alcient of so.	et is only emp	has hoppined

I do expect in answers. There is no neceson why this metter Month be so ignored. If this matter is not given muchine attention and further action is necessary I will bonself the Spenish Sonsel general of Venerous leity Alexan quire this metiter you invalite Mant truly.

Kakahama (\*1065)

Reg. No. 00625, P. O. Box 213, Raymond, Alta.

Dear Sir:

Referring to your letter of November 5th, the cabins on your property at 250 A Powell Street were rented to a Chinese by the name of Jack Mar at \$15.00 per month.

We had considerable difficulty with the property owing to the fact that the City condemned the electrical wiring and the pipes burst last winter.

Jack Mar proved a very unsatisfactory tenant and we have been unable to collect any rent from him, he stating that all the rents collected by him were spent for repairs. It was then necessary for us to take the matter into Court and we have now received a Court Order calling for the eviction of Jack Mar. This is in the hands of the Sheriff and we expect Mar to be evicted any day now, when we have hopes of finding a more reliable tenant.

As previously advised, your car was sold for \$250.00, less expenses of \$27.21, leaving \$222.79 which was credited to your account.

We regret that we are unable to send you any money as the taxes on your property amounting to over \$319.38 are now in arrears, and in addition the following claims have been filed against you:

P.O. Box >13 Regionard. alla. y 40 Milson." Clamps of the bustokan office Vancouver BC. Referred Declarem Clerk plin: today, about all dest. I will hack my answeras below. M. Taguets 6.50 & Paid to your by cheese Oct 20. 1945. C. Koyamagi 100.00 & Pail to him at alberta how 28.1942. 4 both 630.90 - Think your shall throw this creetest I give Explained when your governe tetter on may 1948 -

6. Wakabayandi 24485 i Idmit rammaberthis Rame.

> Your truly Khakakama

Cle # 11267.

This property has been advertised and we have not received any bids, but feel that if the property was brought to the City's standards, there would be prospect of a sale. There was be accepted and we would be property is hon-revenue producing and we would like the accepting lie. Banks that he is accepting the lie. Banks that he is not know but the Guetodian would feel about could be the money from the purchase price in case of sale. I would be pleased to receive your comments on this aggestions as to how it might be handled. 2) 11.50

### LOEWEN & HARVEY, LIMITED

PURE CASUALTY BURGLARY AUTOMOBILE PLAYS GLASS INSURANCE AUGUSTA FOR EAGLE, STAR AND ESTIEM BURGLASS INSURANCE COMPANY LIMITED

ESTATE AGENTS INSURANCE MORTGAGES REAL ESTATE MARINE SAT

VANCOUVER B.C.

Department of The Secretary of State,
Office of The Contestan,
505 hoyel lank Blog.,
Vancouver, B.C.

Dear Sir:

Res Your File #11267 - Catalogue 183 - 260 Pewell Street. Lot 23. Block S. District Lot 196.

The above lot is 25 x 122 feet to a 20 feet lame on the South side of Pewell Street, between Main Street and Gore Avenue.

On this there is a one (1) storey from building without becoment
If a 122 feet. The store in the front portion is 38 x 18 feet. The
Gloor rests on the ground and is rotten and the base of the walls are also
to poor condition. It is of no connercial value.

Mehind the store and four feet above it, the building is divided into four (4) rooms, 2 - 17 x 10 feet, 2 - 17 x 33 feet, and at the lane there are two (2) old tailets, and a med shed let x 10 feet. One of these rooms has a weeden with lined with coppur, connected for het and cold unter - and there is a stand pipe on the varantah and a small basis mear the tellets - also in the open. There is no other plumbing. These rooms are roombad from a seven (7) feet relead weeden walk running from the atreet to lane on the west side of the building.

There are four (4) bracket chianays in seed of repointing. The roof is shingle covered with roll patent roofing not in good condition.

Seems and facin beauty are rotten. The related weeken will is in read of regime.

Pountations of this rear parties are consult block and week post and appear fairly sound. The waring is in consult, but would require improvious before use.

In my opinion this property has no commercial value, and is one which should be conducted by the City and no doubt would be if it were not for the property to a condition where the various City Departments will give their permission for the building to be used.

I believe a fair valuation to be from \$1200.00 to \$1400.00, and feel that if a purchaser can be found within this range, willing to do the meeted improvements; it cale should be effected while the building wells—the building wells—the building wells—the

Looven and Harvey, Limited.

XXX

243 D. Powell Street, Vancouver, B. C.

May 26th, 1944

Referred HARAGE

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

Dear Sirs:

Re: Catalogue No. 183.

I herewith submit a bid of \$1,000.00 for Lot 23, Block 5, D. L. 196, known as 250 Powell Street.

I would call your attention to the fact that this building is in a most dilapidated state of repair and it has been placarded by the City as unfit for human habitation. It is estimated that it will cost \$1,000.00 to fix up the store and cabins at the rear.

Hours truly,

Peter Hem.

GCOKST A WATSON

TELEPHONE MARINE 8264 CABLE ADDRESS JONESS VANCOUVER

# JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

SANK OF NOVA SCOTIA SUILDING SOZ WEST HASTINGS STREET VANCOUVER, S.C.

22nd June, 1944,

Rec'd JUN 23 1944
Fire No. 11267

The Custodian's Office.
506 Royal Bank Building.
Tencouver, B.C.

File No. 11267

Attention of Mr. F.G. Shears

Dear Sir:

re Catalogue No. 183 250 Powell Street

I have now been able to obtain access to these premises, which

The dimensions of the land are 25' x 122'.

The building is a one storey wood frame structure about 18 ft, by 110 ft. The front portion is a shop, level with the street, with wood foundations on the ground. The remainder comprises two large rooms and one small room formerly used as dwelling cabins. This is on wood post foundations on concrete blocks. At the rear is a shed with 2 plank passage 6 feet wide from street to lane.

There are 3 chimneys, one on a wood bracket. The sink in the room at the back of the shop has been removed and there is an old wood sink in one cabin. Electric wiring is in denduit, but this has been removed from one fabin.

The building is old and in very poor condition. The shop will require new founds tions, joists and floor besides other repairs. The cabins will need a lot of repairs and replacements and the City Health department will require at least one new w.c. to replace a defective one, I new sinks and probably a bath or shower. Part of the plank the chimmeys need repairs and the woodwork should be painted.

I have made a detailed estimate of the repairs, replacements and new installations necessary and am of the opinion that these will cost from \$1,600 to \$2,000.

Even if the building were put into good condition, the character of the rear premises (cabins) would make the rent to be derived from them a comewhat uncertain quantity. Vacancies and bed debts would probably be numerous. The total net income realizable is therefore apeculative and the preparty is not attractive as an investment.

The land assessment is very high and the Assessor is apparently only willing to make small annual reductions instead of meeting conditions as they exist at once.

taxes for this year are \$188.08. This heavy assessment and taxes are that it might be if the taxes were at a proper level. In view of its condition, or which the Assessor may not be fully aware, the residual

AND TO WARRY TO SELECT GEORGE A WATEON TELEPHONE MARINE 8264 CABLE ADDRESS "JONRES" VANCOUV JOHNSON, REEVE AND WATSON ESTATE AGENTS VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES STREET, VALUE OF STREET, STREE - Page 2 -SANK OF NOVA SCOTIA BUILDING SOR WEST HASTINGS STREET The Custodian 's Office, VANCOUVER, B.C. Vancouver, B. C. 22nd June, 1944. value of the building is very small. I am of the opinion that the fair value of the property is not more than \$1,200., or \$1,300 at most. In view of the fact that the property is vacant and cannot be used until a large amount of money is spent on it, the yearly taxes and some tire insurance, as well as the cost of supervision, create an annual expense or loss to the owner which makes it very unprofitable to continue holding the property. If a quick sale could be made at \$1,000 Lam of the opinion that it would be of advantage to everybody concerned

THEA CAST PENDER STREET VANCOUVER, B. C.

Oct., 2nd., 1944.

Office of the Custodian, Royal Bank Building, Vancouver B.C. Rec'd OCT 3 1944
File No. 11267
File No. 12267
File No. 12267
File No. 12267

Dear Sir:

Res Lot 23 Block S' D.L. 196 known as 250 Powell St., B.

Enclosed is a cheque for \$ 210.00 being 10% of the total offer of \$ 2100.00, for aforesaid property.

I will look to you for the commission. Thanking you and hoping this offer will be accepted.

Yours truly,

Batalogue no. 183 Bustodien Lileno. 11267

I Sylmide How

11267 October 3rd, 1944 rece b.C. Res Catalogue No. 183 Lot 23, Block 5, Dale 196; morn ac Door Sires Your letver of the 2nd of Detober, enclosing a charges for the run of \$210,00 and submitting an offer to purchains the shows property for the out of \$2200,00, has been received and considerate We are not able to secopt this tender and are estimating your chaque herein. So acceptable tender has been accelved on this property and to any her property to consider revised offers. This property has been independently appraised and the Gustodian will not be interested in any sum less than \$2200.00. If you should wish to submit smother offer, subpleased to consider suce. Lours truly F. G. Shears. Director.

11267 October 16, 19/4. Dear Sire: Res Catalogue No. 183 250 Remail Street Your letter of October 6th, enclosing cheque for \$210,00 and and quantities. This is to advise you that so are prepared to recommend the epitance of this offer. Will you please former to us a cortified chaque for the balance of the purchase price, namely, \$2,040.00. 26 25 es Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and cleo state whether or not the proposed registered owner is a British Subject. The necessary documents will then be prepared and forwarded to secretary of State at Ottoma and if our recommendation is acted upon, the ate will be signed and returned. After the documents have been registered a statement of adjustents of temps, etc. will be prepared, including registration fees, and forwarded to you. For your information we are enclosing herewith copies of letters received from the Health Department and the Electrician's Office of the City of or with reference to the condition of this property. Yours truly, F. G. Sheare.

Cet. 18th., 1944.

Referred To F

Office of the Custodian, Royal Bank Midg., Vancouver 1.C.

Dear Sir;

Re: Catalogue No. 183,450 Powell St., B., 22/5/19c.

recommendation received, following is the informatio you require, The purchaser's fall name is, ICW CHOIC, storekeeper, of 249 Fender St., B., Chinene, not British Subject.

Would you kingly, let us know if it is possible to begin work on the above mentioned property before we hear from Ottawa, or perhaps speed the thing along, as it would be quite hard to begin repairs on the place in December. At the same time there has been some drunks around there, who has done quite a bit of damage to the place, such as breaking some windows etc etc.

Enclosed is a certified chaque for \$ 2,025.60.

Thanking you kindly for an early raply.

Dutuité Hos

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ONCO TO CONTROL OF THE PROPERTY OF THE CONTROL OF THE PROPERTY OF THE CONTROL OF

The traction was a few descriptions of the contract of the con

#### DOTAL CONTRACTOR

Catalogue No. 183 Pile Not 11267 Street Address: 250 Pasell Street, Tonocurer, B.C. Level Description: Lot 23 Blk.5, D.L. 196,

Pobruary 12th, 1945.

LOW CHOIG (purchasor)

In Account of the

The Custodian of Enemy Pro orty

#### STATEMENT OF ADJUSTMENTS

(as at Oct. 23/44)

		CREDIT
durchase price Disques received	82,250.00	2,250.00
teristration fore in doud-22,250.00 Incurrence Presium -915 x 818.45 Parabaser's reportion of taxes for 1944 59/365 x 8195.85	9.75 16.77 37.02	
Delance owing by Purchasur		62.56
	12,312.55	2,312.56

BALANCE OFIND BY PURCHASER \$62,56

LOCAL AGENT: HOY'S BROKERAGE INSURANCE

Telephone MArine 3384:2 9621

TROA EAST PENDER STREET VANCOUVER, B. C.

FEBRUARY, 21st, 1945.

### TO WHOM IT MAY CONCERN:

I, LOW CHONG, of 249 Pender Street, Bast of Vancouver, B. C. Do hereby give Miss Gertrude Hoy of Hoy's Brokerage, Power of Attorney to act for me.

Low Thong

Catalogue Mo. 183 Pilo Mo. 11267

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

Dear Sirs:-

### Re: 250 Powell Stret, Vancouver

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

Yours faithfully,

S. Sutmite May 300

Constagne No. 183 Pallo No. 12567 250 Posch Street Vangenver/ 23/5/196

Receipt of Sertificate of Title No. 115204-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt of Northern Assurance Company Ltd. policy No. 4312121 is also acknowledged.

Dated at Vancouver, B. C., this 21 day of Lunam 1945.

Sutmed Hong

STATEMENT RE SALE OF:  Catalogue No: 183  Street Address: 250 Formula to the same of the s	Pare: Dixining, Ribertons  Pare: No: 11207  Reg. 00525  B.C.
Date of Sale and Adjustments	ch. 23/44
Sale Price	\$ 2,250.00
Real Estate Agents Commission	\$112.50
Charge for Valuation	15.00
Charge for Advertising	4.00
Land Registry Office Transmission Fee	2.50
Engumbrances: Unphid yendor	
Mortgagap	
Arrears, of Texas	
Other charges	
Adjustments;	
Pire Insurance	16.79
Texas	37.02
	134.00
Net Proceeds credited to your account	2109.81 21/4

Parch 3rd, 1949

Compiled by: St. Grante. Police.

Date: .

		8								2,169.81	3		
57400 ·	9			8	20.55	8 4	0.48	9.9	8 % 8 %				
				of Separaterase									
Periodical	Counting subbled from property	Real to conflict and the conflict and th	Processing one make	ided logistry driles - Cortific	Pleasure repairs	Possessing up property	taged free or tenant ordering	Plan Londonson presidus		Occadit we Sale of Property			
4	1942 Coplesion 30												

P.O. Box 213. Raymond, Alta; Oct 18 th 1945. The Custodiana Office. EVACUATION Vancouver, B.C. Dear Sir; Be kind enough to mail me , at your earliest convenience, money which you received, sold Car property, I like to buy Wietory Bonds with this money. Your Very truly:

Raymond, Alta. Nove 16 1945. Mr. B. R. Dusonbury. quetodian Orrice ancouver, B.C. Dear Sir: I have Received your letter to day. or the Oct 31 1945 instant. I will answer to you as below. "Aurops ed # 4/ G. Boata. reported to max you last two tames date was riret time May 5 1942 and second time was Jan 15 1944. 5. T.Kitagawa. understand. But Thave charge account to him "bout \$ 92.00 ... 6. Ebisusaki Co. Paid Dec 1941 to his elder son at my stor 0 Please ask tohim. " Understand. Ty bill account to him 8 25.66 above 5 and 7 in Balabce is cant pay this time so "lease give answer to them I will make pay as Soon as Possible. Likurchi Maka

11267/4036 December 13th, 1945. Mr. Kikulohi Bakahawa. Reg. No. 00625. P.O. Box 213, Raymond, Alberta. Ros- Claim \$244.85- Chuya WAKABAYASHI Dear Sira-In our letter to you of the 31st October last we advised you that we wore writing to WAKAHAYASHI in respect to the above claim against you. This we did through Messrs, Morris & MacLennan, Berristers, as representative in Vancouver and are just now in receipt of a reply from them of the Lith instant. We quote from their letter as follows:-Purther to our letter of Movember 7th we have now heard from Mr. Wakabayashi to the effect that Mr. K. Nakahasa is still indebted for the full amount of \$244.85. ir. Makabayasai has forwarded to us a letter in Jamanese characters which he advises is from Mrs. I. Nakahama and written prior to her evacuation from Vancouver, stating that she would bey the account in full after she had joined her husband. We understand also that Mrs. NAMARAMA, while she was in Vancouver after the evacuation of her husband, was looking after the business for him. ". It appears that this amount is still owing by you. However se shall be glad to hear from you further regarding the foregoing remarks. Yours truly, B.R. Dusenbury. BRD/DD. Administration Department.

POBLISS.
Reymond Ole 18-45

Mr. BR Dusenburg Gustodiai Office Vancouver Bl-.

Referred Adda America

Dear Sir.

Chave received your letter of See 13 of
lace of CHUYA WAKABAYASHI again
I perosted you last two three times
that I don't know his name and anything
about him. But I know one of name
CHUGORO WAKABAYASHI Who have business
with me when I was Carried on Store
in Vancouver. and I have some
Selit from him But I couldn't
find his address yet where he is now
be if you know his place (CHUGORO WAKABAYASHI)
Blace let me know

your Truly Makahama #11269

Rywalioto, Lyn 16 1147. Mrs. 6 (Downstray) CUICUATION SECTION Careowell 6.6. News Augustury Down Sin Ohave received your kindness little toly They will answer to you as the low. fait full. from mented of Jan not my detit. 9 2.4 Can't Care Cut will are not to be 4 2 4 # 4. 1 Pailfull to him by obegre april 15 1946 # 7. 1 Poil full Paid full to him by degree house, is the Callet of Bob. 1 # 6.4 . 4.7.1 up and standard the same them will your please that 1126 MIKUMATSUNAKAHAMA (Agross27) Former 253 Towell of and 42 MASAE NAKOHAMA (Reg 400633) Former 250 Formell 4/16 builty I am much abliged to you Khekehama

11267 October 1st, 1947 Br. MERICAL MALASIA Feg. No. 00625. P.O. Box 155. Saymone, Alberta. Dear Siri-We are in receipt of your letter of the 16th talking and contents noted. Re Claims Your answers to claims seen to be definite enough except that to Boul to mich you say "Can't accept ( our old bill account to him about \$400.00)." I is refers to the account of Genya EBATA for \$630,86, Please let us anow if you wish us to may EBATA this \$400.00 From your funds. DE LOVERTHE SE GUIDE You request that your funds am those of Hitmanton MARAHAMA your father, and of Manne BARAGAMA, your wife, be forwarded. The writer is attending to your account and your letter has been handed to the one here handling the accounts of your father and wife for attention. On account of your initial and that of your father being the same, our records have become somewhat confused as to whether you Ricuschil Bacanana, or your father Kikumston Bacanala, or both, were the owners of B.C. Fish Market at 253 Powell otreet. There is a small account of \$27.00 in respect to B.C. Fish Market, a cory of which is neloced, which was paid in October 1942 and we are not sure if this bould be charged against your account or against your father's account. Please let us know so that it can be properly charged against the right account. On receipt of the information requested herein we shall give your affairs oarly attention. Yours truly. B.R. Dusenbury. BAD/DD. Office of the Custodian. We have a refund from B.C. Elec. Railway Co. of \$14.49 re 253 Powell St. which should be credited to whichever account the \$27.00, amount above COTTES! referred to, is charged.

Raymond. alta. 7th 1947. Mr. B. R. Duesbury Eastoplan Office Vanonuet 86. 11267 File to Succeeding Merror Succeeding Acces to your Deer Six. the Oct 1st 1947 today Gase of your Book ho 4. that I told you many line I would not Pay for him any bent But I would like to alose this trouble face, this time. So my debit \$ 30.86 and Our blerge account to him "400.00 Bell Balance \$ 230. Then I will to pay him # 118. 43 Through in Your hand and make all blosed this book your thuly Khakalania Condition of 27, 20 Amores Juamo on file 1126

1 267 是的特殊地位的 October 20th, 1947 STA KLEULON MAKAPASIA. Reg. No.00625, 3.0x 100 105 1 Raymond, Alberta. Dear Sirt-We have reviewed your file and account so that we can make a brief report to you and at the same time realy to your recent letters regarding claims. In this review it is noted that your principal a set was your Realty at 250 Powell Street known as Lot 23, Block 5, District Lot 196, Plan 184, New Destminster District, and that Messrs. Her & Ker, Ltd., Agents were appointed to look after it following your evacuation. The rentals of the presides received from them were credited to your account on our books in the usual manner. However, very little was received as the place was condemned by the City Sanitary Inspector and Health Department as being unfit for habitation. The tenunt refused to quit and the heriff was given an eviction order thereby immaing him to vacate. After this the place was boarded us pending a sale. These premises were sold as October 23, 1944 for \$2250.00 and on completion of details you were advised with a general statement of your account and a Sales statement of 250 Powell Street. Your Chevrolet truck (T.109) 1937 was sold for a net amount of 222 79 as shown in our letter to you dated January 15, 1943. At your request this amount was forwarded to you in our letter of the 31st October 1945. In accordance with instructions in your letter of the 7th instant we have credited the account of Genya EBATA with \$115.43 and charged your account as shown on Gnneral Statement enclosed. We have prepared a further statement of your account to date showing a credit balance of \$1326.93 and are enclosing the following:-1 .- Statement as above 2. Our chaque for \$1326.93 remitting to you the full amount of your belence on our books. De foregoing, together with previous letters, re orts and statements would seem to account for your interests coming under our control and we shall be obliged if you will confirm same when acknowledging this Letter and attached cheque.

	Credit. Belince	11,689.65				<b>图是国际的企业性的,是是对外的工程的,但是自己的工程的,然后,但是是一个人的人们的,这种人们的人们的人们们们们们们们们们们们们们们们们们们们们们们们们们们们们们们们</b>
	<b>अं</b> देख			22.79	07571	
William Indicates	Particulars	Balance as per statement sent	Francisco of Auction Sale - Nov. 22/44	Cheque to you	Payment of older - 0. Black	果然是是不是不是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
	Pate	1945 February 22	Marrolls 116	However 2	1947 October 15	如此一次的人的是一个的是一个的时间,也是我们不知道是一种的一种的时间,这种的一个一种的一个一种的一种,是是

October 17th; 1917

Mr. Kikuichi Nakahaha, P.O. Box 155. Raymond, Alberta.,

March 11th, 1949.

Department of the Secretary of State, Office of the Custodian, Vancouver, R. C.

Dear Sin:

In reply to your March 9th lett r addressed to my wife.

An account of \$4.50 in the Japan Camada Prust Savings Co. balongs to ma.

If it's possible for me to receive this money will you be kind enough to mail to tombe.

Your s truly.

Justan

K. Nakahama.

Rec's IIIL 28 1949
File No. / 2 5 7
Ans
Performed All Aug.

Mr. Mahmeli Makalama,

Reyn. Mr. 100625;

Box 155;

Nay mond, achieva.

July 20 4 1949

Apparlance of the Reduction of State
Office of the Containing
Japanes Francisco School

Dear Sie :

Un reply to your July 1th letter.

Paly enformation I can your la your regarding to my recent to the Japan & farable Sund having for and My name in Malande Palaband Sound in year 1987 how 5th & Laid at 863 Panall Ll.

My law Book is bod & I cannot your your any older information

The James Control of My name had.

My Radaline

112,81