

3311

**BUREAU HASTINGS PARK
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: YOSHIDA Asataro

HOME ADDRESS: 221 W. 5th Ave., Vancouver, B.C.

REGISTRATION NUMBER 00662 SEX: Male AGE: 52 53

OCCUPATION: Dry Cleaner (Business sold)

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: MASU--221 W. 5th Ave., Vancouver, B.C.

ADDRESS OF WIFE OR HUSBAND: do.

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lot 8 Block 2 L 196.

(1) Nos. 57 & 59 Powell St., Vancouver B. C. r Bus. Block

(2) No. 221 W. 5th Ave., Vancouver, B.C. - Residential block L 17 R 10
D 1502

Declarant came unprepared and is unable to give us official definitions of these properties. He will supply this information later.

2. BUILDINGS AND OTHER IMPROVEMENTS: On (1) above, one four-storied brick building.

On (2) one 30' x 90' lodging cabin, 7 sections.

3. INSURANCE (Give particulars; state where policies are) On (1) above, \$2000.00
(2) " \$2000.00
Details of these policies cannot be given offhand, as the policies are at declarant's home.

4. TAXES (Amount and where payable) On (1) above, abt. \$370.00 p.a.
1941 pd. City of Vancouver, B.C.
on (2) above abt \$140.00 P.A. 1941 Pd. City of Vancouver, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Both (1) & (2) are fully occupied. It is the declarant's intention to appoint the Pemberton Realty Co., as his agents, should / when he leaves

7. STATE WHEREABOUTS OF TITLE DOCUMENTS OF (1) At Declarant's home.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. No. At Court-house. Vancouver, B.C.

9. IF FARM LAND STATE CROPS SOWN NONE

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At 221 W. 5th Ave., Vancouver, B.C.:-

Furniture & Household effects, kitchen utensils, etc., app. \$600.00

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: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 9th day of April 1942

(Signature)

*A Yoshida**Witness*

FOR DEPARTMENTAL USE _____

P. N.
INFORMATION FROM R.C.M.P.

Date July 5, 1943

Our File No. 3311

Full Name YOSHIDA, Asataro
(Surname in Block Letters)

Identification No. 00662

☒ Male - Female
(check)

Age May 17, 1898

Address 221 W. 5th Ave. City

Acquainted Oct. 9 '42 ☒ Naturalized - Canadian-Born - National
(check)

Address Japanese, B.C.
Chase, B.C. May 12/47

Married - Single
(check)

Name of Wife

nee HIRABAYASHI, Masao 01285

Name of Husband

Name of Mother

TAKEI, Keizo

Name of Father

(deceased)

Names of Children under 15

- over -
YOSHIDA - Masato, 16 yrs.

Requested by

Mary Campbell

Registered with Custodian

Yes
(Yes or No)

Additional Information

REAL PROPERTY SUMMARY

File No. 3311.

JAPANESE NAME: Asataro YOSHIDA - - Reg. No. 00662.
Parcel "A"

CATALOGUE NO: 178.

PROPERTY ADDRESS: 57-59 Powell Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 6, Block 2, District Lot 196, Group 1, New Westminster District, Plan 184.

TITLE: In the name of Asataro YOSHIDA.

ENCUMBRANCES: Vesting No. 36323, 7th June, 1942.

ASSESSED VALUE: 1942 -
Land \$2840.00
Improvements \$9000.00 - Total \$11840.00. Taxes - \$382.26.

CLASSIFICATION: "This property has two street frontages, being 25 feet on Cordova Street and approximately 28 feet on Alexander Street. The West boundary is 78 feet, the East boundary 85 feet.

On this is an old four (4) storey and basement brick building erected in 1899. The basement is the full size of the building with cement floor, 12 x 12 wood posts on cement footings and 12 x 14 beams. Dry rot is visible in several of the beams and the building has settled on the East side. This is very noticeable on the upper floors of the building where there is a decided slope and in some instances a space of as much as two inches is visible above the doors as between the two sides of the frame - due to settlement in the building. There is a hot water heating system and domestic hot water boiler with sandust burner."

"The ground floor is occupied by two stores facing on Cordova Street. Both are small stores - floors and walls in poor condition, -one with toilet and basin. Window frames have sagged.

The upper three floors, with entrance from Alexander Street, contain thirty rooms, -twenty-five of which have basins with hot and cold water. They are all single rooms. Plumbing is not in good condition, many of the basin taps are old and leaking and the waste pipes are taped. There is only one public bath and toilet on each floor. Plaster is badly cracked. It was not possible to see the roof but there are signs that it has leaked badly.

In my opinion a fair valuation as at the date of inspection November 22nd, 1943 is \$4,200.00.- Loewen and Harvey, Limited., A. Rout Harvey".

**HISTORY OF
ADMINISTRATION:**

At date of evacuation, October 9th, 1942, No. 57 Powell and 58 Alexander known as Ferry Rooms, were under rental agreement to Quan Shing Hone at a monthly rental of \$65.00. No. 60 Alexander was occupied by A. Launder at a rental of \$20.00 per month, and No. 59 Powell was occupied by A.B. Cook, as a barber shop, from December 1st, 1942, to date of sale at \$10.00 per month. All these premises continued to be occupied

occupied

Page 2.

File No. 3311.
Parcel "A".

until date of sale. The total rental revenue during this period was \$2130.36.

SOLD:

To Mihail Marcov as at 13th June, 1944, for \$6,500.00.
Approved by Advisory Committee - 7th June, 1944.

FUNDS:

The ledger debits charged to Parcels A&B have not been separated. The charges for rental commissions, repairs and sundries cannot be apportioned with exactness, and, for this statement, the expenditures for the two parcels are combined and shown on the statement of Parcel "A".

TITLE:

Certificate of Title No. 105605 held by the Land Registry Office in accordance with verbal instructions from the purchaser.

OLD CERTIFICATE OF TITLE

No. 39673-L:

In possession of Asataro YOSHIDA, who was requested on 15th June, 1944, to send said Title to the Custodian or to the Registry Office. There is no record of a reply on file.

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

September 25th, 1946.

DATED: September 25th, 1946.

IN: JS

William J. Thompson

REAL PROPERTY SUMMARY

File No. 3311.

JAPANESE NAME: Asataro YOSHIDA - - Reg. No. 00662.
Parcel "B"
CATALOGUE NO: 341.

PROPERTY ADDRESS: 221 West 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 7, Block 10, District Lot 302, Group 1, New Westminster District, Plan 5832.

TITLE: In the name of Asataro YOSHIDA.

ENCUMBRANCES: Vesting No. 36323 - 7th June, 1943.

ASSESSED VALUE: 1942 -
Land \$1285.00
Improvements \$3000.00 - \$4285.00. Taxes - \$145.04.

CLASSIFICATION: Store and apartment building in an industrial district. The building was reported to be a cheaply constructed two storey wood frame structure with four suites of rooms on the first floor and five suites on the second floor. There was also a shop on the ground floor rented as a dwelling. The building was in a very poor state of repair and the plumbing very inadequate. The wiring appeared to be old and defective. The sheds were dirty and dilapidated.

**HISTORY OF
ADMINISTRATION:**

The Pemberton Realty Corporation Limited was requested in May 1942, by the Custodian, to act as rental agent if and when the owner was evacuated. This evacuation took place October 9th, 1942, and rents to the end of October were collected by the owner. From the 1st of November, 1942, Pembertons acted as agents until the sale of the property on the 27th June, 1945.

On the 1st November, 1942, there were 8 apartments and the store occupied at a total rental of \$117.00 per month. Up to date of sale, the rental revenue amounted to \$3724.00.

A plate glass window in the store was reported broken by Pembertons on the 23rd February, 1943. An insurance policy had been carried covering such a loss but had been cancelled by the owner in 1941.

On the 23rd March, 1943, the City notified the Custodian that the lighting system would have to be improved and listed a number of changes to be made, and the City also notified the Custodian on the 22nd March, 1943, of alterations required by the City Building Department. Some of this work was done by the Custodian, but there is no record of how much.

Two offers to purchase this property were received by the Custodian, the maximum being \$3,200.00, and were withdrawn upon being advised of the alterations and improvements required by the City.

City.

Page 2.

File No. 3311.
Parcel "B"

SOLD: To Pearl Nelson for \$2,700.00 as at 27th June, 1945.
Approved by Advisory Committee - 21st June, 1945.

FUNDS: See attached statement covering Parcels A&B.

TITLE: Certificate of Title No. 129440-L, issued in the name of Pearl Nelson.
Receipt acknowledged by George Nelson on October 11th, 1945.

OLD CERTIFICATE OF TITLE
No. 59113-K: Declared by YOSHIDA in his JP Form to be at the Land Registry Office.

The above summary is certified to be in accordance with
information on file and on record by accounting department.

DATED: September 25th, 1946.

San Macpherson

IM:JS
Atch. - Summary of Credits and Debts re Parcels A&B.

SUMMARY OF CREDITS AND DEBITS IN RESPECT TO PARCELS "A" & "B".Credits:-

Sales - 57, 59 Powell St.	\$6500.00	
221, 1st Ave., W.	<u>2700.00</u>	- \$9200.00
Rents - 57, 59 Powell St.	\$2130.36	
221, 1st Ave., W.	<u>3724.00</u>	- \$5854.36
Sundry - Refund Ins., 221, 1st Ave.	3.40	
Closing adjustments " "	<u>16.44</u>	- <u>19.84</u>
Total credits - - - - -		\$15074.20

Debits:-

57, 59 Powell and 221 1st Ave., W.

Commission on rents	\$ 285.66	
Repairs	662.75	
Sundries	1372.02	
Taxes	1326.41	
Insurance	109.30	
Certificates of Encumbrance	2.00	
Advertising	8.00	
Valuation fees	25.00	
Registration fees	31.40	
Commission on sales	460.00	
Closing adjustments	<u>253.93</u>	- <u>4536.47</u>

Net amount released - - - - - \$10537.73

IM:JS

William H. Pearson

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
United Firemen's Insurance Co.	6541	\$2,000.00	Dec.	27th	1944	No. 221 West Side of 5th Ave. between Alberta & Columbia Sts. Vancouver, B. C.
British Northwestern Fire Insurance Co.	220384	\$2,000.00	Jan.	30th	1945	No. 57-59 Powell St. and 58 Alexander St., Vancouver, B. C.
Legal & General Assurance Society Ltd.	12277	\$2,000.00	Oct.	21st	1945	No. 221 W. 5th Ave., Vancouver, B. C.
British Northwestern Fire Ins. Co.	220191	\$2,000.00	Jan.	30	1944	57-59 Powell St. & 58 Alexander St. Vancouver, B. C.
Legal & General Assurance Soc. Ltd.	13592	\$2,000.00	Oct.	21	1946	221 East 5th Ave., Vancouver, B. C. on Building.
British Northwestern Fire Ins. Company	220550	\$2,000.	Jan.	30	1945	57-59 Powell St. & 58 Alexander St., Vancouver, B. C.

FIRE INSURANCE SUMMARY

File No. 1311.

Re: Asataro YOSHIDA
Box No. 00662.
221 W. 5th Ave., Vancouver, B.C.

The owner carried insurance on the premises in the
Legal & General Assurance Society Ltd., Policy No. 12277 -
\$2,000.00, expiring 21st October, 1943, and in the United Firemen's
Insurance Co., Policy No. 6541 - \$2,000.00, expiring 27th December,
1944. These two policies were renewed in the Legal & General
Assurance Society. Policy No. 13592 for \$3,000.00 on building,
expiring 21st October, 1946, and the policy was transferred to the
purchaser on the 20th August, 1945.

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

DATED: September 25th, 1946.

IM:JS

For information

FIRE INSURANCE SUMMARY

File No. 3911. No: Asataro YOSHIDA September 23rd, 1944.
Reg. No. 00662.
57-59 Powell St., Vancouver.

At date of evacuation the building was insured
in the British Northwestern Fire Insurance Co., Policy No. 220084,
\$2,000.00, expiring on the 30th January, 1943. This was renewed
by Policy No. 220191 for \$2,000.00, expiring on the 30th January,
1944, and renewed by Policy No. 220550 - \$2,000.00, expiring
30th January, 1945. Transferred to the Purchaser, Mikhail Marcovoff,
on the 5th July, 1944.

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

L. Macpherson

IN:36

File No. 3311

-- SUMMARY --

May 14th, 1947

-- PERSONAL PROPERTY --

re:- Asataro YOSHIDA,
Reg. No. 00662

CHATELS:

See Chattel Schedules attached.

Several transfers of chattels claimed by other Japanese were made as can be noted by Mr. Spain's memorandum of January 31st, 1946 on file and Mr. Green's memorandum of May 30th, 1944 on file.

Many of the chattels had to be abandoned on account of their condition.

SPECIFIED
ARTICLES:

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

No other Personal Property of Asataro YOSHIDA is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
May 14th, 1947.

B.R. Dusenbury

B.R. Dusenbury,
Office of the Custodian.
per: (P)

File No. 3311

-- SUMMARY --

January 11th, 1946.

-- LIABILITIES --

Asataro YOSHIDA
Reg. No. 00662

The file of Yoshida reveals the following claims lodged against him:-

- | | | |
|----|-----------------|--------|
| 1. | Dr. Uchida | \$3.00 |
| 2. | David Neon Ltd. | 183.00 |

Claim #1. This Claim cancelled by letter of Creditor dated August 29th, 1942.

Claim #2. This Claim was filed May 30/42 by David Neon Ltd. and described as follows- arrears of Contract- \$27.00

Balance of unexpired portion of Contract 156.00

Total indebtedness- \$183.00

YOSHIDA was operating under the name of "KEWPIE CLEANERS" at 345 Dunsuir St. This claim was presented to YOSHIDA in our letter of March 23/45 and his reply of March 27/45 definitely denied owing any part of the amount claimed. This was reported to Neon Ltd. Apr. 2nd, 1945, who say in reply that they are unable to locate their letter of 30, May 1942. Subsequent letters of ours to Neon Ltd. have not been answered. Our last letter to them dated Jan. 8, 1946 leaves the settlement of the Claim to be arranged between them. Neon Ltd. are advised that YOSHIDA is listed for repatriation.

No other claims against or indebtedness of YOSHIDA are revealed on the file.

The above Summary is certified to be in accordance with the information on file.
January 11th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

BRD/DD.

CHATELS SUMMARY

File No. 3311

Re: Asataro YOSHIDA, #00662

December 15, 1947.

When registering his assets and liabilities with the Custodian on the JP Form dated April 9, 1942, Mr. Yoshida declared: "At 221 W. 5th Avenue, Vancouver, B. C.: - Furniture & Household Effects, Kitchen Utensils, etc., app. \$600.00." Mr. and Mrs. Yoshida were not evacuated until October 1942 and it would appear from Pemberton's letter of October 21st, 1942 in which they valued the chattels left at the above address by the Yoshidas as not worth more than \$60.00, that the Yoshidas had disposed of practically all goods of any value before leaving Vancouver.

In response to the Custodian's request on October 8th, 1942, the agent for the above property (appointed by the Japanese), namely Pemberton Realty Corporation Limited, forwarded to the Custodian under date of October 21, 1942 an inventory of the chattels left by Yoshida at 221 W. 5th Avenue at which time they stated they understood from Yoshida's caretaker, Mr. Randall, that there were some odds and ends stored in the attic which could be entered by a trap door that had been nailed down by Yoshida before he left the City. In their letter of October 21/42 Pemberton's suggested that as the chattels were not worth more than \$60.00 they be stored in the attic and the suite rented. In our letter of October 24, 1942 the Custodian agreed to the above suggestion and advised that just before Yoshida was evacuated he called at this office, threw the key to the suite on the desk and said that it was up to the Custodian to look after his effects, but he would not give this office any list of the goods he was leaving. The Custodian suggested that some arrangement should be made whereby not only the entrance to the attic be nailed up but also fastened with lock and key, and key kept in their possession.

According to the file nothing further transpired relative to these chattels until February 4, 1944 when a memo states that Pemberton's telephoned to say that the Fire Department had informed them the chattels stored in the attic were creating a fire hazard and must be moved immediately. A further memo on file dated February 16, 1944 advises that everything salable was moved to the warehouse but there was a considerable amount of rubbish not worth moving, among which there were about 10 old beds (all misfits), about 8 old home made tables and much waste paper. Pemberton's were notified to have these articles offered to the Red Cross or War Salvage (memo Feb. 16/44) but the offer was declined. The cost of clearing away this rubbish was \$16.00.

All chattels of a salable nature removed from 221 W. 5th Avenue were sold at Vancouver Auction 11 on February 24, 1944 for a net amount of \$7.58.

As Mr. Sanso YAMAMOTO (File 14138) declared some chattels at the above address, the Custodian wrote to Yoshida and also to Yamamoto on May 5, 1944 enclosing a list of the goods removed from 221 W. 5th and sold at public auction in Yoshida's name, requesting each of them to check the items on the list which they identified as theirs. On May 25, 1944 Yamamoto sent back the list on which he had checked off only 5 items which he said belonged to him. These were accordingly transferred to his account as per memo of May 30, 1944. (According to Mr. Spain's memo of May 9/44 it was impossible to separate these chattels before the auction).

It will be seen from the attached schedule that many of the items appearing on the agent's inventory of October 21/42 are not accounted for by this office and there is nothing on file to indicate what was included in the "rubbish" removed from the premises at a cost of \$16.00, neither is there an inventory of the goods removed to auction by the Custodian. A few articles appear on the auction sheets which were not on the agent's inventory but are such as would be found in the average household and it is being assumed that they belonged to the Yoshida family.

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

/ER. December 15, 1947


E. Robertson

CHATEL'S SCHEDULE

File No. 3311

Aastaro YOSHIDA, Reg. No. 00662

December 15/47.

Declared by A. Yoshida
in JP form, Apr. 9/42, as
being at 221 W. 5th Ave.,
Vancouver

Pemberton Realty
(agent) inventory
dated October 21,
1942

Furniture &
Household Effects,
Kitchen utensils, etc.
app. \$600.00.

3 beds, springs
& mattress

1 couch

2 bureaus

4 cupboards

1 glass door bookcase

1 rd. oak dining table

5 leather-covered
dining chairs

3 small tables

1 kitchen chair

1 Magazine rack
(bamboo)

1 heater

1 range

1 2-ring gas plate

1 kitchen cabinet

1 lamp shade

4 prs. curtains

Linoleum floor
coverings

Ceiling rack

2 Japanese violins

1 5-gal. crock

4 cartons books

& misc. articles

Tools & pipes

Pruning Knife

AUCTIONED

~~Inventory of Feb. 24/44~~

1 iron cot, Feb. 24/44

- - - -

- - -

- - -

Gas Plate, Feb. 24/44

- - -

Curtain stretcher
Feb. 24/44

- - -

Box misc. lot - Feb. 24/44

- - -

Pruner - Feb. 24/44

OTHER DISPOSITION

10 old beds abandoned
(see memo 16/2/44)

Unaccounted for.

Abandoned - see 16/2/44

Unaccounted for

Abandoned - see 16/2/44

Unaccounted for

Unaccounted for

Presumably left at
fixture.

Unaccounted for

Unaccounted for

Also sold at auction
but not shown on Agent's
Inventory of Oct. 21/42

Xmas decorations

2 picture frames

basket fishing tackle

Stepladder

Tub & contents

Wringer

NOTE: See Mr. Doust's
memo on file of Nov. 15,
1945 re disposal of
chattels.

ER

C O P Y

July 23, 1942

Mr. Asataro Yoshida,
221 West 5th Ave.,
Vancouver, B. C.

Dear Sir:

We have been appointed by the Custodian, agents to take charge of your property on evacuation. We would appreciate your getting in touch with us before you leave, to give us information that we will require to take proper care of this property for you.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Manager, Rental Department

JGW:WH

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 00662
Name Mr. Asatane YOSHIDA
File No. 3311

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 25 1942

Address of Property -- 221 West 5th Avenue

Nature of Property -- Residential block

Description of Land and Buildings

Contains a store that is not being used, but in which the fixtures still remain, which are apparently the property of a Mrs. Itoge Ono (Mrs. Hideo) Registration #06027, Certificate of Parole 151739. She is not operating the store but is living in the room connected therewith, and does not know when she may have to leave.

The owner of this property Yoshida, is still in occupation of the premises immediately to the rear of Mrs. Ono's place, and is collecting the rent from the tenants and in active control. We have asked him to give us information, but so far he has not furnished it. We will be in touch with him later, and if the premises become vacant, will take charge in accordance with your wishes immediately.

Contents

Insurance:

Amount	Company	Number	Type	Premium	Expiry	Agent
--------	---------	--------	------	---------	--------	-------

Liabilities

Recommendations

List of Tenants

Tenancy

Rent

Paid to

*Understand
to clear title*
*all rents
Oct 8*
*Penitentiary Realty Corp. Ltd.
J.G. Per
Walker*

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 00662

3311

Name Asataro Yoshida

JUN 29 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

Address of Property 57-59 Powell Street

Nature of Property Stores

Description of Land and Buildings 60 Alexander Street runs through and includes
57 Powell Street which is a sign shop and rents for \$5.00 per month.
59 Powell Street is a barber shop renting at \$10.00 per month to Mr. A. Lauder

Contents

Insurance:							
Amount	Company	Number	Type	Premium	Expiry	Agent	
No insurance							

Liabilities

Clear title

Recommendations These stores are rented at a rental rate below normal. If possible, permission should be obtained from the Rental Control Board to ask a higher rental. If permission was granted, these premises should be cleaned up as they are in a rundown state and are not obtaining the rental that the location warrants. The owner has appointed Pemberton Realty Corporation Limited agents for the premises and we would recommend that the Custodian confirm this appointment.

List of Tenants

Tenancy

Rent

Paid to

PEMBERTON REALTY CORPORATION LTD.

J. Walker
Per [signature]

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 00662

3311

Name A. YOSHIDA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

JUN 29 1942

Address of Property 58-60 Alexander Street

Nature of Property Stores with rooming house above.

Description of Land and Buildings This is a mercantile building with a rooming house above. 58 Alexander Street is the Ferry Rooms and is rented at \$65.00 per month. 60 Alexander Street is a sign shop rented at \$15.00 per month.

Contents

Insurance: Amount Company Number Type Premium Expiry Agent

No details of insurance.

Liabilities Clear title

Recommendations The ground floor premises in this building are rented at a rental rate below normal. If possible, permission should be obtained from the Rental Control Board to ask a higher rental. If permission is obtained, they should be cleaned up as they are in a run down condition and are not obtaining the rental that the location warrants. The rental of \$65.00 being obtained for the rooms is a fair market rent. We have received a signed agency agreement from the owner requesting Pemberton Realty Corporation Limited to act as agents for the property. We would recommend that the Custodian confirm this appointment,

List of Tenants

Tenancy

Rent

Paid to

PEMBERTON REALTY CORPORATION LTD.

J. Walker
per *[signature]*

YOSHIDA, Asataro
221 W. 5th Ave., Vancouver, B. C.
Evac. File #3311



Picture Taken April 29, 1943.

PEMBERTON REALTY CORPORATION LIMITED
Telephone Pacific 8241
418 Howe Street Vancouver, Canada

October 21, 1942.

EXHIBIT No. 125 - 9

DATE May 17, 1948.

FILED BY

Mr. Kennedy.

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

Re: Asataro YOSHIDA
File #3311

Dear Sirs:

In connection with your letter of October 8th, we enclose an inventory of the goods left by the above party in his Suite at 221 West 5th Avenue.

We understand from his caretaker Mr. Randall, that there is some odds and ends stored in the attic which can be entered by a trap door, which he nailed down before leaving the City. As the articles on the inventory are not worth much more than \$60.00, we would suggest that they may be stored in this attic also, and his suite rented. This would bring in \$12.00 a month.

Yours truly

PEMBERTON REALTY CORPORATION LIMITED

*agreed to, see note
letter of 2-10-42*

"G. H. Johnston"
Rental Department.

GHJ:WH
Encl.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 14th, 1948

C. McHugh

HEALTH DEPARTMENT

CITY OF VANCOUVER

Stewart Murray
M.D. D.P.H.
Medical Health Officer

125 - 3

EXHIBIT No.

May 17, 1948

DATE

FILED BY

Mr. Cobus

Vancouver, B. C.

October 28th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

RE: 221 West 5th Avenue,
Owner - A. Yoshida

The above premises have been inspected and found to be in excellent condition but lack any baths or showers. The usual Jap bath is in evidence.

From the number of suites checked, it would require three baths and/or showers. One bath or shower on each floor might take care of these premises.

Will you give this matter the usual consideration and advise me if you reach a decision.

Respectfully yours,

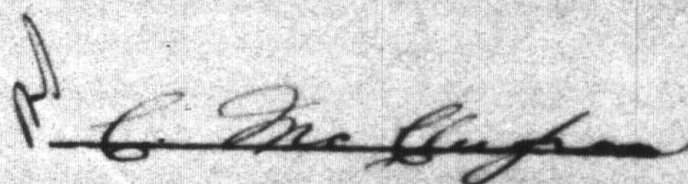
"G. A. Rogers"

CHIEF SANITARY INSPECTOR.

GAR:EM

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 14, 1948.



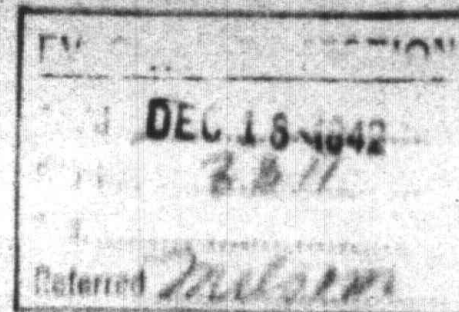
ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

December 17, 1942



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

Attention Mr. G.D. Milson

Re: 221 West 5th Avenue - A. YOSHIDA
File #3311

Dear Sirs:

We regret there has been such a delay in connection with obtaining estimates for the installation of baths in the above-described property, as per your letter dated Oct 30/42.

The following is a copy of one tender received for the work:-

"We propose to furnish and install two cast-iron enamel baths, one on each floor with waste and cold water faucets for the sum of \$198.00.

"With a number 85 storage tank gas water heater, gas pipe service and hot water supply to tubs will cost an additional \$193.00, or a total of \$391.00"

-- R. Thoreau (signed).

We expect to have another one within the next few days covering showers instead of the regular enamel baths and will write you further at that time.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

S. S. Freeze

Rental Department.

SGF:BC

3311

December 21, 1942

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

Dear Sirs:

Re: YOSHIDA, Asataro

We are in receipt of your letter of December 17 enclosing an estimate of \$391.00 to install two baths and storage tank, etc. on the premises at 221 West 5th Avenue. This estimate seems very high and as we have no funds on hand to do this work, we would like from you an estimate and recommendations in regard to installing showers on these premises, which would cost less and meet the City's Health requirements.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

241
48
256

125 - 7

EXHIBIT No. _____
DATE May 17, 1948.
FILED BY Mr. Kennedy.

File No. 3311

January 22, 1943.

Memo for File

Re: YOSHIDA, Asataro

Mr. Walker of the Pemberton Realty Corporation Ltd. called today in reference to the property at 221 West 5th Avenue. To meet the requirements of the Health Department of the City, it is estimated that it will take the sum of \$400.00 to install baths, hot water tank, etc., and as we have no money for this and Pembertons find it very difficult to collect the rent from the numerous tenants in the building, they consider it advisable to rent the premises to one party who will undertake the management of the building. They advise that when they find such a person, they will get in touch with us.

"G.D. Wilson"

GDM/GH

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: June 14th, 1948.

C. M. Hight

BUILDING DEPARTMENT
Including Plumbing

Andrew Haggart
Building Inspector

CITY OF VANCOUVER

EXHIBIT No. 125 - 7

DATE
FILED BY

Vancouver, B. C.

22nd March, 1943.

Ref. Your File No. 3311

Mr. G. D. Milson,
Administration Department,
Custodian's Office,
506 Royal Bank Bldg.,
City.

Dear Sir:

RE 221 West 5th Ave.

With reference to your letter of the
16th inst. re the above.

An inspection has been made of the
premises and the District Inspector reports
that the following is necessary to put the
building in fair condition.

- 1) Place defective toilet in working order.
- X 2) Install two baths or showers.
- 3) Windows to fire-escape changed to a door to
open outwards and ladder extended to within
8' of the ground from balcony.
- 4) Repair floor of verandah.

Trusting this is the information you
require.

Yours truly,

"A. Haggart"
BUILDING INSPECTOR.

AH/KM.

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.

Date: June 14th, 1948.

W. E. McChapman

"COPY"

RALPH THOREAU

Plumbing & Heating

721 Seymour Street
Vancouver, B. C.

March 22, 1943.

Pemberton Realty Corpn. Ltd.,
418 Howe Street,
Vancouver,

Re: 221 W. 5th Avenue

Dear Sirs:

We can furnish and install one shower bath and one #30 range boiler with gas water heater and waste, hot and cold gas pipes on the ground floor, and the same on floor above, for the sum of \$246.00, which includes connecting up two sinks now without proper drains.

As we reported last winter, this building needs a new water system as now there are times the people upstairs get no water to the plumbing fixtures.

We can install a new water service for \$48.00 or a total of \$294.00 for new water service, two showers, two tanks, two gas heaters and connecting up the two sinks, with all carpenter, cement and plumbing work to complete the job.

Yours truly,

"Ralph Thoreau" (signed)

CITY ELECTRICIAN'S OFFICE
T. Martin
City Electrician

CITY OF VANCOUVER

EXHIBIT No. 125 - 7
DATE
FILED BY

Vancouver, B. C.

March 23, 1943.

FILE NO. 1618

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

ATTENTION MR. G D MILSON

Dear Sir:-

Re:- 221 West 5th Avenue
Your File No. 3311
ASATARO YOSHIDA.

I am in receipt of your letter of the 16th instant re the above, and in reply would beg to inform you that an inspection was made yesterday which reports as follows:-

There are approximately sixteen suites in the above building, only a 30amp. main line and six circuits. Therefore, this service is greatly overloaded and will require to be renewed. Therefore the following will be the requirements by this Department:- a new service, and panel box and an appliance plug to be installed in each kitchen. The Public hall lights to be on a separate circuit, and in conduit, and all unapproved wiring to be removed, also, the present fittings to be overhauled, which at the present time are in very bad state of repair.

Trusting this is the information you require.

Yours truly,

"T. Martin"
CITY ELECTRICIAN.

TM/MA

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: June 14th, 1943.



PEMBERTON REALTY CORPORATION LIMITED
Telephone Pacific 8241
418 Howe Street Vancouver, Canada

March 24, 1943.

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

Attention Mr. Douet.

Re: Asataro YOSHIDA - File 3311

Dear Sirs:

We have had some correspondence regarding the installation of certain plumbing required by the City in connection with 221 West 5th Avenue. The City are requiring baths. We are enclosing you a copy of an estimate given us by Ralph Thoreau which is a revision of a previous figure submitted on January 9th and appears to represent a minimum of what is required.

The fact of the matter is that this building should be owned and operated by someone living near the premises. Hot water is required where there are baths to be used in common. You will note that the baths mentioned in the estimate are showers. Hot water service is required for these and if the owner were operating, he could look after the heating of the hot water and see that it was not abused and that a sufficient supply was provided. It is awkward even handling an item of this kind by means of a caretaker on these small rentals. The alternative would be to use a gas water heater paid for by means of slot meters where maybe two tenants could go together and put a quarter in the slot and get hot water for their use at the time. These meters, however, we understand are not obtainable at present.

This property is one that, in the writer's opinion, is of a type that should be sold as and when a purchaser is available. There are a number of others in this same locality that would come under a similar category.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

"J. G. Walker"
Manager, Rental Department.

JGW:BC
Enc. 1

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: June 14th, 1948

J. G. Walker

3311

March 26, 1943

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

Dear Sirs:

Re: YOSHIDA, Asataro

In connection with the above party's property at 221 West 5th Avenue, we have received the following letters from the City of Vancouver in regard to the electrical work and plumbing, etc.

"There are approximately sixteen suites in the above building, only a 30 Amp. main line and six circuits. Therefore, this service is greatly overloaded and will require to be renewed. Therefore the following will be the requirements by this Department:- a new service and panel box and an appliance plug to be installed in each kitchen; the Public hall lights to be on a separate circuit, and in conduit, and all unapproved wiring to be removed, also, the present fittings to be overhauled which at the present time are in a very bad state of repair."

"An inspection has been made of the premises and the District Inspector reports that the following is necessary to put the building in a fair condition.

1. Place defective toilet in working order.
2. Install two baths or showers.

DATE May 17, 1948
FILED BY

Mr. Cobus.

JOHNSON and REEVE
Estate Agents
Valuations, Arbitrations, Insurance, Real Estate, Mortgages

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

27th April, 1943.

The Custodian's Office,
Room 506,
Royal Bank Building,
VANCOUVER, B. C.

File No. 3311Attention of Mr. F. G. Shears

Dear Sir:

re YOSHIDA, Asataro
221 West 5th Avenue
Lot 7 Block 10 D.L. 302

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is in an industrial district, where there should be a good demand for cheap rental space.

The building is a cheaply constructed two storey wood frame structure, with 4 suites of rooms on the 1st floor and 5 suites on the 2nd floor. There is also a shop rented for dwelling quarters.

The building is in a very poor state of repair and the plumbing is very inadequate. The wiring appears to be old and is probably defective. The sheds are dirty and dilapidated.

The property is producing a surprisingly good rental according to the statement provided by you. If the building were put into good repair the rents could probably be maintained and might be improved. There always seems to be a demand for this kind of accommodation, even in normal times.

We believe that there are buyers who would be interested in restoring such a building to respectable condition, although it might be necessary to spend as much as \$2,000.

Because of the bad condition of the premises and the heavy expenditure required to avoid condemnation by the City, there is only a residual value left, and we are of the opinion that the present value is not more than One thousand five hundred dollars (\$1,500).

Yours faithfully,
JOHNSON, REEVE & WATSON
per "D.W. Reeve"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: June 14th, 1948.

[Signature]

MEMORANDUM

January 5th, 1944.

TO: Mr. Peters

FROM: Administration Department

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B. C.
File No. 3311.

There is no lease on this property, the various tenants renting on a monthly basis.

In March 1943 we were advised by the Building Department of the City Hall that it would be necessary to install two baths or showers and at the same time the City Electrician informed us that the electric wiring was greatly overloaded and a new service would have to be installed. Owing to the lack of funds and the fact it was hoped that we would be able to dispose of the building at an early date this work has never been undertaken, and this is confirmed by our agents, Pemberton.

Respecting our conversation today we understand you will acquaint the proposed purchaser of the above.

P. Doust.

PD/EN

*Done
file*

MEMORANDUM

File 331

February 4th, 1944.

To: Mr. Spain

From: Administration Department.

Re: Asataro YOSHIDA - #00662
221 East 5th Avenue.

Mr. Fosse of Penberton's telephoned through to say that the Fire Department, City of Vancouver, state there is a fire hazard at these premises due to the chattels stored in the attic, and has been informed that the attic must be cleared immediately and we therefore bring this to your notice for your early attention, please.

Done

P. De st.

PD/ER

3311

February 17th, 1944

Attn: Mr. S. G. Freeze

The Penberton Realty Corpn. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: A. Yoshida -
 221 W. 5th Avenue,
 Vancouver, B. C.

With reference to the recent complaint by the Fire Wardens regarding the fire hazard due to chattels stored in the attic of the above premises, you are aware that everything saleable has been removed by our Protection Department, but there was a considerable amount of rubbish which was not worth moving and which neither the Red Cross nor the War Salvage people would handle.

We understand that the man you sent up to inspect the rubbish, etcetra, requires \$16.00 to clean up the rubbish and remove it from the premises, and in view of the amount involved we think this is a reasonable charge and confirm our telephone conversation this morning requesting you to have this matter cleared up at the above cost as promptly as possible.

Please deduct the above charge from funds you have on hand from rentals showing same up as usual in your monthly Rental Statement.

Thanking you,

Yours truly,

P. Doust,
Administration Department

PD/ER

EXHIBIT No. 125-2

DATE

FILED BY

J. R. REID & CO.
Real Estate
Loans Valuations

515 Granville Street,
Vancouver, B. C.
Canada

February 28th, 1944.

#341

This property comprises a 50 ft. lot on which is erected a two storey wooden building, approximately 50 x 100 ft. in size.

It is divided into nine small apartments, each having a kitchen sink but no other plumbing.

There are four toilets each having an outside entrance.

There is a store front to the building which is now occupied as an apartment.

Valuation \$3,200.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 14, 1948.

M. C. McHugh

ESTABLISHED 1887

Offer
Pemberton Realty Corporation Limited *(Registered)*

TELEPHONE PACIFIC 8241

218 HODGE STREET
VANCOUVER, CANADA
October 18, 1944.

Rec'd	OCT 19 1944
File No.	2411
By	Thur
Referred	Harrop

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

re Catalogue #341,
221 West 5th Avenue.

Dear Sirs:

We have to-day received a deposit of \$250.00 from Mr. John Zambosky, to purchase the above property at the price of \$2,500.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore
W. G. Moore.

WGM-JM

3311

October 19th, 1944

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

Re: Catalogue No. 341
221 West 5th Avenue, Vancouver
Lot 7, Blk. 10, D.L. 302

Dear Sirs:

Your letter of October 18th, written on behalf of Mr. John Zambocky, submitting an offer to purchase the above property for the sum of \$2,500.00, has been received and considered.

We are not able to accept this tender. 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 \$3,200.00.

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. G. Shears,
Director.

FGS/MB

F. A. CLELAND
A Justice of the Peace
Financial & Insurance Broker

EXHIBIT No. _____
DATE _____
FILED BY 125 - 2

Room 33,
539 Pender Street, W.
Vancouver, B. C.

Nov. 3rd. 1944.

Department of the Secretary of State,
Custodian's Office,
506 Royal Bank Bldg.,
City.

Re Catalogue # 341
Dear Sirs:- 221 W. 5th. Ave. Vancouver, B.C.
Lot 7/10/302.

This property is located on the North side of
5th Avenue between Alberta and Columbia Streets. It is zoned
as a commercial area.

The Lot is 50' x approximately 122', upon which
is located a very old 2 storey frame tenement building about 40'
wide x 90' long.

The front of the main part of the building was
formerly occupied by two stores, one of which is still vacant, and
the other occupied as living quarters.

Owing to the age of the building and the dilapidated
condition it is in, it is my opinion that just as soon as the
Housing accommodation returns to normal this entire building will
likely be condemned and the Owner forced to remove same from the
property. With this in mind, I do not consider the property worth
more than \$2,700 to \$3,000 on today's market.

Yours very truly,

"F. A. Cleland"

FAC/C.

I hereby certify that the foregoing words are a true copy of
the original whereof they purport to be a copy.

Date: June 11th, 1948

C. MacLennan

3311

22nd November, 1944.

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

Dear Sirs

Re: Catalogue No. 341
221 West 5th Ave., Vancouver.
Lot 7, B.L.K. 10, D.L. 302

Further to our letter of October 19th in which we
advised you that the minimum acceptable price for this pro-
perty was \$3,200.00.

We now have to inform you that we would be prepared
to consider an offer of not less than \$3,000.00. Should your
client be interested in the purchase of this property on this
basis, we shall be glad to hear from you further.

Yours truly,

F. G. Shears,
Director.

FGS/PHE

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
December 4, 1944.

3311
offer
(replied)

Rec'd	DEC 5 1944
File No.	3311
Ans.	
Referred	

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

Cat 341
re Lot 7, Blk. 10, D.L. 302.

Dear Sirs:

We have to-day received an offer of \$2,750. on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

Per

G. J. M. J. M. J. M.

GHJ-JM

331

5th December, 1944.

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

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Avenue
Lot 7, Blk. 10, D.L. 302.

We are in receipt of your letter of the 4th instant in which you submitted an offer on behalf of a client to purchase the above property for the sum of \$2,750.00.

As indicated in our letter of the 22nd November the Custodian will not be interested in any offer of less than \$3,000.00 and we are therefore unable to accept your client's offer.

Yours truly,

F. G. Shears,
Director.

PMH

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

Dec. 19th, 1944.

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

Rec'd	DEC 22 1944
File No.	3311
<i>[Signature]</i>	

Dear Sir;

Re; Catalogue # 341.
Re; Lot 7. Blk. 10. D.L. 302.
Being 221 West 5th. Av.

We enclose certified check for \$320.00
being 10% of the minimum price of the above property
in the names of our clients, William Lagoda and Zena
Frymak of 259 Powell St.

In the event this offer is accepted,
our clients would like that the suite now vacant be
left vacant for their occupancy.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl/2.

(Widdison)

RECEIVED DECEMBER 22 1944

3311

27th December, 1944.

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

Dear Sirs:

Re: Catalogue No. 341
Lot 7, Blk. 10, D.L. 302
221 West 5th Avenue

We are in receipt of your letter of the 19th instant in which you submitted an offer on behalf of your clients, William Lagoda and Zena Prymak, to purchase the above property for the sum of \$3,200.00.

We also acknowledge receipt of your clients' cheque for \$320.00, the official receipt for which is enclosed herein.

This offer is receiving our favourable consideration and we will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

Copy for Mr. Peters

3311

January 9, 1945.

Messrs. McGarron & Newbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Ave.
7/10/44

Your letter of December 19th enclosing cheque for \$320.00 and offer to purchase the above property for the sum of \$3,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$2,880.00.

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 proposed registered owner is a British Subject.

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

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.

You will note from copies of attached letters we received in March, 1943 that this property did not, in certain respects, come up to the standard of the City.

Yours truly,

F. G. Shears,
Director.

Cancelled
Jan 24/45
[Signature]

3311

24th January, 1945.

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

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Ave.
7/10/32

As you have been previously advised, our Advisory Committee is not prepared to recommend the acceptance of any offer of less than \$3,000.00 on account of the repairs which may be required to be done on this property.

We understand that your clients, William Lagoda and Lena Pryjmak wish to withdraw their offer and as requested we are enclosing herein cheque for \$320.00 being the amount deposited by your clients when submitting their original offer.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

encl.

Rec'd APR 6 1945
File No. 2211
Arg.

offer
(rejected)

HOMES : FARMS : APARTMENTS

300 WEST BENDER STREET
VANCOUVER, B.C.

April 5th. 1945.

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

Dear Sir; Re; Catalogue # 341. 221 W. 5th. Av.
Lot, 7, Block, 10, D.L.302.

On behalf of our client Pearl Nelsen, We offer \$2600.00 for the abovementioned property, and enclose check of \$260.00 being the required 10% of the offer.

Yours truly,

McCarron & Hawbolt,

J. F. McCarron.
J. F. McCarron.

Encl.

3311

17th April, 1945.

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

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Avenue

Referring to your letter of the 5th instant in which you submitted an offer on behalf of your client, Pearl Nelson, for the purchase of the above property for the sum of \$2,600.00 and your subsequent telephone conversation in which you indicated that your client might be prepared to raise her offer to \$2,700.-

W. G. Shears
As you are aware, the Committee's minimum on this property was \$3,000.00 and as we have now received a definite offer of this amount from another source, we are not in a position to further negotiate for the sale of this property and are therefore enclosing our cheque for \$260.00, the amount deposited by you when submitting the above offer.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

MEMORANDUM

April 20th, 1945.

TO: Mr. Peters

FROM: Administration Department

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B. C.
File No. 1311

There is no lease on this property, the various tenants renting on a monthly basis.

The writer understands from Mr. Moore of Fenbertons that the purchasers know of the condition of the electric wiring and the requirements of the Health Department with regard to the installation of showers or baths.

Mrs. McArthur is anxious that when writing Fenbertons attention should be drawn to the above and that they should be asked to give us their assurance that the purchaser is aware of the conditions existing as regards the electric wiring and the plumbing required.

You will doubtless recall that the last deal in connection with this property fell through and the deposit was refunded to the purchasers when they found what had to be done to meet the requirements of the Electrical and Health Departments, City Hall.

P. Doust.

PD/ER

20th April, 1945.

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

Attention: Mr. McCarron

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Avenue.

After your interview with me at our office yesterday, I contacted Mr. Moore of the Pemberton Realty Corporation and Mr. Moore draws our attention to the following:

On the 29th January they submitted an offer to this office on behalf of their client, Mr. A.J. King, and while this was not in connection with either of the properties in which you have been recently interested, they used this as an indication that Mr. King might be considered as their client.

In addition to this, Mr. Moore states that Mr. King had several contacts with them in regard to the purchase of the property at 221 West 5th Avenue and 733 Powell Street and that the only reason that they did not submit any offer to the Custodian was because Mr. King was not prepared to make an offer which they knew to be in line with the Custodian's valuation.

Mr. Moore also said that Mr. King indicated to him that he thought these properties could be purchased through your firm for \$6,000.00.

It appears to us, therefore, that Mr. King may have been shopping around between your two firms, also that he went to your firm after he had been carrying on business negotiations with Pembertons.

As I indicated to you, the Custodian's policy is to pay commission to the Real Estate Agent who submits the successful tender on behalf of his client and that we cannot be involved in disputes as between Real Estate Agents, the understanding being that the matter of dividing commissions is one of mutual arrangement between the firms involved.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

3311

April 25, 1945.

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

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Ave.
7/10/302.

Your letter of April 16th in which you offer to purchase the above property for the sum of \$3,000.00 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 amount of the purchase price, namely, \$3,000.00.

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.

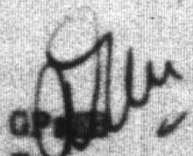
After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The 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.

It is our understanding that the purchaser has been made aware by you of the condition of the electric wiring and the requirements of the Health Department with regard to the installation of showers or baths.

Yours truly,

F. G. Shears,
Director.


GP: [unclear]
Enc.

Rec'd	MAY 18 1945
File No.	9311
Ans.	1
Revised	

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

offer

350 WEST PENDER STREET

VANCOUVER, B. C.

(accepted)

May 18th. 1945.

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

Dear Sir;

Re; Catalogue # 341.
Lot 7, Blk, 10, D.L. 302.
Being 221 West 5th. Av.

We enclose certified check in the amount of \$270.00, being the required 10% of our offer of \$2700.00 on behalf of our client Pearl Nelson for the above mentioned property.

Our client accepts the property as is, being aware of the plumbing and re-wiring demanded by the city.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl.

PROPERTIES SUSPENSE ACCOUNT

3311

May 25th, 1945.

*re Consideration
offer*

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

Dear Sirs:

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B.C.

With reference to your recent offer on behalf of your client in connection with the above and confirming our telephone conversation of this morning with Mr. Hawbolt, Mr. Shears has requested me to advise you that the Advisory Committee will not be meeting until June 6th and therefore the offer of \$2700.00 cannot be considered until that date. Should we in the meantime, however, receive any other offers for this property they will of course have to be submitted to the Committee on June 6th.

We understand from our second telephone conversation that you wished us to confirm in writing what we advised you on the telephone respecting the delay in considering your offer, and this we are now glad to do in this letter.

We are hoping that the Committee will accept the offer of \$2700.00 but as the minimum acceptable price is \$3000.00 we cannot of course say whether the offer will be accepted and must, therefore, wait until June 6th, 1945.

Yours truly,

P. Doust

Administration Department

PD/ER

MEMORANDUM

May 28th, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B.C.
File No. 3311

Respecting the above property on which we have recently received a further offer of \$2700.00 from McCarron & Hawbolt, the Advisory Committee's minimum price being \$3000.00, would you have any objection to our obtaining a report from the Electrical, Health and Building Departments of the City Hall as to what their requirements are in the way of wiring, plumbing, etc?

My reason for suggesting this is that the last requirements made by the City Hall were in March 1943 and some of the work was never done by us, such as the installation of baths or showers. The electric wiring was supposed to be renewed but we only did a patchwork job. You are aware that Mr. Reeve considered that it might be necessary to spend \$2000.00 on the property to put it in proper shape.

I do not quite know why but instinctively I feel this last offer of Mr. Hawbolt's on behalf of his client, Mrs. Pearl Nelson, may be made without her being fully aware of the bad state of this property and since we are receiving quite a good revenue from the property, despite its condition, there is apparently no urgency in selling.

PD/ER

P.D.

MEMORANDUM

June 21st, 1945.

TO: Mr. Peters

FROM: Mr. Doust

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B. C.
File No. 3311.

Attached is Real Property memorandum relating to the above property. This is the property that has been sold twice and money refunded in both instances, due to the purchasers being dissatisfied with the condition of the property after further inspection.

Please see on file my memo to Mr. Shears, dated May 28th, 1945, which is self-explanatory. Mr. Shears advised that when writing to McCarron & Hawbolt, who are acting for the purchaser, Pearl Nelson, we should enclose in duplicate copies of the attached City of Vancouver letters, dated 22nd March and 23rd March, 1943, pointing out that we understand items one and four in the letter of March 22, 1943 were attended to, but that the other work has not been done.

Further, certain work was done regarding the electric wiring but not that demanded by the Electrical Department of the City of Vancouver in their letter of March 23, 1943.

I understood Mr. Shears to say that in our letter we should make it clear that we understand that the property has been purchased with the buyer's full knowledge of the present condition of the building, and that they should have a letter from McCarron & Hawbolt confirming that their client is so informed.

An extra copy of the letters in question could be passed on by the agents to the purchaser. It is of course left to you to write whatever letter you may consider suitable in the circumstances.

There is no Lease on the property, the tenancies being all on the usual monthly basis.

PD/ER
Attach.

DM

3211

June 27, 1945.

Messrs. McCarron & Harbalt,
390 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 341
221 West 3th Avenue
7/10/302/1/5832

This will acknowledge receipt of your revised offer for \$2,700.00 with enclosed cheque for \$270.00, and also Mr. Nelson's cheque for the balance of the purchase price, \$2,430.00, which he has delivered in person. This is to advise you that we are prepared to recommend the acceptance of this offer.

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 proposed registered owner is a British Subject, using the enclosed form.

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

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

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 enclosing herewith copies of letters dated March 22 and 23, 1945 with reference to the condition of the wiring and certain other repairs which are necessary on this building. Mr. Nelson has been made aware of the condition of the property and has read these letters. Please hand these copies to Mr. Nelson.

*Pearl Nelson, wife of George Nelson,
Real Estate Agent, 154 W. 21st Ave.,
Vancouver, B.C., British Subject*

Yours truly,

F. G. Shears,
Director.

DM

3311

August 20th, 1945

Pemberton Insurance Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B.C.
Legal & General Assurance Policy
No. 13592.

We enclose the above-mentioned policy to which we would ask you to kindly attach Transfer and Consent form, transferring the name of the assured from "The Secretary of State of Canada, acting in his Capacity as Custodian" to "Pearl Nelson", the new owner of the above property.

Kindly return completed policy to this office at your early convenience.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

September 10th, 1945.

Mr. George Nelson,
154 W. 21st Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B. C.

With reference to your telephone call of this morning and our conversation with Mrs. Nelson this afternoon, we are at a loss to understand how it was that the figure of \$147.00 per month rentals was advised you, as you state, by this office in view of the fact that our records show time and again that the figure was \$117.00 per month. This property, as you are aware, was in the hands of our rental agents, Pemberton Realty Corporation Limited, Howe Street, and all their Rental Statements to us show the gross rentals as \$117.00 per month, the details being as follows:

Suite 7	Mrs. Lily Olsen	\$15.00 per month	
" 9	Mrs. Jacobs	12.00	"
" 10	C. E. Knoke	12.00	"
" 11	Mrs. W. Lamb	11.00	"
" 16	Mrs. Mylie	13.00	"
" 18	M. R. McGuffin	15.00	"
" 19	Mrs. F. Gormley	12.00	"
" 20	Frank Gillis	12.00	"
Store	W. H. Lynn	15.00	"
	Total	\$117.00	"

On May 5th, 1945 a memo was prepared by the writer in which the gross rental of \$117.00 per month is mentioned, and there is no question of any higher figure than this.

In connection with this sale, we were particularly anxious that you should be given all the information we had regarding the condition of the building and to this end letters were shown to you from the City Hall regarding repairs, etc., and copies of these letters were sent to Messrs. McCarron & Hawbolt, through whom the property was sold.

With reference to your remarks on the telephone, we would say that so far as this office was concerned there was no question whatsoever of any misrepresentation and we do not understand why before purchasing the building you did not check the rentals with either Pemberton or this office, as at any time actual rental statements were at your disposal by our agents or ourselves.

Yours truly,

P. Douet,
Administration Department

PD/ER

File No. 3311
Catalogue No. 341.

September 12th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Asataro YASHIDA
City of Vancouver
Lot 7, Blk. 10, D.L. 302,
Co. 1, N.W.D., Plan 5832.

With reference to the above property which was recorded in the Vancouver Land Registry Office, August 14th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 129439-L, dated August 14th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 129440-L, dated August 14th, 1945, registering the property in the name of Pearl Nelson (Deed).
3. Duplicate of Transmission dated August 7th, 1945.
4. Duplicate of Deed dated August 7th, 1945 - Secretary of State to Pearl Nelson.
5. Certificate of Indefeasible Title number 129440-L, dated September 6th, 1945, covering the above property in the name of Pearl Nelson.

D. A. Gramer

DAG:JS
Atch.

STATEMENT RE SALE OF:

Catalogue No: 341
 Street Address: 221 W. 5th Ave.,
 Vancouver, B.C.
 Legal Description: 7/10/302

Name: YOSHIDA, Asataro

File No: 3311

Reg. No: 00662

Date of Sale and Adjustments June 27th, 1945.....

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 2700.00
Real Estate Agents Commission	\$ 135.00	
Charge for Valuation	17.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther Charges

Adjustments:

Fire Insurance		21.96
Taxes		72.30
Water		1.08
Electricity		18.76
Scavenging		1.75
License		18.54
Caretaker's wages		24.00

Net Proceeds credited to your account	\$ 159.00	\$ 2859.39
---------------------------------------	-----------	------------

Date:..... January 12/46.....

George Peters

Compiled by:.....

Catalogue No. 341
 File No. 3311
 221 West 5th Avenue
 Vancouver 7/10/302/1/5832

August 31, 1945.

MRS. PEARL NELSON

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 27, 1945)

	DEBIT	CREDIT
Purchase Price	\$2,700.00	
Cheques received		\$2,700.00
<u>Amount of rent collected:</u>		
<u>Due Dates Suite No.</u>		
1st 7 June 27 to July 24 - 28/30 x \$14.25		13.30
1st 9 June 27 to Aug. 18 - 52/31 x \$11.40		19.49
9th 10 June 27 to Sept. 8 - 74/31 x \$11.40		27.21
1st 11 June 27 to June 30 - 4/30 x \$10.45		1.39
9th 16 June 27 to Aug. 4 - 39/31 x \$12.35		15.54
1st 18 June 27 to Aug. 31 - 66/31 x \$14.25		30.34
1st 19 June 27 to July 31 - 35/31 x \$12.40		12.87
1st 20 June 27 to July 31 - 35/31 x \$11.40		12.87
7th Store June 27 to Aug. 6 - 41/31 x \$14.25		18.84
Unearned insurance premium	21.96	
Registration fees on deed - \$2,700.00	9.90	
Water paid for month ending July 4, 1945 - \$4.05		
8 days @ 13 1/2¢ per day	1.06	
Electricity paid for month ending July 24, 1945 - \$20.19		
28 days @ 67¢ per day	18.76	
Scavenging for month ending July 31, 1945 - \$1.50		
35 days @ 5¢ per day	1.75	
License 1945 - \$36.00 per year - 188/365 x \$36.00	18.54	
Mrs. Olsen (caretaker) \$15.00 per month paid to August 15, (1 month & 18 days)	24.00	
Purchaser's proportion of 1945 taxes paid 188/365 x \$140.36	72.30	
Amount charged to purchaser		16.44
	<u>\$2,868.29</u>	<u>\$2,868.29</u>
AMOUNT CHARGED TO PURCHASER - \$16.44		

Catalogue No. 341
File No. 3311
221 West 5th Avenue
Vancouver/7/10/302/1/5832

Control of the above described 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 Vancouver this 4 day of October 1945.

Signed Pearl Nelson.

Please give Mr Nelson
Certificate of Title
re 221- W.S.

RETURN TO THE CUSTODIAN

Certificate of title #129440 L and Legal & General
Insurance Policy #1359 ✓ received
Witness W.E. Adams Oct 11/45
Pearl Nelson

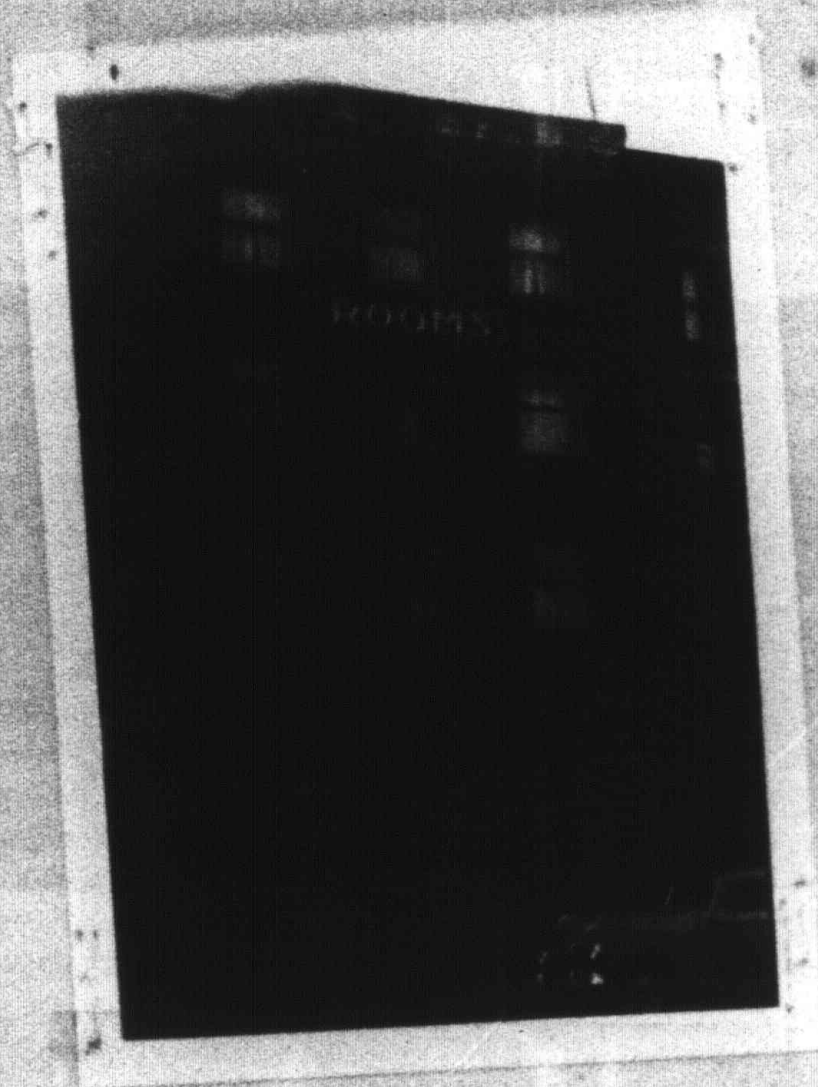
YOSHIDA, Asataro
Evac. File #3311

57 & 59 Powell St., Vancouver, B. C.



Picture Taken April 8, 1943.

YOSHIDA, Asataro
58-60 Alexander St., Vancouver, B.C.
Evac. File 3311



Picture Taken May 3, 1943.

5 a

Rec'd	3311
File No.	57-59
Ans.	
Referred	

436 Keefer Street,
VANCOUVER, B. C.
September 8, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
675 Hastings Street,
VANCOUVER, British Columbia.

Dear Sir:

I hereby tender ¹⁷⁸500⁰⁰ on property at 57-59 Powell
Street. ✓ 500⁰⁰

Enclosed find certified cheque for 10%.

Yours truly,

Salvina Berardino

Salvina Berardino.

Enc.

W. J. Sheehy
and

3311

REGISTERED

December 10th, 1943

Mrs. Salvina Bernadino,
436 Keefer Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 178,
57-9 Powell Street,
(58-60 Alexander St.)

Your letter of the 8th instant enclosing cheque for \$500.00 and offer to purchase 57-9 Powell Street (58-60 Alexander St.) for the sum of \$5,000.00 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 \$7,500.00.

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.G. Shears,
Director.

FGS/AN
ENCL.

M. L. ...

56

Rec'd	_____
File No.	3311
Ans.	_____
Referred	_____

78 Alexander Street,
VANCOUVER, B. C.
September 30, 1943.

178/

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Dear Sirs:

I hereby tender ~~\$4250.00~~ ^{4250.00} on 57-9 Powell Street and
58-60 Alexander Street.

✓ 4250.00
Enclosed find cheque for 10%.

Yours truly,

Quon Shing Nong ✓

Enc.

Quon Shing Nong

Quon Shing Nong

3311

REGISTERED

December 10th, 1943

Quon Shing Kone, Esq.,
78 Alexander Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 178,
57-9 Powell Street

Your letter of the 30th instant enclosing cheque for \$425.00 and offer to purchase 57-9 Powell Street for the sum of \$4250.00 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 \$7,500.00.

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.

FGE/AN
encl.

W. H. H.

Rec'd	3511
File No.	CR. 11
Ans.	
Referred	

H. H. #4,
NEW WESTMINSTER, B. C.
October 1st, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Dear Sirs:

I hereby tender \$100 on 57-59 Powell Street and 58-60
Alexander Street.

Enclosed find certified cheque for 10%. ✓

510⁰⁰

Yours truly,

Joe Cepuran

Joe Cepuran,
c/o Pemberton's, 418 Howe Street.

ENC.

J. G. Shears
20th

3311

REGISTRATION

December 10th, 1943

Joe Cepuran, Esq.,
R.R. #4,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 178,
57-9 Powell Street
(58-60 Alexander St.)

Your letter of the 1st instant enclosing cheque for \$510.00 and offer to purchase 57-9 Powell Street (58-60 Alexander St.) for the sum of \$5100.00 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 \$7,500.00.

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.G. Shears,
Director.

FGS/AN
encl.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 2, 1944.

Rec'd	JUN 2 1944
File No.	3311
Atty.	
Referred	HARRIS

File

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

Re: Catalogue #178,
57 & 59 Powell Street, and
58 & 60 Alexander Street.

Dear Sirs:

We have today received an offer on the above property of
\$6,500.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

W. G. Moore.

WGM:JM

*Letter to you for \$4,500
says Commercial Interest only line*

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 9, 1944,

652

Rec'd	JUN 12 1944
File No.	3311
Ans.	W. G. Moore
Referred	H. D. R. P.

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

Dear Sirs: re Catalogue No. 178, 57 & 59 Powell Street
and 58 & 60 Alexander Street

Further to our telephone conversation in this matter, we now have pleasure in enclosing certified cheque for \$6,500.00, in full payment of the purchase price of the property described above.

Will you please prepare Deed in the name of Mihail Marcoff (Retired), whose address is 58 Alexander Street, Vancouver, B.C. Mr. Marcoff is Bulgarian by birth.

We shall be pleased to receive statement of adjustments in due course.

It is understood that we are to receive a commission of 5% of the gross purchase price on completion of this transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

W. G. Moore

D.
Enc.

A. Rout Harvey
Telephone: Marine 4341

LOEWEN & HARVEY, LIMITED
Estate Agents Insurance
Mortgages Real Estate

EXHIBIT No. 125 - 5

DATE May 17, 1948.

FILED BY

Mr. Cobus.

751 Dunsmuir Street,
Vancouver, B. C.
21st October, 1944.

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

Dear Sir:

Re: Catalogue No. 178, Lot 8, Block 2, District Lot 196.

This property has two street frontages, being 25 feet on Cordova Street and approximately 28 feet on Alexander Street. The West boundary is 78 feet, the East boundary 85 feet.

On this is an old four (4) storey and basement brick building erected in 1899. The basement is the full size of the building with cement floor, 12 x 12 wood posts on cement footings and 12 x 14 beams. Dry rot is visible in several of the beams and the building has settled on the East side. This is very noticeable on the upper floors of the building where there is a decided slope and in some instances a space of as much as two (2) inches is visible above the doors as between the two (2) sides of the frame - due to settlement in the building. There is a hot water heating system and domestic hot water boiler with sawdust burner. The tenant advised that in extremely wet weather and with high tide there is a good twelve (12) inches of water in the basement, as the floor is near high tide level.

The ground floor is occupied by two (2) stores facing on Cordova Street. Both are small stores - floors and walls in poor condition, - one with toilet and basin. Window frames have sagged.

The upper three floors, with entrance from Alexander Street, contain thirty (30) rooms, - twenty-five (25) of which have basin with hot and cold water. They are all single rooms. Plumbing is not in good condition, many of the basin taps are old and leaking and the waste pipes are taped. There is only one (1) public bath and toilet on each floor. Plaster is badly cracked. It was not possible to see the roof but there are signs that it has leaked badly.

In my opinion a fair valuation as at the date of inspection November 22nd, 1943 is \$4,200.00.

Yours faithfully,
Loewen and Harvey, Limited.
"A. Rout Harvey"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
June 14th, 1948.

E. McHugh

May 17, 1948.

DATE

FILED BY

Mr. Kennedy

PEMBERTON REALTY CORPORATION LIMITED
Telephone Pacific 8241
418 Howe Street Vancouver, Canada

May 12th, 1944.

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

Re: Catalogue #178.
57 & 59 Powell Street and
58 & 60 Alexander Street.

Dear Sir:

Attention Mr. Wilson.

Re our telephone conversation this morning, we would say that on March 15, 1937, we sold the above property to the Japanese, Yoshida, at the price of \$4,500, with \$2,500 cash and the balance payable on September 1939.

Since that time he has spent about \$200 or \$300 renewing the main floor. He only did a part of it and the balance still needs renewing.

Before he was interned he was offering the place for sale at \$5,500.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

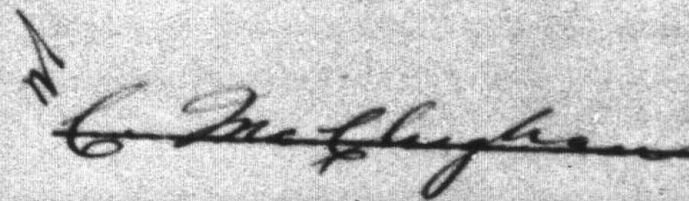
"W.G. Moore"

W. G. Moore.

WGM/JM

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: June 14th, 1948.



Rec'd	FEB 7 1945
File No.	2260, 2311
Ans.	
Entered	

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

February 7th, 1945.

offer
(rejected)

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

Reserve

10%

*3000
3750
6750*

Dear Sirs;

*5/10
2/100 - 1/1000*

Re, Catalogue # 341, Being 221 W. 5th. Av. *3000*
and, Catalogue # 216 Being 733 Powell St. *3750*

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

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

2260,
3311

February 14, 1945.

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

Dear Sirs:

Re: Catalogue No. 341 - 221 W. 5th Avenue,
and Catalogue No. 216 - 713 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

Rec'd FEB 19 1945
File No. 2260/321
Ans.
Refered

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

February 19th. 1945.

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

Dear Sir;

Re; Catalogue # 341, 221 W. 5th. Av.
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.
J. F. McCarron.

*Reaffirmed 3/10/45
2260/321
26750
J.F.M.
10/21/45*

2260
3311

24th February, 1945.

Messrs. McCarron & Harbolt,
390 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 341
221 West 5th Ave. and
Catalogue No. 216
731 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.

FGE

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 16th, 1945.

Offer

Rec'd	APR 16 1945
File No.	2260/3311
By	
Printed	

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

re Catalogue #216 - 733 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

(Withdrawn)

STATEMENT RE SALE OF:

Name: YOSHIDA, Asataro

Catalogue No: 178

File No: 3311

Reg. No: 00662

Street Address: 77-27 Powell Street, Vancouver, B. C.
58-60 Alexander St., Vancouver, B. C.

Legal Description: Lot 8, Block 2, D. L. 196.

Date of Sale and Adjustments June 13th, 1944.

Sale Price \$6500.00

Real Estate Agent's Commission \$325.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgages~~~~Interest on Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 10.89

Taxes to June 13th, 1944. 162.92

~~Water~~

\$501.92

\$ 6510.89

Net Proceeds credited to your account

\$ 6008.97

Date: November 9th, 1944.

Compiled by: George Peters.

Carson

Catalogue No. 178
File No. 3311
98 & 60 Alexander Street
(57 & 59 Powell Street)

July 18, 1944.

Mr. MIHAIL MARCOFF

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 13, 1944)

	DEBIT	CREDIT
Purchase price	86,500.00	
Cheques received		86,500.00
165/365 x 8360.40 seller's proportion of taxes for 1944		162.92
(Amount of rental on 58 Alexander Street - \$65.00 less agents' fees)		
June 13th to June 30th - 17/30 x \$61.75		34.99
July 1st to July 31st		61.75
(Amount of rental on 60 Alexander Street - \$20.00 less agents' fees)		
Paid on account of June - \$12.16 less 12 days		4.56
(Amount of rental on 59 Powell Street - \$10.00 less agents' fees)		
June 13th to July 7th - 24/30 x \$9.50		7.60
July 8th to August 7th		9.50
Registration fees on deed - \$6,500.00	16.50	
Insurance premium - 63.3% x \$17.20 (expiry 30/1/45)	10.89	
Balance owing to purchaser	253.93	
	86,781.32	86,781.32

NET AMOUNT OWING TO PURCHASER - \$253.93

File No. 3311.
Catalogue No. 178.

July 28th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Anatole YOSHIDA
Lot 8, Blk. 2, D.L. 196,
Sq. 1, N.W.D., Plan 184.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated June 30th, 1944,
we attach herewith the following documents in connection
therewith.

1. Copy of application number 105604-L, dated June 30th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 105605-L, dated June 30th,
1944, registering the property in the name of Mihail
Harcoff (Deed).
3. Duplicate of Transmission dated June 21st, 1944.
4. Duplicate of Deed dated June 21st, 1944 - Secretary of
State to Mihail Harcuff.
5. Post card acknowledgment dated July 25th, 1944, from
the Vancouver Land Registry Office, No. 105605-L.
Certificate of Title is being held in the Land Registry
Office to Order of Owner.

DAG:JS
Atch.

D. A. Gramer

Catalogue No. 178
File No. 3311
58 & 60 Alexander Street
(57 & 59 Powell Street)
8/2/196/1/184

Control of 58 & 60 Alexander Street (57 & 59 Powell Street) is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. Receipt is also acknowledged of British Northwestern Fire Insurance Co. policy No. 220550 which has been assigned to me, and cheque for \$253.93 representing closing adjustments on sale of the above property.

Dated at Vancouver, B. C., this 21st day of July 1944.

111-111areoff

File 3311

11510

3311

LAND REGISTRY OFFICE

Vancouver, B.C., 25/7/44, 1944

No. 105605L

In the name of marcoff

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested. Edmonds.

See section 162, "Land Registry Act."

Yours truly,

105605 W. C. BROWN, Registrar.

Per RA.

5M-644-9703

Title in L.R.O. to order
of owner Michael Marcoff
see letter 27/7/44 on file
Sals

July 27th, 1944.

The Registrar,
Land Registry Office,
Vancouver, B. C.

Dear Sir: Certificate of Title No. 105605-L.
Lot 8, Blk. 2, D.L. 196, Op. 1,
Plan 184. Mihail Marcoff.

With reference to the above Certificate of
Title, will you please hold this to the Order of the
Owner, Mr. Marcoff.

Yours truly,

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

DAC:JS

3311

January 29, 1943

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

Dear Sirs:

Re: YOSHIDA, Asataro

A Mr. Copuran, R. R. No. 4, New Westminster, called at our office today in regard to purchasing the rooming house at 57 & 59 Powell Street. He states that he is willing to pay \$5,000.00 cash for this property and we would appreciate your advising us, before transmitting the offer to A. Yoshida, if you consider it a fair one.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

put back

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
February 12, 1943.

5a

EVACUATION SECTION	
Rec'd	FEB 12 1943
File No.	321
Ass.	
Referred	

Mr. Asataro Yoshida,
c/o Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

We have today received an offer of \$4500.00 gross,
all cash, for your property at 57-59 Powell Street.

This being an all cash offer, we feel you should
consider it.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM:MM

Autograph

3311

Mr. Asataro YOSHIDA,
Reg. 00662
Tashae, B. C.

Dear Sir,

Enclosed please find letter dated February 12 just received from Pembertons (who are agents for your property) which is self-explanatory, and we shall be glad if you will please let us know as promptly as possible if you are prepared to accept this offer for 57-59 Powell St.

Yours truly,

P. Douet
ADMINISTRATION DEPT.

PD:JDS
Encl.

3311

March 9, 1943

Mr. Asataro YOSHIDA,
Reg. No. 00662,
Tashme, B. C.

Dear Sir:

We are advised that the plate glass window in your premises at 59 Powell Street has been broken. We have instructed your agents, the Pemberton Realty Corporation Ltd., to replace this at a cost of \$49.90.

The Pemberton Realty Corporation advise us that sometime ago you cancelled the plate glass insurance in connection with these premises. Would you kindly advise us if you wish to have this reinstated.

We have received an offer of \$4500.00 gross, all cash, for this property, and would appreciate your advising us if you are interested in disposing of it at this price.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

3311

January 20th, 1944.

Mr. Asataro YOSHIDA,
Registration No. 00662,
Tashme, B.C.

Dear Sir:-

Re: Plate Glass Insurance 57--59 Powell Street &
58--60 Alexander Street, Vancouver

On March 9, 1943 Mr. Wilson of this office wrote to advise you that the plate glass window at the above mentioned premises had been broken and he asked if you wished to have plate glass insurance again carried for your protection.

As far as I can tell, we have received no reply to that letter and the premises are still without plate glass insurance. At the time the window was broken, I discussed the matter with Mr. Freeze of Pemberton Realty Corporation and he told me that it had been your practise to carry plate glass insurance, but in 1941 you advised them to discontinue this coverage.

I would like a letter from you stating definitely whether or not you want the plate glass insurance put on.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

39 Boulevard,
Tashme, B.C.,
July 31, 1944.

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



Gentlemen:

I, Asataro Yoshida, now of 39 Boulevard, Tashme, B.C., and formerly of 221 5th Avenue West, Vancouver, B.C., have entrusted you with the properties consisting of 57 & 59 Powell Street and 58 & 60 Alexander Street, and 221 5th Avenue West, Vancouver, B.C. at the time of my evacuation in October, 1942.

After your paying the upkeep there should be quite a sum left from the rent accumulated since my evacuation and I must say that I need the money urgently.

Kindly send what you have now for me to pay the expenses of my wife's arthritis treatment.

My wife has a very bad case of rheumatoid arthritis for a year and is gradually getting worse. Since what I have been earning here is hardly enough to pay for all the medicine and treatments, I am requesting you to forward me immediately all the money you have in your hands at present.

Yours truly,

A. Yoshida

Registration No. 00662.

August 4th, 1944.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mr. Asaturo YOSHIDA
Reg. No. 98662

We enclose herewith a copy of a letter dated July 31st from the above sent to our agents, Penherton Realty Corporation Limited, which they have passed on to us.

One of the properties of the above has now been sold and he now has a credit balance of \$7377.40. His other property at 221 West 5th Avenue, Vancouver, may be sold at any time, but at present there is a net revenue from this property of about \$70.00 per month.

We shall take no action in this matter until we receive your advices.

Yours truly,

P. Domet,
Administration Department.

PD/ER
Enc.

39 Boulevard,
Tachme, B.C.
September 15, 1944.

Mr. P. Donet, Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville Street,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 14 1944
File No.	3311
Ass.	
Referred	Donet

Dear Sir:

Re: File No. 3311

Thank you very much for the September remittance of \$70.00 which you sent me on August 22. I received it through the Security Commission office here on August 26. Please pardon me for not thanking you till this late date.

In my letter to you, in which I requested remittance, I asked you to send money from the funds accumulating from the rents on the properties at 221 West 5th Avenue and 57 & 59 Powell Street, 58 & 60 Alexander Street. On receiving the letter attached to the cheque, I noted that you say that I have a credit balance of \$7307.40. Therefore, I took it that you have sold either or one of my properties. (The rent money can't possibly amount to such a large amount.)

Please answer me, at your earliest possible moment, which property you have sold. Is it both the properties at 57 & 59 Powell Street, 58 & 60 Alexander Street and 221 West 5th Avenue? Or is it just the first-mentioned property?

I should appreciate it very much if you will send me a statement, showing the results of the sale.

I shall be awaiting your prompt reply.

Yours truly,

Asataro Yoshida

Asataro Yoshida, #00662

*57, 59 Powell
58 & 60 Alexander
one future
sold for 6500*

3311

September 19th, 1944.

Mr. Asataro YOSHIDA,
Reg. No. 00662,
39 Boulevard,
Tashme, B. C.

our property

Dear Sir:

We are in receipt of your letter of the 15th instant and would inform you that the properties 57-59 Powell Street and 58-60 Alexander Street, Vancouver, were sold recently for \$6500.00 and at an early date a statement will be sent to you showing the net proceeds resulting from this sale.

In view of the large credit balance you have with the Custodian and which as you are no doubt aware is not earning any interest, we shall be glad to know if it is your wish to invest the bulk of these funds in the coming Victory Loan Drive, and doubtless you will give this matter your consideration and write us regarding same at an early opportunity.

The property at 221 West 5th Avenue, Vancouver, has not yet been sold and rentals from this property are credited to your account each month.

Yours truly,

P. D. uet,
Administration Department

PY/ER

MEMORANDUM

May 5th, 1945.

File No. 3311

TO: Mr. F. G. Shears

FROM: Mr. Doust.

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B.C.
Terrace Building.
Assessment: Land \$1285.00, Imp. \$3000.00
Taxes : \$240.36 (1944)

Respecting the above, for the second time after having been sold, the offer has been withdrawn due to the bad condition of the building generally. The valuation was reduced from \$3200.00 to \$3000.00.

Some little time back I discussed this matter at length with Mr. Durkee and pointed out to him that although the gross revenue was \$117.00 per month when fully occupied, the total operating expenses, including taxes, etc., were at least \$70.00 per month, leaving a margin of \$47.00 per month. At the time he did not think the Committee would reduce the figure to the minimum price of \$3000.00.

The valuations were as follows:

Mr. Reeve's	-	\$1500.00
Mr. Reid's	-	\$3200.00
Mr. Cleland's	-	\$3000.00

Say average
\$2600.00

Mr. Reeve, in his report of April 27th, 1943 considered it might be necessary to spend as much as \$2000.00 on the building, hence their appraisal figure of \$1500.00.

As I know this property fairly well, it does not appear that we shall be able to dispose of same at the present valuation and I would suggest that a considerable reduction in the acceptable price be made. The City Hall Electrical and Health Departments have been very lenient with us respecting installing wiring and showers or baths, but if it is sold to a private individual it is quite likely that the City Hall will clamp down on the new owner for very considerable improvements and this, I think, is the fear of the buyers.

Shall I again take this matter up with Mr. Durkee?

PD/ ER

P. D.

MEMORANDUM

June 21st, 1945.

TO: Mr. Peters

FROM: Mr. Doust

Re: Catalogue No. 341
221 W. 5th Ave., Vancouver, B. C.
File No. 3311.

Attached is Real Property memorandum relating to the above property. This is the property that has been sold twice and money refunded in both instances, due to the purchasers being dissatisfied with the condition of the property after further inspection.

Please see on file my memo to Mr. Shears, dated May 28th, 1945, which is self-explanatory. Mr. Shears advised that when writing to McCarron & Hawbolt, who are acting for the purchaser, Pearl Nelson, we should enclose in duplicate copies of the attached City of Vancouver letters, dated 22nd March and 23rd March, 1943, pointing out that we understand items one and four in the letter of March 22, 1943 were attended to, but that the other work has not been done.

Further, certain work was done regarding the electric wiring but not that demanded by the Electrical Department of the City of Vancouver in their letter of March 23, 1943.

I understood Mr. Shears to say that in our letter we should make it clear that we understand that the property has been purchased with the buyer's full knowledge of the present condition of the building, and that they should have a letter from McCarron & Hawbolt confirming that their client is so informed.

An extra copy of the letters in question could be passed on by the agents to the purchaser. It is of course left to you to write whatever letter you may consider suitable in the circumstances.

There is no Lease on the property, the tenancies being all on the usual monthly basis.

PD/ER
Attach.



NAME YOSHIDA, Asataro

REGISTRATION NO. 00662

FILE NO. 3311

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on February 24, 1944.

2 vase decorations	\$ 2.00
2 picture frames	0.10
Basket fishing tackle	0.50
Step ladder	1.00
Iron cot	1.25
Tub & contents	1.50
Gas plate	1.25
Wringer & box misc. lot	1.75
Curtain stretcher & pruner	1.10

Total		\$ 10.45
Less Expenses:	(Auctioneer's Fee: 1.04 Advertising: 0.21 Moving: 1.62)	\$ 2.87
Net Proceeds Credited:		\$ 7.58

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 11.

Remarks.

NAME YOSHIDA, Asataro

REGISTRATION NO. 00442

FILE NO. 1331

The following chattels were sold by public
auction at 722 Powell St., Vancouver, B. C. on July 26, 1945.

- 2 Rolls linoleum	\$ 1.05
- Garbage can	1.10
- Leather couch	1.00
- 5 Chairs	3.25

Approved by Mr. [unclear]

Total	
Less Expenses:	(Auctioneer's Fees \$ 0.64
	(Advertising 0.18
	(Movings 0.51

Net Proceeds Credited:

\$ 6.40
\$ 1.63
\$ 4.77

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering List No. Vancouver 49.
Remarks.

NAME YOSHIDA, Aastara

REGISTRATION NO. 006622

FILE NO. 3701

The following chattels were sold by public
auction at Vancouver, B. C. on December 21st, 1945.

Trunk

\$ 1.45

Total

\$ 1.45

Less Expenses:

(Auctioneer's Fee \$.15
Advertising .08
Moving .10

\$.33

Net Proceeds Credited:

\$ 1.12

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

3311

October 8, 1942

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

Dear Sirs:

Re: Asataro YOSHIDA

In connection with Asataro Yoshida's property at 221 West 5th Avenue, we enclose keys of Suite No. 7 which we understand contains the personal effects of the above party. Would you kindly have an inventory made of these articles and sent to us, keeping the keys in your possession.

We understand that these premises at 221 5th Avenue and his property at 57 & 59 Powell Street are now rented and that you will make monthly reports in this connection.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

3311

October 24, 1942

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

Dear Sirs:

Re: Asataro YOSHIDA

Please accept our thanks for your letter of October 21 enclosing inventory of A. Yoshida's personal effects left in Suite 7 and 8, 221 West 5th Avenue.

Just before Asataro Yoshida was evacuated, he called at this office, was excitable, threw the key to the suite on the desk and said that it was up to the Custodian to look after his effects, but he would not give us any list of the articles he was leaving. As the articles do not seem to be of great value, and if in your opinion, it would be advisable to store them in the attic and rent the suite, you may do so. However, we would suggest that some arrangement be made whereby not only the entrance to the attic be nailed up but also fastened by a lock, and the key in your possession.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

DATE

FILED BY

INVENTORY OF FURNITURE & FITTINGS
Suite 7&8, 221 W. 5th Ave.

3 Beds, Spring & mattresses / sold : S
1 Couch
2 Bureaus
4 Cupboards
1 Glass door Book case
1 Round Oak Dining Table
3 Small Tables
5 Leather covered Dining Chairs
1 Kitchen chair
1 Bamboo Magazine Rack
1 Heater
1 Range
S 1-2 ring gas plate
1 Kitchen Cabinet
1 Lamp Shade
4 Pair curtains
Linoleum Floor coverings
Ceiling Rack
2 Japanese Violins
1-5 Gallon Crock
4 cartons books & Miscellaneous articles X
Tools & Pipes
S Pruning Knife

S. sold by auction Feb 24/44. Done //

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: June 14th, 1948.

L. McHughen

File No. 3311

MEMORANDUM

To: Mr. Spain
From: Mr. Wilson

December 7, 1942

Re: YOSHIDA, Asataro

The Pemberton Realty Corporation Ltd,
have advised us that they have rented the premises
at 59 Powell Street and that there is a Barber
Chair and some other chattels on the premises which
they wish removed. Will you kindly give this
your attention.

GEM/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

December 8, 1942

OFFICE OF THE CUSTODIAN
JAPANESE EXTERIOR
RECEIVED
DEC 9 1942

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

Re: #59 Powell Street
A. YOSHIDA, File #3311

Dear Sirs:

We have rented the above-described premises
at the former rental of \$10.00 per month to Mr. A.B. Cook,
as from December 8, 1942.

We enclose a list of the contents of this
barber shop which Mr. Cook agrees to keep on the premises
until they are removed by your representative. We would
appreciate their being removed some time this week.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

S. G. Freeze

Rental Department.

SGF:BC

December 7, 1942

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

Re: Premises #59 Powell Street

Dear Sirs:

With reference to the above premises which I have rented from December 8, 1942, I hereby agree to keep the following list of fixtures on the premises until they are called for, which I hope will be sometime this week.

1 large wall mirror ✓
1 small wall mirror ✓
1 barber's chair —
4 boxes goods (contents not known) —
2 rolls linoleum —
1 garbage can —
several plants
1 coal heater ✓
1 wall clock ✓
1 small table —
4 kitchen chairs —
1 couch —

Yours truly,

AB Book

✓ left

— moved

mlb Green

File 7311

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Mr. A. B. Cook,
29 Powell Street,
HONOLULU, T. H.

Dear Sir:

Re: YOSHIDA, Asaturo

The above has declared to the Custodian that the undernoted articles have been left in your care:

- 1 Small heater
- 1 Wall clock
- 2 Wall mirrors

Please acknowledge holding these articles by signing and returning to this office the declaration on the attached copy of this letter in the enclosed envelope.

Yours truly,

H. F. Green,
Manager, Protection Department.

CLD:LF
HFB:EL

I acknowledge holding the articles above described for safe custody and undertake to account for same to the Custodian on behalf of the above named Japanese. I have no claim on such articles (if any claim asserted state basis and amount).

*Outside of my own breaking in here and
damaging said goods while I am out.*

*A B Cook
29 Powell St.*

File No.: 3311
14138

MEMORANDUM

February 16th, 1944

To: FILE

From: Mr. Green

Re: 221 West 5th Avenue

On October 21st, 1942, Pemberton's sent us an inventory of the contents of suites 7 and 8 at this address being the personal of Asataro YOSHIDA. These were thought to be worth not more than \$60.00 and arrangements were made (24/10/42) to store them in the attic. It now appears (4/2/44) that these constitute a fire hazard and must be moved. It does not seem possible merely by looking at the inventory to identify the effects of Sanzo YAMAMOTO who has now (31/1/44) registered with us, but a memorandum is being addressed to Mr. Spain.

This opportunity is taken of dealing with the other property owned by Asataro Yoshida;

59 Powell Street

All the contents of these premises were moved to storage at 604 E. Cordova Street on December 9th, 1942 except the following items left in the care of the tenant, Mr. A. B. Cook and signed for by him on an undated Form 14 filed behind Pemberton's letter of December 17th, 1942.

- 1 Small heater
- 1 Wall clock
- 2 Wall mirrors.

HFG:IF

File No. 3311

February 16th 1944

MEMORANDUM

TO: Mr. Douet

FROM: Mr. Spain

Re: A. YOSHIDA
221 West 5th Avenue

In view of the fire warden's complaint regarding the fire hazard caused by chattels stored in the attic, our trucker was instructed to remove the contents to Custodian Warehouse.

Everything saleable was moved but there was a considerable amount of rubbish not worth moving, which he listed roughly as follows:-

About 10 old beds (all misfits)
About 6 old homemade tables
Much waste paper
Several dead cats.

Mr. Frieze of Pemberton's was notified to have these articles offered to the Red Cross or War Salvage, but I understand from him that they declined the offer. !!

Mr. Frieze then sent a man up to inspect and the said person demands \$16.00 to clean up the rubbish and remove it from the premises.

I consulted our trucker who thinks \$16.00 is a very reasonable amount for the work involved.

This should rightly be charged to the Japanese.

Will you please communicate your decision to Mr. Frieze.

GSS/HMS

W. H. Spain

*OK
Frieze
17/2/44*

3311
14138

Mr. Asataro YOSHIDA,
Registration No. 00662,
Tashme, B. C.

May 5, 1944.

Dear Sir:

We enclose a list of chattels removed from 221 West 5th Avenue and sold at auction.

Mr. Sanzo YAMAMOTO lived at the same address and we are writing this letter to both of you with the request that you examine the list and return one copy to us indicating which articles were your property. Without proper identification we will be unable to credit the proceeds of the auction to the owner of the chattels.

Your prompt attention to this request will be appreciated.

Yours truly,

Geo. B. Spain
Protection Department.

GBS/pls

MEMORANDUM

File 3311/
14138

May 9, 1944.

To: Mr. Green

From: Mr. Spain

Re: YOSHIDA, Asataro

YAMAMOTO, Senzo

221 West 5th Ave.

When moving the chattels to the 992 Warehouse and subsequently to auction No. 11 it was impossible to separate the chattels belonging to the above named Japanese.

We have therefore addressed letters to both of them with copies of the auction list, with a request that they separate their belongings and advise us.

CBS/pls

W. H. Spain

Noted
[Signature]

Files: 3311
14138
~~4280~~

May 30, 1944.

MEMORANDUM

To: Accounting Department.

From: Mr. Green.

Re: YOSHIDA, Asataro, Reg. 00662, File 3311.
YAMAMOTO, Sanzo, Reg. 03776, File 14138.

Chattels belonging to the above Japanese were sold in Auction Sale Vancouver 11 and proceeds credited to YOSHIDA, Asataro, File 3311. A list received from YAMAMOTO, Sanzo, File 14138 now enables us to determine correct ownership and we would ask you to transfer the proceeds in the following proportions:

Credit YOSHIDA, Asataro, File 3311:

Net Realized:	\$10.45	
Expenses:	<u>2.87</u>	\$7.58

Credit YAMAMOTO, Sanzo, File 14138:

Net Realized:	\$4.00	
Expenses:	<u>1.12</u>	\$2.88

Proceeds of Auction Sale Vancouver 11
at present in Account 3311:

\$10.46.

CG.

MEMORANDUM

File 3311

February 14th, 1945.

TO: Mr. Wilson

FROM: Protection Department

RE: Asataro YOSHIDA, 57-59 Powell St.

In reply to your memorandum of the 8th instant, a call was made and the new owner of the property was contacted. He contends that when he purchased the building, he also purchased the few chattels remaining there. He assured me that the real estate agents who made the sale agreed with him.

On investigation, there appears to be additional articles, not mentioned in your list. The following is a list of articles discovered, evidently part and parcel of the barber shop equipment. The approximate values are given:-

1 Small heater (defective)	\$2.00	✓	Friction
1 Wall clock	5.00		
2 Wall mirrors (attached to walls)	6.00	✓	Friction
2 Sterilizer cabinets @ \$1.50	3.00		
1 Gas water heater	7.00		Friction
1 Half size H.W. tank	3.00		"
	<u>\$26.00</u>		

I would recommend that these articles be sold to the property owner at the above-mentioned prices. The removal of the mirrors, nailed to the walls, might cause destruction that we would be obliged to repair. The stove would have little auction value as there is a big surplus of second hand stoves at present. If the gas heater and tank were not declared, the new owner of the property might dispute these items.

QBS:LEM

Approved
12/12/45

Consider should be sold to new purchaser
at above price
\$26
1/14/45
SPN

3311

February 23, 1945

Mr. A. B. Cook,
59 Powell Street,
Vancouver, B. C.

Dear Sir:

Referring to our conversation in regard to the chattels which were left on the premises at 57-59 Powell Street, we would be willing to sell these to you at a price of \$26.00.

Will you kindly advise us if you are interested, if not, we will have to remove them from the premises.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 27, 1945.

Milson
File
3311

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

Attention Mr. Milson.

Enclosed please find cheque for \$26.00 re the purchase
of the chattels at 59 Powell Street.

We received a cheque from Mr. Markoff, the owner of the
building, and would appreciate your sending the receipt to him at
68 Alexander Street.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM
Enc.

File 3311
Astano yonida
#00664

March 23rd, 1945.

Mr. Asataro YOSHIDA,
Reg. No. 00662,
39 Boulevard,
Tacoma, B.C.

Dear Sir:

On reviewing your file we find we have the following
claim against you from David Neen Limited:

Extract from David Neen Ltd. letter of Mar 10/42

A. Yoshida operating under the name of Kewpie
Cleaners at 346 Dunsmuir Street. At the time
these people vacated the store at the above ad-
dress they were in arrears on their contract in
the sum of \$27.00. The balance of the unexpired
portion of this contract is \$156.00. Total in-
debtedness: \$183.00.

You are aware that there is a credit balance in your
account of \$7457.82 and as this appears to be the only claim on
file against you we shall be glad to know if we may pay this claim,
or at any rate take up the matter with David Neen Limited, as we
have done in other cases, to try and obtain the best settlement
we can.

As we are anxious to clear up such claims as these, we
shall be glad if you will give this matter your prompt attention.

Yours truly,

P. Donet,
Administration Department

PD/ER

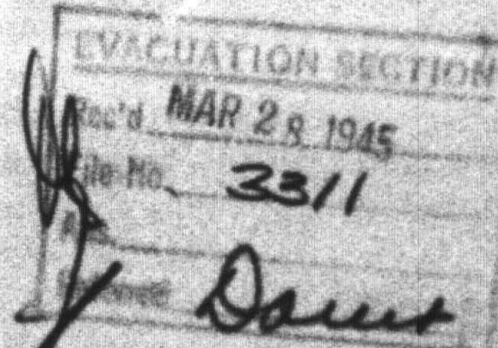
39 Boulevard,
Tashme, B.C.,
March 27, 1945.

Mr. P. Doust, Administration Dept.
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B.C.

Dear Sir:

File No. 5311

Re: Extract from David Negeon Ltd. letter of
May 30/42



I was indeed very much surprised to hear from you about my indebtedness of \$183.00 at this time.

I am at a loss to know why the David Negeon Ltd. should ask me for this amount, as I paid them fully while I was still in Vancouver.

In June of 1941 I signed a contract (for neon sign), paying them \$25.00. But as they did not put up the sign or do anything about it during the ensuing two months, I negotiated with them through a Japanese broker. As a result, they put up the sign. Since then, I had paid them \$6.00 monthly for 30 months. (Paid in full).

On March 1942 I sold the business to a white man. As I did not want him to be troubled by the Company in any way I handed all my receipts to him. (I presume he is still operating the business.)

As you already know I evacuated to Tashme in October 9, 1942 and since then I have not heard a word from them. It is very strange that you should hear from them about this matter--when I paid them fully.

Therefore, I hope you can see why I am at a loss to hear "that I am in arrears of \$27.00 and the balance of the unexpired portion of the contract is \$156.00 etc. etc." You can see from the above explanation that there is no need to pay the claim.

Yours truly,

Asataro Yoshida
00662

3911

May 22nd, 1945.

David Neen Limited,
1025 Main Street,
Vancouver, B. C.

Dear Sirs: Re: Asataro YOSHIDA - #00662

With reference to our letter of April 2nd, not having received any reply from you respecting your claim of \$183.00 against the above kindly note that unless we hear from you by May 31st, 1945 we shall take it that this claim does not operate.

If, on the other hand, you wish to substantiate your claim then please give us full particulars, together with a copy of the contract, etc.

Yours truly,

P. Douet,
Administration Department

PD/ER

SIGNS SOLD
AND SERVICED

"See Our Signs Everywhere"

SMALLEST TO THE
LARGEST DISPLAYS

PACIFIC N.W.
TRINITY 0965

David M. David

OUTDOOR ADVERTISING

OFFICE AND FACTORY: 1025 MAIN STREET
VANCOUVER, B.C.

May 28th, 1945.

EVACUATION SECTION	
Rec'd	MAY 30 10AM
File No.	3811
Referred	2/6

sent to you

Mr. P. Donet,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

*? file 3311
marked out & removed*

Dear Sir:

Re: Asataro Yoshida - #00662

In reply to yours of April 2nd re our claim against
the above Japanese.

Some time ago we handed this matter to our Solicitor
A. H. J. Swensky, and in the return of this file
from his office, we have been unable to locate the
copy of our letter which you refer to, dated
May 30th, 1942.

Would you please forward us a copy of this letter at
your earliest convenience, and oblige,

Yours very truly,

DAVID NEON LTD.

Victor M. David
Victor M. David, Manager.

VMD/PMD



THE GLITTER LIGHT GLASS BACKGROUND — PATENTED IN CANADA BY V. DAVID. NO. 38655

MEMORANDUM

November 15th, 1945

TO: Files 804 and 3311

FROM: Mr. Doust

Re: Chattels at 221 W. 5th Avenue,
Vancouver, B. C.

Ushikichi MIYAGISHIMA - File 804

Respecting the chattels shown on this file, after going carefully through the list I am of the opinion that these have nothing to do with the chattels owned by Yoshida and that it is only a coincidence that two or three of the items are similar to those shown on Yoshida's list.

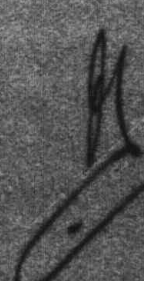
Asataro YOSHIDA - File 3311

The chattels shown on the Inventory attached to Pemberton's letter of October 21st, 1942, were in suites 7 and 8 which were occupied by Yoshida and his family. It was agreed by us on Pemberton's suggestion that these chattels should be removed and stored in the attic so that Yoshida's suite could be rented. Pemberton's pointed out that the chattels were of nominal value only, and accordingly the chattels were removed to the attic at the end of October 1942.

In February 1944, owing to a complaint by the Fire Warden that the chattels in the attic were a fire hazard, the whole of the contents of the attic, including an enormous amount of rubbish, were removed.

Everything salable was removed and sold on February 24th, 1944 (see auction list Vancouver 11). It will be seen that as the net proceeds were only \$7.58 there were few items of real value. Among the rubbish removed were about 10 old beds (all misfits), and about 8 old home made tables. These were in such bad condition that they had no value, were offered to the Red Cross but were declined. We eventually had to pay \$16.00 to get a trucker to remove all the rubbish, including the above items, which were abandoned.

PD/ER



3311

January 8th, 1946.

David Reon Limited,
1025 Main Street,
Vancouver, B. C.

Dear Sirs:

Re: Repudiation of your claim of \$183.00 by
Asataro YOSHIDA, Reg. #00662.

We refer to the correspondence we have had with you relating to the above commencing with our letter of April 2nd, 1945 and ending with ours of June 8th, 1945.

As we have heard nothing further from you in connection with this matter we have assumed that you are taking no further action respecting this claim and have made a note to this effect in our records. In case you should wish to communicate direct with Yoshida, his present address is Tashme, B. C.

We would add that this Evacuee is shortly being repatriated.

Yours truly,

P. Donet,
Administration Department

PD/ER

MEMORANDUM

File Nos. 2994
3311
13299

January 31, 1946.

TO: Mr. Dusenbury

FROM: Mr. Spain

RE: 59 Powell St.

If you will please refer to File 3311 you will note a memorandum from Mr. Wilson on February 8th, 1945, requesting removal of chattels from the above address.

There is a relative memorandum from me to Mr. Wilson on February 14th, 1945, wherein you will note we sold a number of chattels for \$26.00.

We now have a letter from Mrs Shin YAMADA claiming these articles and as this equipment was obviously part of YAMADA'S Barber Shop equipment, we will be obliged to transfer this \$26.00 to the account of Shin YAMADA.

GBS:LBM

W. H. Spain

*Transferred to 13299,
Mrs. Shin YAMADA, 2/7/46.*

Miss Gward:

Please make

this transfer.

W. H. Spain

Chase, B.C.,
May 27, 1947.

Dept. of the Secretary of State,
Office of the Custodian,
556 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 29 1947
File No.	3311
Ans.	
Referred	Robertson

Dear Sirs:

Please transfer the balance of my
funds to the Royal Bank of Canada,
Kamloops, B.C.

I have received the \$5000.00 cheque
you forwarded on the 21st.

Yours Truly,
Asataro Yoshida

3311

May 31, 1947.

Mr. Asataro Yoshida,
Registration No. 00662,
Chase, B. C.

Dear Sir:

In accordance with your request contained in your letter of May 27, 1947, we are transferring the balance of your funds in this office in the amount of \$5,003.99 to the Royal Bank of Canada at Kamloops, B. C.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

Chase, B.C.,
June 16, 1947.

The Custodian's Office,
Dept. of the Secretary of State,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 17 1947
File No.	3311
Ans.	
Referred	<i>E. Robertson</i>
The Vancouver	

Dear Sir:

I wish to know why there is a difference
of ~~\$4.88~~ in my balance.

On January 15, 1946, you sent me a statement
of my account which showed my credit balance
to be \$10,028.87.

Now, at my request, you have forwarded
me \$5,000.00 last month and later, on the
31st, you wrote that you are transferring the
balance of my funds in your office, amounting to
\$5,003.99 to the Hamilton Royal Bank of Canada.
The total amounts to \$10,003.99, instead of
\$10,028.87.

Please let me know about it immediately.

Yours truly,
Asatara Goshida

3311

June 17th, 1947

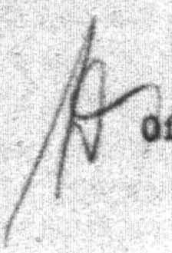
Mr. Asataro YOSHIDA,
Reg. No. 00662,
Chase, B.C.

Dear Sir:-

We are in receipt of your letter of the
16th instant and in response to same we are enclosing
herewith general statement to date from previous one
rendered to you January 15th, 1946.

Yours truly,

BRD/DD.
Enc. 1.

 B.R. Dusenbury,
Office of the Custodian.

8th April, 1949.

Mr. Asataro YOSHIDA,
Regn. No. 00662,
Chase, B.C.

Dear Sir:

We wrote you on November 24, 1948, regarding a koto presently in Custodian storage in Vancouver which appears to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until April 30th next to make known your desire regarding disposition of same.

In the event that you do not wish the koto in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the koto however, it will be shipped without cost to you.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA

3311

May 17, 1949.

Mr. Asataro YOSHIDA,
Reg. No. 00662,
Chase, B. C.

Dear Sir:

We wish to advise that on May 17, 1949, we shipped to you prepaid, via Canadian Pacific Express, two parcels containing goods which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js

Attention Mr. W. J. Johnston May 26, 1949

File No 3311

CHASE, B.C.

Answer:

Received the two parcels containing the kotos. They do not belong to me. No means of identification too. The kotos are completely useless as many parts are missing and strings are broken. They are both very very old. They do not justify further shipping charges, but if you will advise me, I shall send them back to you at your expense. If not, I shall destroy them with your permission.

Please advise.

Yours truly,

Asataro Yoshida

3311

July 14th 1949

Mr Asataro Yoshida,
Reg. No. 00662,
Chase, B. C.

Dear Sir:

We duly received your Post Card regarding the two
Kotos recently forwarded to you, and in reply wish to state
it will be in order to destroy them in view of the fact they
are useless and further identification is impossible.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ/ms

Claim under above heading

1. Vancouver Property.
2. Vancouver Property.
3. Chattels.

Land

The land items are a matter of valuation and the material shows the situation.

34/35 Powell Street and 34/35 Alexander Street are the same property - the building having two frontages. Lawson & Harvey Ltd., valuation refers to frontages on Alexander and Cordova Streets. "Cordova" must be an error as the building is on only two streets.

Claimant bought this land through Pemberton in 1937 for \$4500 and they say he spent only two or three hundred dollars on it. (In future reference and expert evidence - values had not risen, if any, appreciated between 1937 and 1942). Before evacuation claimant was offering the place for sale at \$5500.00 Pemberton's letter 12/5/41.

Chattels

The chattels appear above. Some valuables claimed as chattels were treated as fixtures so removal would have damaged the walls, incurring cost for building repair.

Note residue of chattels: Spain same 16/2/41.

YOSHIDA made his JT Declaration on 2/4/42, but was evacuated until 21/10/42. At that time remaining chattels were valued at not over \$50.00. In part they were really rubbish. YOSHIDA must have disposed of most of his chattels in the meantime, or perhaps took all of value with him.

DEFENCE BRIEF

KAMLOOPS
May 17, 1948

Asataro YOSHIDA

File No. 3311

Case No. 125

Claims:

1. Urban Property - Land and Buildings.
A. 221 W. 5th Ave., Vancouver, B.C.
(Parcel No.1)

B. 57-59 Powell Street, and 58-60 Alexander St.,
Vancouver, B.C. (Parcel No.2)
2. Personal Property - Household Chattels and
Furniture.

Claim 1:

A. Urban Property - Land and Buildings, 221 W. 5th Ave.,
Vancouver, B.C. (Parcel No.1)

Amount of Claim	\$4125.00
Custodian's Sale Price	\$2700.00 June 27, 1945.

Defence: Urban Property was sold for its fair market value.
Merely a question of value.

Defence Points:

1. Exhibit No. 2 - Three Appraisals.
(1) \$1500.00 - April 27, 1943 by D.W. Reeve of
Johnston, Reeve & Watson.
(2) \$3200.00 - Feb. 28, 1944 by J.R. Reid & Co.
(3) \$2700.00 to \$3000.00 - Nov. 3, 1944 by F.A. Cleland.

Remarks:

D.W. Reeve - Condition of Property - poor. Building -
cheaply constructed, 2 storey wood frame structure, in
a very poor state of repair.
Plumbing is very inadequate.
Wiring - old, probably defective.

F.A. Cleland - Owing to age of building and its dilapidated
condition - as soon as housing accommodation returns to
normal - entire building will likely be condemned and
the owner forced to remove same from the property.

2. 1942 Assessment:

Land	\$1,285.00
Improvements	3,000.00
Total	\$4,285.00 Taxes \$145.04

3. Exhibit No. 1 - Claimant's Statement - Parcel No. 1 -
property purchased in 1929 for \$3375.00. Cost of
improvements since purchase \$1800.

4. Exhibit No. 7 - Letters -

- (1) dated January 22, 1943, signed G.D. Milson 'estimated
cost to install baths, hot water tank, etc., to meet
requirements of City Health Department \$400.00!.
- (2) dated March 22, 1943, from the building inspector,
Vancouver, A. Haggart, to the Custodian - 'following
necessary to put the building in fair condition.
1) Place defective toilet in working order.
2) Install two baths or showers.
3) Fire Escape alterations.
4) Repair floor of verandah.

- (3) dated March 23, 1943, from the City Electrician, T. Martin, Vancouver, to the Custodian - 'wiring will have to be renewed, several alterations and present fittings are in a very bad state of repair'.
- (4) dated March 24, 1943, from Pemberton Realty Corporation, J.G. Walker, - 'property should be sold as and when a purchaser is available'.
5. This property was sold by public tender by the Custodian. Seven (7) tenders were received - high \$2700.00, low \$2500.00, The highest tender, being more than the average appraised value of \$2600.00, was accepted by the Custodian, and the sale approved by the Advisory Committee. Two tenders were withdrawn due to the bad condition of the building generally. See: Memos on Claim File dated May 5, 1945 and June 21, 1945.
-

N.B. 57-59 Powell Street and 58-60 Alexander Street are the same property.

Claim 1 B. Urban Property - Land and Buildings 57-59 Powell Street, and 58-60 Alexander Street, Vancouver, B.C. (Parcel No.2)

Amount of Claim	<u>\$12,000.00</u>
Custodian's Sale Price	\$ 6,500.00 (June 13, 1944)

Defence: Urban Property was sold for its fair market value.
Merely a question of value.

Defence Points

1. Exhibit No. 5 - Appraisal by Loewen and Harvey Limited, Vancouver, dated 21st October 1944 - A. Rout Harvey.
Date of inspection - November 2, 1943. \$4200.00

Remarks:

Old four (4) storey and basement brick building erected in 1899.

Dry rot is visible in several of the beams and the building has settled on the East side. Tenant advised in extremely wet weather and with high tide, there is a good twelve (12) inches of water in the basement, as the floor is near high tide level.

Window frames have sagged. Plumbing is not in good condition, many of the basin taps are old and leaking and the waste pipes are taped. Plaster is badly cracked. Signs that the roof has leaked badly.

- | | | |
|--------------------------|-------------------|----------------|
| 2. 1942 Assessment: Land | 2840.00 | |
| Improvements | <u>9000.00</u> | |
| Total | <u>\$11840.00</u> | Taxes \$382.26 |

3. Exhibit No. 4 - Claimant's Statement - Parcel No.2.
Property allegedly purchased in March 1937 for \$4500.00.
Cost of improvements since purchase \$1385.00. Exhibit No. 8 (para.5 infra) shows improvements at about \$200. to \$300.

4. This property was sold by the Custodian by public tender. Four (4) tenders were received - high \$6500.00, low \$4250.00. The highest tender was accepted by the Custodian, and the sale was approved by the Advisory Committee. This accepted tender was well above the appraisal value of \$4200.00.

5. Exhibit No.8 - Letter dated May 12, 1944 from Pemberton Realty Corp., W.G. Moore, to the Custodian - shows claimant's improvements since purchase - about \$200. or \$300., whereas claimant alleges \$1385.00 (para.3 supra). Offered for sale in 1942 (prior to internment) at \$5500., whereas the claimant now claims \$12,000.00.

Claim 2: Personal Property - Household Chattels and Furniture.

Amended Amount of Claim	\$118.00
Custodian's Sale Price	1.25
for chattels valued by claimant at	3.00
Custodian's Miscellaneous sales(credit)	9.20
Abandoned - no value	52.50
Recorded but now missing	62.50

Defences:

1. Personal Property sold by the Custodian was sold for its fair market value.
2. Prices claimed for chattels not sold are exorbitant.
3. Claim for chattels which were recorded but are now missing is erroneous in that the claimant disposed of many of his chattels between registration (declaration) date, April 9, 1942 and evacuation date, Oct.9,1942.
4. Chattels, for which the claimant claims \$52.50, were abandoned as having no value.

Defence Points:

1. Personal Property sold by the Custodian (1 gas burner) was sold at public auction.
2. Claimant declared chattels valued at \$600.00 in his J.P.Form, dated April 9, 1942. He was not evacuated until October 9, 1942. Letter dated October 21, 1942, from Pemberton Realty Corporation, Exhibit No.9, signed by G.H. Johnston, shows articles on attached inventory are not worth more than \$60.00. All chattels claimed are included in this inventory. From this it may be assumed that the claimant sold or otherwise disposed of the majority of his chattels of any value before leaving Vancouver.
3. See Memo dated ~~(February 4, 1944)~~ and Feb. 16, 1944. Chattels abandoned as having no value.
4. Custodian's letter, dated October 24, 1942 - all of the claimant's chattels were stored in the attic of his house at 221 W. 5th Ave., Vancouver, B.C. Signed G.D. Milson - Admin.Dept.
Ref. (Transcript P.9, line 3)

Witnesses.

1. D. W. Reeve)
2. J.R. Reid & Co.) R.P. (Parcel No.1) Appraisals Exhibit No. 2.
3. F.A. Cleland)
4. G. D. Milson - R.P. and P.P. - Letters dated Jan.22,1943, Ex.7, and Oct. 24,1942. (In Claim file)
5. A. Haggart - Building Inspector - Ex.7 Letter dated March 22, 1943.
6. T. Martin - City Electrician, Ex.7, Letter dated March 24, 1943.
7. J.G. Walker of Pemberton Realty Corporation, Ex.7, letter dated Mar.24,1943.
8. A.Rout Harvey of Loewan & Harvey Ltd. - R.P.(Parcel No.2) Appraisal, Exhibit No.5 Nov. 2, 1943.
9. W.G.Moore of Pemberton Realty Corp. Ex. 8 - Letter dated May 12,1944 R.P. (Parcel No.2)
10. G.H. Johnston of Pemberton Realty Corporation, Ex. 9 - Letter dated October 21, 1942 - P.P.

IN THE MATTER OF THE "INQUIRIES ACT,"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92
JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
 (HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.
 May 17, 1948

IN THE MATTER OF THE CLAIM OF
ASATARO YOSHIDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.
J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. COBUS: The claim, your honour, of Yoshida,
Asatara, No. 132 on the list.

ASATARO YOSHIDA the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: I would ask to amend the claim for per-
sonalty, your honour, by deleting item No. 3
for linoleum, and item No. 7 for a screw jack.
The values for the remaining items are amended
as follows: Item 1 becomes \$52.00, and the
total claim, \$7041.75.

DIRECT EXAMINATION BY MR. COBUS:

20 Q: Witness, I produce to you a statement concerning
one of the pieces of property for which you are
claiming which you describe as Parcel 1 and which
is located at 221 West 5th Avenue, Vancouver, B.C.
Did you instruct Mr. Leckie to prepare this
statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the
best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concern-
ing parcel No. 1 as the first exhibit, your
honour.

(STATEMENT MARKED EXHIBIT NO. 1)

30 MR. COBUS: This property, your honour, was used as a
store, and it contained as well certain living

10 suites. It was purchased in 1929 at a cost of \$3,375.00. The claimant has listed four improvements made by him since the date of purchase which total \$1650.00. The building contained a store front, four apartments on the main floor and five apartments on the second storey or second floor. Some of these apartments were three room and others were four room apartments. Sinks were installed in each suite and there were two toilets outside the verandah and two inside off the hallway in the building.

I must correct the statement concerning the improvements. The statement lists five items of improvements. I failed to see item No. 5, the erection of an addition 12 by 12 in 1934 at a cost of \$150.00.

20 As to the appraiser's report, the witness points out that his statements concerning the location of the toilets are not accurate. He admits that the building was old, but not that it was in a delapidated condition. He says that he is advised that the city sanitary engineer found the premises to be in excellent condition and that it was so reported to the Custodian in October, 1942. The electric wiring, he says, was in good condition when he left and he had received no complaints respecting the wiring in the building.

30 When he was evacuated in 1942 the store and suites were bringing in a monthly revenue of about

\$117.00 per month. He believes that the property would be worth at least \$4125.00, which is its assessed value when it was sold by the Custodian for \$2700.00 in June, 1945.

I would ask my learned friend to produce any appraisals made on this property.

MR. KENNEDY: That is 221 West 5th. I have what purports to be an appraisal here.

10 MR. COBUS: This purports to be an appraisal on the property which is the subject matter of this claim and which is described as Parcel 1. This is made by Johnson, Reeve and Watson, dated the 27th day of April, 1945. Another appraisal which I have here is made by F.A. Cleland, Vancouver, dated November 3, 1944. A third appraisal was made by J.R. Reid and Company, Vancouver, dated February 28, 1944. I would ask to file the three appraisals as one exhibit on behalf of my learned friend.

20 (APPRAISALS MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend admit that the date of sale of this property was June 27, 1945?

MR. KENNEDY: I will so admit.

MR. COBUS: And the amount for which it was sold, \$2700.00?

MR. KENNEDY: I will so admit.

MR. COBUS: I would ask my learned friend to produce the letter from the Health Department of the City of Vancouver concerning the property described as Parcel 1 in this claim.

30

A. Yoshida
In Chief

(Handed to Mr. Cobus)

MR. COBUS: I have what purports to be a letter from the Health Department of the City of Vancouver dated October 28, 1942 and signed by the Chief Sanitary Inspector addressed to R.P. Alexander, Assistant Manager, Custodian of Alien Property. It concerns the property, Parcel 1, located at 221 West 5th Avenue, and I would point out that in the first paragraph of the letter it says:

10 "The above premises have been inspected and found to be in excellent condition but lack any baths or showers."

I file that on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend admit that the assessed value of Parcel No. 1 in 1942 was \$4285.00, being improvements \$3000.00, land \$1,285.00?

MR. KENNEDY: I will so admit.

MR. COBUS: Q: Witness, I produce to you a statement concerning Parcel No. 2, being the property located at 57 to 59 Powell Street, Vancouver, B.C., for which you are claiming herein. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

20

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 2 as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

30

MR. CORBIN: This property, your honour, was used for stores and as a rooming house. On the main floor there were two stores. The three upper floors had 30 rooms, 25 with basins and hot and cold water. There were two toilets and two sinks on the main floor and a bath and a toilet on each of the three upper floors. Hot water heating was used with a domestic boiler heated by a sawdust burner. The building and land was purchased in 1937 at a cost of \$4500.00.

He lists four items of improvements made on the property from the date of purchase, including new fir floors on the main floor and the renewal of the foundation posts in 1939 at a cost of \$500.00. In 1941 a new boiler for the heating system was installed at a cost of \$580.00. In 1937 he installed a hot water tank and sawdust burner at a total cost of \$280.00. In 1939 he expended \$25.00 for repairs to the heating system. In addition to such improvements all ordinary repairs were attended to as required. The witness admits that the property was located near the waterfront and that in very wet weather and with high tides there would be considerable water in the basement. He admits, too, there was some sagging and settlement. In 1939 he renewed the foundations. This latter work would prevent any further sagging or settlement of the building. The plumbing, he points out, was in quite good condition when he was evacuated and

the inspector had passed on the condition of it in 1941. The roof leaks had been repaired in 1939 and he had had no trouble from that time on. Though there were some plaster cracks, but none of them were very serious, and he believes that the renewal of the foundations in 1939 would have prevented any further cracking of the plaster.

10 The appraisal of \$4200.00 he considers to be much below a fair market value for this property. The tenant of the rooming house portion of the property when he left was one Quan Shing, who paid \$65.00 per month. In addition, the stores were rented for \$10.00 and \$20.00 per month, making a total monthly rental of \$95.00. He feels that the estimated value of \$12,000.00 is a fair market value of the property at the time it was sold.

I would ask my learned friend to produce the appraisal on this property.

20 (Handed to Mr. Cobus)

This purports to be an appraisal by Loewen and Harvey, Limited, Vancouver, dated the 21st of October, 1944. I file it on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 5)

MR. COBUS: I would point out that the appraisal of \$4200.00 is as at the date of inspection, November 22, 1943. Would my learned friend admit that the property was sold on June 13, 1944 for \$6500.00?

30 MR. KENNEDY: I will so admit.

MR. COBUS: Will my friend admit that the assessed value on this property in 1942 amounted to \$11,840.00, made up of \$2,840.00 for land and \$9,000.00 for improvements?

MR. KENNEDY: I will so admit.

MR. COBUS: Would my learned friend admit that at evacuation the revenue produced by this parcel was \$95.00 per month and continued to be that under the administration of the Custodian?

10 MR. KENNEDY: I will so admit.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare that statement and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

20 MR. COBUS: I file the statement concerning personal chattels as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

MR. COBUS: The items for which the claim is being made, your honour, are listed fully on the statement, showing a total estimated value of all articles at the date of evacuation of \$118.00. The goods were stored in his four room living suite at 221 West 5th Avenue, Vancouver. The suite was locked, the windows barred and the keys handed by him to the Custodian. He is advised that these goods were all listed by the Custodian's agents,

Pemberton Realty Company on an inventory supplied by them to the Custodian on October 21, 1942 at the time he was evacuated. He points out that he is not making any claim with respect to goods which were left stored in the attic of the premises. He has allowed depreciation on all the articles claimed for.

Your witness.

10 MR. KENNEDY: In this claim, your honour, the submission of the Custodian will be, with respect to the real estate parcels, that considering the situation and circumstances surrounding these two parcels of real estate, that they were sold after appraisal by a qualified appraiser, or appraisers, at a fair valuation, a fair price. As regards the chattels, it will be submitted that they have been accounted for in accordance with their real valuation.

20 In regard to parcel No. 1 of the real estate claim, I would ask my learned friend to admit four letters.

MR. COBUS: I have no objection, your honour.

MR. KENNEDY: The letters in question are dated January 22, 1943, purported to have been signed by G.D. Nelson; a letter from the building inspector, Vancouver, to the Custodian dated March 22, 1943; a letter from the City Electrician, City of Vancouver to the Custodian dated March 23, 1943; and a letter from Pemberton Realty Corporation, Limited, to
30 the Custodian dated March 24, 1943.

A. Yoshida
Discussion

(LETTERS MARKED EXHIBIT NO. 7)

MR. COBUS: Subject to proof, your honour.

MR. KENNEDY: Subject to proof, I am submitting a letter dated May 12, 1944 from Pemberton Realty Corporation to the Custodian.

(LETTER MARKED EXHIBIT NO. 8)

MR. KENNEDY: And subject to proof later, your honour, I am submitting in respect to the chattels claim a letter from Pemberton Realty Corporation to the Custodian dated October 21, 1942.

MR. COBUS: Would my learned friend perhaps attach to that last exhibit the inventory to which reference is made?

MR. KENNEDY: Yes. At the request of my learned friend, your honour, I am also submitting what purports to be an inventory taken by Pemberton and Sons.

MR. COBUS: There is no indication, your honour, that it was made by Pemberton's, but we have already admitted that such an inventory was made on a certain date, and I suppose, subject to proof, why, there is no objection to that list going in as part of the last exhibit.

(LETTER AND INVENTORY MARKED EXHIBIT NO. 9)

MR. KENNEDY: That is all, your honour.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript
Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald, Sub-Commissioner

Form B
Form Q

DEFENCE BRIEF

Kamloops, B.C.
May 17, 1948

Aeataro YOSHIDA

File No. 3311

Case No. 125

REAL PROPERTY CLAIMS

(All claims shown are Gross)

1. Real Property Claim

Appraised at

Sold for

221 W. 5th Ave.

\$4,125.00

- (1) \$1500.00 (April 27/43) \$2700.00
(2) \$3200.00 (Feb. 28/44)
(3) \$2700.00 (Nov. 3/44)
to 3000.00

Witnesses: 1. D. W. Reeve of Johnson, Reeve & Watson. Exhibit No. 2 -
'Condition of property - poor, building cheaply constructed, 2 storey wood frame structure in a very poor state of repair.'

2. J. R. Reid & Co. Exhibit No. 2.

3. F. A. Cleland Exhibit No. 2.
'Owing to age of building and its dilapidated condition, as soon as housing accommodation returns to normal, the entire building will likely be condemned and the owner forced to remove same from the property.'

4. G. D. Milson - Exhibit No. 7.
'Estimated cost to install baths, hot water tank, etc., to meet requirements of the City Health Department - \$400.00.'

5. A. Haggart - Vancouver City Building Inspector, Exhibit No. 7. 'Following necessary to put the building in fair condition -
1) Place defective toilet in working order.
2) Instal two baths or showers.
3) Fire escape alterations.
4) Repair floor of verandah.'

6. T. Martin - City Electrician, Exhibit No. 7.
'Wiring will have to be renewed, several alterations and present fittings are in a very bad state of repair.'

7. J.G. Walker of Pemberton Realty Corporation. Exhibit No. 7.
'Property should be sold as and when a purchaser is available'.

8. F.G. Shears - to prove advertisement for sale and seven (7) tenders received. High \$2700. Low \$2500.

2. Real Property Claim

Appraised at

Sold for

57 - 59 Powell Street, or
58 - 60 Alexander Street.

\$12,000.00

\$4,200.00

\$6,500.00

Witnesses: 1. A. Rout Harvey, Appraiser,
of Loewen and Harvey Limited.
'Old 4 storey and basement
brick building, erected in
1899. Dry rot is visible in
several of the beams and the
building has settled on the
east side. Tenant advised
that in extremely wet weather
and with high tide there is a
good 12 ins. of water in the
basement, as the floor is
near high tide level. Window
frames have sagged. Plumbing
is not in good condition, many
of the basin taps are old and
leaking and the water pipes are
taped. Plaster is badly cracked,
Signs that roof has leaked badly.'

2. F. G. Shears - to prove advertise-
ment for sale and 4 tenders received,
high \$6500.00, low \$4250.00.
Cat. #178.

3. W. G. Moore of Pemberton Realty
Corporation. Exhibit No. 8.
'improvements since purchase
about \$200. to \$300.'

Ref. Exhibit No. 4 - Claimant's statement shows improvements since purchase
at \$1385. Also, the claimant offered this property for sale in 1942
for \$5500.00, whereas he now claims \$12,000.00.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

3. Chattel Claim

Sold for

\$118.00

(a) Goods valued by claimant
at \$3.00.

(Auction)

\$1.25

Witness: 1. F. G. Shears - to prove sale
by auction.

(b) Goods valued by claimant
at \$52.50.

Abandoned, no value.

Witness: 1. G. B. Spain - Memo dated
Feb. 16, 1944. to be filed.

(c) Goods valued by claimant
at \$62.50.

Recorded but now missing.

Witness: 1. G.H. Johnston, of Pemberton
Realty Corporation, Exhibit No.9.
'Articles on attached inventory
are not worth more than \$60.00'.
All chattels claimed are included
in this inventory.

Custodian's miscellaneous Auction Sales,
Unidentified goods \$9.20

Ref. Old Defence Brief. Defence Points 2 and 4.

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
D. W. Reeve	1		
J. R. Reid & Co.	1		
F.A. Cleland	1		
G. D. Milson	1		
A. Haggart	1		
T. Martin	1		
J. G. Walker	1		
F. G. Shears	1, 2, 3		
A. Rout Harvey	2		
W. G. Moore	2		
G. B. Spain	3	Memo dated Feb.10/44	G.B. Spain
G. H. Johnston	3		

HAC/mw

Name of Claimant YOSHIDA, Asataro

Case 125

Custodian File 3311

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
92.00	460.00									498.00
38.00 (extra charges discussed with Commissioner)										
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
3.00	1.25	.37	41.66%	94.00	39.16		39.53			
TOTAL RECOMMENDATION										537.53

3311

September 22nd, 1950.

Mr. Asatane YOSHIDA,
Chase, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 125

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$537.53.

Cheque for \$485.25 is enclosed herein, and the sum of \$52.28 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.