

11584



FORM 100  
**REAL ESTATE**

**BUREAU POWELL STREET**  
**OFFICE OF THE CUSTODIAN**  
**JAPANESE SECTION**

FILE NO. 11584

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

**PERSONAL INFORMATION**

NAME: ABE, Fusaji.

HOME ADDRESS: 1533 West 3rd Ave., Vancouver, B. C.

REGISTRATION NUMBER 01889 SEX: Male AGE: 43.

OCCUPATION: Gardener.

(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? Yes.

NAME OF WIFE OR HUSBAND: Kura.

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Fumio (M), Kanao (M).

ADDRESS OF CHILDREN: Same.

AGE OF CHILDREN: 12, 9.

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

1. LOCATION AND DESCRIPTION: 1533 West 3rd Ave., Vancouver, B. C. :-

In the City of Vancouver. Lot 30, Block 230, D.L. 526, Group 1,

Plan No. 590. In the District of New Westminster.

Title Deed No. ~~133~~ 63916 "L".

2. BUILDINGS AND OTHER IMPROVEMENTS: One wooden frame, two storeyed,

six roomed dwelling house. One wood-shed.

3. INSURANCE (Give particulars; state where policies are) \$1,000.00 Alliance Ass., Co.,  
Vancouver, B. C. Pol. #7912740, in owner's possession. Prem. \$8.00. This  
Policy is on House only, for Fire.

4. TAXES (Amount and where payable) \$44.75 City of Vancouver, B. C., 1942 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant has placed the above  
property in the hands of:- E.B. Morgan & Co., Ltd., 402 W. Pender St.,  
Vancouver, B. C., who will see to the rental of above house.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS Title Deed in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None.

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:

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

Left at - 1533 W. 3rd Ave., Vancouver, B. C. Key will be given to

Agent - E. B. Morgan & Co., Ltd., before leaving.

1 Bureau; 1 coat stand; 1 kitchen table; 1 kitchen cabinet.

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: None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
One \$50.00 Victory Bond, 1941, in owner's possession.

In the name of:- Son, Fumio - one \$5.00 War Savings Certificate, 1940.  
" " " " Kanao - " \$5.00 " " " 1940

8. BANK ACCOUNTS: None. In Declarant's possession

9. LIFE INSURANCE: In the name of- Fumio, \$250.00 Prudential Life Ins., Co.,  
Van., B.C. Pol. #110661487, in Declarant's possession. Beneficiary-Mother.  
In the name of-Kanao-\$250.00 Prudential Life Ins., Co., Van., B.C. Pol. in  
Declarant's possession, #110661486. Beneficiary - Mother, Kura.

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

#### LIABILITIES:

1. PERSONAL DEBTS: None.

2. 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 21st day of July, 1942.

(Signature)

Fusaji Abe

S. M. Chape

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date July 15th, 1943

Our File No. 11584

Full Name ABE, Fusaji  
(Surname in Block Letters)

Registration No. 01889      Male - Female  
(check)      Age \_\_\_\_\_

Former Address 1533 West 3rd Avenue, Vancouver, B. C.

Date Evacuated July 24th, 1942      Naturalized - Canadian-Born - National  
(check)

RETURNED TO JAPAN

S. S. GENERAL MEIGS

Present Address Tashme, B. C. 2nd AUGUST, 1946

Married - Single  
(check)

Name of Wife Kura - #07144

Name of Husband \_\_\_\_\_

Name of Mother \_\_\_\_\_

Name of Father \_\_\_\_\_

Names of Children under 16 Fumio - July 3, 1930

Kanao - Oct. 27, 1933

Requested by \_\_\_\_\_

Registered with Custodian Yes  
(Yes or No)

Additional Information \_\_\_\_\_



11584

01889

DOMINION OF CANADA  
DEPARTMENT OF FINANCE

Issued at **Tientsin, P.C.**  
Date **July 26th, 1946**

No 900

The Government of Canada acknowledges that **AT&T** **Japan**  
has surrendered property situated in Canada as described herein and agrees to remit the sum equivalent of the net proceeds  
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,  
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds  
of such property there shall be retained such amounts as may be required to repay advances made by the Government of Ca-  
nada by way of Registration Grant.

Cash - - - - - \$1001.00

Outlay of new balance - - - - - \$1001.00

\$1001.00

1093

*W. J. C. C.*  
for Comptroller of the Treasury



ER

711 Stock Exchange Bldg.,  
475 Howe Street,  
Vancouver, B. C.,  
Nov. 19/46

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

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

Re: ABE, Fusaji <sup>11564</sup> #01889  
-----

Please note that the above Japanese has  
been repatriated to Japan. The following is the status  
of his account with this Department, covering the  
repatriation transactions:

Money turned in - - - - - \$ 1372.47

Draft Issued- - - - - \$ 1372.47

It will be noted, therefore, that this  
party is not indebted to this Department in this connection.  
However, should any further monies come into your hands on  
this account it should be turned over to this office for  
transmission to the Japanese in question.

Yours truly,

*F. G. COBURN*  
F. G. COBURN,  
Supervising Treasury Officer.

FGC/EJ.







SUMMARY OF LIABILITIES

File No. 11584

January 15, 1946.

Re: Fuji ABE (Mr.)  
Registration No. 01889

This file reveals no claims against the above  
Japanese person.

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

  
P. Dwyer.

PD/ER



FILE NO. 11584  
REG. NO. 4189

DEBIT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 25	Balance as per statement sent Advertising property for sale	\$ 4.00	\$1,035.81	
1944 January 14	Payment of debt to D. Abe	550.00		
September 6	Dr. Tai Kusubara - account paid Dr. H. H. Shisobara - account paid	90.00 25.00		
		<u>\$ 669.00</u>	<u>\$1,035.81</u>	

CF \$ 366.81



RECEIPTS

File No. 11584  
Reg. No. 01889

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Ck 1591 - Certificate of Encumbrance - Vancouver	\$ 1.00		
February 11	Sale of furniture Rents collected (Sept. - Feb.) Commission - E. B. Morgan Co. Repairs & Maintenance	11.78 102.50	8.00 125.00	
March 17	Rents collected Commission Repairs & Maintenance	1.63 7.00		25.00
April 15	Rents collected Commission Sundry per rental statement	1.28 7.00		25.00
May 13	Rents collected Commission	1.25		25.00
June 14	Rents collected Commission Repairs & Maintenance	1.68 8.20		25.00
July 3	Ck 3796 - City of Vancouver - 1943 taxes	44.75		
July 16	Rents collected Commission	1.25		25.00
August 11	Rents collected Commission	1.25		25.00
September 17	Rents collected Commission	1.25		25.00
October 8	Ck 5651 - Appraisal fee	5.00		
October 16	Rents collected Commission Sundry	1.28 7.00		25.00
November 13	Ck 6215 - Registration of Transmission & Deed Lot 30/230/526/N.W.D./590	9.40		



- 2 -

File No. 11584

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 November 12	Monies collected Commission	\$ 1.25	\$ 25.00	
November 25	Purchase price of 1533 W. 3rd Ave., Cat. # 316 Ok 6458 - closing adjustments on sale of 1533 W. 3rd Commission on sale of 1533 W. 3rd Ave.,	8.94 47.50	950.00	

GR \$ 1,035.81



REAL PROPERTY SUMMARY

**JAPANESE NAME:** Fusaji ABE                      Reg. No. 01889                      File No. 11584.  
**CATALOGUE NO:** 318.    Copy for File 11558.

**PROPERTY ADDRESS:** 1533 West 3rd Avenue, Vancouver, B. C.

**LEGAL DESCRIPTION:** City of Vancouver, Lot 30, Block 230, District Lot 526, Group 1, N.W.D., Plan 590.

**TITLE:** Registered in the name of Fusaji ABE.

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 34759, dated August 28th, 1942.

**ASSESSED VALUES:** Land - \$500.00  
Improvements - 600.00 - \$1100.00.                      Taxes - \$46.42.

**CLASSIFICATION:** This is an old 6 room dwelling built on a 25' x 120' Lot. Situated in an Industrial Area.  
We quote from the Valuator's report: "This particular building is very old, consisting of 6 rooms, with bath and toilet, no basement, no furnace or fireplace. Needs considerable repairs both inside and out. I would place a valuation of \$900.00 on the property in its present condition. F.A. Cleland."

**HISTORY OF ADMINISTRATION:** Kura ABE, File 11558, Wife of Fusaji ABE, appointed Messrs. E.B. Morgan & Co. Ltd., as their Agents to take charge of looking after their property upon evacuation. This action was approved of — see copy of our letter dated August 11th, 1942, confirming same. Messrs. Morgan & Co. Ltd., leased this property to Stuart Flett as from September 26th, 1942, on a monthly basis. Consideration \$25.00 per month payable in advance.

Rents collected - \$350.00, against which were the following charges:

Decorating	\$64.50
New bath	38.00
Repairing chimney	7.35
Plumbing	8.60
Water Rates	14.00
Commission	<u>23.15</u> - \$155.60

\$50.00 a/c rent was paid in after the sale and adjustment was made with the purchaser as at October 21st, 1943.

**SOLD:** To Joseph Rosen for \$950.00 as at October 21st, 1943.  
Approval of Advisory Committee - October 13th, 1943.

Funds released to the credit of Fusaji ABE as at November 25th, 1943, against which were the following charges: Real Estate Commission - \$47.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50 = \$60.00, leaving a net credit of \$890.00 from said transaction



transaction.

Page 2.

File No. 11584.  
Copy for File 11558.

Adjustments as at November 25th, 1943, to the amount of \$1.33 being Purchaser's share of Unexpired Fire Insurance Premiums, \$8.72 Purchaser's share of 1943 Taxes and \$2.70 being Purchaser's share of Water Rates = \$12.75, were placed to the credit of Fusaji ABE'S account.

The following Fire Insurance Policy:-

Alliance Assurance Co. Ltd., Policy No. 7912740 - \$1,000.00 covering on the dwelling, was transferred to Joseph Rosen, 1st December, 1943.

**OLD CERTIFICATE OF TITLE**

No. 63916-L:

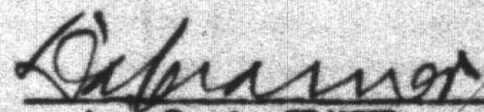
Fusaji ABE declared on his JP Form, signed July 21st, 1942, that the Title Deed was in his own possession.

Mr. P.H. Russell wrote to Fusaji ABE on October 26th, 1943- "Kindly send either to this office or to the Land Registrar, Vancouver, the Title covering this land, No. 63916-L." So far there has been no reply to this letter.

Certificate of Title No. 93566-L was handed to Joseph Rosen on December 1st, 1943. His receipt of same date is on file.

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

September 18th, 1946.

  
D. A. CRAMER.

DAC:JS



ABE, Fusaji  
1533 W. 3rd Ave., Vancouver, B. C.  
Evac. File #11584



Picture Taken April 29, 1943.



**E. B. MORGAN & COMPANY LIMITED**

REAL ESTATE  
INSURANCE AND FINANCIAL AGENTS

REPRESENTING  
THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED  
402 WEST PENDER STREET  
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 8 1942

August 7th, 1942.

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

"Your File No. 77,11584"

Dear Sirs:

Re: Fusaji Abe, Registration No. 01889.

In reply to yours of the 23rd ultimo in the above connection, we beg to advise that the above owner, through his wife, arranged with us to look after this property as his Agent, and at the time the arrangement was entered into, we obtained an Agency Agreement signed by Mrs. Abe on behalf of her husband. Owing to the fact, that the house is still occupied by Mrs. Abe and the children, it has been impossible for us to rent the premises, therefore the Agency Agreement above referred to has not become effective.

We might state that, we made an inspection of the premises a few weeks ago and found that the dwelling known as 1533-3rd Avenue West, consisted of six rooms, in which two Japanese families were living, the owner's family being on the ground floor. The house is in fair state of repair, but is not modern, there being no basement, furnace or bathtub. The whole house needs decorating, and the owner has instructed us to have this work done as soon as the family is evacuated, the cost not to exceed \$60.00.

We are of the opinion that we will have no difficulty in renting the house, when it becomes vacant, at a rental not less than \$20.00 per month. Mrs. Abe has undertaken to notify us promptly as soon as she knows definitely when the family is to be moved, and as instructed by you, we will let you have this information the moment it comes to our knowledge.

Your further remarks and instructions noted.

Yours very truly,

HBM:FEL.

*E. B. Morgan*



OFFICE OF THE CUSTODIAN

RECEIVED  
SEP 26 1942

**E. B. MORGAN & COMPANY LIMITED**

REAL ESTATE  
INSURANCE AND FINANCIAL AGENTS

REPRESENTING

THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED

402 WEST PENDER STREET

VANCOUVER, B. C.

Sept. 25th, 1942.

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

Your File No. 11584.

Dear Sirs:

Re: Fusaji Abe

In reply to yours of the 21st instant in the above connection, we beg to advise that a week or so ago, we 'phoned your Mr. Shears to the effect, that the family of the above had been evacuated, and further that as authorized, we were having the house decorated throughout. The latter has now been completed, and we have rented the premises known as 1533 - 3rd Avenue West to a family of three at \$25.00 per month.

In order to get this rental, we have to supply a bath tub together no doubt with some attachments, the cost should not run over \$35.00, in as much as, the tenant has undertaken to look after the labor of installation.

We might state that in our conversation over the 'phone as mentioned above, Mr. Shears stated that he thought it would be good business to install a bath tub, which would enable us to get \$25.00 per month by way of rental, instead of \$20.00.

Yours truly,

HBM:FEL.

*E. B. Morgan*



11584

September 28, 1942

Messrs. E. B. Morgan & Co. Ltd.,  
402 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Fusaji ABE

Please accept our thanks for your letter of September 25 advising us that Fusaji Abe's premises at 1533 West 3rd Avenue have been rented at \$25.00 per month. Will you kindly inform us of the name of the tenant and the date of tenancy.

F. Abe has declared to us that he left on the premises, 1 Bureau, 1 Coat Stand, 1 Kitchen Table and 1 Kitchen Cabinet; would you be kind enough to obtain the new tenant's receipt for these articles.

We would ask you to kindly report and remit monthly to this office all rentals received and we enclose a supply of forms for this purpose.

We understand that from your previous letters that Fusaji Abe has authorized you to spend the sum of \$60.00 for installing a bath and having the place re-decorated. As we have no funds to pay for this work, it is understood that if it is done you will reimburse yourselves from the rentals received.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.



COPY

Tashme, Hope, B. C.

September 29th, 1942.

E. B. Morgan & Co.,  
Vancouver, B. C.

Dear Sir:

Re: 1533-3rd Avenue West.

Acknowledged yours of 21st instant, advising us that  
you may be able to make \$7.00 or \$8.00 for the furniture which we left.

We are quite agreed with your suggestion, and if you can  
sell them, please forward the amount to the above address.

With deep appreciation,

Sincerely Yours,

(signed)

Fusaji Abe



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 16 1942

*Mr. Shears*  
E. B. MORGAN & COMPANY LIMITED

REAL ESTATE  
INSURANCE AND FINANCIAL AGENTS

REPRESENTING

THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED

402 WEST PENDER STREET  
VANCOUVER, B. C.

Oct. 15th, 1942.

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

*60  
35  
95*  
*discount  
ball*  
*Oct 25*  
Your File No. 11584.

Dear Sir:

Re: Fusaji Abe.

We have for acknowledgment your letter of the 28th ultimo dealing with the above account, and hereunder give you the information asked for:

The name of the tenant to whom we rented the premises known as 1533-3rd Avenue West, is Stuart Flett, and the date of tenancy September 26th last. The rental being as previously advised, \$25.00 per month.

We would state further, that we were authorized by the owner to spend the sum of \$60.00 in having the house re-decorated through out, and a further sum sufficient to cover the cost of installing a bath and fixtures, provided, the latter expenditure would be the means of increasing the rental value above the minimum agreed upon - \$20.00 per month. We would point out that in your letter, you informed us that you understood that the sum of \$60.00 would cover the cost of redecoration together with the installation of a new bath. In this connection, we would refer you to our letters of August 7th and September 5th last.

The articles as stated by you, were left on the premises when Mr. Abe vacated, and in a conversation on the 'phone, we had with your Mr. Shears, as mentioned in a previous letter, we so informed him of the fact and the latter suggested that we write Mr. Abe and inquire of him, if it were his intention that the articles be sold for what they would bring. We carried out this suggestion, and under date of September 29th last, we received instructions from the owner to dispose of the furniture, provided, we could obtain \$7.00 or \$8.00 for same. We might state, that the furniture in question was of little value, the most of it being homemade.

We are enclosing herewith a copy of the above mentioned letter, and would appreciate your further instructions.

Yours truly,

HBM:FEL.  
Encl.

*Ernest Morgan*



**R. EVANS**Notary Public

REAL ESTATE. INSURANCE. MORTGAGES

ESTABLISHED 1903

2115 GRANVILLE STREET

VANCOUVER, B.C.

Sept. 23/43

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

Dear Sirs:-

On behalf of my client Joseph Rosen  
c/o R.Evans, address above, I hereby submit an offer  
of \$950 cash for the purchase of Lot 30 Block 230  
D.L.526 Catalogue No. 318. I enclose herewith  
Mr. Rosen's cheque for \$95 being 10% of price.

Yours truly,



J. G. Shears  
and

15384

1533 - 43rd Ave



file - 11584

October 1st. 1943.

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

Dear Sirs:-

Re Catalogue # 918.  
Lot 30, Block 230, Dist. Lot 526, known as 1533 W. 3rd Ave.

This property is located on the North side of 3rd Avenue the first block West of Granville Street in an industrial area, where the buildings are very old and mostly in a dilapidated condition.

This particular building is very old, consisting of 6 rooms, with bath and toilet, no basement, no furnace or fireplace. Needs considerable repairs both inside and out.

I would place a valuation of \$900.00 on the property in its present condition.

Yours very truly,

*A. A. Robinson*

PAC/C.



File No. 11584  
Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

ADJUSTMENTS

As of October 21, 1943 - 71 days to go.

Debit purchaser	
71/365 x \$44.75 taxes for 1943	\$8.72
71/184 x \$ 7.00 water July to Dec.	2.70
1/6 x \$ 8.00 insurance premium	1.33
(expiry 25/4/44)	
Registration fees on deed - \$950.00	<u>5.90</u>
Total debits	\$18.65

Credit purchaser	
Proportion rents for month ending October 26 - 5/31 x \$23.75	\$ 3.84
Rents collected for month ending November 26th	<u>23.75</u>
Total credits	\$27.59
Less total debits	<u>18.65</u>
<u>DUE TO PURCHASER</u>	\$ 8.94



11584

October 15th, 1943

R. Evans, Esq.,  
2115 Granville St.,  
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 318

Your letter of the 73rd instant written on behalf of Mr. Joseph Rosen, enclosing cheque for \$95.00 and offer to purchase 1533 West 3rd, Avenue for the sum of \$950.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$855.00.

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

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

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

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

Yours truly,

F.G. Shears,  
Director.

FOS/AW

np



VALUATING AND APPRAISING

TELEPHONE BAYVIEW 0498

RENTALS

**R. EVANS**

Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1908

2115 GRANVILLE STREET  
VANCOUVER, B.C.

Rec'd	OCT 21 1943
File No.	11584
Ans.	PKH 22/10/43
Referred	Hall (D.)

Oct. 19, 1943.

The Custodian,  
506 Royal Bank Bldg.,  
Hastings & Granville Sts.,  
Vancouver, B. C.

Dear Sir:

Re: File No. 11584; Cat. No. 318

Your letter to hand advising that you intend to recommend Mr. Rosen's offer for the purchase of 1533-3rd. Ave. West.

As instructed by you we herewith enclose "Certified" cheque for \$855.00 being the balance of the purchase price.

The name of our client is Joseph Rosen, "store-keeper" of 1543 - 3rd. Ave. West, or C/o of R. Evans, 2115 Granville Street. He is an American and not a British Subject.

Yours truly,

R. EVANS

Per. *R. Evans*

LE  
Encl.



File No. 11584  
Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

Receipt of Certificate of Title No. 93566-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 copy of Alliance Assurance Company Ltd. policy No. 7912740 with assignment thereof in quadruplicate, and cheque for \$8.94 representing closing adjustment on sale to me of 1533 West 3rd Ave.

Dated at Vancouver, B. C., this 1st day of December 1943.

J. P. Rosen



STATEMENT RE SALE OF:

Catalogue No: **318**

Street Address: **1533 W. 3rd Avenue,  
Vancouver, B.C.**

Legal Description: **30/230/526**

Name: **ABE, Fusaji**

File No: **11584**

Reg. No.: **01889**

Date of Sale and Adjustments ..... **October 21, 1943** .....

	<u>Debit</u>	<u>Credit</u>
Sale Price		
Real Estate Agents Commission	47.50	950.00
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
<del>Unpaid Vendor</del>		
<del>Mortgage</del>		
<del>Arrears of Taxes</del>		
<del>Other Charges</del>		
Adjustments:		
Fire Insurance		1.33
Taxes		8.72
Water		2.70
	<u>60.00</u>	<u>962.75</u>
Net Proceeds credited to your account		<b>902.75</b>

Date:..... **January 12, 1946** .....

Compiled by:..... **George Peters** .....



11584

October 26, 1943.

Mr. Fusaji ABE,  
Registration No. 01839,  
Tashme, B. C.

Dear Sir:

Please be informed that your property consisting of 1533 West 3rd Ave., Lot 30, Bk. 230, D.L. 526, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 63916 L.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:AS



11584

October 27, 1943.

Messrs. E. B. Morgan & Company Ltd.,  
402 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 318  
1533 West 3rd Avenue

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Mr. R. Evans, 2115 Granville Street, the effective date of which should be October 21st.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies, usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA



File No. 11584  
Catalogue No. 318.

November 23rd, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Punaji ABE  
Lot 30, Blk. 230,  
D.L. 526, Op. 1,  
M.N.D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, November 13th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 93565-L dated November 13th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 93566-L dated November 13th, 1943, registering the property in the name of Joseph Rosen (Deed).
3. Duplicate of Transmission dated November 3rd, 1943.
4. Duplicate of Deed dated November 3rd, 1943 - Secretary of State to Joseph Rosen.
5. Certificate of Indefeasible Title number 93566-L dated November 19th, 1943, covering the above property in the name of Joseph Rosen.

*D. A. Cramer*

DAC:JS  
Encls.



11584

November 23, 1943.

Mr. Joseph Rosen,  
1543 West 3rd Avenue,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

Title to Lot 30, Block 230, D. L. 526, Group 1, District of New Westminster, has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

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

Adjustments as of October 21st as shown by the enclosed sheet have been calculated and a balance of \$8.94 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



11584

November 23, 1943.

Mr. Pasaji ABE,  
Registration No. 01889,  
Tashiro, D. C.

Dear Sir:

Re: Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

Please be informed that 1533 West 3rd Avenue has been sold as of October 21st for the sum of \$950.00 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	\$950.00
Less commission @ 5%	<u>47.50</u>
Net credit to your account	<u>\$902.50</u>

These funds are available to you in the usual way.

Yours truly,

PHR:MA  
cc B. C. Security Commission

P. H. Russell,  
Administration Department.



2  
11564

November 23, 1943.

Mr. Stuart Flett,  
1533 West 3rd Avenue,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

Please be informed that 1533 West 3rd Avenue has been sold to Mr. Joseph Rosen,  
1543 West 3rd Avenue, 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:MA

P. H. Russell,  
Administration Department.

cc Mr. Joseph Rosen



11584

1/12/1943.

Messrs. E. B. Morgan & Company Ltd.,  
402 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 318  
1533 West 3rd Avenue  
30/230/526

Sale of property catalogued as No. 318 has been completed by delivery of title to the purchaser, Mr. Joseph Rosen, 1543 West 3rd Ave., Vancouver. We enclose commission cheque representing 5% of the sale price payable to your order and amounting to \$47.50.

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

This sale was brought about through the introduction of the purchaser by Mr. R. Evans, 2115 Granville Street, with whom please make any commission adjustments which may be indicated.

A courtesy copy of this letter is sent to the agent last named.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA  
Enc.  
cc Mr. R. Evans



Tashme, B. C.,  
January 4th, 1944.

EVACUATION SECTION	
Rec'd	JAN 7 1944
File No.	11584
<i>J. Donet</i>	

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

Dear Sirs:

Re: Credit Balance of \$1035.31

This is to give you authority to pay  
over to MR. OTOICHI ABE of Popoff-Slocan, B. C.  
the sum of Five Hundred and Fifty Dollars (\$550.00)  
which is the sum I owed him before evacuation.  
This obligation was not registered with the  
Custodian but the Royal Bank of Canada, Main and  
Hastings, Vancouver, B. C., would have a complete  
record of this transaction.

Hoping that this would be carried out  
at your earliest possible convenience.

Yours truly,

PA:k

Fusaji Abe  
Reg. No. 01889

*Fusaji Abe*



**R. EVANS**Notary Public

REAL ESTATE, INSURANCE, MORTGAGES

ESTABLISHED 1908

2115 GRANVILLE STREET

VANCOUVER, B.C.

EVACUATION SECTION

JUN 25 1945

Rec'd

File No.

Ans.

Referred

June 23/45

The Custodian  
506-Royal Bank Bldg.  
Hastings & Granville st.  
Vancouver B.C.

Ref House 1533-3rd.W

Dear Sir:-

The above house was purchased nearly 2 years ago by Messers Rosen of No. 1543-3rd. ave. West. Mr. Rosen requested me to notify you that some Japanese furniture is still stored in the attic of this house, and he feels he should be charging you storage space.

I would suggest that you send someone to see him as soon as possible, and perhaps arrange to remove these goods and chattels from his house.

Yours truly,

*Chas. Evans*

*Remove  
arrange  
goods will be  
auctioned -  
Very little  
value -*

*Joseph Rosen no longer at  
1543 W 3rd.*

*See Evans*



11584

January 15, 1946.

Mr. Fusaji ARE,  
Reg. No. 01559,  
Tashme, B. C.

Dear Sir:

Re: Catalogue No. 318  
1533 W. 3rd Ave., Vancouver, B.C.  
Lot 30, Blk. 230, D.L. 526.

You have already been advised that the above property was sold for \$950.00 based on an independent appraisal and approved by the Advisory Committee. You have not, however, been forwarded one of our revised statements showing the net proceeds from the sale and same is now enclosed for your records.

We also enclose a statement of your account which shows that in September 1944 you had a credit balance of \$366.81. We would advise that there is no change in this account and same still stands to your credit.

Yours truly,

P. Doust,  
Administration Department

PD/ER

Enc. 2

cc Department of Labour, Japanese Division.



File No. 11584

PERSONAL PROPERTY SUMMARY

April 26/49.

Re: (Mr.) Fusaji ABE  
Reg. No. 01889.

Fusaji ABE, on his declaration of July 21st, 1942, declared certain chattels left at 1533 W. 3rd Ave., and stated that the key would be given to Agent E.B. Morgan & Co. Ltd. These chattels were sold December 15, 1942, in accordance with agreement made by ABE with E.B. Morgan & Co., and the proceeds \$8.00 were credited to his account.

In letter June 23, 1945, from R. Evans, we were informed that Mr. Rosen, purchaser of Fusaji ABE'S real property, requested the removal of the remaining Japanese chattels stored in attic of his house. On January 28, 1946, these chattels were removed to storage. See Auction sheets re sale of chattels - April 12th, 23rd, 26th, 1946.

No further information on file.

I hereby certify that the above  
summary is in accordance with  
information on file.

  
\_\_\_\_\_  
J. Spratt



CLIFFORD W. BROWN  
TREASURER

THE PRUDENTIAL INSURANCE COMPANY  
OF AMERICA  
HOME OFFICE, NEWARK, NEW JERSEY

May 28, 1943.

Mr. G. W. McPherson  
Authorized Deputy of the Secretary of  
State and/or Custodian  
501 Royal Bank Building  
Vancouver, B. C., Canada

EVACUATION SECTION	
Rec'd	JUN 3 1943
File No.	11584
Ans.	
Referred	Gibson

Dear Sir:

We are enclosing Forms "D" in connection with the policies issued by this Company to Kanao Abe and Fumio Abe. under 12

We have received a request for the cash surrender value of these policies, amounting to \$81.16. However, we are withholding payment until we receive proper authorization from your department.

Very truly yours,

*Clifford W. Brown*  
Treasurer.

Encs.  
BL



THE CUSTODIAN  
DEPARTMENT OF THE SECRETARY OF STATE  
43A CENTRAL CHAMBERS  
OTTAWA, CANADA

Ref. No. ....  
From the Prudential Insurance  
Company  
Date of Discovery .....

THE CUSTODIAN  
REGULATIONS RESPECTING  
TRADING WITH THE ENEMY(1939)  
FORM "D"

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy  
N.B. Separate forms should be used for each policy or annuity contract  
for each "enemy."

Policy No. 110661486

Life Insured - Name Kanoo Abe  
Born October 27, 1933  
Address 1627 West 2nd Ave., Vancouver, B.C.

Owner - if third Name  
party insurance Address None

Beneficiaries - Name  
Addresses Not Given  
Relationship to  
Life Insured

Record of Current Assignments  
(other than to company for  
policy loan) None  
-give names and addresses -

Date of Policy (i.e. due date of first September 13, 1937  
regular premium)

Plan of Policy 20-Year Endowment

Sum Assured or  
Amount of Annuity \$265

Premium - Amount 25¢  
How Payable Weekly  
Due Dates Monday

Policy Loans (automatic or otherwise) None

Approximate Cash Value, if any, including  
dividends, after deducting all policy \$38.51  
indebtedness

Nature of Automatic Non-forfeiture Extended Insurance  
Provision

Approximate Cancellation Date under  
Automatic Non-forfeiture September 13, 1957

Special Notes:

If the insured is living at the expiration of the Extended Insurance a Pure Endowment  
of \$41.80 will become payable.

May 25, 1943.

JMK



THE CUSTODIAN  
DEPARTMENT OF THE SECRETARY OF STATE  
45A CENTRAL CHAMBERS  
OTTAWA, CANADA

Ref.No. **PROBESIAL** Insurance  
From the **Company**  
Date of Discovery

THE CUSTODIAN

REGULATIONS RESPECTING  
TRADING WITH THE ENEMY(1939)  
FORM "D"

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy  
I.B. Separate forms should be used for each policy or annuity contract  
for each "enemy."

Policy No. **110661436**

Life Insured - Name **Kamoo Aho**  
Born **October 27, 1933**  
Address **1627 West 2nd Ave., Vancouver, B.C.**

Owner - if third party insurance Name **None**  
Address

Beneficiaries - Name **Not Given**  
Addresses  
Relationship to Life Insured

Record of Current Assignments  
(other than to company for policy loan) **None**  
-give names and addresses -

Date of Policy (i.e. due date of first regular premium) **September 13, 1937**  
Plan of Policy **20-Year Endowment**

Sum Assured or Amount of Annuity **\$265**

Premium - Amount **35**  
How Payable **Weekly**  
Due Dates **Monday**

Policy Loans (automatic or otherwise) **None**

Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness **\$98.51**

Nature of Automatic Non-forfeiture Provision **Extended Insurance**

Approximate Cancellation Date under Automatic Non-forfeiture **September 13, 1957**

Special Notes:

If the insured is living at the expiration of the Extended Insurance a Pure Endowment of \$41.00 will become payable.

May 25, 1943.

JMK



THE CUSTODIAN  
DEPARTMENT OF THE SECRETARY OF STATE  
45A CENTRAL CHAMBERS  
OTTAWA, CANADA

Ref.No. ....  
From the Prudential Insurance  
Company  
Date of Discovery .....

THE CUSTODIAN  
REGULATIONS RESPECTING  
TRADING WITH THE ENEMY(1939)  
FORM "D"

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy  
N.B. Separate forms should be used for each policy or annuity contract  
for each "enemy."

Policy No. 110661487

Life Insured - Name Fumio Abe  
Born July 3, 1930  
Address 1627 West 2nd Ave., Vancouver, B.C.

Owner - if third party insurance Name  
Address None

Beneficiaries - Name  
Addresses Not Given  
Relationship to  
Life Insured

Record of Current Assignments  
(other than to company for  
policy loan) None  
-give names and addresses -

Date of Policy (i.e. due date of first regular premium) September 13, 1937

Plan of Policy 20-Year Endowment

Sum Assured or  
Amount of Annuity \$265

Premium - Amount 25¢  
How Payable Weekly  
Due Dates Monday

Policy Loans (automatic or otherwise) None

Approximate Cash Value, if any, including  
dividends, after deducting all policy  
indebtedness \$42.65

Nature of Automatic Non-forfeiture  
Provision Extended Insurance

Approximate Cancellation Date under  
Automatic Non-forfeiture September 13, 1957

Special Notes:

If the insured is living at the expiration of the Extended Insurance a Pure Endowment  
of \$41.80 will become payable.

May 25, 1943.

JMK



NAME AME. P. 11

REGISTRATION NO. 01289

FILE NO. 1174

The following chattels were sold by public

auction at 771 E. Hastings St. Vancouver, B.C. on April 26th, 1946.

Table

\$ .70

Total

(Auctioneer's fee \$ .09

Less Expenses:

(Advertising

.02

(Moving

.10

Net Proceeds Credited:

\$ .70

\$ .21

\$ .49

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 62

Remarks.



NAME Ans. P. 11

REGISTRATION NO. 01883

FILE NO. 1154

The following chattels were sold by public

auction at 73 E. Hastings St. Vancouver, B. C. on April 23rd, 1946

Curtain stretchers	\$ .50
Pruner	1.25
Table	.30
Cupboard	.50
Records	1.10
Black board	.15
Line	5.50
2 chairs	1.00
2 chairs	1.25
2 screens	.25
Windows	.40

Total		\$ 12.20
Less Expenses:	(Auctioneer's fee \$ 1.53	
	(Advertising 1.11	
	(Moving 1.04	\$ 3.68
Net Proceeds Credited:		\$ 8.52

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 61

Remarks.



NAME AME. Fudall

REGISTRATION NO. 92257

FILE NO. 11524

The following chattels were sold by public  
 auction at 772 E. Hastings St. Vancouver B.C. on April 12th, 1946.

Mopala tire	\$ .30
Spray	.53
Shavers	.50
Knives	.25
Knives	.25
Wheel	.75
Wheel	.90
Knives	1.25
Master guard	.25
Garbage can	1.00
Cabinet	.25
Line	.10
Picture	.30
Doors	.60
Window	.25
Dishes	.50
Wash board	.25
Cups	.25

Total	(Auctioneer's fee \$ 1.04	\$ 8.89
Less Expenses:	(Advertising .53	\$ 2.60
	(Moving 1.03	
Net Proceeds Credited:		\$ 5.65

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 60

Remarks.