

2260

314 Powell Street
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: FUJIWARA Sumumu
HOME ADDRESS: 2052 Dundas Street, Vancouver, B. C.
REGISTRATION NUMBER 02126 SEX: (M) AGE: 22
OCCUPATION: Box Co. Employee

(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: Kawade Box Co., Alexander Street, Vancouver, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
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: Lived with mother at 2052 Dundas Street
Vancouver, B. C.
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: Personal effects only at 2052 Dundas Street, Vancouver, B. C.
in charge of his mother at the above address.
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: The Canadian Bank of Commerce, Powell St. Vancouver, St.
\$100.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS.
None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: _____

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 31st day of March 1942.

[Signature]
Witness

(Signature) Susumu Taniwara

FOR DEPARTMENTAL USE _____

P.D.
INFORMATION FROM R.C.M.P.

Date July 20, 1943

Our File No. 2260

Full Name FUJIWARA, Susumu
(Surname in Block Letters)

Registration No. 02126 Male - Female
(check) Age Feb. 26, 1920

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

Date Evacuated June 1, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Bay Farms, B. C. Slacan

210 John Street, Toronto, Ont.

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (TSUNEFOMI) At 019/3 Name of Father Dec'd - Tourata

Names of Children under 16 _____

Requested by L.F. Registered with Custodian _____
(Yes or No)

Additional Information Worked for box c6.

June 1, 1942.

Hastings Park Bureau

FUJIWARA Susumu

#02126

2052 Dundas Street, Vancouver, B. C.

The above mentioned party came in this morning and reported that he has appointed Pembertons Realty Corp. Ltd. to look after his property which is at 733 Powell Street, Vancouver, B. C.

Office of the Custodian



REAL PROPERTY SUMMARY

JAPANESE NAME: Susumu FUJIWARA Reg. No. 02126 File No. 2260

CATALOGUE NO: 216

PROPERTY ADDRESS: No. 733 Powell Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 34, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196.

TITLE: In name of Charles G. Wheeler, Certificate of Title No. 62689-

ENCUMBRANCES: Registered: 27745-M Agreement of Sale Charles G. Wheeler to Susumu Fujiwara, \$2700.00, 6%, filed 3 Jan. 1942

Filing 36004 of interest of Susumu Fujiwara, filed 5th April 1943.

Unregistered: No evidence of any unregistered encumbrance.

ASSESSED VALUE: 1945

Land	\$ 750.00	
Improvements	<u>4500.00</u>	- \$5250.00 Taxes - \$158.91

CLASSIFICATION: Frame building - store 20' x 20' with apartments in the rear. The lower rear portion and upper portion consists of two and three room suites. There are five two room suites on the top floor and one three room suite on the top floor and five two room suites on the lower floor. Each suite has a toilet and water but there is no bath available for any of the suites.

HISTORY OF ADMINISTRATION: Mr. Fujiwara, prior to his evacuation, requested Pemberton Realty Corporation Limited to act as rental agents for this property, to which the Custodian consented. This agency took effect as from 1st June 1942 and up to the date of sale there were few intervals of vacancy of any of the 11 suites in the building. The repairs and sundry charges were fairly heavy, amounting to \$1478.54 as shown below in the statement of funds.

The agreement of sale under which Susumu Fujiwara held this property, dated 30th December 1941, at a price of \$2700.00, provided for payment of \$1500.00 cash and thereafter commencing on the 1st February 1942, monthly payments of \$40.00 until the balance and interest should be paid. At the date when control was taken over there was a balance of \$1070.00, to the reduction of which payments were made from time to time from funds available, and the final payment of \$203.44 on principal and interest was made on 7th November 1944. The vendor executed a deed to the purchaser on 10th December 1944, which deed was registered on 24th July 1945.

APPRAISAL: In the opinion of Loewen & Harvey Limited, 27th November 1944, the market value of the property was at \$2,100.00.

\$2,100.00

- Page 2 -

File No.

OFFERS:

From Walter H. Shinnick, 4th October 1943, \$1800.00.
From A.J. King, through Ker & Ker, 7th February 1945,
in conjunction with a property at 221 West 5th Avenue,
\$6,000.00, increased to \$6250.00 on 19th February 1945.
This offer apportioned between the two parcels was not
satisfactory and the offer was rejected on 24th February
1945.

From Pemberton Realty, on behalf of a client, offered
\$6500.00 for 733 Powell and 221 West 5th Avenue on the
16th April 1945, but withdrew the offer on the 27th.
On 3rd March 1945, Mike Presunko, through Ker & Ker,
submitted an offer of \$3500.00. This offer was rejected
by the Advisory Committee and on the 11th Ker & Ker
advised the Custodian that Mr. Presunko had again in-
spected the property and withdrew his offer and made a
new offer of \$3300.00. On the 20th June 1945, Mike
Presunko again submitted his offer of \$3300.00 through
Loewen and Harvey.

SOLD:

To: Mike Presunko for \$3300.00 as at 9th July 1945.
This was approved by the Advisory Committee on 27th June
1945, a second appraisal by Loewen and Harvey at \$2100.00
having been obtained.

TITLE:

Certificate of Title No. 128230-L issued 16th August 1945
in the name of Mike Presunko, and was mailed to him on
6th September 1945. Control of property was acknowledged
30th July 1945, by purchaser.

FUNDS:

Released to the credit of Susumu Fujiwara:-

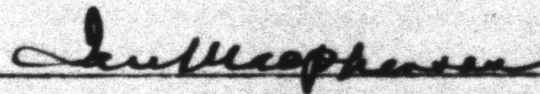
Sale price of property	\$ 3300.00
Rental revenue	3943.45
Refund of insurance	<u>60.53-7303.98</u>

Less:

Commission on rents	\$ 192.09	
Repairs	585.14	
Sundries	893.40	
Taxes	573.74	
Insurance	86.85	
Certificate of Encumbrance	1.00	
Interest on A/S	149.41	
Advertising	4.00	
Appraisal fee	5.00	
Registration fee	18.10	
Commission on sale	165.00	
Net closing adjustment	<u>1.89</u>	<u>2675.62</u>

NET AMOUNT RELEASED.....\$4628.36

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



IM:ic

DATED: June 5th, 1947.

Catalogue No. 216

File No. 2260

FUJIWARA, Susumu

Reg. No. 02126

Civic Address: 733 Powell St., Vancouver.

Legal Description: Lot 34, Blk. 44, D.L. 181,
Gp. 1, N.W.D., Plan 196.

Classification: Store & suites.

--- SOLD ---

Chattels (Nil)

1944

Apr. 20th

Memo re Claims Nil

[illegible]

INSURANCE SUMMARY

Susumu FUJIWARA Reg. No. 02126 File No. 2260
No. 733 Powell Street, Vancouver, B. C.

Pemberton Realty Corporation Limited reported 28th July 1942, that the building was insured by the owner with the Lumbermen's Insurance Company, policy No. 5491, in the amount of \$3,000.00, expiring 22nd December 1944.

This insurance was replaced upon expiry by policy 14432, Legal and General Assurance Society Limited, \$3,000.00, expiring 22nd December 1946. Policy cancelled 25th July 1945.

Pemberton's placed insurance with the Plate Glass Insurance Company, for three years expiring 24th January 1948. Policy cancelled 25th July 1945. A refund of \$60.53 on the two cancelled policies was received.

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

IM:ic
DATED: June 5th, 1947.

San Macpherson

LIABILITY SUMMARY

Susumu FUJINARA Reg. No. 02126 File No. 2260

No claim filed, and no evidence of any on file.

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

[Signature]

IM:ic

DATED: June 5th, 1947.

File No. 2260

April 20th, 1944

MEMORANDUM
RE CLAIMS.

Re: Susumu FUJIWARA

There are no claims against the above party with the exception of the amount due under Agreement of Sale.

GDM/GH

Agreement of Sale
paid in full.
Paid in kind &
accountant paid
GDM

August 21st, 1947

--PERSONAL PROPERTY--

Susumu FUJIWARA
Reg. No. 02126

CHATELS: -

On page 2 of Registration of Susumu FUJIWARA dated March 31, 1942 is recorded:-

"Personal effects only at 2052 Dundas Street, Vancouver, B.C. in charge of his mother at the above address".

No other reference on this file regarding these personal effects.

On file #5203/10836 in a report by Pembertons(Johnston) dated Sept. 28, 1942 is found the following statement:-

"All furniture and Chattels with exception of 100 ft garden hose and 1 ladder has been sold to tenant".(R.P. Section of File) Also see Bill of Sale dated Sept. 7, 1942 same file.

See also Memo August 8th, 1947(Girard) on same file. The relative records and files do not seem to reveal specifically what really happened to the personal effects of Susumu FUJIWARA referred to in his J.P. form. Susumu FUJIWARA owned Realty at 733 Powell Street. In a report dated June 29, 1942 Pembertons(Johnston) reported:-

"There are no personal effects belonging to the owner on the premises".

ACCOUNTS
RECEIVABLE:

None declared by Susumu FUJIWARA in his registration dated March 31, 1942. However, in our reply letter of January 23, 1943 to Canadian Credit Men's Trust Association Ltd., it is noted that mention is made of an account of \$58.72 for wages from the KAWADE BOX COMPANY. Letter of February 2nd, 1943 from that Association states that this claim was paid in full less Statutory deductions.

BANK ACCOUNT:

On Page 3 of Registration of Susumu FUJIWARA dated March 31, 1942 is recorded:-

"The Canadian Bank of Commerce, Powell St. Vancouver \$100.00"

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

SPECIFIED ARTICLES:

None declared by Susumu FUJIWARA in his registration dated March 31, 1942. However R.C.M.P. Exhibit report #170-July 13/44, reports one Camera Model Kodak Special No. 11992 Leather case as having been received from Susumu FUJIWARA March 10th, 1942. This was received by the Custodian(Spain) July 11, 1944. A memo of May 19, 1943 and notation thereon(Matheson) refers to this Camera and indicates it is at 604 E. Cordova St., as January 1947. A further memo(Matheson) August 18, 1947 raises doubts as to its present whereabouts. See Memo R.C.M.P receipt dated March 10, 1942 received from Susumu FUJIWARA and is now on file covering Camera in question.

(over)

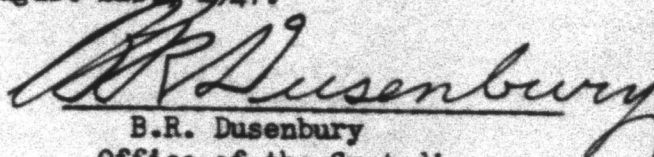
SUMMARY - PERSONAL PROPERTY - continued
Specified Articles:

August 21st, 1947

No Fire Arms, radios, Motor Vehicles, Vessels or other
Cameras are revealed in the registration or the file.

No other Personal Property of Susumu FUJIWARA is revealed
on the file.

The above Summary is certified to be
in accordance with the information on file,
August 21st, 1947.


B.R. Dusenbury
Office of the Custodian.

MEMORANDUM

May 19th, 1943.

To: File 2260

From: Specified Articles Department

Re: FUJIWARA, Susumu - Reg. 02126.

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAMERA	Camera Model A Kodak Special #11992. Autographic. Leather case.	\$ 5.00

*Handed to Custodian July 11, 1944
Stored at 604 E. Cardona awaiting
Inventory of January, 1947
Fletcher*

FILE 2260

Fujiwara

733 Powell St.

26th Feb. 1943



2052
2460

JUN 29 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

REPORT FOR CUSTODIAN

Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. _____

Name S. FUJIWARA (#420? Mrs Green)

Address: 379 733 Powell Street

Type of Property: Semi business - store with rooms over

Description of Land and Buildings: Frame building - store 20' x 20' with apartments in the rear. The lower rear portion and upper portion consists of two and three room suites. There are five two room suites on the top floor and one three room suite on the top floor and five two room suites on the lower floor. Each suite has a toilet and water but there is no bath available for any of the suites.

Inventory of Contents: _____

There are no personal effects belonging to the owner on the premises.

Insurance

Amount	Company	Number	Type	Premium	Expiry	Agent
3000.00	Lumbermen's Insurance	5491	Fire		Dec. 22/44	J.J. Whalen

Name of Mortgager _____

Address _____

Name of Mortgagee C. Geo. Wheeler

Address 3945 E. Hastings St.

Amount of Mortgage \$1200.00 in Jan./42.

Int. Rate 6%

Payable at \$40.00 per month

Three paym'ts made of \$40. \$40.00 & \$50.00

Dates Int. Payable _____

Principal Repayments _____

Mortgage Due _____

Recommendations: We have a letter of authority signed by the owner, appointing Pemberton Realty Corporation Limited as agents to act in his absence. This property is rentable and we would recommend subletting the suites to one tenant at a rental to be agreed upon who will run it as a rooming house and continue the store as at present. It is rented at \$10.00 per month. We would recommend that Pemberton Realty Corporation Limited be confirmed by the Office of the Custodian to act as agents for this property.

PEMBERTON REALTY CORPORATION LIMITED.

[Signature]

This Agreement, made in duplicate this Thirtieth (30th)

day of December in the year of Our Lord one thousand nine hundred and Forty-one (1941)

BETWEEN

CHARLES G. WHEELER, of 3945 E. Hastings Street in the City of Vancouver, and Province of British Columbia, Plumber.

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

MUSTO KOSIWARA, of 2032 Dundas Street, in the City of Vancouver, and Province aforesaid, Laborer

hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in

the City of Vancouver, and Province of British Columbia, and more particularly known and described as Lot Thirty-four (34), of Block Forty-four (44), in the Subdivision of District Lot numbered One-hundred and Eighty-one (181), Group One (1), New Westminster District, according to a map or plan deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Two Thousand and Seven Hundred Dollars (\$2700)

of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Fifteen Hundred (\$1500) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

In equal monthly instalments of Forty Dollars (\$40) payable on the 1st Day of each and every month, commencing with the 1st Day of February, 1942, until the 1st Day of July 1944, when the balance of the Principal sum then remaining unpaid shall be paid. The said monthly instalment of Forty Dollars (\$40), shall be applied First in payment of interest at the rate of six percent (6%) per annum as well after as before maturity as on the amount of the Principal unpaid, and then in reduction of principal.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Six (6%), per cent. per annum, payable as well after as before maturity Payable Quarter-Yearly on the First day of each of the months of April, July, October, and January in each and every year until the said principal sum is fully paid and Satisfied, the First of such payments of interest to be made on the First day of April 1942; provided that after any default hereunder interest at the rate aforesaid shall accrue and be Payable from day to day.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

IT IS UNDERSTOOD AND AGREED BY and between the parties hereto, that the vendor may subject to this agreement, and without the consent of the purchaser, at any time hereafter, sell transfer or assign to any person whomsoever, all the ^{his} right, Title, Interest and equity in the hereinbefore mentioned property and in this agreement.

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser, thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period prepay the whole or any part of the purchase money of the said lands and the interest thereon at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Susumu Fujiwara Esq.
Vancouver, B. C.,

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the Presence of:

Signature of Witness *Hunter & Thumma*

City or Town *Vancouver B.C.*

Street Address *334 Powell Street*

Occupation *Real Estate Broker*

Charles G. Wheeler

Susanna Ferguson

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT:

1. *Hunter & Thumma*
of *Vancouver*
make oath and say:

of the *city*
, in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by *Charles G. Wheeler* the part thereto, for the purposes named therein.
2. The said instrument was executed at *Vancouver*
3. I know the said part, and that *he is* of the full age of twenty-one years.
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

day of *December* 19 *41*

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

FOR MAKER

I HEREBY CERTIFY that, on the

day of _____ 19 _____, 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 _____ know the

executed the same voluntarily, and _____ of the full age of twenty-one

oath of

before me and acknowledged to me that

the maker thereof, and whose name

contents thereof, and that

years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at

British Columbia, this

day of

in the year of our Lord one thousand nine hundred and

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.

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 19____, 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 he is the _____ of _____, who subscribed his name to the annexed Instrument as _____, and that he is the person of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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 _____

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.

H. S. GILBERT,
Real Estate Broker,
354 Powell Street,
Vancouver, B. C.

Lot 34,
SIX 44,
D.L. 181, Vancouver.

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

Agreement
FOR SALE OF LAND

SEVEN FIFTY TWO

AND

CHARLES O. WICKHAM

Dated December 30th 1914.

Registered on the 3rd day
#27743
1915

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 19____, 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 he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____, knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily 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 _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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.

CANADA
PROVINCE OF BRITISH COLUMBIA }
To wit:

I, _____ of the _____ of _____ in the Province of British Columbia.

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

_____ in the Province of British Columbia, this

_____ day of _____ A.D. 19____

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

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

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

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

208-9-10 ROYAL TRUST BUILDING

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

VANCOUVER, B.C.

June 20th, 1945.

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Granville & Hastings Street,
Vancouver, B.C.

Rec'd	JUN 20 1945
File No.	2260
Am.	
Referred	

Dear Sir:

Re: Catalogue No. 216 - 733 Powell Street.

We have accepted a cheque payable to yourself for the sum of \$300.00 as a deposit on an offer to purchase the above property for \$3,300.00 cash. The balance including the adjustments to be payable to you on presentation of your statement.

This cheque for \$300.00 has not been certified by the bank, but will be immediately the banks are opened this morning and will be handed to you. In the meantime in order that this matter may come before your committee meeting this morning, we are advising you of the offer and trust that it may receive acceptance.

The purchaser is Mr. Mike Presunko, naturalized British Subject, whose address is 830 Union Street, Vancouver, B.C. - occupation - Machinist by trade.

Yours faithfully,

Loewen & Harvey, Limited.

A. Rout Harvey

Director.

ARH/F.

PROPERTIES SUSPENSE ACCOUNT

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

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

731 DUNSMUIR STREET
VANCOUVER, B.C.

4th July 1945.

The Custodian of Enemy Property,
506 Royal Bank Building,
Granville & Hastings Streets,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUL 5 1945
File No.	2260
Ans.	
Referred	Peters

Dear Sir:-

re Catalogue No. 216 - 733 Powell Street.

Further to our letter of 20th June enclosing a deposit of \$300.00 on an offer of \$3,300.00 for the above property we now enclose the purchaser's certified cheque in your favour for \$3,000.00, as we understand the offer has been accepted.

With reference to your Mr. Peter's enquiry as to Ker & Ker's position with respect to this offer, we understand that they have written to you to the effect that they have no interest in the sale of the property or claim with respect to commission.

Yours faithfully,

Loewen & Harvey, Limited.

A. Rout Harvey
Director.

ARR/H.

2260

April 23, 1945.

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

Dear Sirs:

Re: Catalogue No. 216
733 Powell Street
36/44/381.

Your letter of April 16th in which you offer to purchase the above property for the sum of \$3,500.00 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 purchase price, namely, \$3,500.00.

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

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

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

The tenants will then be advised that the property has been sold subject to the existing tenancies and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
Enc.

Cancelled

2260

July 9, 1945.

Messrs. Loewen & Harvey, Ltd.,
751 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

No: Catalogue No. 216
733 Powell Street
31/11/43

Your letters of June 20th and July 4th enclosing cheques in the amount of \$3,300.00 and offer to purchase the above property for this sum have been received and considered. This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you request this property to be registered in the name of Mike Presunko, machinist, of 830 Union Street, Vancouver, B. C., British Subject.

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

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

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

We are in receipt of the letter you refer to from Ker & Ker, Ltd., in which they state they have no claim for any commission with respect to Mike Presunko.

Yours truly,

F. G. Shears,
Director.



File No. 2260

Catalogue No. 216

MEMORANDUM.

To: Mr. Peters.

From: A. G. McArthur.

Re: 733 Powell Street, Vancouver,
Lot 34, Bk. 44, D.L. 181.
Store & suites.

Acceptance of a bid of \$3300.00 on the above property is being recommended to the Secretary of State.

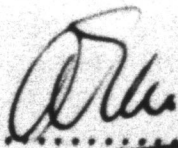
Valuation: \$2100.00

Approved: June 27, 1945.

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

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

Date..... June 27, 1945.....


.....

Purchaser: Mr. Mike Presunko

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
CABLE
A. B. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

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

November 27th, 1944.

Dear Sir:

Re: Catalogue No. 216, 733 Powell Street,
Lot 34, Block 44, District Lot 181.

The above lot is 25 x 122 feet on the North side of Powell Street, between Heatley and Hawkes Avenues. The lot is about two (2) feet below street level but level with the 20 foot lane.

A two (2) storey frame building covers nearly the whole lot. The front portion is 25 x 24 feet and at this point the East wall is set back four feet, the rear portion being 21 x 28 feet. Foundation of the front portion are cement blocks and these continue along the West wall to the lane. The back wall and 28 feet on the East side are on solid cement foundation. There is a part basement at the back with poor headroom. Exterior walls are of drop-siding - loose on the East wall and all in need of paint.

A long hall runs the full length of both floors on the West side and there are five (5) suites on the lower floor and six on the upper floor. Each suite has a sink and there is a toilet for each by the entrance.

Plastering throughout is rough finish and poor. Floors are fairly level.

It was not possible to see the roof.

As at date of inspection November 22nd, 1943, I believe a fair valuation to be Twenty-one hundred (\$2,100.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rou Harvey
Director.

ARR/F.
encl. 1.

2262

REGISTERED

December 4th, 1943

Walter H. Shinnick, Esq.,
850 West Hastings St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 216,
733 Powell Street

Your letter of the 4th instant enclosing cheque for \$180.00 and offer to purchase 733 Powell Street for the sum of \$1800.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$4250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.C. Shears,
Director.

FCS/AW
encl.

Walter H. Shinnick

Notary Public

PHONE Marine 9033
Res. Pacific 3270

Suite 1 (Basement)

830 WEST HASTINGS ST.
(CREDIT FOREIGN BUILDING)
VANCOUVER, B. C.

Rec'd
File No. 2260
Date
Refered

October 4th. 1943.

Custodian of Enemy Property,
675 Hastings St.
Vancouver, B.C.

Re: Your Catalogue 216.
732 Powell St. Vancouver, B.C.

Dear Sir,

I wish to make a tender on the above
parcel of real estate.

One thing must be taken into consideration
in so doing. This is one of those buildings where
sooner or later the City will walk in and order a
re-survey electrical wiring job which would involve
an expenditure of from \$700.00 to \$1000.00.

Of course I have not raised the issue
with the City preferring to let "sleeping dogs lie"
but I do know from experience it is only a question
of time until some inspector wanders in and orders
the job done.

My tender for this parcel therefore would
be Eighteen Hundred Dollars, (\$1800.00).

I enclose herewith certified cheque for
One Hundred and Eighty Dollars, (\$180.00).

If this tender is acceptable I will pay
cash but I would prefer to pay cash to the existing
encumbrance held by Charles G. Wheeler and assume
this encumbrance. Mr. Wheeler would be agreeable to
accepting me in lieu thereof.

My designation for conveyance purposes
is Walter H. Shinnick, Barrister and Solicitor,
1432 Comox St. Vancouver, B.C.

Please let me hear from you,

Yours truly,

WALTER H. SHINNICK.

per J. A. Dore

WHS/D.
Encl.

W. Shinnick
and

File
File #2260/333

28th April, 1945.

MEMORANDUM

To: Mr. Peters

From: Mrs. Harrop

Re: Catalogue Nos. 216 & 341
733 Powell Street and
221 West 5th Avenue.

For your information the Pemberton Realty Corporation
Ltd. have withdrawn their offer to purchase the above properties
on behalf of their client.

P. Harrop

S.C. Mrs. McArthur

PME

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 27th, 1945.

Rec'd	APR 28 1945
File No.	2260/3311
Ans.	
Replied	<i>W. G. Moore</i>

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

re Catalogues 216 and 341,
733 Powell Street and 221 West 5th Ave.

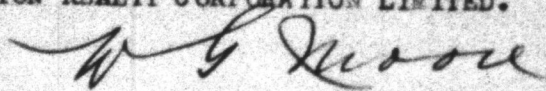
Dear Sirs:

Mr. A. J. King, the client who made the offer to purchase the above properties, has cancelled his offer and we have returned his deposit to him.

The reason he gives is that owing to the trouble in connection with this offer, he is afraid that certain people will complain to the Building Department, and cause more trouble.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.



W. G. Moore.

WGM-JM

COPY.

PEMBERTON REALTY CORPORATION LIMITED.

April 16th, 1945.

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

re Catalogue #216 - 783 Powell Street, and
Catalogue #341 - 221 West Fifth Avenue.

Dear Sir:

We have today received an offer of \$6,500 all
cash, with a deposit, on the above properties.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

April 11th 1945

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Rec'd	APR 12 1945
File No.	2260
Ans.	
Referred	Attention Mr. F.G. Shears

Dear Sirs:-

Re: Catalogue #216 - 733 Powell Street
Lot 34, Block 44, D.L. 181

In reply to your letter of April 10th 1945, wherein you advise that your office is now prepared to accept the original price offered for the above property by our client Mr. Mike Presunko.

It is unfortunate that this offer was not accepted when it was originally submitted, as we regret to advise you that we have now contacted Mr. Presunko and he advises us that after looking the property over and taking into consideration its condition, he is not prepared to pay any more than \$3300.00 for the property.

If your Department is prepared to accept this amount of money we believe that we can once again obtain a deposit from him.

Yours very truly,

KER & KER LTD.

Per

ANK.DR

Ans. \$3500
Harry 2100
Can 2100
3500 + 2

Mike Presunko

2260

10th April, 1945.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 216
733 Ponell Street

Further to our letter of the 8th March in regard to the offer of your client, Mr. Mike Presunko, to purchase the above property for the sum of \$3,500.00.

Our Advisory Committee has now reduced the minimum acceptable price on this property to \$3,500.00 and if your client is still interested and is prepared to submit an offer of not less than this amount it would receive our favourable consideration, subject to prior sale and other bids that may be received.

Yours truly,

F. G. Shears,
Director.

PMH

8th March, 1945.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 216
733 Powell Street

Further to our letter of the 5th March regarding the offer made by you on behalf of your client, Mr. Mike Presunko, to purchase the above property for the sum of \$3,500.00.

This is to advise you that we are not able to accept this offer and are returning the amount of your client's deposit, namely \$350.00. No acceptable tenders on this property have been received and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,750.00.

If your client should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

March 3rd 1945.

Rec'd	MAR 5 1945
File No.	2263
Ans.	<i>But</i>
Referred	<i>Harrop</i>

Attention Mr. F.G. Shears

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sirs:-

Re: Catalogue No. 216 - 733 Powell Street
Lot 34, Block 44, D.L. 181.

We wish to make the following offer for the above property on behalf of our client Mr. Mike Presunko, and enclose herewith his cheque in the amount of \$350.00 made payable to The Custodian, as a deposit. You will note that this cheque is 10% of the amount of the purchase price which is offered.

Purchase Price \$3500.00 cash, of which the deposit shall form a part, for a clear title to the above property.

Date of Adjustments, March 10th 1945.

Purchaser to have possession of the premises on completion of the Sale. Subject to existing tenancies.

Balance of the cash to be paid and sale completed within five days from the date of confirmation of the transaction.

You will note from the above that our client is prepared to pay over the balance of the cash payment within a period of five days. This is not a term of the transaction, we merely state this, and if it is confirmed within a reasonable period of time, it will be satisfactory.

Mr. Presunko points out that there is no basement in this property and no baths. In addition to this the walls are not in good condition and the roof is leaking in one or two spots. We have every reason to believe that he is correct and in view of this fact we would strongly recommend the acceptance of this offer by your Department. There is very little difference between the offer which Mr. Presunko is making on the property and your suggested list price.

PROPERTIES SUSPENSE ACCOUNT

Office of the Custodian,

-2-

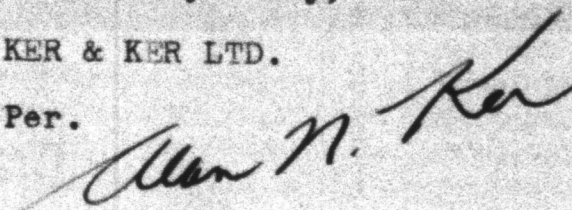
Mar. 3rd 1945.

Trusting that you will give the above your favorable consideration and advise us of your decision at your early convenience, we remain,

Yours very truly,

KER & KER LTD.

Per.

A handwritten signature in cursive script, appearing to read "Allen N. Ker", written over the printed name "KER & KER LTD." and the word "Per.".

ANK.DR
Encl.

~~2260~~
~~221~~

24th February, 1945.

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

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Ave. and
Catalogue No. 216
722 Powell Street.

We are in receipt of your letter of the 19th instant in which you submit a revised offer to purchase the above properties, on behalf of your client, Mr. A.J. King, for the sum of \$6,250.00.

This is to advise you that the Advisory Committee refused to authorize a sale of either or both of these properties at less than the proposed minimum price of \$3,000.00 and \$3,750.00, making a total of \$6,750.00.

If your client should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

C
O
P
Y

McCarron & HAWBOLT

350 W. Pender Street,
Vancouver, B.C.

February 19th, 1945.

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

Dear Sir:

Re: Catalogue #341, 221 W. 5th Avenue
and Catalogue #216, 733 Powell St.

On the 7th of this month we made an offer of \$6000.00 for the above two properties, later, we were advised they would not be sold under \$6750.00. Since then, our client has had a discussion with Mr. Shears regarding the costs of the Wiring and Plumbing installations demanded by the city on 221 W. 5th. During this interview, it was decided that an offer of \$6250.00 would be considered.

We therefore submit an offer of \$6250.00 on behalf of our client Mr. A. J. King, a deposit will be forwarded immediately on request.

Yours truly

McCarron & Hawbolt

"J. F. McCarron"

~~2260~~
3911

February 14, 1945.

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

Dear Sirs:

Re: Catalogue No. 341 - 221 W. 5th Avenue,
and. Catalogue No. 216 - 733 Powell Street.

Referring to your letter of the 7th instant in which you submit an offer on behalf of your client A. J. King for the purchase of the above properties for the sum of \$6,000.00.

On referring this matter to our Advisory Committee it is their opinion that no amount less than \$6,750.00 should be accepted for these properties. If your client is prepared to revise his offer to this amount it will receive favourable consideration.

Yours truly,

F. G. Shears,
Director.

FGS:AS

C
O
P
Y

McCarron & Hawbolt

350 W. Pender Street,
Vancouver, B.C.

February 7th, 1945.

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

Dear Sirs:

Re: Catalogue #341, being 221 W. 5th Av.
and Catalogue #216, being 733 Powell St.

On behalf of our client A. J. King, we submit an offer
of \$6000.00 on the above-mentioned two properties. We would be
pleased to have an immediate reply. We are holding a deposit.

Yours truly,

McCarron & Hawbolt

"J. F. McCarron"

2260/216

Paid by
Cheque No 3125

C.H.W.

I, Charles H. Wheeler, hereby certify
that the balance due under the Agreement for Sale
dated December 30th, 1941 covering Lot 34, Block
44, D. L. 181 is \$200.00, with \$3.35 Interest to
November 10, 1944.

Charles H. Wheeler.

Witness: *Eva Jean Pratt*

Declared before me this
13th day of November, 1944,
in the City of Vancouver,
in the Province of British Columbia.

Hairbram
A Notary Public in and for the
Province of British Columbia.

STATEMENT RE SALE OF:

Catalogue No: 216

Street Address: 733 Powell St., Vancouver, B. C.

Legal Description: 34/44/181

Name: FUJINARA, Susumu #02126

File No: 2260

Date of Sale and Adjustments July 9, 1945.

Sale Price

\$ 1,300.00

Real Estate Agents Commission

\$ 165.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

7.00

Encumbrances:

Unpaid Vendor

203.35

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes
Rages (Janitor)

73.59

Water
Electricity

3.70

2.07

1.30

\$ 367.72

\$ 3,377.29

Net Proceeds credited to your account as of July 9/45

\$2,369.57

Date: September 14, 1945.

Compiled by: George Peters

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

208-8-10 ROYAL TRUST BUILDING

625 WEST PENDER STREET

751 DUNSMUIR STREET
VANCOUVER, B.C.

TELEPHONE
MARINE 4331
CODE
A. B. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

July 12th, 1945.

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

Attention Mr. Wright.

Dear Sir:

Re: Your File No. ²2660 - 733 Powell Street,
Catalogue No. 216.

We are in receipt of your letter of the 9th June, advising, that your department has recommended the acceptance of our offer to purchase the above property and that the adjustment date is July 9th, 1945.

We take exception to the adjustment date as the advisory committee approved acceptance on June 26th and on June 27th, this office held a certified cheque from the Purchaser payable to you for the sum of Three thousand (\$3000.00) Dollars. This cheque was not sent to you as we expected a letter of confirmation, but on not receiving this letter we forward the cheque on July 4th, 1945.

The date of adjustments should be not later than July 1st, 1945.

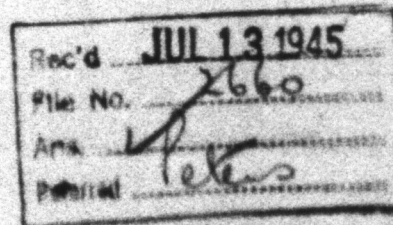
Yours faithfully,

Loewen & Harvey, Limited.

Emilsons
Real Estate Dept.

GM/r.

No See next encs.



Catalogue No. 216
File No. 2260
733 Powell Street
Vancouver/34/44/181

July 26, 1945.

MIKE PRESUNKO

(Purchaser)

In Account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of July 9, 1945)

	DEBIT	CREDIT
Purchase price	83,300.00	
Cheques received		83,300.00
Registration fees on deed	11.10	
Purchaser's proportion of 1945 taxes paid - $176/365 \times \$152.61$	73.59	
Water paid to July 5/45 - 3 days @ 69¢		2.07
Electricity paid to July 3/45 - 5 days @ 14¢		.70
<u>Rents collected:</u>		
Suite No. 1 - July 9 to August 13 - $36/31 \times \$14.25$		16.55
Suite No. 2 - July 9 to August 13 - $36/31 \times \$ 8.55$		10.48
Suite No. 3 - July 9 to August 11 - $34/31 \times \$ 8.55$		9.38
Suite No. 4 - July 9 to August 9 - $32/31 \times \$ 8.55$		8.83
Suite No. 5 - Nil		
Suite No. 6 - July 9 to July 10 (27.50 to be collected paying rent to July 26/45)		.50
Suite No. 7 - July 9 to August 2 - $25/31 \times \$ 7.60$		6.13
Suite No. 8 - July 9 to July 31 - $23/31 \times \$ 8.55$		6.34
Suite No. 9 - July 9 to July 25 - $17/31 \times \$ 8.55$		4.69
Suite No. 10 - July 9 to August 2 - $25/31 \times \$ 8.55$		6.90
Suite No. 11 - July 9 to August 10 - $33/31 \times \$ 9.03$		9.61
Amount charged to purchaser		2.51
	83,384.69	83,384.69

AMOUNT CHARGED TO PURCHASER - \$2.51

September 5, 1945.

Mr. Mike Presunko,
830 Union Street,
Vancouver, B. C.

Dear Sir:

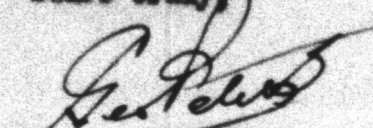
Re: Catalogue No. 216
733 Powell Street,
Vancouver/34/14/181

Since calculating statement of adjustments covering sale to you of the above described property, the Pemberton Realty Corporation Ltd. have collected rent from Mr. J. H. Arens, Suite No. 6, to July 26th amounting to \$7.50. At the same time they sent us a receipt for Mrs. M. Arens' wages of \$5.00, your proportion of which would be \$3.70, also a bill for electricity amounting to \$2.87, our proportion of which would be 60¢ for six days. We are enclosing our cheque for \$4.40 and the light bill which you will have to pay.

Our cheque for \$4.40 is made up as follows:

<u>Our Proportions:</u>	Wages for 8 days paid \$1.30		
	Electricity - 6 days @ 10¢	.60	
	Rent for Suite No. 6 from		
	July 11th to July 26th	7.50	\$8.10
<u>Your Proportions:</u>	Electricity to August 1st - \$2.27		
	Mrs. M. Arens wages from		
	July 9th to July 31st	3.70	3.70
			\$4.40

Yours truly,



George Peters,
Administration Department.

GP:MA
cc Messrs. Loewen & Harvey Ltd.
cc Mr. Good

Catalogue No. 216
File No. 2260
733 Powell Street
Vancouver/34/44/181

102176
FUTIWARA Susumu

Control of the above property 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.

Dated at 30th this 30 day of July 1945.
Vancouver,

Signed Mike. Presunto.

RETURN TO THE CUSTODIAN

ESTABLISHED 1887

Shears

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 28, 1942



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

Re: Susumu FUJIWARA
File #2260 - 733 Powell Street

Dear Sirs:

In May we sent you a report on the above property, which gave the following information:

\$3,000.00 Fire Insurance, Policy No. 5491, expiring December 22, 1944, with the Lumbermen's Insurance Company, J. J. Whalen, insurance. There is an agreement for sale on the property to C. G. Wheeler, 3945 East Hastings Street, in the amount of \$1,200.00 at six percent interest as at January, 1942. Since that date the following payments have been made: February, 1942, \$40.00, March, 1942, \$40.00, April, 1942, \$50.00, June, 1942, \$40.00. This agreement clause is for payment at the rate of \$40.00 per month from the first of each and every month.

Hoping this is the information you desire, we remain,

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

mil interest

Rental Department

GHJ:WH

8/10/42

CHRYSTON WAGES WATER RATES LIGHT SCAVENGING REPAIRS COMMISSION MISCELLANEOUS TOTAL

Nov. 1963	\$ 9.00	7.30	2.92	1.40	5.65	3.78		30.25
Oct. 1963	9.00	8.80	2.59	1.40	25.79	6.08	2.90	56.56
Sept 1963	9.00	7.00	2.72	2.00		4.60	.51	25.83
Aug 1963	9.00	6.75	2.76	1.40	23.50	3.70		47.11
July 1963	10.50	6.15	1.99	1.50	3.40	3.92	.90	28.36
June 1963	14.42	7.65	2.16	1.80	5.35	5.70	6.23	43.31
May 1963	9.00	11.80	1.99	1.30	2.00	5.45	5.60	37.14
April 1963	9.00	13.70	1.99	1.50	34.50	3.03	11.62	75.34
March 1963	9.00	20.90	1.90	1.30		4.32		37.42
Feb. 1963	9.00	16.00	1.90	2.50	16.50	4.22	34.38	84.50
Jan 1963	9.00	8.95	1.99		31.45	4.53		55.92
Nov. 1962	8.00	5.40	5.10		10.00	5.83	2.00	36.33
Oct. 1962	8.00	8.80		3.20	5.95	4.08	13.82	43.85
Sept 1962	8.00	7.20	2.32	3.10	29.25	9.74	4.79	64.40
Aug. 1962		8.20				2.17		10.37
July 1962		25.35		3.00		7.45	40.00	75.80

\$752.49

18.60

20th December, 1943.

MEMORANDUM.

To: Mr. H.S. Durkee
From: Mr. F. G. Shears.

Re: Catalogue No. 216
733 Powell Street

Further to our discussions in regard to the revenues received on this property, in checking the receipts and disbursements since we have administered same the following is I think a fairly correct summary:

Actual Rentals - 16 months		\$1,667.00	
Less 5% Commission		83.00	
	12 months	1,584.00	\$1,185.00 ✓
Expenses - 16 months			
Caretaker	\$120.00		
Water	170.00		
Light	33.00		
Scavenging	25.00		
Repairs	251.00		
		599.00	
	12 months		450.00
Taxes			\$ 735.00
City - License	165.00		
	26.00		
			191.00
		net	\$ 544.00

The Japanese paid \$2,700.00 for this property,
\$1,500.00 in cash and the balance of \$1,200.00

I think on this type of building an investor would be
entitled to consider a depreciation of 5%

There is quite a possibility of major repairs being
required such as electrical, plumbing, roofing etc.
and it might be fair to spread an estimate of at
least \$1,000.00 over a five year period, making an
expenditure of the year of \$200.00, leaving a net
amount of \$209.00.

135.00

409.00

200.00

\$ 209.00

*no heating
- 300.00 per
interior dirt*

*If substituted
- 300.00 as per model.
400.00
- 300.00 as per model.
100.00*

ROYAL CANADIAN MOUNTED POLICE

Form 246A

No. 170

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.

DETACHMENT and File No. C.I.B.

J.R. No. 02126

DATE July 13th. 1944.

Re: SUSUMI FUJIMURA - 2032 Dunda St. Vancouver, B. C.

On Mar. 10th. 1942 I D. E. MacLaren Cat.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Camera Model Kodak Special No. 11992 Leather Case.
<i>Temp receipt on file</i> <i>2260</i> <i>File 2260</i> <i>On hand - 1947</i> <i>604 Port Canada</i>			

REMARKS: Handed over to Custodian of Alien Property.

DATE July 11th. 1944.

(State briefly disposition)

Lee S. Hain for Custodian
(Signature of Recipient or Witness)

CERTIFIED CORRECT
[Signature]
20559 Cat.
(Signature of Member)

No.

I.R. No = 02126

F. 112

Royal Canadian Mounted Police

\$

B.C.
Vancouver March 10 1942

Received from

Mr. Susumu Fujiwara.

2052 Dunda St.

Vancouver B.C.

1 - Camera Model - Kodak Special

Serial No = 11992

Dollars,

100

+ - Leather Case

Signature

J. F. Miles et.

August 21st, 1947

MEMORANDUM

File No. 2260
Susumu FUJIWARA,
Reg. No. 02126

File No. 5203
Hideo FUJIWARA,
Reg. No. 02044

File No. 10836
Ai (Mrs. Towa) FUJIWARA,
Reg. No. 01943

On Page 2 of Registration of Susumu FUJIWARA
dated March 31st, 1942 is recorded:-

"Personal effects only at 2052 Dundas Street,
Vancouver, B.C. in charge of his mother at
the above address".



BRD/DD.