

3252

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. _____

To be completed by persons of the Japanese race having no property in any protected area.

NAME: **AKAZAWA, Shizuo**HOME ADDRESS: **665 E. Cordova St., Vancouver, B.C.**REGISTRATION No. **01221**SEX: **Male**AGE: **20**MARRIED? **No**OCCUPATION AND EMPLOYER: **Logger - Cartwright Lumber Co., Vancouver, B.C.**NAME OF WIFE OR HUSBAND: **None**

ADDRESS: _____

NAMES OF LIVING CHILDREN: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this **9th** day of **April** 1942.

WITNESS

(Signature)

Shizuo Akazawa

LIST OF LIABILITIES:

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

None

FOR DEPARTMENTAL USE

3252
P.D. 30-11-42.

INFORMATION FROM R.C.M.P.

Date 11-5-43

Our File No. 3252

Full Name AKAZAWA - Shiguo
(Surname in Block Letters)

Registration No. 01221 ☒ Male - Female
(check) Age 3-2-22

Former Address 665 Gordon St. E. Vancouver B.C.

Date Evacuated _____ Naturalized - Canadian-Born - National
(check)

Present Address 978 St. Antoine St.,
Montreal, Quebec.

Married - Single ☒
(check) Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} IKEDA Shiguko ¹⁴¹³⁰ Name of Father Matsumoto - 06292

Names of Children under 16 _____

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

Additional Information Logger.

COPY

REAL PROPERTY SUMMARY

JAPANESE NAME: Matsushiro AKAZAWA Reg. No. 06292 File No. 1468

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 Shisuko 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 Shisuo 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 19th September 1943 that they held an executed deed from the registered owner, Thomas L. Wapshott 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.

IM:ic

c.c. for files 14130 and 3252.

29-4-49 -

Note - It is noted that 3252 - Shizuko Akazawa did not receive any portion of father's Estate. All went to Sashiko Akazawa by will of father.

File No. 3252

March 24th, 1944 ✓

MEMORANDUM
RE CLAIMS.

Re: Shizuo AKAZAWA

There are no claims against the
above party as at this date.

GDM/GH

14130, 1466, 3252

February 16, 1944.

Mr. Jure Fark,
706 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 71
665 East Cordova Street
19/32/196

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 Escherson Realty Corporation Ltd.

December 21st, 1943.

REAL PROPERTY MEMORANDUM

FILE NO. 1468, 14130 & 3252
NAME: Matsushiro AKAZAWA and Shisuko AKAZAWA
CATALOGUE NO: 71
RE: 665 East Cordova Street, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 19, Block 52,
District Lot 196, Group 1, New
Westminster District, Plan 196.

Encumbrances: Title in name of Thomas Kapshott.
Right to Purchase - Matsushiro AKAZAWA
and Shisuko AKAZAWA. Amt. owing at
Sept. 30/43 - \$300.00 (to be paid off
from proceeds of sale.)

Taxes: 1943 taxes - \$41.25. Paid. No arrears.

Vested: No. 35320.

VALUATION BY APPRAISER: \$1200.00

AMOUNT OF BID: \$1500.00

APPROVED BY ADVISORY COMMITTEE: September 1, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1500.00

NAME OF PURCHASER: Jure Parak and Rosie Oudsey

KW/V

K. F. WRIGHT

14130
1468
1092

7252

October 20th, 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
15th, 1939. A copy of the Certificate of Death number
1404-554 is enclosed herewith.

On the 12th of May 1930, Thomas Macpherson sold
to Satsushiro AKAZAWA, Millhand, and Shizuko AKAZAWA,
his wife, as Joint Tenants, Lot 19, Block 52, S.D.181,
Plan 196, E.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 Ross,
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 \$1900.00. After deducting the
balance of the Mortgage via \$300.00, which leaves \$1600.00,
half interest in same is \$800.00.

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

Yours truly,

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

DAC:JS

REAL PROPERTY MEMORANDUM.

File No. 14130

1468

3252

3252

Name: Shimako,
Reported dead, no
evidence of admin.
Catalogue No. 71

Matsushiro

Shimao AKAZAWA.

No evidence of any
interest owned by
Shimao.

Res: 665 E. Cordova Street,
Dwelling.

ITERS AND ENCUMBRANCES.

A. Title No. 70191 K.

Property: Lot 19, Blk. 52, D.L. 196, G. 1, D.M.W.
Plan 196, City of Vancouver.

Name: Thomas L. Bepkoett. *written to asking re dead*

Whereabouts: In Land Registry Office.

B. Charges.

Registered: #80187 Mts. to John R. Ross, Trustee. Bal. \$300.
plus interest. See D.A. Cramer memo 19/5/43.
R.P. to Shimako & Matsushiro AKAZAWA. Stated that this
R.P. paid in full. D.A. Cramer memo 19/5/43.

Vested: 35320

unregistered: Extension of mortgage, no evidence of any other.

*agent for mortgage with statement
& provide details*

✓ Taxes: No arrears or consolidated. *1943 Statement Mining
Phonograph, 8/9 States 1943
paid*

Insurance: Legal & General 12066, \$1000, Exp. 26/8/43.

Assessed Value: Land \$550.00

Improvements. \$550.00

Valuation by Appraisers: \$1200.00

Amount of Bid: \$1500.00

Approved by Advisory Committee: 1/9/43.

Paid as shown in attached letter.

Name of transferee as attached letter.

ADMINISTRATION.

Tenancy: \$25.00 monthly.

Chattel: Yes. see letter Pemberton's 4/9/42. Note by R. F. Green appended.
Same sent to Mrs. B. Temple at 765 Cordova Street, see report by
agent 21/4/42.

Mrs 9/9