

12500

24

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 12500

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: FUJISAWA Sadayo (Mrs. George Kintaro)
HOME ADDRESS: 289 East Hastings St., Vancouver, B. C.
REGISTRATION NUMBER 03797 SEX: Female AGE: 56
OCCUPATION: "Electric Massage Business" 289 E. Hastings St.

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

EMPLOYER: self
MARRIED? widow
NAME OF WIFE OR HUSBAND: George Kintaro (deceased)
ADDRESS OF WIFE OR HUSBAND: none
NAMES OF ANY LIVING CHILDREN: Lily (F) 12775
Margaret (F) 12820
ADDRESS OF CHILDREN: 289 E. Hastings St., Vancouver.
AGE OF CHILDREN: 21, 17 yrs.

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

1. LOCATION AND DESCRIPTION: Corner of Moncton^{St.} & Second Ave., Steveston,
Lot 1, Block 7, Section 10, Block north 3, Range West 7, Map 249.
Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One storey with 5 rooms above.
2 storey, wooden building

3. INSURANCE (Give particulars; state where policies are) Michigan Fire & Marine Ins.
(A.S. Matthew & Co. Ltd. 402 W. Pender St., Vancouver. agent) \$1000.00.
Policy in own possession, #61039.

4. TAXES (Amount and where payable) \$28.80 payable to City of Vancouver. 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by George Jarvis, Steveston
The ~~same~~ building is leased to Mr. Jarvis for \$12.00 per month, commencing
for 1942 and \$14.00 per ~~for~~ month commencing the 1st of January 1943. Commencing
1st day of May, 1942, to the Duration of the War. Lease drawn up by Thomas C.
King, 78 Georgia St., Steveston.

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

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. 269 E. Hastings St., Vancouver, B.C.

Store with 3 rooms at back, in 2 storey, brick building.

2. LANDLORD'S NAME AND ADDRESS.

Mr. Grant, Orange Hall, Gore Ave. (agent)

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

\$22.50 per month. Paid to end of September, 1942.

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.

none

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) _____

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: Mutual Benefit Association. \$2500.00. Policy in own possession number unknown. Beneficiary dtr., Lily.

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 9th day of September 1942.

(Signature) Mrs. Sadayo FujisawaD.M. Chope.

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

P.N. 12/3/43 12500
26/1/43

Date May 12/43.

Our File No. 12500

Full Name FUJISAWA (Sadayo) Mrs. Geo Kintaro
(Surname in Block Letters) DECEASED

Registration No. 03797

Male - Female
(check)

Age Mar. 3, 1885

Former Address 289 East Hastings, Vancouver, B.C.

Date Evacuated Sept 21/42. Naturalized - Canadian Born - National
(check)

Present Address

51 Sherbrooke St. W. (10-1-4)
Montreal, P.Q.
45 Aberdeen Ave., 57th Avenue
2 Westmount, P.Q. Montreal, P.Q.
Died on July 28/45 at Montreal. DECEASED.

Married - Single
(check)

Name of Wife

Name of Husband

KINTARO, GEORGE (dec'd)

Name of Mother (ONODARA) YUMI (dec'd)

Name of Father

NAGANO, USABURO (dec'd)

Names of Children under 16

Requested by

Registered with Custodian

NO
(Yes or No)

Additional Information

Housewife. Owner of house
and property in Stevenson.

G-578

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

Date: April 23, 1946

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

Dear Sir:

Please be advised that (NAME) FUJISAWA Sadayo
(REGISTRATION NO.) 03797 died at (PLACE) Montreal
on (DATE) July 28th, 1945.

This is for your information.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION,

M.L. Brown
M.L. Brown,
Office Manager

EVACUATION SECTION	
Rec'd	<u>APR 24 1946</u>
File No.	<u>125-00</u>
Ans.	<u>Johnston</u>
Referred	<u>FUJISAWA Sadayo</u>

ENEMY SECTION	
Rec'd	<u>APR 24 1946</u>
File No.	
Ans'd	
Refer'd	

September 17, 1946.

GENERAL SUMMARY

File No. 12500

Sadayo FUJISAWA, Deceased

Reg. No. 03797

Sadayo Fujisawa, who was a widow at the date of evacuation, died on July 28, 1945. She was survived by two daughters, Lily, file No. 12775 and Margaret, file No. 12820.

Prior to the date of Mrs. Fujisawa's demise, all assets declared by her were liquidated and funds derived therefrom forwarded to her.

Mrs. Lily Yatabe, file No. 12775, daughter of the deceased, was beneficiary under Canadian Mutual Benefit Association Certificate No. 19221. A total of \$2500.00, in settlement of her claim, was paid to this office for credit to her account. These funds were forwarded to Mrs. Yatabe, at her request.

O.K.
1/10/46
Sept 17/46. *[Signature]*

[Signature]

12775 & 12500
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 29, 1946

Mrs. Lily Yatabe,
Registration No. 03795,
3452 Park Avenue,
Montreal, P. Q.

Dear Madam:

Re: Sadayo FUJISAWA, Dec'd,
and Certificate No. A9221

Please find enclosed herewith our cheque, for the
sum of \$1,500.00, which represents balance of funds received from
the Canadian Mutual Benefit Association in full settlement of your
claim in connection with the above numbered Policy.

Kindly acknowledge receipt.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

CANADIAN MUTUAL BENEFIT ASSOCIATION

(INCORPORATED UNDER THE LAWS OF BRITISH COLUMBIA)

CHARLES C. BELL
PRESIDENT

TELEPHONE-PA CIFIC 2925

308 ROGERS BUILDING
470 GRANVILLE STREET
VANCOUVER, B.C.

ENEMY SECTION

Rec'd **APR 26 1946**

File No.

Ans'd ☒

Refer'd

April 24th, 1946.

Attention: Mr. W. J. Johnston.

The Custodian of Alien Property,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Sadayo Fujisawa, Dec'd, Cert. #A9221,
Your File No. 12775 & 12500 Evacuee Section.

We are pleased to enclose herewith our cheque for \$1500.00
in your favour, being the balance on the above claim.

We shall be pleased to receive your receipt for this cheque
at your first convenience. Thanking you, we are,

Yours truly,

CANADIAN MUTUAL BENEFIT ASSOCIATION

W. J. Johnston
Secretary-Treasurer.

R

Enc.

1-775
12900

February 15th 1946.

Mrs. Lily IYANE,
(nee FUJISAWA)
Registration No. 03795,
3452 Park Avenue,
Montreal, P. Q.

Dear Madam:

Re: Sadayo FUJISAWA, Deceased
Certificate No. 49221

Please find enclosed herewith our cheque for the sum of \$1,000.00 which represents funds received from the Canadian Mutual Benefit Association as partial settlement of your claim in connection with the above numbered Policy.

We have been advised by the Canadian Mutual Benefit Association that the balance of funds due under this policy will not be available until after the next assessment has been made at the end of the present month but on receipt of the amount payable to you we will let you have our cheque in settlement of this matter.

Yours truly,

W. J. JOHNSON
ADMINISTRATION DEPARTMENT

WJ/JMS
Enc.

3452 Park Ave.
Montreal, Que.
February 20, 1946.

Mr. W.J. Johnston
Administration Department
509 Royal Bank Bldg.
Vancouver, B.C.

ENEMY SECTION	
Rec'd	FEB 23 1946
File No	
Ans'd	*
Refer'd	

Please refer to File no. 12775 & 12500

Dear Mr. Johnston:

I am in receipt of a letter of the 1st ultimo from the Canadian Benefit Association in which I received an attached copy of your letter from the office of the Custodian (file no. 12775 & 12500), dated January 14, 1946 in connection with an enclosed cheque for \$1,00.00 of my claim, which is \$2,500 in full.

I trust that you are now aware of the fact that there are no outstanding debts incurred in my name, and would be pleased to receive that which is rightfully mine. No doubt there has been some cause for the delay. I have been waiting for the cheque for a considerable length of time and would ask you to send it at your earliest convenience.

The Association also informs me that the remainder of the claim will probably be ready by the middle of April. Please see that this latter sum of \$1,500 is forwarded to me immediately upon receipt.

I shall be grateful if you would kindly attend to this matter at once.

Thank you.

Yours truly,

Mrs. Lily Yatabe

MF
**see ltr Feb 15*
Phoned Apr. 26/46 Bal. of \$1500.00 will be forwarded in few days. WJP

12500

April 11th, 1945.

Mrs. Sadayo FUJISAWA,
Reg. No. 03777,
51 Sherbrooke Street East,
Montreal, Quebec.

Dear Madam:

With reference to your letter of March 7th we regret the delay that has taken place in forwarding you funds derived from the sale of your property at Steveston, but now that the funds have been transferred from our Properties Suspense Account to your own account we are able to forward you a cheque for \$900.00, which is enclosed.

The total funds standing to your credit were \$1240.24 and from this amount we have paid the \$299.95 claim against you by H. Furuya Company which you authorized us to pay in December 1943 but which we did not do as there were insufficient funds in your account. Allowing for the above sums there is now a credit balance of \$40.29 in your account.

We would take this opportunity of reminding you that when we wrote you about the H. Furuya Company debt we mentioned there was an item of \$3.85 on file against you from the B. C. Telephone Company. Our last letter to you on this matter was on November 28, 1942 when we sent you at your request a detailed copy of a sworn statement lodged in this office by the B. C. Telephone Company. In case, however, this has gone astray a further copy is attached and we shall be glad to have your authority by return to pay this small claim, which is the only one now outstanding against you.

Our usual letter and statements relating to the sale of Evacuee properties are enclosed and relate to the property at 45 Moncton Street, Steveston, B. C., sold some little time back for \$1100.00 gross.

Yours truly,

F. Donet,
Administration Department

PD/ER
Encs.

MEMORANDUM

January 29th, 1945.

To: Mr. MacBride
From: Administration Department

- CHATELAIN -

Re: FUJISAKI, Tokyo, Reg. 03777 - File 12500
OKIM, Tami Reg. 03222 - " 4244
OKIM, Yoshihara Reg. 04281. File 4982

Respecting the chattels said to be left at 45 Munton Street, Steveston, B. C. by Mrs. Okim, we wrote Mr. Jarvis who purchased this property and his reply dated January 22, 1945 is on file. The position therefore appears to be as follows:

Chattels declared on "JP" Form	Received by G. Jarvis, tenant, or sold by Okim	Chattels still on premises	Unaccount- ed for
1 Heater Stove	- Sold by Okim		
1 Kitchen Stove	- Given to Jarvis (Useless)		
1 Book Case	- Purchased by Jarvis		
1 Bed	- Purchased by Jarvis		
4 Beds		1 Bed	3 Beds
12 Chairs			12 Chairs
1 Kitchen Cabinet	- Purchased by Jarvis		
1 Linoleum			1 Linoleum
3 Electrical Fix- tures			3 Electrical Fixtures
Kitchen Utensils, etc.		Kitchen Utensils	

Respecting File 4982, Yoshihara Reg. OKIM, we find that with the exception of the three beds which presumably can be considered as part of the building, all the chattels were sold to Jarvis and others, so that there is no need for us to be concerned with the chattels shown on this file.

You will no doubt wish to investigate this matter and advise us in due course.

P. Doust.

PD/ME

*Let Jarvis
confirm
nothing on
premises*
1/27/45

51 Sherbrooke St W,
Montreal, Que.
December 20th 1944

Mr M.L.Brown,
360 Homer St,
Vancouver, B. C.

Dear Sir,

I am writing in connection with the registration of the Deed which you have heretofore sent me, and asked me to sign. Mrs Lund, of the B.C.S.C. in Montreal, has approached me and has asked me to sign the said Deed. I explained the circumstances to her. That is, that I had written to the Title Examiner, and had asked for specific particulars. Up to date I have received no reply whatsoever. Therefore, Mrs suggested that I write you again via airmail requesting with urgency that you send the details.

I impress upon you that I most certainly would like to give wholehearted co-operation to the matter in hand but I cannot possibly do so, unless you co-operate with me. I am willing to sign the Deed insofar as you inform me as to amount the house was sold for, and send me a statement of all taxes, or liabilities up to date of purchase. I realize that you would like to get this transaction finished at the earliest possible time, and I am one with you regarding this. As I am in need of the money I would like a written statement signed by you to the effect that you will send me the money immediately upon receiving the said signed Deed, whereupon you will be able to complete the aforementioned purchase.

Thanking you in advance.

Yours truly,

Mrs S. Fujisawa(03797

Re file No.12500

12500

December 28, 1944.

Mrs. Sadayo FUJISARA,
Reg. No. 03797,
5780 Darlington St.,
Montreal, Quebec.

Dear Madam:

Res. Lot 1, Blk. 7, pt. Sec. 10,
B3W. R7W. Map 249. D.N.W.

Your letter dated November 30th reached this office on December 11th, and has been duly read. Replying to your question regarding the sale price of the above property, please be advised that the sale price is \$1100.00, the purchaser being the tenant, Mr. George Jarvis.

When there are no outstanding debts appearing on record and the Japanese owner now resides outside of the B.C. Security Commission controlled centres, it is the practice of the Custodian to remit the full amount of the net proceeds from sale of property upon request. Your file however, indicates two debts, namely, M. Furuya & Co. for \$299.95, and B. C. Telephone Co. in the sum of \$3.85 and we note that on December 4, 1943 you acknowledged the account of M. Furuya & Co. to be correct and requested that payment be made.

Receipts and disbursements relative to the above property are set out in the attached memorandum from which you will see that latterly the Custodian has collected the equivalent of the water rates from Mr. Jarvis and has paid these rates from this office. You will also note that \$124.40 is your present credit to which will be added the net proceeds from the sale of the Steveston property.

It is the intent of the Custodian to satisfy the debts above mentioned leaving the remaining funds at your credit in this office to be remitted to you at your request.

For your information your personal beneficial interest in this property as set out in the will of your late husband, vests in the Custodian and the least expensive way for you to obtain

the proceeds from liquidation is to sign the conveyance which has been sent to you by this office.

When you have given consideration to this letter we will be glad to receive the copies of the deed duly completed before a Notary in accordance with our previous explanation. In order to facilitate the safe return of these deeds to this office we enclose a stamped addressed envelope with an additional stamp for registration.

Trusting to have a reply from you without undue delay,

we remain,

Yours truly,

A. C. Hartman,
Administration Department.

ACM:AS
encl.

Sadayo FUJISAWA (Mrs. George Kintaro)

Reg. No. 03797

File No. 12500

45 Moncton Street, Steveston, B.C.

Lot 1, Blk. 7 of st. Sec. 10, B3N, E7W

Preliminary Statement showing approximate net credit to accrue from sale
of above property.

Property sold for		\$1100.00
Approx. rebate on Insurance	\$18.00	
Approx. rebate on taxes	<u>16.00</u>	<u>34.00</u>
		\$1134.00
Less charges:		
Valuation fee	7.50	
Advertising charge	<u>4.00</u>	
Registration fees	<u>2.50</u>	<u>14.00</u>
Approx. net credit to accrue from sale		<u><u>\$1120.00</u></u>

Note: All adjustments will be made as at August 10th, 1944, rentals
being paid up to July 31st, 1944.

12500

November 30th, 1944.

Mrs. Sadao FUJISAWA,
Reg. No. 03797,
5780 Darlington St.,
Montreal, QUEBEC.

Dear Madam:

Re: Lot 1, Blk. 7 of part of Sec.
10, B.M. R7E, Map 249, D.N.W.

We would point out to you that the title to the property above described is still in your name as Personal Representative of your late husband, Mr. Kintaro FUJISAWA, and that it will be necessary to place the title in your own name, which we think should be done without delay so that your ownership may not at any time be disputed.

To this end we are sending through the B. C. Security Commission a Draft Deed, with the request that you execute it, one copy of which will be returned to the Commission and forwarded to us. We will then arrange for its registration in the Land Registry Office at New Westminster.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

12500/844

This Indenture

Made the 3rd day of November in the
year of our Lord one thousand nine hundred and forty four

In pursuance of the "SHORT FORM OF DEEDS ACT"

BETWEEN

State Full Name
Address and
Occupation.

**SADAYO FUJISAWA, Personal Representative of
KINTARO FUJISAWA, "In Trust" (Filing 14966)**

(hereinafter called the Grantor),

AND

State Full Name
Address and
Occupation.

**SADAYO FUJISAWA, Widow,
of the City of Montreal, in the Province of
Quebec,**

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of One (\$1.00)

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), he the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Richmond, in the Province of British Columbia, and known and described as Lot One (1) Block Seven (7) of part of Section Ten (10) Block Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-nine (249) in the District of New Westminster.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs, and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

"Bertrude Emilie Lunn"

State Full Name
Address and
Occupation.

"276 St James St. W."

"Placement Officer"

"Mrs. Sadayp Fuyisaa"

FOR MAKER (INCLUDING MARRIED WOMEN)

I **Hereby Certify** that on the _____ day of _____ 194____
at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared
before me and acknowledged to me that _____ the person _____ mentioned in the annexed instrument as the
Maker thereof, and whose name _____ subscribed thereto as part _____ and that he know the contents thereof,
and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
in the Province of British Columbia this

day of _____ in the year of our Lord one thousand
nine hundred and forty

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:
I, *James H. [Signature]*
of the City of *Vancouver*,
in the Province of British Columbia, make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by *James H. [Signature]*
the part *James H. [Signature]*
thereof, for the purposes named therein.
2. The said instrument was executed at *Vancouver*
I know the said part *James H. [Signature]* and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at *Vancouver*
in the Province of British Columbia, this *10th* day of *January* 1945
A Notary Public in and for the Province of British Columbia. *34. J.C.B. [Signature]*
A Commissioner for taking affidavits within British Columbia.

Dated *1944*
SADAYO FUJISAWA, Personal Representative of KINTARO FUJISAWA, "In Trust" (Filing L4986).
TO—
SADAYO FUJISAWA
Form No. 27
Deed of Land
SITUATE IN
Municipality of Richmond
Lot One
Block 7 of part of Sec. 10, B3N, R7W,
Box Map 249, D.N.W.
Murphy & Chapman Ltd., Law Printers and Stationers,
Vancouver, B.C.

3 I hereby Certify that, on the *10th* day of *January*, 1944, at *Vancouver*, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of *James H. [Signature]*, who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of *James H. [Signature]* to the annexed instrument as the maker thereof, that the said *James H. [Signature]* is the same person mentioned in the said instrument as the maker thereof, and that he, the said *James H. [Signature]* and subscribed the name of the said *James H. [Signature]* thereto voluntarily as the free act and deed of the said *James H. [Signature]* under authority of a power of attorney which has not been revoked. IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at *Vancouver*, British Columbia, this *10th* day of *January*, 1944.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

CANADA
PROVINCE OF BRITISH COLUMBIA
To Wit:
I, *James H. [Signature]*
of the *City of Vancouver*,
in the Province of British Columbia, this *10th* day of *January*, A.D. 1944
DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.
DECLARED before me at *Vancouver*
in the Province of British Columbia, this *10th* day of *January*, A.D. 1944
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

File No. 12500

September 23, 1944.

MEMORANDUM

To: Mr. McPherson.

From: A. C. McPherson.

Re: Sadayo FUJISAWA, (Mrs. George Kintaro)
Reg. No. 03797,
Lot 1, Blk. 7 of pt. Sec. 10, Blk. 3 B,
S. 7 W, Map 249, D.S.W. Municipality
of Richmond.

You will note that the title is registered in the name of Sadayo Fujisawa, Personal Representative of Kintaro Fujisawa, "In Trust", Filing No. 10. Particulars of the trust are to be found in a memorandum on file which we presume to be correct.

In order to be in a position to convey title to the purchaser it will be necessary to have this property conveyed by the Trustee to himself as sole beneficiary followed by the transmission reciting the beneficiary's right to be the registered owner under such conveyance. Would you please be good enough to draw the necessary document, submitting it to Mrs. Fujisawa for signature.

Since this matter appears to have been held in abeyance for a considerable time I would appreciate your giving it precedence over transmissions more recently handed to you.

By me

ATM

AM:AS

*Original sent to
Mr. McPherson
7-20-44
Re: Sadayo Fujisawa
7-20-44
3797
7-20-44*

12500

5th July, 1944.

G. Jarvis Esq.,
P.O. Box 636,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 844
45 Moncton Street,
Steveston, B.C.

Referring to your letter of the 8th June in which you state that you are prepared to raise your offer on the above property to \$1,200.00.

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 \$1,350.00 to complete the purchase price on this property.

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

We note your remarks in regard to the money which you have spent in improvements on this place. If you will advise us in more detail just what improvements you have made and the cost of same, preferably supported with receipted bills, we will then see if any consideration can be given to your claim.

It would depend somewhat whether our valuator took these things into consideration at the time he made his appraisal. There are of course improvements which can be made on a property which did not really materially affect its actual value. However, as stated above we will consider the matter further after hearing from you again.

Yours truly,

F. G. Shears,
Director.

FGS/PWH

12500

April 15, 1943.

Mr. George Jarvis,
45 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Mrs. Sadayo FUJISAWA

Confirming our recent discussion, it may be said that there appears to be no objection to your constructing an addition, to cost around \$300.00, to the building owned by the above Japanese, which is at present occupied by you, but on the understanding that this is to be at your sole expense and charge and that you are to pay during your occupancy of the premises any increase in taxes which may be levied by reason of this additional improvement to the property.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDL

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: FUJISAWA, Mrs. Sadayo (Mrs. George Kintaro)

Address: 289 East Hastings Street.

File No.: 12500 Registration No. 03797.

Location and Description of Property:

Lot 1, Block 7, Section 10, Block 3 North, Range 7 West,
Map 249, known as corner of Moncton St. and 2nd Avenue,
Steveston, B. C.

Store with 5 rooms above.

Fire Insurance:

Michigan Fire & Marine Ins. #61039. \$1,000.00. Expires
August 6, 1943.

Taxes:

Said to be paid for 1941. We have tax notice on file
which shows arrears for 1940--41.

Tenant's Name:

George Jarvis.

Rental Arrangements:

\$12.00 monthly starting September 1, 1942.
Commencing January 1, 1943, rent rises to \$14.00 monthly.

Water rates payable by tenant.

Name of Agent:

T. C. King,
78 Georgia St.,
Steveston, B. C.

JD Form Letter #41 sent.

September 22, 1942.

12500

September 2, 1942.

Mrs. Sadayo Fujisawa,
289 E. Hastings St.,
Vancouver, B. C.

Dear Madam:

It has come to our attention that you are the owner of a certain property known as Lot 1, Block 7, Section 10, Block 3 North, Range 7 West, located at Steveston, B. C.

As you have not registered this property or any other property that you own in this area, we would like to suggest that you do so at once so that we may be in a position to more effectively handle your property when you are evacuated.

We would, therefore, suggest that you call at our office at 314 Powell Street and register your property with the Custodian.

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

Yours truly,

F. G. Shears,
Assistant Manager.

[Handwritten signature]

Catalogue No. 844
File No. 12500
45 Moncton Street, Steveston
1/7/pt.10/B3N/R7W/249
Certificate of Title No. 183950-E

Control of property covered by Certificate of Title No. 183950-E is by me
hereby acknowledged and I agree that all adjustments and incidents connected
with the sale to me of this property have been settled.
Receipt is also acknowledged of Michigan Fire & Marine Insurance Co., Policy
No. 6014090 which has been assigned to me.

Dated at Steveston B. C., this 3rd day of April 1945.

Signed George Jarvis

Return to the Custodian

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

Dear Sirs:-

Re: 45 Moncton Street, Steveston

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,

George J. Harris.....Signed

Return to the Custodian

Catalogue No. 844
File No. 12500
45 Moncton Street, Steveston
1/7pt.10/B3W/K7W/249

Receipt of Certificate of Title No. 183950-E 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.

Dated at Vancouver, B. C., this 3rd day of April, 1945.

Margaret Jarvis



January 23rd, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 12500
NAME: Sadayo FUJISAWA
CATALOGUE NO: 844
RE: 45 Moncton Street, Steveston, B. C.
Store with living quarters

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 1, Block 7 of part of Section 10,
Block 3 North, Range 7 West, Map 249,
Municipality of Richmond, in the Dis-
trict of New Westminster

Encumbrances: Nil

Taxes: 1944 taxes of \$37.82 paid.

Vested: No. 25021

VALUATION BY APPRAISER: \$1194.00

AMOUNT OF BID: \$1200.00

APPROVED BY ADVISORY COMMITTEE: June 15th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1200.00

NAME OF PURCHASER: George Jarvis

K. W. WRIGHT

KWW/JY
Attest.

COPY

File 12500

This Indenture

Made in duplicate the Twenty-fourth day of April in the year of Our Lord one thousand nine hundred and forty two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

SADAYO FUJISAWA of the Townsite of Steveston on the
Province of British Columbia, Widow.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

GEORGE JARVIS, of the Townsite of Steveston in the
Province of British Columbia

hereinafter called the "Lessee" of the Second Part:

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

Lot One (1) BLOCK SEVEN (7) Section Seven (7) of
Section Ten (10) Block Three (3) North Range Seven
(7) West in the District of New Westminster.

Comprising a Store and Dwelling upstairs and situated
on the corner of Moncton Street and Second Avenue in
the Townsite of Steveston.

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

From the First day of May one thousand nine hundred and forty two term of the duration of the war with Japan ~~thenceforward~~ Yielding during the said term therefor the rent of as notated below. Dollars.

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

The sum of Twelve Dollars (\$12.00) per Month commencing the First Day of May, 1942, which amount includes water rates and Commencing on the First day of January in the year 1943 the sum of Fourteen Dollars (\$14.00) per which also include the water rates, said sums to be paid into the Royal Bank of Canada to the Credit of the Lessor Sodayo Fujisawa. It is also agreed and understood that the Lessee be permitted to reshingle one half of the house and that the cost of the shingles be deducted from the rental until paid for, this to be on presentation of Invoices.

the first payment to be made on the day of , 194 That the said Lessee covenants with the said Lessor to pay rent; and to pay ~~taxes~~ and to pay rates for water, electric light, gas and telephone. And to repair; and to keep up fences; and not to cut down timber; And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice. And will not assign without leave; and will not sublet without leave. And that he will leave premises in good repair; And that he will not carry on any business that shall be deemed a nuisance on the premises. **Proviso** for re-entry by the said Lessor on non-payment of rent, or non performance of covenants. **Proviso** for re-entry on seizure or forfeiture of the said term. The said Lessor covenants with the said Lessee for quiet enjoyment.

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

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

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

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

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

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness "Thomas C. King"
Street Address 78 Georgia Street,
City or Town Steveston, B. C.
Occupation A Commissioner Etc.

"Mrs. S. Fujisawa" SEAL

"George Jarvis" SEAL

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby certify that, on the _____ day of _____, 194 _____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ of the full age of twenty-one years, IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

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

FOR WITNESS

Province of British Columbia
To Wit:
I, _____ of _____ in the Province of British Columbia, make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereto, for the purposes named therein.
2. The said instrument was executed at _____ and that _____
3. I know the said part _____
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 194 _____

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

REG.
NO.

0377

NAME

FUJISAKI, Sadayo (Mrs. Geo. A. ntaro)

FILE
NO.

12500

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.

COMPANY

Michigan Fire & Marine
Insurance Co.

POLICY NO.

6014090

AMOUNT

\$1,000.00

PREMIUM

\$19.80

RATE

1.98

TERM

1 Yr.

EXPIRATION

Aug. 6, 1945

PROPERTY INSURED

\$1,000.00 on the two story, frame, shingle-roof
fish & chips and dwelling.

LOCATION

Lt.1, Blk.7, Sec.10, D.L.3,
45 Munton St.,
Steveston, B.C.

LOSS PAYABLE

Assured

INSURANCE AGENT

A.B. Matthew & Co. Ltd.

RENTAL AGENT

G. M. Harris

ENDORSEMENTS

Transferred to New Owner - Jarvis - 11/1/45

File No. 12500.
Catalogue No. 844.

January 23rd, 1945.

MEMORANDUM

TO: Mr. E.W. Wright
FROM: Mr. Ian Macpherson

Sadayo FUJISAWA - Reg. No. 03797
Municipality of Richmond
Lot 1, Blk. 7 of part of Sec. 10,
R.W. N.W. Map 249, D.N.W. Certifi-
cate of Vesting No. 25021.

We attach herewith the following documents in con-
nection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....GEORGE JARVIS.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.
7. *Original Deed Sadayo Fujisawa*
Certificate of Indefeasible Title Number 82766-B is
in the Court House, New Westminster, B. C.

IMM
Atch.

Ian Macpherson

File No. 12500.
Catalogue No. 844.

March 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sadayo FUJISAWA
Mun. of Richmond
Lot 1, Blk. 7 of part of Sec. 10,
Blk. 3 N., R. 7W., Map 249, D.N.W.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, dated February 28th,
1945, we attach herewith the following documents in connection
therewith.

1. Copy of application number 183948-E, dated February 27th,
1945, registering a Deed from Sadayo FUJISAWA, Personal
Rep. of Kintaro FUJISAWA to Sadayo FUJISAWA.
2. Copy of application number 183949-E, dated February 27th,
1945, registering the property in the name of the Custodian
(Transmission).
3. Copy of application number 183950-E, dated February 27th,
1945, registering the property in the name of George Jarvis
(Deed).
4. Duplicate of Deed dated November 30th, 1944.
5. Duplicate of Transmission dated January 30th, 1945.
6. Duplicate of Deed dated January 30th, 1945 - Secretary of
State to George Jarvis.
7. Certificate of Indefeasible Title number 183950-E, dated
March 14th, 1945, covering the above property in the name
of George Jarvis.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 844,
File No. 12500
45 Moncton St., Steveston, B.C.
Lot 1, Blk. 7 of pt. of Sec. 10,
B3N, R7W, Map 249, Mun. of Richmond,
B.C.

March 15th, 1945.

GEORGE JARVIS

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 10th 1944)

	DEBIT	CREDIT
Purchase price	\$1100.00	
Charges received		1100.00
Registration fees on deed - \$1100.00	6.65	
Insurance premium - 100% x 19.80	19.80	
Water paid to December 31, 1944		
143/184 x 15.00	11.66	
Purchaser's proportion of 1944 taxes		
143/365 x 37.82	14.82	
Rent owing August 1st to August 9th, 1944		
9/31 x 14.00	4.06	
Balance owing by purchaser		56.99
	<u>\$1156.99</u>	<u>1156.99</u>

BALANCE OWING BY PURCHASER - \$56.99

C O P Y

Sadayo FUJISAWAFile 12500
Reg. 03797

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 28	Water rates	\$ 12.00		
October 18	Roof repairs	8.00		
October 30	On account 1942 taxes	24.00		
December 15	Rents collected - 6 months @ \$12.00 Commission	4.00	72.00	
1943 January 18	Land Registry Office - Certificate of Encumbrance	1.00		
March 22	Water to 30 June	12.00		
June 22	Repairs	17.00		
August 4	Fire Insurance premium	19.80		
September 23	Water to December 31	12.00		
October 22	Taxes	34.18		
December 10	Rents collected - 11 months @ \$14.00 to Nov. 30		154.00	
1944 March 20	Water to June 30	12.00		
July 3	Rents to July 31 - 8 months @ \$14.00		112.00	
August 22	Fire Insurance premium	19.80		
November 9	1944 taxes	37.82		
		\$ 213.60	\$ 338.00	

CR \$ 124.40

STATEMENT RE SALE OF:

Name: FUJISAWA, Sadayo

Catalogue No: 844

File No: 12500

Street Address: Steveston, B.C.

Reg. No. 03797

Legal Description: 1/7/10/3/7/249.

Date of Sale and Adjustments August 10, 1944.

Sale Price \$ 1100.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.00

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Notice of Tax~~~~Other Charges~~

Adjustments:

Fire Insurance 19.80

Taxes 14.82

Water 11.66

17.50

1146.28

Net Proceeds credited to your account

1128.78

Date: April 10, 1945.

Compiled by: George Peters.

Balance Sheet

File No. 1500
Ref. No. 03797

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
December 19	Balance as per statement sent	\$	\$ 124.40	
August 10	Balance rents to date		4.06	
	Credit re Sale of Property		1,128.78	
	Enter July to December/44	15.00		
	Payment for Bond	2.00		
		<u>17.00</u>	<u>\$1,257.24</u>	

CR \$ 1,240.24

PROPERTY "A"

FUJISAWA, Sadayo (Mrs. George Kintaro)

File No. 12500

Reg. No. 03797

Civic Address: 45 Moncton Street, Steveston, B. C.

Legal Description: Lot 1, Block 7 of part of Section 10,
Block 3 North, Range 7 West, Map 249,
Municipality of Richmond, D. N. W.

SOLD
Correspondence: Letter of September 25/42 re Offer to Purchase

Claims see memo of 16/11/43.

Chattels none on premises - see memo of 29/1/45.

Sold to George Jarvis, 45 Moncton
Steveston B.C.
for \$1200 cash with \$100 rebate
for improvements made by
purchaser during his tenure

Funds released March 23/45.