

14130

INFORMATION FROM R.O.M.F.

DATE Oct 17/47

File No. 14130

Full Name SHIZUKO (MRS. MATSUSHIRO) AKAZAWA.
(Surname in Block Letters)

Registration No. N/R. Male - Female ☒ (Check) Age

Former Address 665 E. Cordova St.
Vancouver

Date Evacuated Naturalized - Canadian-Born - National (Check)

Present Address Died on March 15/1939

Married - Single ☒ (Check) Name of Wife

Name of Husband Matsushiro #06292 (File No. 1468)

Name of Mother Name of Father

Names of Children under 16 Sachiko (file 9627)(F), Shizuo (file 3252)(M)
Takes (file 14156)(M); Yumiko (file 9628)(F)

Requested by Registered with Custodian No.
(Yes or No)

Additional Information The above information taken from
R.C.M.P. report on Matsushiro Akazawa

24

Catalogue No. 71

File No. 1468

Japanese Name:

Matsushiro AKAZAWA

Reg. No. 06292

Civic Address:

665 East Cordova St., Vancouver

Legal Description:

Lot 19, Blk. 52, D.L. 196, Sp. 1,
New Westminster District, Plan 196.

Classification:

Dwelling.

SOLD

Registered in the name of Thomas Wapshott, subject to a
Right to Purchase for \$1800.00, 80379 H. 14/5/30 11.42
Int. 7% to Matsushiro AKAZAWA and Shizuko AKAZAWA (Joint
Tenants) PAID IN FULL - See memo of May 19/43.

80187 H. 7/5/30 1.38 P.M. John R. Ross (In Trust filing
3116) Mortgage for \$800.00 Due 6/5/33 Int. 8% of C.14021.
PAID IN FULL. \$324.50 final payment made Jan. 4/44. Mortgage
from John R. Ross to Thomas Wapshott released Jan. 8/44.

Mrs. Shizuko AKAZAWA died March 15, 1939. Transmission from
Shizuko AKAZAWA to Matsushiro AKAZAWA (1/2 interest under
Agreement of Sale). New Deed from Thomas Wapshott to
Matsushiro AKAZAWA dated November 1st, 1943.

Sold to Jure Farak and Rosie Gudsey for \$1500.00 Cash as
at September 3, 1943.

Title delivered to Jure Farak on Feb. 19, 1944.

COPY

REAL PROPERTY SUMMARY

JAPANESE NAME: Matsushiro AKAZAWA Reg. No. 06292 File No. 1466

CATALOGUE NO: 71

PROPERTY ADDRESS: No. 665 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 19, Block 52, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: In name of Thomas Wapshott. Certificate of Title 70191-K.

ENCUMBRANCES:

(1) 80187-H, Mortgage dated May 7th, 1930 in favor of John R. Ross (In trust filing 3116 - appointment of John R. Ross as executor of the Estate of Duncan Rowan) \$800.00 at 8%. This mortgage was extended April 28th, 1933 in the amount of \$700.00, \$25.00 payable on the 26th November 1933 and balance on 6th May 1934.

(2) 80379-H, Right to purchase dated 14th May 1930 to Matsushiro AKAZAWA and Shizuko AKAZAWA, joint tenants, for \$1800.00, terms \$400.00 cash, purchaser to assume mortgage of \$800.00 and to pay \$600.00 in 30 consecutive monthly payments of \$20.00 each from 12th June 1943 until fully paid.

(3) Vesting 35320 - 2nd December 1942. - interest of Matsushiro AKAZAWA and Shizuo AKAZAWA.

ASSESSED VALUE: 1942

Land	\$ 550.00	
Improvements	550.00 - \$1100.00	Taxes \$42.97

CLASSIFICATION: "The real property, known as 665 East Cordova Street, consists of a bungalow of seven rooms, a garage and one chicken house. All buildings are old, but in fair repair. This is an old part of the city of Vancouver and the house probably was erected some thirty or forty years ago. It is located close to the plant of the American Can Company and some part of its value may lie in its proximity to this and other business property."

HISTORY OF ADMINISTRATION: The property was occupied by the owner up to date of evacuation, September 9th, 1942, and was rented by Pemberton Realty Corporation agents for the Custodian as from September 15th, 1942, at \$25.00 per month to D. White, the tenant to have the use of specified articles of furniture. Mr. White continued to occupy up to time of sale of premises, vacating on September 30th, 1943. Rental received for this period of tenancy \$312.50.

The Administration & Trust Company, representing the mortgagee, reported on the 24th December 1942, as owing on mortgage \$300.00 on principal and on interest to 6th November 1942, \$12.00. On account interest the Custodian paid \$24.00, and from funds to credit on 6th January 1944, paid balance of principal with interest to date \$324.50. A discharge of mortgage dated 8th January 1944 was received from the mortgagee's agents and registered 25th January 1944.

In proceeding to clear title and convey, it was learned that Shizuko AKAZAWA, wife of Matsushiro AKAZAWA and one of the joint purchasers, had died on the 15th March 1939. A certificate of death was obtained and also a statutory declaration by Matsushiro AKAZAWA that the Shizuko AKAZAWA named in the death certificate was the Shizuko AKAZAWA named in the Agreement of Sale. These were filed in the Registry Office and the interest of the deceased in the Agreement for Sale was transmitted to the surviving purchaser, Matsushiro AKAZAWA.

We were advised by Loewen & Harvey on the 13th September 1943 that they held an executed deed from the registered owner, Thomas L. Napshott to Matsushiro AKAZAWA and Shizuko AKAZAWA, whose interest were thereupon transmitted to the Custodian and conveyed by deed to the purchasers named below. Title clear of any encumbrance or alien interest passes to these purchasers.

APPRAISAL: An appraisal of the property was made on the 27th August 1943 by Loewen & Harvey, who reported an estimated value of \$1200.00, see letter 18th November 1944.

SOLD: To: Jure Farak and Rosie Gudsey for \$1500.00 as at 3rd September 1943. Approved by Advisory Committee 1st September 1943.

TITLE: Certificate of Title 96409-L issued in names of Jure Farak and Rosie Gudsey, joint tenants, and receipt acknowledged by Jure Farak on the 19th February 1944.

FUNDS: Released to the credit of Matsushiro AKAZAWA - Sale of property \$1500.00 plus rentals received \$312.50, total \$1812.50; less commission on rents \$15.62, repairs \$54.50, sundries \$34.25, insurance \$7.90, taxes \$85.17, Certificate of Encumbrance \$1.00, interest on mortgage \$24.00, drafting of deed \$5.00, registration fees \$23.00, commission on sale \$75.00, total \$325.44. Net amount released \$1487.06.

DISTRIBUTION OF FUNDS: Matsushiro AKAZAWA died at Tashme on the 1st May 1945, leaving a Will in which he named his daughter, Sashiko AKAZAWA sole beneficiary and executrix of his estate. The Will, dated 12th March 1945, was submitted for probate by R.J. McMaster, acting for Sashiko AKAZAWA, and Letters Probate issued July 7th, 1945, the Custodian consenting. A cheque payable to Sashiko AKAZAWA, in the amount of \$988.98 was sent to Mr. McMaster on the 1st August 1945, the Custodian retaining \$160. for creditors, since paid.

OLD TITLE: Certificate of Title 70191-K in Land Registry Office.

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

[Signature]

DATED: April 11th, 1947.

IN:

c.c. for files 14130 and 3252.

GENERAL SUMMARY

File No. 14130

Shizuko AKAZAWA,
Deceased.

October 17, 1947.

Shizuko Akazawa died on March 15, 1939. A file was opened for her when it was learned that she had an interest in 665 East Cordova Street as Joint Purchaser with her husband Matsushiro Akazawa, #06292, under Right to Purchase 80379-H, dated May 14, 1930. As shown on the Real Property Summary on file, Certificate of Death was obtained and the interest of the deceased in the Agreement for Sale was transmitted to the surviving purchaser, Matsushiro Akazawa.

The file reveals no other assets belonging to Shizuko Akazawa nor any liabilities.

According to information given on the R. C. M. P. Report on Matsushiro Akazawa, Shizuko Akazawa was survived by her husband, Matsushiro, who died at Tashua on May 1, 1945, (file #1468); two sons, Shizuo, file 3252, and Takeo, file #14156; and two daughters, Sachiko, file #9627, and Yasuko, file #9678.

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



/AG

File Nos. 1468
3252
14130

October 27th, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

Re: 665 East Hastings Street

In making preparations for the removal of the chattels from the above property, it was noted that some items, owing to their nature, did not justify cartage.

Linoleum in two rooms
Ladders.

Mr. Jure Farak, buyer of the property, offered to buy these articles and Messrs D. A. Smith and G. B. Spain estimated their present value at \$10.00 which price was accepted by Mr. Farak.

The linoleum in the kitchen was perished, and that in the reception hall in only a slightly better condition.

GBS/HMS

[Handwritten signature]

1463 & 14130

May 14, 1943

The City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Matsushiro & Shizuko AKAZAWA

Enclosed find our cheque for \$43.92
in payment of 1942 taxes on the following pro-
perty:

Lot 19, Blk. 52, D.L. 196	\$42.97
Plus Interest	.95

\$43.92

Kindly acknowledge receipt.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

14339/1488/3252

28th August, 1943.

The Penberton Realty Corporation Ltd.,
115 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 71
665 East Cordova St. *file 465*

Your letter of the 27th instant written on behalf of Jure Park and Rosal Gafney, in which you submit an offer to purchase 665 East Cordova Street for the sum of \$1,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely \$1,500.00.

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 noted 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 clients will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

1430/1468/3252

C
O
P
Y

3rd September, 1943.

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

Dear Sirs:

Re: Catalogue No. 71
665 East Cordova St.

This will acknowledge receipt of your letter of the
31st August in which you enclose your certified cheque for
\$1,500.00, being the full amount of the purchase price for
the above property.

We note that you wish this property to be registered
in the names of Joe Farak, Fisherman of 786 East Hastings
Street, Vancouver, B.C., a naturalized Canadian citizen and
Rose Gudsey (femme sole) of 786 East Hastings Street, Van ouver,
B.C., who is a Ukrainian citizen, as joint tenants.

As previously advised, conveyance will be prepared
and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears,
Director.

FMR

File No. 1/130/1/68/3252

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

August 31, 1943.

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

Dear Sirs:

Re: Catalogue No. 71, 665 Cordova St.
File No. 1/130/1/68/3252

Referring to your letter of August twenty-eighth, we now have pleasure in enclosing certified cheque for \$1,500.00, being the amount of the purchase price of this property.

Deed is to be made out in favor of Jure Farak (Fisherman) of 786 East Hastings Street, Vancouver, a naturalized Canadian citizen, and Rosie Gudzey (femme sole) of 786 East Hastings Street, Vancouver, as Joint Tenants. Mrs. Gudzey was born in the Ukraine but has been living in Canada since she was four years old.

We confirm the sale price at \$1,500.00, the purchasers paying all cash. Adjustments of sale to be made as of date of completion of transaction. A commission of 5% on the gross sale price to be paid to us when the transaction is complete.

You might forward the necessary papers and statement of adjustment to us at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

(signed W.G. MOORE)

WGL-D

encl.

1458
3252
14130

For File 14130

October 14, 1943.

A. G. Campbell, Esq.,
Assessor of Succession Duties,
Victoria, B. C.

Dear Sir:

Shizuko AKAZAKI, wife of
Katsushiro AKAZAKI.

Will you please send into this office
a Succession Duties Certificate, covering the
Estate of the late Shizuko AKAZAKI, who died on
March 15th, 1939?

We understand that the Estate was less
than \$1,000.00.

Any charge in connection therewith will
be remitted by return mail.

Yours truly,

(D.A. Craner)
for Ian Macpherson
Title Examiner

ENCLOSURE

146
130
1430

In file
14130

October 14, 1943.

Director of Vital Statistics,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Shizuko AKAZAKI, wife of
Seishiro AKAZAKI.

Will you please send into this office
a Certificate confirming the death of Shizuko
AKAZAKI whom we understand died on March 15th,
1939? This is needed for registration purposes.

Any charge in connection therewith will
be remitted by return mail.

Yours truly,

(D.A. Cramer)
for Len Macpherson
Title Examiner

DAC:JS

14130
1468
3252

14130-
October 26th, 1943.

A. C. Campbell, Esq.,
Assessor & Collector of Probate &
Succession Duties,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Estate Shizuko AKAZAWA

With reference to our letter of the 14th and
your reply of the 15th, re the above Estate.

The late Mrs. Shizuko AKAZAWA died on March
19th, 1939. A copy of the Certificate of Death number
1404-554 is enclosed herewith.

On the 12th of May 1930, Thomas Wapshott sold
to Matsushiro AKAZAWA, Millhand, and Shizuko AKAZAWA,
his wife, as Joint Tenants, Lot 19, Block 52, S.D.181,
Plan 196, N.W.D., City of Vancouver, B. C., for the
sum of \$1800.00, against which there was a Mortgage to
John R. Ross, Executor of the Estate of Duncan Rowan,
for \$800.00. So far as we can learn, that piece of
property comprised the whole of her Estate - the assessed
value of which is: Land value \$550.00, Improvements
\$550.00 - Total \$1100.00. Valuation by appraiser \$1200.00.
We have sold this for \$1500.00. After deducting the
balance of the Mortgage via \$300.00, which leaves \$1200.00,
Half interest in same is \$600.00.

Trusting that the foregoing information is suf-
ficient for you to issue a succession duties certificate.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:JS

1468 & 14130

November 1st, 1943.

Mr. A. C. Campbell,
Assessor & Collector of Probate &
Succession Duties,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Shimko AKAZAWA

We wish to thank you for your memorandum
of October 29th, enclosing Succession Duty Certificate
of Discharge for the above estate. We enclose herewith
our cheque in the sum of \$1.00 in payment of your charge.

Thanking you.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:JS
Encl.

14130 & 1468.

November 2nd, 1943.

W. Hartley, Esq.,
Supervisor,
B. C. Security Commission,
Tashme, B. C.

Dear Sir:

Shizuko AKAZAWA.

With reference to the above named Japanese who died March 15th, 1939. We are enclosing a Statutory Declaration which is to be signed by her husband, Matsushiro AKAZAWA, and declared either before a Notary Public or a Commissioner for taking oaths. Attached to this Declaration is a Certificate of Death, which was obtained from the Vital Statistics Department at Victoria. In the space marked "Marginal notations", please have him sign below the typewritten portion. All this is to clear his Title to the property. We have written Matsushiro AKAZAWA to contact you. We will be greatly obliged if this is returned to us without undue delay.

Thanking you in advance for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:JS
Encl.

14130 & 1468.

→ 14130
1468
November 2nd, 1943.

Mr. Matsushiro AKAZAKA,
Registration No. 06292,
Tadino, S. C.

Dear Sir:

Lot 19, Blk. 52, D.L. 196,
Gen. L. M. S. P. Plan 196.

With reference to the request contained in our letter of September 14th, re a Declaration of Identity coupling the deceased as owner of the above described property with yourself. We have this day forwarded to Mr. Hartley, the Supervisor, a Declaration all ready for your signature. Please contact him immediately upon receipt of this letter.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner.

DAC:JS

14130 & 1468.

November 24th, 1943.

W. Hartley, Esq.,
Supervisor,
B. C. Security Commission,
Tashme, B. C.

Dear Sir:

Shisuko AKAZAWA.

We enclose herewith a Statutory Declaration and Certificate of Death in connection with the above Japanese. We have asked Matsushiro AKAZAWA, Reg. No. 06292, to call at your office and complete these documents, if he does not do so in a few days, will you kindly contact him. We are also attaching a copy of the letter which we have written to Matsushiro AKAZAWA.

Yours truly,

for (D.A. Cramer)
Ian Macpherson
Title Examiner.

DAG:JS
Encls.

1448 & 14130.

December 14th, 1943.

Mr. H. L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Shizuko AKAZAWA, and,
Katsushiro AKAZAWA.

We wish to thank you for your letter of December 9th, enclosing the completed Statutory Declaration and Certificate of Death in connection with the above named Japanese. You have been put to considerable trouble with this matter, and we thoroughly appreciate it; and if you will please convey our thanks in the same manner to Mr. Hartley at Tashu, we shall be greatly obliged.

Yours truly,

DAC:JS

(D.A. Croner)
for Ian Macpherson
Title Examiner.

1468
14130

For File
14130

November 24th, 1943.

Mr. H. L. Brown,
Office Manager,
B. C. Security Commission,
360 Burr Street,
Vancouver, B. C.

Dear Sir:

Shinzo MAZATA deceased
Katsushiro MAZATA JOSTOR.

With reference to your letter of the 18th in reply to ours of the 13th re the above Japanese, we wish to thank you for the trouble you have taken in this matter, and following out your suggestion, we are writing to-day to Katsushiro MAZATA, a copy of which is enclosed. We are also enclosing herewith a Statutory Declaration and Death Certificate in connection with the death of Shinzo MAZATA. You will see by our letter to the Japanese that we have asked him to call upon the Supervisor and complete these documents, so if you will kindly forward these to Toshio, we will be greatly obliged.

Yours truly,

(D.A. Cruser)
for Ian Macpherson
Title Examiner

DAC:JS
Encls.

70-14130

146
14130

November 24th, 1943.

Mr. Matsushiro AKAZAWA,
Registration No. 06292,
824 8th Avenue,
Tosino, B. C.

Dear Sir:

Shizuko AKAZAWA.

With reference to our various letters asking you to sign an Identity Certificate stating that Shizuko AKAZAWA was your wife, we are returning the documents to the Supervisor, and trust that you will call there and complete them.

In order to put your mind at rest, ~~we do not~~ need these documents to sell your property, but in the event that your property should be sold, unless you sign these the money received from the sale will have to be held by the Custodian, so, you can see that it is to your advantage to sign the Identity papers in order to protect your own interest.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:JS

34

14190, 1460, 3252

February 16, 1944.

Mr. Jure Paruk,
786 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 71
665 East Cordova Street
19/52/136

Title to Lot 19, Block 52, D. L. 196, Group 1, District of
New Westminster, has now been received in your name and in the name of Miss
Rosie Gudsey and is ready for delivery to you. Assignments of the relevant
insurance policies are also ready for delivery and you should cause these
to be registered with the insurers.

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

Adjustments as of September 3, 1943, as shown by the enclosed
sheet have been calculated and a balance of \$18.27 is charged to you and to
Miss Rosie Gudsey.

Will you please arrange with Miss Rosie Gudsey to telephone
this office for an appointment at your early convenience to conclude this
matter, after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:MA

Copy sent to Miss Rosie Gudsey
on The Pemberton Realty Corporation Ltd.

14130, 1468 & 3252

February 15, 1944.

Mr. D. White,
655 East Cordova Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 71
655 East Cordova Street
19/52/196

Please be informed that property known as 655 East Cordova Street has been sold to Mr. Jure Farak and Miss Rosie Gudzey, both of 786 East Hastings Street, Vancouver. You may expect to receive word on behalf of these purchasers as to rentals and other incidents in connection with this property.

Yours truly,

George Peters,
Administration Department.

GP:MA

cc Pemberton's
cc Jure Farak
cc Rosie Gudzey

Catalogue No. 71
File No. 1430, 1466 & 3252
665 East Gardner Street
19/5/196

ADMINISTRATIVE

As of September 3, 1943 - 119 days to go.

Debit purchaser

119/365 x \$61.25 taxes for 1943	\$13.45
119/364 x \$14.35 water July to Dec.	9.28
65/72 x \$ 7.90 insurance premium (expiry 26/8/45)	5.27
40/72 x \$ 7.90 insurance premium (expiry 6/9/45)	4.39
Registration fees on deed \$1,900.00	<u>7.25</u>

Total debits \$39.64

Credit purchaser

Proportion rate for month of September - 27/30 x \$23.75 \$21.37

Total debits	\$39.64
Less total credits	<u>21.37</u>
<u>NET AMOUNT DUE FROM PURCHASER</u>	<u>\$18.27</u>

14130, 1468, 3252

February 16, 1941.

The Penberton Realty Corporation Ltd.,
418 Ross Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 71
665 East Cordova Street
12/5/36

Sale of property catalogued as No. 71 has been completed by delivery of title to the purchasers, Mr. Jure Furek and Miss Rosie Gidney both of 706 East Hastings Street, Vancouver. We enclose commission cheque for \$75.00 representing 5% of the sale price payable to your order.

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

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

14130, 1468

February 16, 1944.

Mr. Matsushiro AKAZAWA,
Registration No. 06292,
Tashiro, P. C.

Dear Sir:

Re: Catalogue No. 71
665 East Cordova Street
12/32/36

Please be informed that 665 East Cordova Street has been sold as of September 3, 1943 for the sum of \$1,500.00 which is 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 the joint account of you and of Mrs. Shizuko Akazawa (Deceased) and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

Sale price		\$1,500.00
Less Agent's commission @ 5%	\$ 75.00	
Less Discharge of Mortgage	<u>324.50</u>	<u>399.50</u>
Net credit to your joint account	"	<u>\$1,100.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc P. C. Security Commission

14130
1468

February 23, 1944.

Mr. Matsushiro AKAZAWA,
Registration No. 06292,
824 - 8th Avenue,
TASHKE, B. C.

Dear Sir:

In reply to your letter of the 16th instant we would advise you that chattels were removed from 665 East Cordova Street and were sold at public auction on November 25th, 1943, with the exception of 1 trunk which was found to contain books and purely personal belongings which we have stored in our warehouse.

Yours truly,

Geo. B. Spain,
Protection Department

GBS:JS

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 18th, 1944.

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

Rec'd	NOV 20 1944
File No.	14/50/1468
Ans.	
Referred	Harvey

Dear Sir:

Re: Catalogue No. 71, 665 East Cordova Street,
Lot 19, Block 52, District Lot 196.

The above lot is on the North side of Cordova Street adjoining the building on the 50 foot North West corner of Heatley Avenue. The lot is 25 x 122 feet and is level with both street and lane. There are cement walks to front and back entrances.

On this is a 1½ storey frame bungalow with full basement. The foundation is cement and centre posts on cement footings, but the basement floor is plank in good condition. There is no furnace, but there are laundry tubs and a Japanese bath (steam). The overall length of the foundation is 51 feet, but in width the front portion is 21 feet - the back 18 feet. Basement walls and ceiling are wood lined.

The exterior is of 6 inch drop-siding with shingle roof. The front portion of the roof is poor but the back good. Paint is in fair condition. The front verandah is glassed in at both ends. Metal eaves are in need of repair.

The ground floor contains living room with double arch to dining room, and off each of the above rooms is a bedroom. The toilet is on the back porch which is under the main roof. An extended open floor is built beyond the house and the back steps, in dangerous condition, lead from it. There is no bathroom or other plumbing. Inside entrance to the basement is through a trap door in the kitchen floor. The attic is reached through a trap door in the centre bedroom ceiling - a make shift stair being built against the wall of the room. The attic is floored and lined with "V" joint. The main floor is all plastered and in good condition.

In my opinion a fair valuation as at the date of inspection August 27th, 1943 is \$1,200.00.

Yours faithfully,
Loewen and Harvey, Limited.

A. Rout Harvey
Director.

Matsushiro & Shienko AKAZAWA

File No. 14130 & 1468
Reg. No. 06292 & Dec'd
Dec'd

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 28	Fire Insurance premium	\$ 7.90	\$	
December 28	Rents collected Agent's commission	4.37	87.50	
1943 February 25	Repairs Water rates Land Registry Office - Certificate of Encumbrance	17.75 14.75 1.00		
May 3	Repairs	8.75		
May 14	Taxes 1942	43.92		
May 18	Interest on Mortgage	24.00		
June 25	Repairs	28.00		
June 29	Taxes 1943	41.25		
August 27	Water rates Drawing deed Rents collected Agent's commission	19.50 5.00 10.00	200.00	
September 3	Balance rents to date, net Credit re Sale of Property Registering deed	11.25	2.38 1,119.39	
October 20	Fee for death certificate Fee for discharge of succession duty	1.00 1.00		
1944 February 19	Transferred to M. Akazawa's account	1,169.83		
		<u>\$1,409.27</u>	<u>\$1,409.27</u>	

NIL

STATEMENT RE SALE OF:

Catalogue No: 71

Street Address: 665 E. Cordova

Van. B.C.

Legal Description: 18/52/196

Name: AKAZAWA, Matsushiro
Shizuko (Deceased)

File No: 14130-1468

Reg. No. 06292

Date of Sale and Adjustments Sept. 3/43

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 4.50

Encumbrances:

~~Unpaid taxes~~

Mortgage 324.50

~~Unpaid taxes~~

~~Unpaid taxes~~

Adjustments:

Fire Insurance 5.27)

Taxes 4.39)

Water 13.45

413.00 \$ 1532.39

Net Proceeds credited to your account
as at Sept. 3/43 1119.39

January 28th, 1946.
Date:.....

Mr. George Peters.
Compiled by:.....