

7037

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 7657

12 copies made

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: OHORI, Uta (Mrs. Watari)

HOME ADDRESS: 641 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 00405 SEX: Female AGE: 47

OCCUPATION: Housewife

(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: Watari

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: George (M), Joe (M)

ADDRESS OF CHILDREN: Japan

AGE OF CHILDREN: 15 and 11 years.

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

1. LOCATION AND DESCRIPTION: Cor. Gore & Powell, Vancouver, B.C.
Lot 20, Block 5, D.L. 196, Title #44752-K. Business Block,
about 50' x 120'.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame 3 storey business
Bldg.,

3. INSURANCE (Give particulars; state where policies are) \$3000.00 Bankers & Traders
Ins. Co., Vanc., B.C.
Pol. #32-28180. Prem. \$75. expiring 18/12/44.
~~\$5000.00 Millers National Ins. Co., Pol. #82016. Prem. \$75. expiring~~
30/10/44. Policies in owner's possession.

4. TAXES (Amount and where payable) \$600.46 p.a. paid April 8th, 1942 to 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) No leases. Tenants as per
list attached

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title #44752-X. at Courthouse,
Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: One-third share each owned
and Mr. Genichi Otori, Yellowhead, B.C. by Mr. Chiyoto Otori, Japan,

~~9. IF FARM LAND STATE CROPS SOWN~~ None Husband's elder and younger
brother respectively.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

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

None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$5200.00 Victory Bond, (\$200.00 1941, \$5000.00 1942) in the custody of Bank
of Montreal, Hastings & Main, Vanc., B.C.
Major Oil Investment, Well No. 10. Cert. No. 94 value \$437.50.
~~All in owner's possession.~~8. BANK ACCOUNTS About \$900.00 Royal Bank, Hastings & Main St., Vanc. B.C.
Acct. No. 2144.
About \$1000.00 Bank of Montreal, Hastings & Main, Vanc., B.C. A/o #2597.9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None but considering getting one.

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated 5th day of April

1942.

(Signature)

rita chori

[Signature]
Witness

FOR DEPARTMENTAL USE

7037

✓

7037

INFORMATION FROM R.C.M.P.

Date 13-4-43

Our File No. 7037

Full Name

OHORI-Uta (Mrs. Watari)
(Surname in Block Letters)

Registration No. 00405

Male - Female
(check)

Age

Sept 11/94

Former Address

641 Powell St. Vancouver B.C.

Was Evacuated

Oct. 3-42

Naturalized - Canadian-Born - National
(check)

Present Address

14 mile Banch, Tashme B.C.

Married - Single
(check)

Name of Wife

Name of Husband

Watari - 00357

Name of Mother

SUMIOKA - Iago

Name of Father

Deceased

Names of Children under 16

see husb. sheet

Registered by

Asst.

Registered with Custodian

(Yes or No)

Additional Information

housewife

COPY

LOWEN & HARVEY, LIMITED

751 Dunsmuir Street,
Vancouver, B.C.

November 27th, 1944.

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

Dear Sir:-

Re:- Catalogue No. 184, 260-270 Powell Street,
205-205 1/2 -215 and 223 Gore Avenue, Lot 20,
Block 5, District Lot 196

The above property is on the South West corner of Gore Avenue and Powell Street. It is level with both Streets and the 20 foot lane. Gore Avenue runs in a north Westerly, South Westerly direction so that the property has a greater width on the lane than on Powell Street. The street frontage is 45 feet- the land frontage 58 feet. Frontage on Gore Avenue is approximately 124 feet and the Westerly boundary 122 feet.

On the street corner is an old three (3) storey frame building without basement. Three stores are on the ground floor. 270 Powell and 205-205 1/2 Gore Avenue, all used as living quarters. 260 Powell is a separate three (3) storey frame building containing one (1) store with sink and toilet only. Wiring is in conduit but is not connected from a proper box. The upper floors are in poor condition. At the back of the corner building with entrance from Gore Avenue stairs lead to the upper two (2) floors-which contain twenty (20) rooms, ten (10) on each floor. Plumbing is inadequate, there being one (1) sink and one (1) toilet on each floor and one (1) enamel bath on the third (3rd) floor. All walls and ceilings are of "V" joint, and heating is by one stove on the second (2) floor. Wiring is in conduit. There is an iron fire escape on the Powell frontage. It was not possible to see the roof.

Between the above building and the lane are two (2) buildings. These have been dwellings- but a brick store front has been added, to the lot line- making three (3) stores on the ground floor. These are used as living quarters. Above the stores, in what was the houses, and reached from the lane are two (2) four (4) room suites on 2nd floor and two (2) two (2) in the attic. From the lane there is also access to similar accommodation in an old house at the rear of 260 Powell Street. Plumbing throughout these three (3) buildings is limited - consisting of a sink or basin and toilet in each. There are no baths. The lane and upper walls are of narrow siding in poor condition and the roofs are of roll roofing over the shingles.

In my opinion a fair valuation as at date of inspection, 22nd November, 1943 is Eight thousand (\$8,000.00) dollars.

Yours faithfully,

Lowen and Harvey, Limited,

(signed) A. Rout Harvey

Director.

AMH/v.
Enc. 1a

JUN 29 1942

REPORT FOR CUSTODIAN
Japanese Evacuation Section

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

7037
RECEIVED
JUN 30 1942

REAL ESTATE & PERSONAL PROPERTY

Registration No. 00405

Name OHORI, MRS. UTA and
Chiyoto & Gerichi Ohori,

Address: 266-70 Powell Street and 205-23 Gore Avenue

Type of Property: Stores on ground floor and rooms above

Description of Land and Buildings: 20/50/196 - This property stands in the name of, according to the City records, Uta Ohori, who is the wife of Watari Ohori, and Chiyoto and Gerichi Ohori who are apparently children of Savro Kado, deceased. These premises are very old wooden buildings that have stores on the ground floor and rooms above which are simply oriental sleeping rooms with toilet accommodation.

Inventory of Contents:

Insurance

Amount	Company	Number	Type	Premium	Expiry	Agent
3000.00	National Ins.	82016	Fire	75.00	Oct. 30/44	Hobson Christie
3000.00	Bankers & Traders	20100	Fire	75.00	Dec. 18/44	"
Plate Glass	Employers Liab.	811229 P.G.		30.80	Jul. 21/44	Balfour Guthrie
Plate Glass		844025	P.G.	24.08	Aug. 7/44	"

Name of Mortgagor Address

Name of Mortgagee Address

Amount of Mortgage Int. Rate Payable

Dates Int. Payable Principal Repayments

Mortgage Due

Recommendations: The stores on the ground floor are not of a readily rentable type unless strict control can be maintained of this section to see to it that the value of the district is not unduly depreciated. There is one white tenant who is likely operating the Japanese taxi business for him, and will most likely carry on. We would recommend that all keys to this property be turned in to PEMBERTON REALTY CORPORATION LIMITED and the premises listed for rent as tenants are obtainable. The taxes have been paid for 1942.

PEMBERTON REALTY CORPORATION LIMITED.

J. G. Walker

File No. 7037, 11755, Int. 450
Reg. No. 00405, 03292, Japan

Chivato, Uta & Genichi OHORI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		\$	\$	
July 22	Rents collected Commission	5.40	108.00	
August 25	Rents collected Commission Water rates	4.15 27.50	83.00	
September 28	Rents collected Commission Water rates	7.95 3.60	162.75	
October 23	Rents collected Commission Water rates Electrical repairs Repairs re damage by truck Collected re damage by truck	5.93 3.60 310.67 100.80	119.75 100.80	
November 28	Rents collected Commission Water Repairs	8.97 3.60 130.17	180.75	
December 23	Rents collected Commission Repairs Water	8.18 14.75 28.15	164.75	
1943 February 25	Rents collected Commission Repairs Water	13.90 38.21 5.55	280.50	
March 10	Land Registry Office - Certificate of Encumbrance	2.00		
March 25	Rents collected Commission	5.30	107.25	
May 3	Rents collected Commission	10.50	211.25	
May 28	Rents collected Commission	6.11	126.25	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
May 28	Water rates Repairs	\$ 56.15 22.25	\$	
June 25	Rents collected Commission	11.77	236.75	
June 29	1943 taxes	567.95		
July 24	Rents collected Commission	5.33	107.80	
August 27	Rents collected Commission Water & Repairs	8.10 119.10	163.25	
September 27	Rents collected Commission	8.10	163.25	
October 26	Rents collected Commission	8.10	163.25	
November 26	Rents collected Commission	10.10	203.25	
December 29	Rents collected Commission Repairs & Water	6.85 65.20	138.25	
1944 January 26	Rents collected Commission	7.35	148.25	
February 25	Rents collected Commission	7.40	149.25	
March 25	Rents collected Commission	8.33	167.90	
April 24	Rents collected Commission Water, repairs, etc.	8.80 128.96	177.25	
May 26	Rents collected Commission	8.10	163.25	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
June 26	Rents collected Commission	\$ 8.10	\$ 163.25	
June 27	1944 taxes Insurance premium Water, repairs, etc.	524.99 30.80 11.15		
August 7	Balance rents to date (nett) Credit re Sale of Property		112.22 9,290.99	
		<u>\$2,378.17</u>	<u>\$13,193.21</u>	
				<u>CR \$10,815.04</u>
1945 January -	Distribution of Balance as follows:- To Uta OHORI Genichi " Chiyoto "	3,605.02 3,605.01 <u>3,605.01</u>		
		<u>13,193.21</u>	<u>13,193.21</u>	<u>NIL</u>

STATEMENT RE SALE OF:

Catalogue No: 184

Street Address: 260-70 Powell St.
205-223 Gore Ave.

Legal Description: 20/5/196

* OHORI, Chiyeto (1/3 int.)
OHORI, Uta, (1/3 int.)
Name: OHORI, Genichi (1/3 int.)

File No: 7037, 11755 & Int. 450

Reg.Nos. 00405, 03292, (Japan)

Date of Sale and Adjustments August 7th, 1944.

Sale Price \$ 9,500.00

Real Estate Agent's Commission \$ 475.00

Charge for Valuation 12.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~

~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 5.78

Taxes 9.07

Water 210.00

Repair to toilet 2.50

..... 3.25

..... 494.00

..... 9784.99

Net Proceeds credited to your account

9290.99

Date: January 27th, 1945.

George Peters

Compiled by:

THE OHORI

File No. 7037
Reg. No. 00405

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
Jan-	Distribution of funds re 266-270 Powell St. (205-223 Gore Ave.)		3605.02	
	- 1/3 Interest			
1946				
April 5-	Cheque to you	2500.00		
1947				
Feb. 20	" "	1105.02		
		\$ 3605.02	3605.02	Nil

Dated- February 20, 1947

7037, 11755 & Int. 450

January 30, 1945

Mrs. Uta OHORI,
Reg. No. 00405,
Tashme, B. C.

Dear Madam:

Re: Catalogue No. 184
260-70 Powell Street
20/5/196.

Please be informed that the above property has been sold as of August 7th, 1944 for the sum of \$9,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your joint account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your joint account. We are also enclosing a general statement of your account up-to-date which includes the net figure to which reference has already been made.

The balance in this joint account after the crediting of all rentals and proceeds of the sale, less disbursements, amounts to \$10,815.04. This we have divided as follows:-

Mrs. Uta OHORI	\$3,605.02
Genichi OHORI	3,605.01
Chiyoto OHORI	<u>3,605.01</u>
	\$ 10,815.04

If you have any documents to show that a proper distribution of these funds has not been made, we would ask you to kindly forward them immediately to this office.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.

File No.
7037

ANALYSIS OF
CLAIM

April 7, 1948

REAL PROPERTY
SECTION

Uta OHORI,
Reg. No. 00405

REAL PROPERTY,

266-270 Powell Street,
(205-223 Gore Avenue)
known as
Lot 20/5/196/184,
Vancouver, B.C.

Catalogue #184

Registered Owners -

Uta OHORI - undivided 1/3 interest
Genichi OHORI &)
Chiyoto OHORI) undivided 2/3 interest

Uta OHORI makes claim for (Gross)

\$20000.00

which is assumed to be for the whole of Cat. #184
whereas her interest is a 1/3 interest -

Sale Price for the whole of Cat. #184-Gross \$9500.00

Appraisal Cat. #184

Loewen & Harvey Ltd. \$8000.00

Tenders - Cat. #184

(a) W. Green - 3500.00
(b) " " 4250.00
(c) " " 8000.00
(d) Ming Sun
Reading Room- 9000.00
(e) " " 9500.00
(Wong Lai Tong,
Ming Wong
Charlie Wong,
& Wong Jin Sam)

Acceptance of tender (e) -

9500.00

Assessed Value - 1944

(Catalogue #184)

Land 7410.00
Improvements - 5900.00

RECAP:

Gross amount of claim

20000.00

" " sale
(Cat. #184) difference

9500.00
\$10500.00

D

File No. 7037

- 2 -

ANALYSIS OF
CLAIM - continued

On this basis Uta OHORI's 1/3
Interest would show a
claim of

3500.00

In other words on
this basis -

The Gross claim is \$20000.00
of which her's is 1/3 or -

\$6666.67

Gross sale of her 1/3 Interest
is 1/3 of \$9500.00 or -

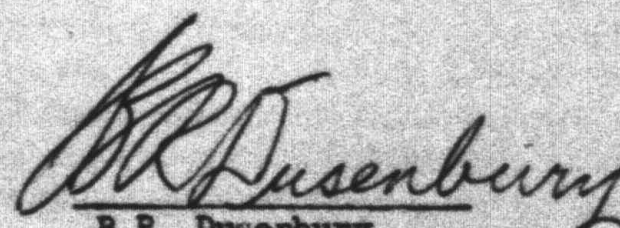
3166.67

Making her claim as above -

\$3500.00

NOTE:

- (a) Original appraisal and Tenders are filed with
Claim of Genichi OHORI, File #11755, part owner
of Cat. #184 and do not appear on this file.
- (b) No claim made in respect to chattels either
jointly or personally.


B.R. Dusenbury,
Office of the Custodian.

--- SUMMARY ---

March 21st, 1946.

--- REAL ESTATE

Master File #7037

<u>Catalogue No:</u>	184	<u>File Nos</u>
<u>Japanese Names:</u>	Uta OHORI, Reg. No. 00405	7037
	Genichi OHORI, Reg. No. 03292	11755
	Chiyoto OHORI, in JAPAN	Int. 450.
<u>Civic Address:</u>	266-270 Powell Street. (205-223 Gore Avenue)	
<u>Legal Description:</u>	Lot 20, Block 5, District Lot 196, Plan 184, Vancouver, B.C.	
<u>Classification:</u>	Business Block - 3 stories	

Registered in the name of: Uta OHORI as to undivided one-third interest and Genichi OHORI and Chiyoto OHORI as to undivided two-thirds interest.

Title: Clear

Sold to: Wong Lai Tong, Ming Wong, Charlie Wong and Wong Jin Sam for \$9500.00 Cash as August 7, 1944.

Title delivered Jan. 23, 1945 - Certificate of Title No. 113084 - receipt signed by Ming Wong and Charlie Wong. Adjustments settled.

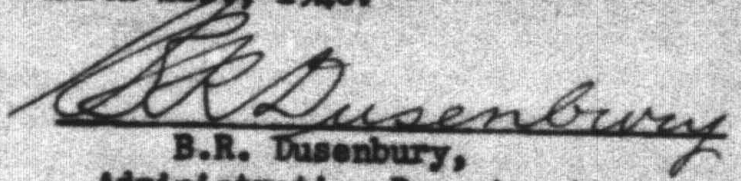
Funds released as Jan. 16, 1945 to Joint account of Uta OHORI, Genichi OHORI and Chiyoto OHORI.

Chattels: Not involved

Fire and Plate Glass Insurance:

Transferred to New Owners as August 7, 1944

The above Summary is certified to be in accordance with the information on file, March 21st, 1946.


B.R. Dusenbury,
Administration Department.

Files

SUMMARY -

March 21, 1946

REAL ESTATE

7037

Uta OHORI

Reg. No. 00405

11755

Genichi OHORI

03292

Int 450-

Chiyoeto OHORI

In Japan

Re: 266-270 Powell Street
(205-223 Gore Avenue)
known as
Lot 20/5/196/184
Vancouver, B.C.

Assessed Value 1944.

Land - \$7410.00

Improvements-\$5900.00

Valuation - \$8,000.00
(Loewen & Harvey Ltd.)

Sale Price - \$9500.00


B.R. Dusenbury,
Office of the Custodian.

File No. 7037

— PERSONAL —

February 19th, 1947

— SUMMARY —

— REAL ESTATE —

Uta (Mrs. Watari) OHORI,
Reg. No. 00405

REAL ESTATE:

See Summary - Real Estate Catalogue #184- dated March 21, 1946 this file re 266-270 Powell Street (205-223 Gore Avenue) owned jointly with Genichi OHORI and Chiyoto OHORI.

The above Summary is certified to be
in accordance with the information on file,
February 19th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

File No. 7037

--- PERSONAL ---

February 19th, 1947

--- SUMMARY ---

--- PERSONAL PROPERTY ---

Uta (Mrs. Watari) OHORI,
Reg. No. 00405

CHATELS: - No household furniture or personal effects in the name of Uta OHORI are declared by her or revealed on the file.

MERCHANDISE STOCK: - The Grocery stock at 582 Powell Street (Highland Grocery) and Goodwill of same was sold to Thomas Bright Huntley for \$1500.00 of which Mrs. OHORI received \$500.00 Cash and the balance with interest, at the rate of \$50.00 per month plus interest. Messrs. Norris & McLennan, Barristers, handled the transaction and on 29th March 1943 per letter they forwarded an accounting with cheque for the remaining balance of \$520.06, which amount was credited to Mrs. OHORI on our books. The Conditional Bill of Sale on file displays the details of this transaction. See Norris & McLennan, Barristers, Ltr. of March 29, 1943 for details of payments made and how disposed of.

BONDS,
SHARES,
BANK ACCOUNTS

(On Page 3 of registration of Uta OHORI
) dated April 30th, 1942 is recorded the
(following:-

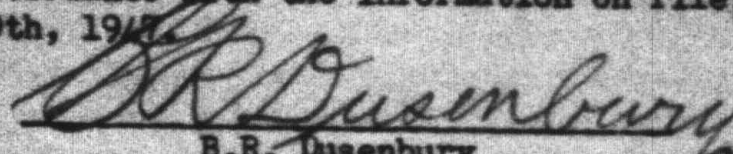
"\$5,200.00 Victory Bond, (\$200.00 1941, \$5000.00 1942) in the custody of Bank of Montreal, Hastings & Main, Vanc. B.C."
"Major Oil Investment, Well No. 10. Cert. No. 94 value \$457.50. in owner's possession."
"About \$900.00 Royal Bank, Hastings & Main St., Vanc. B.C." Acct. No. 2144.
"About \$1000.00 Bank of Montreal, Hastings & Main, Vanc. B.C. a/c #2597."

As these did not vest with the Custodian, no action was taken by this office in respect to same.

SPECIFIED ARTICLES: No Cameras, Radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of Uta OHORI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, February 19th, 1947.


B.R. Dusenbury
Office of the Custodian.

-- SUMMARY --

March 21st, 1946

-- PERSONAL PROPERTY

Master File #7037

Uta OHORI, Reg. No. 00405

File Nos.
7037

Genichi OHORI, Reg. No. 03292

11755

Chiyo OHORI, in Japan

Int. 450

CHATELS:

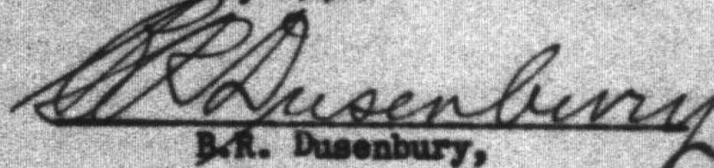
None, are revealed on the Master File as belonging to the Joint account of the above.

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms, or Vessels revealed in the Registration or the file as belonging to the Joint account of the above.

No Personal Property is revealed on the Master file as belonging to the Joint account of the above.

The above Summary is certified to be in accordance with the information on file, March 21st, 1946.


B.R. Dusenbury,
Administration Department.

Catalogue No. 184

File No. 7037,11755 & Int.450

OHORI, Uta, Genichi & Chiyoto

Reg.Nos.00405,03292

Civic Address: 266-270 Powell Street (205-223 Gore Ave.)

Legal Description: Lot 20, Blk. 5, D.L. 196,
Gp. 1, N.W.D., Plan 184.

Classification: Rooming house with stores.

SOLD

1943

Nov. 19th

Memo re Chattels

1944

Mar. 8th

Memo re Claims (Nil)

No. 207 Gore Ave. is leased for 3 yrs.
from July 1st/42. \$25.00 per mo. plus water.
All others are on a monthly basis.

Files

-- SUMMARY --

March 21, 1946

-- REAL ESTATE --

7037

Uta OHORI

Reg. No. 00405

11755

Genichi OHORI

03292

Int 450-

Chiyo OHORI

In Japan

Re: 266-270 Powell Street
(205-223 Gore Avenue)
known as
Lot 20/5/196/184
Vancouver, B.C.

Assessed Value 1944.

Land - \$7410.00

Improvements - \$5900.00

Valuation - \$8,000.00
(Loewen & Harvey Ltd.)

Sale Price - \$9500.00



B.A. Dusenbury,
Office of the Custodian.

File No. 7036

PERSONAL

February 19th, 1947

SUMMARY

FIRE AND PLATE GLASS
INSURANCE

Via (Mrs. Watar) OHORI,
Box No. 20405

No Fire or Plate glass Insurance interest is revealed
in name of Via OHORI. See Insurance Summary Joint account
this file.

The above Summary is certified to be
in accordance with the information on file,
February 19th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

REG. NO. 03292	NAME OHORI, Genichi OHORI, Giyoto	FILE NO. 7037 11755 Int. 450
ASSURED The Secretary of State of Canada, acting in his capacity as Custodian.		
COMPANY Bankers & Traders Insurance Company, Ltd.	POLICY NO. 32-25180	AMOUNT \$3000.00
	PREMIUM \$75.00	RATE \$2.50
	TERM 3 yr.	EXPIRATION Dec. 18, 1944
PROPERTY INSURED \$1250.00 on 1 & 3 storey frame building patent roof occupied as stores with rooms. \$1250.00 on 3 storey frame building patent roof. occupied as stores with rooms above offices. \$250.00 on 2 1/2 storey building frame with shingle roof. occupied as restaurant. \$250.00 on 2 1/2 storey frame bldg. shingles, while occupied as a Barber Shop		
LOCATION Lot No. 20, Block 3, C.L. 193, #256 south side of Powell St. city of Vancouver, B. C. #268-270 south side of Powell street. city of Vancouver, B. C. #215 West side of Gore Ave. Vancouver, B. C. #221 West side of Gore Ave. Van. B. C.		
INSURED <i>Transferred to New Owners 10/11/44</i>	INSURANCE AGENT Hobson Christie & Company	RENTAL AGENT Peabert's Rental Dept.
ENDORSEMENTS		

REG. NO. 00405 03-92	NAME OHORI, Uta (Mrs. T. T. ri) OHORI, Genichi OHORI Chiyo	FILE NO. 7037 11795 Int. 450
ASSURED		
The Secretary of the State of Canada acting in his capacity as Custodian.		
COMPANY Millers National Ins. Company	POLICY NO. 82016	AMOUNT \$3000.00
	PREMIUM \$75.00	RATE \$2.50
	TERM 3 yr.	EXPIRATION Oct. 3, 1944
PROPERTY INSURED		LOCATION
\$1250.00 on 3 storey building of frame patent roof, & occupied as store with roof over. \$1250.00 on 3 storey, frame building, with patent roof, & occupied as stores and offices with rooms above. \$250.00 on 2 storey building of frame shingle roof, occupied as a restaurant. \$250.00 2 1/2 storey frame building, shingles, occupied as a Barber Shop.		Lot 20, Block 5 D.L. 195 #266 South side of Powell Street, Vancouver, B. C. #268-270 on the south side of Powell St. in Vancouver, B. C. #215 on the west side of Gore Ave. Van. B.C. #221 W. side Gore Ave City of Vancouver, B. C.
INSURANCE AGENT		RENTAL AGENT
Assured		Hobson Christie & Company Ltd. Pemberton's Rental Dept.
ENDORSEMENTS		

REG. NO. 03108 03292	NAME OHORI, Hts (Hms. 2, 4, 6) OHORI, Genichi OHORI, Chiyoeto		FILE NO. 2122 11755 Int. 450	
ASSURED The Secretary of State of Canada, acting in his capacity as Custodian.				
COMPANY Employers Liability Insurance Corporation	POLICY NO. 843 25	AMOUNT Plate Glass	PREMIUM \$30.80	RATE 3 yr.
PROPERTY INSURED Plate Glass		EXPIRATION July 31, 1944		
<i>Transferred to new Owners 10/11/44</i>		LOCATION #270 Powell Street and #205 Gore Avenue Vancouver, B. C.		
LOSS PAYABLE	INSURANCE AGENT Balfour Guthrie & Co. Limited.		RENTAL AGENT	
ENDORSEMENTS				

REG. NO. 03402 03292	NAME O'GRI, Bill (Mrs. E. L. R.) O'GRI, Geniehl O'GRI, Gaiyoto	FILE NO. 1937 L1755 Int. 150
ASSURED The Secretary of State of Canada, acting in his capacity as Custodian.		
COMPANY Employers Liability Assurance Corporation.	POLICY NO. 144625 520617	AMOUNT \$Plate Glass \$24.08
PREMIUM 3 yr. Aug. 7, 1947		EXPIRATION 1947
PROPERTY INSURED Plate Glass <i>Transferred to new owner 10/11/44</i>		LOCATION 215-221 Gore Avenue, Vancouver, B. C.
LOSS PAYABLE	INSURANCE AGENT Balfour Guthrie & Co. Ltd.	RENTAL AGENT
ENDORSEMENTS		

REG.
NO.

00405

NAME

OHORI, Uta (Mrs. Natori)

FILE
NO.

7037

(See also File Nos. 11755 & 450 Int.)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Millers National Ins. Company	82016	\$3000.00	Oct.	30	1944	St 20 Bix. St. L. 1955 S. Powell St. 268-270 S. side Powell St. #215 E. side Gore Ave. #221 E. Gore Ave. #266 E. side Powell St. #268-270 S. side Powell St. #215 E. side Gore Ave. #221 E. Gore Ave. Van. #215-221 Gore Avenue, Vancouver B. C.
Bankers & Traders Insurance Co.	3048180	\$3000.00	Dec.	18	1944	270 Powell Street and #205 Gore Avenue, Vancouver, B. C.
Employers Liability Insurance Corporation	84425	Plate Glass Aug		7	1944	
Employers Liability Insurance Corporation	84425	Plate Glass July		21	1944	

--- SUMMARY ---

March 21st, 1946

--- INSURANCE ---

Master File #7037

File Nos

Uta OHORI - Reg. No. 00405
 Genichi OHORI " " 03292
 Chiyoto OHORI in JAPAN

7037
 11755
 Int. 450

Fire Insurance and Plate Glass Insurance were maintained while required. These Policies of Insurance were transferred to the new Owners, the effective date of Return Premiums being August 7th, 1944 and the return premium being \$69.24 allowed the Joint account of Uta OHORI, Genichi OHORI and Chiyoto OHORI.

The above Summary is certified to be in accordance with the information on file, March 21st, 1946.

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

File No. 7037

— PERSONAL —

February 19th, 1947

— SUMMARY —

— LIABILITIES —

Uta (Mrs. Watari) OHORI,
Reg. No. 00405

No Claims against or indebtedness of Uta
OHORI are revealed on this file.

The above Summary is certified to
be in accordance with the information on file,
February 19th, 1947.

H.R. Dusenbury
H.R. Dusenbury,
Office of the Custodian.

March 21st, 1946

SUMMARY

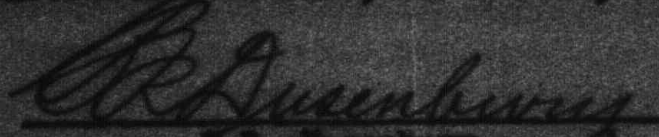
LIABILITIES

Master File #7037

	<u>File No.</u>
Uta OHORI, Reg. No. 00405	7037
Genichi OHORI, Reg. No. 03292	11755
Chiyo OHORI, In Japan	Int. 450

No Claims against or indebtedness of the Joint
account of the above are revealed on the Master file.

The above Summary is
certified to be in accordance with the
information on file, March 21st, 1946


H.L. Gusenbury,
Administration Department.

9/3/51

FILE NO. 1037, 11755, Int 450
CATALOGUE NO. 184

MEMORANDUM... *Mr. Dilsom*

Re: Sale of property... *260-70 Powell St. Vancouver.*

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

GD

Catalogue No. 184
File Nos. 7037, 11755 & Int. 450
260-70 Powell Street
(205-223 Gore Avenue)
Vancouver, B. C./20/5/196

Receipt of Certificate of Title No. 113081-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Employers' Liability Assurance Corporation Ltd. policies No. 843225 and 844625, and Bankers & Traders Insurance Company Ltd. policy No. 32-28180 all of which have been assigned to us.

Dated at Vancouver, B. C., this 23 day of

January, ¹⁹⁴⁵₁₉₄₄.

Ming Wong
Charlie Wong

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

Dear Sirs:-

Re: 260-70 Powell St. (205-223 Gore Ave.)

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Ming Wong
.....Signed

October 3rd, 1944

REAL PROPERTY MEMORANDUM

FILE NOS. 7037, 11755 and Int. 450
NAMES: Chiyote OHORI, Genichi OHORI and Uta OHORI
CATALOGUE NO. 184
RE: 260-270 Powell Street
(205-223 Gore Avenue), Vancouver, B. C.
Rooming house with stores

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 20, Block 5, District Lot 196,
Group 1, New Westminster District,
Plan 184

Encumbrances: Nil

Taxes: 1944 taxes of \$524.99 paid.

Vested: Nos. 34339 and 35214

VALUATION BY APPRAISER: \$8,000.00

AMOUNT OF BID: \$9,500.00

APPROVED BY ADVISORY COMMITTEE: July 19th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$9,500.00

NAME OF PURCHASERS: Wong Lai Tong, Ming Wong, Charlie Wong,
and Wong Jin San

KWW/JF
Attach.

K. W. WRIGHT

Files No. Int. 450, Dns. 11755 &
7037.

Catalogue No. 124.

September 30th, 1944.

MEMORANDUM

To: Mr. L.H. Wright

FROM: Mr. Ian Macpherson

Subject: CHINESE - In Japan
Suzuki CHINE - Reg. No. 00270
Wu CHINE - Reg. No. 00205
City of Vancouver
Lot 20, Bldg. 5, Bldg. 194, Sp. 1,
N.W.B., Plan 124. Certificate of
Purchase No. 1472 & 1473 respectively.

We enclose herewith the following documents in connection with
the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate,.....WONG LAI TUNG, WING TUNG,
CHARLIE WONG and WONG JIN AN.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
6. Real Property Memorandum from Administration Dept.

Certificates of Indefeasible Titles Numbers 57724-4
and 47724-5 are in the Land Registry Office.

Ian Macpherson

Enc.
Enc.

File Nos. 7037, 11755
and Int. 450.

Catalogue No. 184.

December 29th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Chiyoto OHORI, Genichi OHORI
and Uta OHORI
Lot 20, Blk. 5, D.L. 196, Gp. 1,
N. W. D., Plan 184.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated November 7th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 113080-L dated November 7th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 113081-L dated November 7th,
1944, registering the property in the names of Wong
Lai Tong, Ming Wong, Charlie Wong and Wong Jin Sam
(Deed).
3. Duplicate of Transmission dated October 10th, 1944.
4. Duplicate of Deed dated October 10th, 1944 - Secretary
of State to Wong Lai Tong, Ming Wong, Charlie Wong and
Wong Jin Sam.
5. Certificate of Indefeasible Title number 113081-L
dated December 21st, 1944, covering the above property
in the names of Wong Lai Tong, Ming Wong, Charlie Wong
and Wong Jin Sam.

D. A. Cramer

DAC:JS
Atch.

January 13, 1944.

Gov. No. 124
 Files Nos. 7097, 11755 & Int. 450

	DEBIT	CREDIT
Balance forward	\$9,500.00	
Registration fees on deed - \$9,500.00	19.50	\$9,794.30
Insurance premium - 7.75 x \$75.00	5.78	
Insurance premium - 12.15 x \$75.00	9.07	
Insurance premium - 28.43 x \$30.80	30.31	
Insurance premium - 1005 x \$24.08	24.08	
Purchaser's proportion of 1944 taxes - 146/365 x \$524.99	210.00	
Water - Aug. 7th to Sept. 7th	2.50	
Repair to Toilet - Sept. 8/44	3.25	
Balance owing by purchaser		10.19
	<u>\$9,804.49</u>	<u>\$9,804.49</u>

BALANCE OWING BY PURCHASER

\$10.19

File Nos. 7037, 11755, Int 450
Reg. Nos. 00405, 03292, Japan

Chiyo-to, Uta & Naichi OHORI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 22	Rents collected Less commission	\$ 5.40	\$ 106.00	
August 25	Rents collected Commission Water rates	4.15 27.50	83.00	
September 28	Rents collected Commission Water rates	7.95 3.60	162.75	
October 23	Rents collected Commission Water rates Electrical repairs Repairs re damage by Truck Collected re damage by truck	5.93 3.60 310.67 100.80	119.75 100.80	
November 28	Rents collected Commission Water Repairs	8.97 3.60 130.17	180.75	
December 23	Rents collected Commission Repairs Water	8.18 14.75 28.15	164.75	
1943 February 25	Rents collected Commission Repairs Water	13.90 38.21 5.55	280.50	
March 10	Land Registry Office - Certificate of Encumbrance	2.00		
March 25	Rents collected Commission	5.30	107.25	
May 3	Rents collected Commission	10.50	211.25	
May 28	Rents collected Commission	6.31	126.25	

File Nos. 7037, 11755, Int. 450

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 May 28	Water rates Repairs	\$ 56.15 22.25	\$	
June 25	Rents collected Commission	11.77	236.75	
June 29	1943 taxes	567.95		
July 24	Rents collected Commission	5.33	107.80	
August 27	Rents collected Commission Water & Repairs	8.10 119.10	163.25	
September 27	Rents collected Commission	8.10	163.25	
October 26	Rents collected Commission	8.10	163.25	
November 26	Rents collected Commission	10.10	203.25	
December 29	Rents collected Commission Repairs & Water	6.85 65.20	138.25	
1944 January 26	Rents collected Commission	7.35	148.25	
February 25	Rents collected Commission	7.40	149.25	
March 25	Rents collected Commission	8.33	167.90	
April 24	Rents collected Commission Water, repairs, etc.	8.80 128.96	177.25	
May 26	Rents collected Commission	8.10	163.25	

File Nos. 7037, 11755, Int. 450

- 3 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 June 26	Rents collected Commission	\$ 8.10	\$ 163.25	
June 27	1944 taxes Insurance premium Water, repairs, etc.	524.99 30.80 11.15		
August 7	Balance rents to date (nett) Credit re Sale of Property		112.22 9,290.99	
		<u>\$2,378.17</u>	<u>\$13,193.21</u>	
				<u>CR \$10,815.04</u>

October 12, 1949.

Messrs. Cameron, Weldon, Brewin & McCallum,
Barristers & Solicitors,
Sterling Tower,
Toronto 1, Ont.

Attention, Mr. F. Andrew Brewin

Dear Mr. Brewin:

We are in receipt of your letter of October 5th.

The property to which you refer was registered in the names of Chiyoto Ohori, Genichi Ohori and Uta Ohori (Mrs. Watari Ohori), each for an undivided one-third interest.

The property was sold by the Custodian for \$9,500.00. One-third of the sale price and one-third of the revenue was paid to each Genichi Ohori and Mrs. Watari Ohori.

This office is holding one-third of the sale price and one-third of the revenue, namely \$3,605.01, in the account of Chiyoto Ohori.

As you mentioned, Mr. Chiyoto Ohori was a resident in Japan at the outbreak of war. Funds which we are holding are considered therefore as the proceeds of an estate which formerly belonged to a resident of a belligerent area, and as such, are being held by the Custodian, and disposition will depend upon the terms of the Treaty of Peace.

I trust that the above information will be of service.

Yours very truly,

F.G. Shears,
Director.

FCS/GH

File No.
7037

INDEX TO
CLAIM FILE

April 7, 1948

REAL PROPERTY
SECTION

Uta OHORI,
Reg. No. 00405

One-third
Interest

Catalogue #184

- 1- Claim by Uta OHORI per R. Alfred Best, Solicitor.
- 2- Appraisal - Catalogue #184
Loewen & Harvey Ltd. } See note below ✓

3- Tenders - Cat. #184

- | | | | |
|-----|--------------------------|-----------|--------------------|
| (a) | W. Green | \$3500.00 | } See note below ✓ |
| (b) | " " | 4250.00 | |
| (c) | " " | 8000.00 | |
| (d) | Ming Sun Reading
Room | 9000.00 | |
| (e) | " " " | 9500.00 | |

(Wong Lai Tong, Ming Wong
Charlie Wong and Wong
Jin Sam)

Acceptance of tender (e) whole property.

- 4- (a) General Statement of account
(b) Sales Statement of Cat. #184
(c) General Statement of personal a/c of Mrs. Uta OHORI.
- 5- Advice letter of sale Cat. #184 - Jan 30/45.
- 6- Analysis of claim re 1/3 Interest - Cat. #184.
- 7- J.P. Form (at bottom of claim file)

NOTE: Original appraisal and Tenders are filed with claim
of Genichi OHORI, File #11755, part owner of Cat. #184
and do not appear on this file.

File No.
7037

ANALYSIS OF
CLAIM

April 7, 1948
REAL PROPERTY
SECTION

Uta OHORI,
Reg. No. 00405

REAL PROPERTY,

266-270 Powell Street,
(205-223 Gore Avenue)
known as
Lot 20/5/196/184,
Vancouver, B.C.

Catalogue #184

Registered Owners -

Uta OHORI - undivided 1/3 interest
Genichi OHORI & }
Chiyo OHORI } undivided 2/3 interest

Uta OHORI makes claim for (Gross) \$20000.00

which is assumed to be for the whole of Cat. #184
whereas her interest is a 1/3 interest -

Sale Price for the whole of Cat. #184-Gross \$9500.00

Appraisal Cat. #184

Loewen & Harvey Ltd. \$8000.00

Tenders - Cat. #184

(a) W. Green - 3500.00
(b) " " 4250.00
(c) " " 8000.00
(d) Ming Sun
Reading Room- 9000.00
(e) " " 9500.00

(Wong Lai Tong,
Ming Wong
Charlie Wong,
& Wong Jin Sam)

Acceptance of tender (e) - 9500.00

Assessed Value - 1944

(Catalogue #184)

Land 7410.00
Improvements - 5900.00

RECAP:

Gross amount of claim	20000.00
" " sale	<u>9500.00</u>
(Cat. #184) difference	<u>\$10500.00</u>

File No. 7037

- 2 -

ANALYSIS OF
CLAIM - continued

On this basis Uta OHORI's 1/3
Interest would show a
claim of

3500.00

In other words on
this basis -

The Gross claim is \$20000.00
of which her's is 1/3 or -

\$6666.67

Gross sale of her 1/3 Interest
is 1/3 of \$9500.00 or -

3166.67

Making her claim as above -

\$3500.00

NOTE:

- (a) Original appraisal and Tenders are filed with
Claim of Genichi OHORI, File #11755, part owner
of Cat. #1B4 and do not appear on this file.
- (b) No claim made in respect to chattels either
jointly or personally.



B.R. Dusenbury,
Office of the Custodian.

Uta OHORIFile No. 7037
Reg. No. 00405

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
Jan-	Distribution of funds re 266-270 Powell St. (205-223 Gore Ave.)			
	- 1/3 interest		3605.02	
1946				
April 5-	Cheque to you	2500.00		
1947				
Feb. 20	" "	1105.02		
		\$ 3605.02	3605.02	Nil

Dated- February 20, 1947

7037

February 20th, 1947

REGISTERED.

Mrs. Uta (Watari) OHORI,
Reg. No. 00405,
c/o Alma College,
St. Thomas, Ontario.

Dear Madam:-

We have brought your file forward for review, and to examine your affairs that have come under the control of the Custodian, in order that we can make a brief report to you at this time. Some considerable while ago, we promised to do this but pressure of work in the office has delayed our doing so.

In this review it is noted that your principal asset was your one-third interest in 266-270 Powell Street (205-223 Gore Avenue) property. These premises were under the Agency of Pemberton Realty Corporation Ltd., for supervision and management, reporting to the Custodian from time to time and forwarding rentals for credit of the joint account on our books. This property was sold, as you know, as of August 7, 1944 and you were advised of same. A complete statement of the Joint account was rendered to you with our letter of 30th January 1945 and that letter indicated the distribution to each of the owners of that property. Your account received credit, as shown, for \$3,605.02. Of this amount you receive \$2500.00 as of April 5th, 1946, leaving a remaining balance of \$1,105.02.

Earlier in the file it is noted that you disposed of the Highland Grocery and Goodwill, at 582 Powell Street. This transaction was handled through the office of Messrs. Norris & McLennan, Barristers, who reported having handed certain of the proceeds to you. Later about March 1943 we received from them for your credit from this source the sum of \$520.26, being the balance then owing under the sales agreement. You were advised of this in our letter of April 1, 1943 and from time to time received remittance from your balance on our books, until the balance of that amount was forwarded to you as October 27th, 1943, - \$520.26.

We are now enclosing our cheque for \$1,105.02 payable to your order being for the entire balance to your credit on our books.

In the foregoing, and in previous letters, reports and statements, it would appear that we have accounted for your interests, real and personal, that have come under our control and shall be obliged if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we enclose a self addressed envelope.

Yours truly,

BRD/DD.
Enc 2.

B.R. Dusenbury,
Office of the Custodian.

February 18th, 1947

MEMORANDUM TO FILES

File No. 3893

4936

9709

7037

11755

Int. 450

FROM: Mr. Dusenbury

Re:- account B.C. Electric Railway Co. Ltd.
\$20.39

This is an account about which the files indicate there has been considerable trouble in placing, in respect to the property affected.

The confusion is as between:-

1. 409 Alexander Street and
2. 266-270 Powell Street.

There are various letters on these files by Pembertons, Agents, and this office to and from some of those interested in these properties.

Pembertons say in their letter of May 3, 1943 File #11755 in part "The period for which the money is owing is during the period between evacuation and the securing of McNeills' and Baron's tenancy". As these tenancies related to 409 Alexander Street it appears that Pembertons regarded the account as relating to this property.

Pembertons say in letter of April 6th, 1943 to Watari OHORI in part as follows (File 3893/1):-

"The account is apparently for 409 Alexander St. prior to its being rented etc."

More recently when investigating the account Pembertons again indicate that they regard the bill as against 409 Alexander Street (29-3-46)

Preparatory to closing the matter it was discussed with Mr. Shears February 15, 1947 and with the understanding that he had of the transaction, advised that the bill be paid and charged against the accounts relating to 409 Alexander Street which are:-

Watari OHORI	#3893
Yasushi "	4936
Yaeko "	9709

This is now being done.

BRD/DD.

7037

REGISTERED

April 5th, 1946

Mrs. Uta OHORI,
Reg. No. 00405,
Alma College,
St. Thomas, Ontario.

Dear Madam:-

We are in receipt of your letter of the 12th ultimo requesting that we forward to you itemised statement and your share of the net proceeds from the sale of Powell Street -Gore Avenue property.

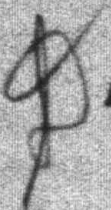
We have made a brief check of your file and account, and find that on the 30th of January 1945 we forwarded to you a General Statement, together with one showing details of the sale of the above property. Our letter of that date indicates that your share of the proceeds of that sale was \$3,605.02, and that is the amount standing to your credit on our books at this time.

Pending examination of your affairs vested with the Custodian, and preparation of a report on same, we forward to you herewith our cheque for \$2500.00 to your order. In due course when our examination is completed, the remaining balance will be made available to you.

Trusting that this remittance will meet your present requirements and awaiting acknowledgement, we remain,

Yours truly,

BRD/DD.
Enc. 1.

 B.R. Dusenbury,
Administration Department.

January 16, 1945.

MEMORANDUM - ACCOUNTING DEPARTMENT

Re: Catalogue No. 184
260-70 Powell Street
(205-223 Gore Avenue)
Vancouver, B. C.

Please be informed that adjustments covering sale of the above property count rents paid to the dates listed below:

Mrs. A. Niemi	paid to	October 19, 1944
W. Woodcock	" "	August 31, 1944
Mrs. S. H. Lee	" "	October 15, 1944
J. W. Ferguson	" "	October 10, 1944
H. Callahan	" "	September 23, 1944
Low Hee King	" "	October 31, 1944
Mrs. Draper	" "	August 31, 1944
A. Stephen	" "	October 12, 1944
W. Woolven	" "	October 2, 1944.

Rents which may be received by you for any periods after the above dates should be returned to Pemberton's to be forwarded direct to the new owners, Messrs. Hong Lai Tong, Ming Wong, Charlie Wong and Wong Jin Sam, all of 260 Powell Street, Vancouver.

GP:MA

TO The Custodian

PAGE _____

Ming Sun Society

268 Powell Street East,
Vancouver, B.C.,
December 15, 1944.

Rec'd	DECT 6 1944
File No.	
Ans.	<i>Peters</i>
Replied	

7037/11755
The Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: 266-270 Powell Street, 205-223 Gore Ave.
Catalogue number 184

On July of this year our Society in the names of our executives Messrs Wong Lai Tong, Ming Wong, Charlie Wong and Wong Jin Sam submitted an offer of \$9500.00 on the above mentioned property, which was originally valued at 10,000.00 by your office. The offer was accepted and I believe it is a matter of time before we could complete the whole transaction. However, the Society is holding a general meeting in the next few days and some members requested me to make a complete report on this purchase. Therefore will you write me a letter confirming this purchase so I may have it for our file.

Also you may please set forth the amount of the purchase price, the names of the buyers, the appropriate date when we may receive our title, the amount of rent for the various premises as contained in this building, the agent that is looking after or managing the property now. I would certainly appreciate it if your Office could give this your early attention.

Yours very truly,

Wong Jin Sam

for and on behalf of
Wong Jim Sam, Wong Lai Tong,
Ming Wong, Charlie Wong

File Nos. 7037, 11755
& Int. 470.

MEMORANDUM

To: Mr. F. G. Shears

November 23, 1944

From: Mr. G. D. Wilson

Re: Catalogue No. 184 -
266-270 Powell Street
(205-223 Gore Avenue)

In connection with the above premises which were sold to Wong Lai Tong, Ming Wong, Charlie Wong and Wong Jin Sam, I visited the premises accompanied by Mr. Spain and Mr. Smith and found that when the contractors were renovating the building they pulled down a partition and the following articles were found behind this partition:-

266 Powell Street

1 7' Household Frigidaire
1 10' Commercial Frigidaire
1 Electric Soft Ice Cream Machine
Large quantity of safe material, serving
Trays, Paper Serviettes, Kitchen Pots &
Pans, Dishes, etc.

270 Powell Street

1 Glass Showcase
1 Wooden Counter

The electrical machines were of the highest class and practically new.

We have received a letter from Messrs. Read, Phipps & Davies Ltd., the Rental Managers, for the new purchasers, and have their permission to remove all chattels from the building.

I am today writing the Japanese owners of the building advising them that the property has been sold and asking them to inform us if they left any undeclared chattels on the premises. It is understood that these chattels will not be sold until ownership is established.

GDM/GH

MEMORANDUM

File Nos.: 450 (Int.)

Oct. 30th, 1944.

4009 -
6689 -
11755
7037 -

To: FILES

From: Mr. Green

Re: Catalogue Number 184
260-270 Powell St.

Further to memorandums of November 10th and November 19th, 1943, appearing on files 6689, 4009, and 7037, it seems clear that none of the Ohori family left any effects here.

Mr. and Mrs. Takamoto's belongings as shown on file 4009 and 6689, were left on these premises but have now all been sold at auction as per lists on file 6689.

RF0:IF

7037, 11755, Int. 450.

September 12, 1944.

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

Dear Sirs:

Re: Catalogue No. 184,
260-70 Powell Street,
(205-223 Gore Avenue)
20/5/196.

This property, the rents for which you are collecting, is the subject of an expected sale through Messrs. Reed, Phipps & Davies Realty Co. Ltd., 839 W. Hastings, Vancouver, the effective date of which should be August 7, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

7037/11755/Int. 450

August 7, 1944.

Messrs. Reed, Phipps & Davies Realty Co. Ltd.,
837 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 184
260-70 Powell Street
(205-223 Gore Avenue)

This will acknowledge receipt of your letter of August 5th in which you enclosed your certified cheque for \$8,600.00. We have now received \$9,500.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Hing Sun Library, 141 East Pender Street, Vancouver, B. C., and that this is a Chinese Society.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GF:EB

CONDITIONAL BILL OF SALE

SEE LETTER

MARCH 29

"CONDITIONAL SALES ACT"

These Presents Witness:

That **UTA OHORI, of 641 Powell Street, in the City**
 of **Vancouver**, British Columbia, hereinafter called the Seller, has delivered
 to **THOMAS BRIGHT HUNDLEY,**
 residing at **3860 East Hastings Street** in **Vancouver, British Columbia,** Merchant
 (hereinafter called the Buyer), the goods hereinafter described, under a contract of conditional sale, the terms and conditions
 of which contract of conditional sale are as follows, to wit:

1. Said goods are now and shall remain the absolute property of the Seller until after the full and complete payment of
 the purchase price therefor, which purchase price is the sum of \$ **1,500.00**

2. That the Buyer has this day paid to the Seller, on account of said purchase price, the sum of \$ **500.00**
 the receipt of which is hereby acknowledged.

3. That the balance of said purchase price, to wit: \$ **1,000.00 with interest at 5%** is evidenced by the
 following described promissory notes, to wit:

NUMBER	MAKER	DATE	DUE	AMOUNT
1.	Thomas Bright Hundley	April 21, 1942	May 21, 1942	\$50.00 & interest
2.	Thomas Bright Hundley	April 21, 1942	June 21, 1942	\$50.00 & int. 1.74
3.	Thomas Bright Hundley	April 21, 1942	July 21, 1942	\$50.00 & int. 1.75
4.	Thomas Bright Hundley	April 21, 1942	August 21, 1942	\$50.00 & int. 1.75
5.	Thomas Bright Hundley	April 21, 1942	Sept. 21, 1942	\$50.00 & int. 1.75
6.	Thomas Bright Hundley	April 21, 1942	Oct. 21, 1942	\$50.00 & int.
7.	Thomas Bright Hundley	April 21, 1942	Nov. 21, 1942	\$50.00 & int.
8.	Thomas Bright Hundley	April 21, 1942	Dec. 21, 1942	\$50.00 & int.
9.	Thomas Bright Hundley	April 21, 1942	Jan. 21, 1943	\$50.00 & int.
10.	Thomas Bright Hundley	April 21, 1942	Feb. 21, 1943	\$50.00 & int.
11.	Thomas Bright Hundley	April 21, 1942	Mar. 21, 1943	\$50.00 & int.
12.	Thomas Bright Hundley	April 21, 1942		
13.	Thomas Bright Hundley	April 21, 1942		
14.	Thomas Bright Hundley	April 21, 1942		
15.	Thomas Bright Hundley	April 21, 1942		
16.	Thomas Bright Hundley	April 21, 1942		
17.	Thomas Bright Hundley	April 21, 1942		
18.	Thomas Bright Hundley	April 21, 1942		
19.	Thomas Bright Hundley	April 21, 1942		
20.	Thomas Bright Hundley	April 21, 1942		

of said goods

the risk of the
 loss or damage
 or agrees to keep
 the vesting of said

use the same for all

ed on by the
 known as the
 to the said

name, and all the goods, chattels, equipment, store fixtures, appliances
 and stock of groceries, confectionery, cigars, cigarettes, tobacco and
 other merchandise on the premises hereinbefore mentioned and in
 particular but without excluding the generality of the foregoing, the
 following:

- 1 Toledo Scale, style C88 30 lbs. Number 662931
- 1 Paper Stand and Cutter
- 1 Counter Showcase approximately 8 ft. by 2 ft.
- 1 Counter Showcase approximately 7 ft. in length

1 Biscuit Stand

- 1 Ice Box, Henrick, 3 1/2' x 1 1/2' x 3'
- 1 Counter approximately 12' long
- 1 Counter Front
- 1 Coca Cola Cooler
- 1 John Chatillon & Sons Scale, 30 lbs., Number 7524
- 1 International Cash Register, Number 2575191
- 1 Electric Refrigerator
- 1 Milk-Shake machine
- 1 Mirror
- 1 Silex Coffee Maker
- 1 Fountain and stools,

all of which goods, chattels, equipment, store fixtures, appliances
 and stock-in-trade are situate at the Highland Grocery aforesaid, at
 582 Powell Street, Vancouver, British Columbia

The Seller covenants with the Buyer that the said goods and
 chattels are free and clear of all encumbrances save and except the
 sum of \$76.00 payable to Palm Dairy Limited on the refrigerator herein
 mentioned, which sum the Buyer hereby assumes and undertakes to pay.

Possession to be delivered to the Buyer herein this 21st day
 of April, 1942.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.

808 ROYAL BANK BLDG..
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

Dear Sir:-

We shall be glad if you will confirm your willingness to manage on our behalf, the Japanese property as per the attached list.

Your duties in this connection will include the following:

1. Generally to manage and supervise the property on our behalf and report monthly to this office.
2. To collect and remit rents monthly to this office less your usual management commission, not to exceed 5% of the amounts actually collected and less any permitted disbursements as hereinafter outlined.
3. If the property is or becomes vacant, to find a suitable tenant at a rental and on rental arrangements suitable to this office. Inasmuch as you are collecting the rent and in receipt of a management commission no leasing fees are to be charged.
4. To review, and where necessary, recommend regarding the amount of fire insurance coverage to be carried on the building, and where such is not in existence, to arrange for coverage to be taken out in companies and in amounts acceptable to this office. Policies are to be written in the name of G. W. Mcpherson, Deputy Custodian, or his successors, on

OHORI, Uta (Mrs. Watari)
641 Powell St., Vancouver, B.C.

Reg. No. 00405

Powell St., Vancouver, B.C.

#268 - Shigematsu, \$25.00 per month - 5 months in arrears.

#268 - Takemoto, \$20.00 " "

#270 - Nakamura, \$30.00 " "

CORE AVE. Vancouver, B.C.

#205 - Yama Taxi, \$16.00 per month.

#207 - Toguri, \$25.00 " "

#215 - Kitamura, \$30.00 " "

#221 - Asaya, \$10.00 " "

#219 - Yamashita, \$14.00 " "

#223 - Miyasaki, \$11.00 per month, 3 months in arrears.

In the event of evacuation declarant would have to have an agent appointed to look after her interests in this connection.

Catalog No. 184
 File No. 707, 11795 & Int. 450
 260-70 Powell Street (209-213 Gore Avenue)
 10/5/196

January 13, 1945.

WONG LAI TUNG, WING WING, CHARLIE WING & WING JIE WING
 (purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 7, 1944)

	DEBIT	CREDIT
Purchase price	\$9,900.00	\$9,900.00
Cheques received		
Amount of rent collected		5.00
Miami - 266 Powell St.		30.40
Aug. 7th to Aug. 15th - 12/31 = \$15.20		
Aug. 20th to Sept. 19th & Sept. 20th to Oct. 17th		11.00
San Francisco - 266 Powell St.		
Aug. 7th to Aug. 31st - 24/31 = \$14.25		6.13
San Francisco - 270 Powell St.		47.50
Aug. 7th to Aug. 15th - 8/31 = \$23.75		
Aug. 16 to Sept. 15 & Sept. 16 to Oct. 15		.32
San Francisco - 207 Gore Ave.		18.00
Aug. 7th to Aug. 15th - 8/31 = \$9.50		
Aug. 16 to Sept. 10 & Sept. 11 to Oct. 10		4.41
San Francisco - 207 Gore Ave.		8.75
Aug. 7th to Aug. 23rd - 16/31 = \$6.95		
Aug. 24th to Sept. 23rd		18.39
San Francisco - 207 Gore Ave.		47.50
Aug. 7th to Aug. 31st - 24/31 = \$23.75		
Sept. 1 to Sept. 31 & Oct. 1 to Oct. 31		.77
Tutor charges - Aug. 7 to Aug. 31 - 24/31 = \$1.25		1.25
Sept. 1 to Sept. 30		14.71
San Francisco - 215 Gore Ave.		
Aug. 7th to Aug. 31st - 24/31 = \$19.00		2.15
San Francisco - 215 Gore Ave.		26.60
Aug. 7th to Aug. 15th - 8/31 = \$13.30		
Aug. 16 to Sept. 15 & Sept. 16 to Oct. 15		22.31
San Francisco - 211-213 Gore Ave.		26.60
Aug. 7th to Sept. 2nd - 26/31 = \$16.60		
Sept. 3rd to Oct. 3rd		

(Cont.)

January 13, 1944.

Oct. No. 154
File No. 7037, 11735 & Int. 430

	DEBIT	CREDIT
Balance forward	\$9,500.00	
Registration fees on deed - \$9,500.00	19.50	\$9,714.30
Insurance premium - 7.75 x \$75.00	5.78	
Insurance premium - 12.15 x \$75.00	9.07	
Insurance premium - 18.45 x \$30.00	55.35	
Insurance premium - 1000 x \$24.06	24.06	
Purchaser's proportion of 1944 taxes - 246/365 x \$524.92	310.00	
Rotor - Aug. 7th to Sept. 7th	2.50	
Repair to Toilet - Sept. 8/44	3.25	
Balance owing by purchaser		10.19
	\$9,804.43	\$9,804.43

BALANCE OWING BY PURCHASER

\$10.19

7037, 11755, Int. 450.

September 12, 1944.

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

Dear Sirs:

Re: Catalogue No. 184,
260-70 Powell Street,
(205-223 Gore Avenue)
20/9/196.

This property, the rents for which you are collecting, is the subject of an expected sale through Messrs. Reed, Phipps & Davies Realty Co. Ltd., 839 W. Hastings, Vancouver, the effective date of which should be August 7, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

ASSIGNMENT AND ACCEPTANCE

FOR VALUE RECEIVED...I...hereby assign all...right, title and interest in and to the lease dated the...Thirteenth...(13th)...day of...June.....A.D.19.42 made between...UTO OHORI, CHIYOTO and GENICHI OHORI...of...2/2...418 Howe Street... in the City of...Vancouver.....Province of...British Columbia.....Hereinafter called the Lessor, ANDNICK JACKOVICH.....of...215 Princess Street.....in the City of...Vancouver.....Province of...British Columbia.....which said lease was assigned by indenture dated the Twenty-fifth (25th) day of August, 1942, to Anton Peskar,Hereinafter called the Lessee, for the Premises known as207 Gore Avenue, Vancouver, B.C.....(Copy of which above lease is attached hereto), unto.....LEE HEE KING.....of...288 East.....Pender Street.....in the City of...Vancouver.....Province of...British Columbia, and in consideration of the consent to this assignment by the Lessor, ...I...hereby guarantee the performance of the said.....LEE HEE KING.....his heirs, executors, administrators, successors and assigns, of all the covenants on the part of the said Lessee in and to the said lease mentioned, and assignments thereof, if any.

WITNESS...my...hand.....and seal....this...Thirteenth (13th)...day of...May.....A.D. 19.43.....

WITNESS

.....S. G. Freeze.....

.....Anton Peskar.....

IN CONSIDERATION of the above assignment.....I.....

hereby assume and agree to make all payments and to perform all the covenants and conditions of the lease above mentioned, dated the...Thirteenth (13th)...day of...June.....A.D.19.42, by the said Lessee to be made and performed from the...Thirteenth (13th)...day of...May.....A.D.19.43.....

WITNESS...my...hand.....and seal....this...Thirteenth (13th)...day of...May.....A.D.19.43.....

WITNESS

.....S. G. Freeze.....

.....Lee Hee King.....
BY HIS AGENTS
CONSENTED TO
Pemberton Realty
Corporation Limited.....

Per S. G. Freeze

Copy for Mrs. McArthur

Jim

7037/11755/104. 430

August 7, 1944

Reuben. Reed, Phipps & Davies Realty Co. Ltd.,
437 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 124
260-70 Pender Street
(207-223 Gore Avenue)

This will acknowledge receipt of your letter of August 5th in which you enclosed your certified cheque for \$5,000.00. We have now received \$5,000.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Wing Sun Library, 141 East Pender Street, Vancouver, B. C., and that this is a Chinese Society.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for adoption, if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

*This is registered society
with full endorsement
& agent.*

Cannot register

F. C. Shears,
Director.

*See letter Aug
Reed Phipps
James to
be registered*

CP:MB

*Mr. Mackay's valuation \$8000-
Committee approved July 19/44*

Date. August 3rd, 1944.

REAL PROPERTY MEMORANDUM

File No. 7037 & 11755 & Int. 450.

Name..... Chiyoto OHORI
Uta (Mrs. Wataru) OHORI Registration No. 00405...
Genichi OHORI 03292
Re: Catalogue No. 184

Address: 260-70 Powell Street, Vancouver, B. C.
(205-223 Gore Avenue).

Legal Description: Lot 20, Blk. 5, D.L. 196.
Rooming house with stores.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 44752-K Whereabouts: Land Registry Office
87726

Registered owner: Chiyoto Ohori (Int.), Genichi Reg. No. 00405
Ohori (2/3 int) Uta Ohori (1/3 int). 03292
Property: Lot 20, Block 5, District Lot 196, Group 1,
New Westminster District, Plan 184.

B. Charges.
Registered: Nil

Vesting: Vested in the Custodian. Filing Nos. 35214 & 34339
Unregistered: No evidence

Taxes: 1944 - \$524.99 (net) Paid. 215-19 Gore Ave.
264-6 Powell St. \$19.95 to March 3rd, 1944. \$5.40 to March
Water: 270 Powell St. \$3.90 to May 4th, 1944. 3rd, 1944.
221-3 Gore Ave. \$3.75 to March 3rd, 1944.
Insurance: Bankers & Traders Insurance Co. Ltd. #32-28180, \$3,000.00
expires Dec. 18/44. Employers Liability Assurance Corp.
#844625 & 843225, Plate Glass Ins. expires Aug 7 & July 21
Assessed Value: Land: \$7,410.00 Improvements: \$5,900.00 1947.

Valuation by Appraiser: \$8,000.00

Amount of Bid: \$9,500.00

Approved by Advisory Committee: July 21st, 1944.

Paid as shown in attached letter: \$9500.00 paid in full.

Name of transferee as attached letter: Wong Lai Tong, Ming Wong, Charlie Wong,
and Wong Jin Sam.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

207 Gore leased to Lew Hee King for \$25.00 per month plus water, \$1.25
per month for 3 years from July 1st, 1942.
Balance of tenants on monthly basis. 8 tenants-\$137.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.
See memorandum dated November 19th, 1943.

Named Agent:

This Indenture

made the Thirteenth (13th) - day of
June - in the year of our Lord one thousand nine

hundred and forty-two (A. D. 1942)

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN

U. A. OHORI, wife of Watari Ohori, CHIYOTO OHORI, of Hiroshima, Japan, and
GENYCHI OHORI, of Yellowhead, British Columbia,

The Secretary of State acting in his capacity as Custodian and
being the vested owner of the interest of Chiyoto Ohori of
Hiroshima, Japan. hereinafter called the Lessor of the FIRST PART,

AND

NICK JACKOVICH, of 215 Princess Avenue, in the City of Vancouver, Province
of British Columbia

hereinafter called the Lessee of the SECOND PART,

WITNESSETH that in consideration of the Rents, Covenants, Conditions and Agreements hereinafter
respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee,
ALL AND SINGULAR those certain lands, premises and buildings situate in the - City -
of Vancouver - in the Province of British Columbia and known and described as
207 Gore Avenue

hereinafter called the Premises,

FROM the First (1st.) - day of July -
one thousand nine hundred and forty-two (A. D. 1942) -
thence ensuing,
FOR THE TERM OF Three (3) years -
YIELDING therefor during the said term the RENT of Nine Hundred dollars -
Dollars (\$ 900.00)

payable at the office of the Lessor's Agents, PENBETON REALTY CORPORATION LIMITED,
418 Howe Street, in the City of Vancouver, Province of British Columbia
monthly in advance without deduction on the First (1st.) day of each and every month
in thirty-six consecutive monthly instalments of Twenty-five and XX/100 -
Dollars (\$ 25.00).

THAT THE SAID LESSEE COVENANTS WITH THE SAID LESSOR:

TO pay rent and to pay water rates and to pay for the installation and maintenance of a water meter in case of disagreement as to the amount of water used on the premises and to pay for all gas and electric light and power used on the premises;

AND to repair, reasonable wear and tear and damage by fire, lightning, tempest and earthquake excepted; AND to give to the Lessor or his agent immediate notice of any defect in water, gas or other pipes or fixtures, heating apparatus, elevator, hoist, machinery or telephone, electric or other wires or fixtures;

AND that the Lessor may enter and view state of repair and that the Lessee will repair according to notice, reasonable wear and tear and damage by fire, lightning, tempest and earthquake excepted;

AND that the Lessee will leave the premises in good repair, reasonable wear and tear and damage by fire, lightning, tempest and earthquake excepted;

AND will keep and leave whole and in good order all water, gas and electric fixtures, glass, pipes, faucets, locks, fastenings, hinges, window shades, sash cords, heating and cooling apparatus under the control of and used by the Lessee and will keep and leave all brass, copper or other metals and all windows, in on or attached to the premises, cleaned and polished and will at all times keep the grates of any furnace or heater clear and free from accumulation of ashes;

AND will not assign without leave; AND will not sublet without leave;

AND will not use the premises nor allow the premises to be used for any other purpose than that for which the premises are hereby leased, namely:

rooming house

AND will not carry on nor do, nor allow to be carried on or done on the premises any sales by auction, nor any work, business, occupation, act or thing whatever which may be or become a nuisance or annoyance to the Lessor, the public or any other occupant of the said building or which may increase the hazard of fire or liability of any kind or which may increase the premium rate of insurance against loss by fire or liability upon the said building or the premises or invalidate any policy of insurance of any kind upon or in respect of same or which may cause or result in excessive use or waste of water or increase the amount of water rates payable in respect of the said building or the premises;

AND will not drive nails or screws into nor drill into nor cut, mark nor in any way deface any part of the premises;

AND will not make any alterations in the structure, plan or partitioning of the premises nor instal any plumbing, piping, wiring, or heating apparatus without the written permission of the Lessor or his agents first had and obtained and at the end or sooner determination of the said term will restore the premises to their present condition if called upon to do so by the Lessor but otherwise all repairs, alterations, installations and additions made by the Lessee upon the premises, except gas and electric fixtures and movable business fixtures, shall be the property of the Lessor and shall be considered in all respects as part of the premises; AND will indemnify and save harm- less the Lessor from and against all and all manner of claims for liens for wages or materials, or for damage to persons or property caused during the making of or in connection with any repairs, alterations, installations and additions which the Lessee shall make or cause to be made on the premises; AND will allow the Lessor to post and will keep posted on the premises any notice that the Lessor may desire to post under the provisions of the Mechanics Lien Act;

AND will erect, place, use or keep in or upon the premises only such shades, window blinds, awnings, projections, signs, advertisements, lettering, devices, notices, painting or decoration as are first approved in writing by the Lessor, and upon the expiration or determination of this lease will remove the same if required to do so by the Lessor;

AND will indemnify and save harmless the Lessor from and against all and all manner of actions or causes of action, damages, loss, costs or expenses which he may sustain, incur or be put to by reason of any advertising signs now existing or which may hereafter be erected by the Lessee upon, over, projecting from or above the said building or the premises, and will pay the premiums charged upon any bond of indemnity or liability insurance policy in respect of such signs issued upon the demand of Civic, Municipal or other authorities, provided always that the Lessor shall from time to time and at all times hereafter be at liberty to examine the said signs, and that the Lessee will repair or strengthen the same upon notice from the Lessor, and if the Lessee shall fail to comply with such notice, the Lessor shall be at liberty to repair or strengthen the said signs, and the costs, charges and expense of so doing shall be forthwith paid by the Lessee to the Lessor, but the giving of such notice and the under- taking of such repairs or strengthening by the Lessor shall not be deemed an acknowledgment or admission of any liability or responsibility on the part of the Lessor;

AND will not cover nor obstruct the glass doors, partitions, transoms, windows, lights and skylights which reflect or admit light into any passageway or other place in the said building;

AND will not bring into or upon the premises any safe, motor, machinery or other heavy articles without the consent of the Lessor in writing first had and obtained, and will immediately make good any damage done to any part of the building or premises by bringing in or taking away the same;

AND will keep lighted continuously from dusk until midnight of each and every night of the said term the front entrance and the front windows of the premises with good and sufficient electric lights (not less than watts in the said entrance and watts in each of the said windows);

AND will provide receptacles for refuse and rubbish of all kinds, and will attend to the removal of the same from the premises at regular intervals, and will not keep nor leave any boxes, packing material or rubbish of any kind in or near the premises or any passages connected with same. AND will keep clean and free from any rubbish, ice or snow, all walks, passages, yards and alleys adjacent to the premises;

AND will observe, obey and conform to and cause his employees to observe, obey and conform to all rules and regulations from time to time made by the Lessor with regard to the management, use or occupation of the said building and the premises;

AND will comply promptly at his own expense with all laws, ordinances, regulations, requirements and recommen- dations of any and all Dominion, Provincial, Civic, Municipal and other authorities, or Association of Fire Insurance Underwriters or Agents and all notices in pursuance of same whether served upon the Lessor or the Lessee, and will indemnify and save harmless the Lessor from and against all and all manner of actions or causes of action, damages, loss, costs or expenses, which he may sustain, incur or be put to by reason of any neglect of same or non- compliance therewith or by reason of any defect, deficiency, disrepair, depreciation, damage or change in or to the premises, or any injury or damage to any person or to any goods and chattels contained in, upon or about the premises, however caused;

AND will allow notices "For Sale" or "To Let" to be put and remain on the premises in a conspicuous position for at least sixty days prior to the expiration of this lease and will allow prospective purchasers or tenants to enter and inspect the premises on week days during the said sixty days;

AND at the expiration or sooner determination of this lease will peaceably surrender and give up possession of the premises without notice from the Lessor, any right to notice to quit or vacate being hereby expressly waived by the Lessee, any law, usage or custom to the contrary notwithstanding;

AND IT IS HEREBY AGREED

THAT the whole contract and agreement between the parties hereto is set forth herein, that the Lessee has leased the premises after examining the same, that no representations, warranties or conditions have been made other than those expressed or implied herein, and that no agreement collateral hereto shall be binding upon the Lessor unless it be made in writing and signed by the Lessor;

THAT no waiver of nor neglect to enforce the right to forfeiture of this lease or the right of re-entry upon breach of any covenant, condition or agreement herein contained shall be deemed a waiver of such rights upon any sub- sequent breach of the same or any other covenant, condition or agreement herein contained;

THAT any notice to be served hereunder shall be deemed to be sufficiently served on the Lessee if addressed to the Lessee and left on the premises;

THAT if the Lessor shall be unable to deliver possession of the premises at the time of the commencement of the said term, neither the Lessor nor his agents shall be liable for any damage or loss caused thereby, nor shall this lease be void or voidable, nor the date of the expiration of same be changed by reason thereof, but in such event the Lessee shall only be liable for rent at the rate hereby reserved from such time as the Lessor shall be able to deliver possession of the premises;

THAT the Lessor shall not be responsible for any defect in or change of conditions affecting the premises, nor for any damage to the premises or to any person or to merchandise, goods, chattels, machinery or equipment contained therein howsoever caused;

ASSIGNMENT AND ACCEPTANCE

FOR VALUE RECEIVED...I...hereby assign all...right, title and interest in and to the lease dated the...thirteenth...day of...June...A.D.1942...made between...UTA OHORI, CHIYOTO OHORI & GENICHI OHORI...of c/o 418 Howe Street...in the City of...Vancouver...Province of...British Columbia...Hereinafter called the Lessor, AND...NICK JACKOVICH...of...215 Princess...Avenue...in the City of...Vancouver...Province of...British Columbia...Hereinafter called the Lessee, for the Premises known as...207 Gore Avenue... (Copy of which above lease is attached hereto), unto...ANTON PESKAR...of...207...Gore Avenue...in the City of...Vancouver...Province of...British Columbia...and in consideration of the consent to this assignment by the Lessor, I...hereby guarantee the performance of the said...ANTON PESKAR...his...heirs, executors, administrators, successors and assigns, of all the covenants on the part of the said Lessee in and to the said lease mentioned, and assignments thereof, if any.

WITNESS...I...hand...and seal...this...Twenty fifth...day of...August...A.D. 42...19....

WITNESS

J. Walker

N. Jackovich

Seal

IN CONSIDERATION of the above assignment, I, ANTON PESKAR...hereby assume and agree to make all payments and to perform all the covenants and conditions of the lease above mentioned, dated the...thirteenth (13th)...day of...June...A.D.1942...by the said Lessee to be made and performed from the...First (1st.)...day of...September...A.D.1942...

WITNESS...I...hand...and seal...this...Twenty fifth...day of...August...A.D. 1942...

WITNESS

J. Walker

A. Peskar

Seal

CONSENTED TO BY HIS AGENTS
Pemberton Realty
Corporation Limited

J. Walker

In the presence of

W. O. Hume
657 Powell St.
Vancouver, B.C.
For Genichi Ohori
68th Street
Vancouver, B.C.
As witness
J. Walker
418 Howe St.
Vancouver, B.C.
As witness

(G. W. McPHERSON)

Authorized Deputy of the Secretary
of State and for Custodian

Genichi Ohori

Nick Jackovich

REED, PHIPPS & DAVIES REALTY CO., LTD.



839 WEST HASTINGS ST.
Vancouver, Canada

File 7037/11755

August 5th, 1944

Office of the Custodian
506 Royal Bank Building
675 W. Hastings Street
Vancouver, B. C.

Dear Sir:

Re: Your Catalogue Number 184

We enclose herewith cheque for \$8,600.00 being the balance of the purchase price of the property known as 260-270 Powell Street and 205-233 Gore Avenue, Vancouver. The purchasers request that the conveyance be made in the name of KING SUN LIBRARY, 141 East Pender Street, Vancouver.

This is apparently a Chinese society and we presume it will be necessary for them to supply the Land Registry Office with a certified minute from the articles of the society as to its proper and constituted officers.

Thanking you for your kind acknowledgment, we remain,

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.

[Handwritten signature]

L. B. Johnson

*J. accounting Dept
Aug 5/44
EL*

LBJ:HAL
Encl.

7037/11755/Int. 450

August 4, 1944.

Messrs. Reed, Phipps & Davies Realty Co. Ltd.,
839 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 184
260-70 Powell Street
(205-223 Gore Avenue)

Your cheque for \$900.00 and revised offer of July 15th to purchase the above property for the sum of \$9,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$8,600.00.

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

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

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

We wish to call your attention to the fact that there is a lease on 207 Gore Avenue at \$25.00 per month plus a payment of water of \$1.25 a month, a term of 3 years from July 1st, 1942 to June 30th, 1945. The balance of tenants are on a monthly basis.

Yours truly,

F. G. Shears,
Director.

GP:EB

7037/11755

REGISTERED

July 22, 1944

William Green, Esq.,
545 Main Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 184,
260-70 Powell Street,
(205-223 Gore Avenue)
Lot 20, Block 5, D.L. 196

This will acknowledge receipt of your letter of July 12th in which you advise that your client offers to purchase the above property for the sum of \$8,000.00.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your offer. We are returning your cheque for \$800.00 herein.

Yours truly,

F.G. Shears,
Director

FOS:la
Encl.

7037/11755

11th July, 1944.

Messrs. George F. Jacobs & Co.,
245 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 184
260-270 Powell Street

We thank you for your letter of July 4th in which you enquire for a valuation on the above property.

For your information this property is assessed at \$14,300.00 and for the time being the minimum acceptable price which has been recommended by the Advisory Committee is not less than \$10,000.00.

As stated in your letter, our present policy is to pay commission to any licensed Real Estate Agent who submits to this office the offer which is acceptable.

Yours truly,

F. G. Shears,
Director.

FCS/TM

BALFOUR, GUTHRIE & CO. (CANADA) LTD.

INSURANCE DEPARTMENT

MARINE INSURANCE
BRITISH AND FOREIGN MARINE
INSURANCE COMPANY LIMITED
UNION INSURANCE SOCIETY
OF CANADA, LTD.

PACIFIC BUILDING
744 HASTINGS STREET, WEST

VANCOUVER, CANADA

FIRE INSURANCE
ATLAS ASSURANCE CO. LTD.
OF LONDON
AUTOMOBILE AND CASUALTY INSURANCE
EMPLOYERS' LIABILITY ASSURANCE
CORPORATION LIMITED

June 29th, 1944.

INSURANCE AGENTS

FIRE

MARINE

AUTOMOBILE

ACCIDENT

SICKNESS

RENTS

RIOT AND STRIKE

BURGLARY

PLATE GLASS

PUBLIC LIABILITY

PROPERTY DAMAGE

ELEVATOR

FIDELITY BONDS

FURS

BAGGAGE

EVACUATION SECTION	
Rec'd	JUN 30 1944
File No.	70374 11755
Ans.	
Referred	Gibson

Your File Nos. 7037 &
11755

The Department of the
Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Attention Mr. Gibson.

Dear Sirs:-

Referring to our conversation of recent
date, we have had the plate glass repaired at a cost
of \$44.95.

Yours faithfully,

BALFOUR, GUTHRIE & CO. (CANADA) LTD.,

Per:

Al Jackson

Agents,
THE EMPLOYERS' LIABILITY ASSURANCE CORPN. LTD.

ALJ/AL

7037

March 27, 1944.

Messrs. Shallcross-Nasmyth Adjusting Co.,
107-115 Yorkshire Building,
VANCOUVER, B. C.

Attention: Mr. P. G. Shallcross

Dear Sirs:

Re: 215 Gore Avenue
Your File F-12095

Further to ours of March 21st, and in answer to the last paragraph of yours of March 18th, I am attaching hereto copy of letter from Messrs. Pemberton Realty Corporation Limited dated March 24th.

You will note that the total cost of repairs is estimated at not more than \$5.00. Therefore, no claim will be made in connection with insurance carried on the above mentioned property under Millers National Policy No. 82016 and Bankers & Traders Policy No. 32-28180.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

6409, 4309 & 7037

MEMORANDUM

To: Mr. C. Spain

November 18th, 1943

From: Mr. E. F. Green

Re: TAKEMOTO, Tayana (Mrs. Tsurukichi)
TAKEMOTO, Tsurukichi
TAKEMOTO, Etsu (Mrs. Tsurukichi)

260-170-9-11-4

The matters on the files of the TAKEMOTO family call for the following comments.

1. Mrs. Tsurukichi TAKEMOTO. She has declared a number of effects left at 266 Powell Street, being premises partly owned by Mrs. Wm. CHUMI, File 7037 attached. It appears from Mr. E. Campbell's letter of July 31st, 1942 that she has made arrangements direct with Mr. and Mrs. CHUMI for continuing to store her effects on these premises and I consider, therefore, that no further action on the part of this Department is called for until such time as the premises at 266 Powell Street are sold. We should then have to move the contents of the two rooms which Mrs. T. TAKEMOTO is renting. We should also have to move the effects of

2. Mr. Tsurukichi TAKEMOTO. He declared nothing, but some belongings were found at 266 Powell Street in his name. A list of these was sent to him and subsequently returned with the addition of some fixtures (sinks, toilets), light bulbs and light shades, which I think can be ignored, and floor carpets or covering for eleven rooms. I can see no trace of any check having been made of these latter items and I am also not clear whether the other items (desk table, ice refrigerator, etc., etc.) are in the locked rooms where Mrs. T. TAKEMOTO has her property. Would you please have this clarified.

Please put a copy of your findings on File 7037 attached herewith as well as on the files of the TAKEMOTOS in order that we may have a record if we later have to move from 266 Powell Street.

WFG/EE

PHONE PACIFIC 4079

RES. FAIR. 3286-R

SINCE 1907

WILLIAM GREEN

REAL ESTATE NOTARY PUBLIC

VANCOUVER, B. C.
545 Main St. #3.

November 9, 1943.

Mr. F. G. Shears, Director
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

Dear Sir:

Cat. 184

Your File #7037/11755.

EVACUATION SECTION	
Rec'd	NOV 10 1943
File No.	7037/11755
Ans.	
Referred	<i>Shears</i>

I had a client interested in this property at 260-70 Powell Street. On his behalf a certified cheque for \$425.00 was tendered as ten per cent of his bid.

He will be glad to hear from you on this matter as soon as possible.

Yours truly

W Green

Agent.

Files Nos. 1324 (Int)
5032 (Exec)
7037 (")

September 2nd, 1945

MEMORANDUM

TO: MR. S. M. GIBSON
FROM: MR. E. W. WRIGHT

RE: Prudential Policy No. 55026232

In reply to your memo of August 27th, in which you state that the matured value of the above policy has been received and credited to the account of the father and mother of the beneficiary, will you kindly see that these funds are transferred to the credit of Yoshinobu OHORI, (In Japan), Intense File No. 1324.

We would refer you to our memo of June 19th last, to Mr. Alexander, in which we stated that the surrender of the proceeds of this policy to Katori OHORI, has not been decided.

E. W. WRIGHT

OWR/JY

C.C. for Evacuee File #7037.

450.
Legal Dept.

912 Royal Bank Building,
Vancouver, B.C.
June 4th, 1943.

H. Green, Esq.,
941 East 23rd Avenue,
VANCOUVER, B.C.

Re: Chiyeto OHDEI (In Japan)

Dear Sir:

With reference to your letter of May 31st, offering to purchase on behalf of a client the property described as Lot 20, Block 5, D.L. 196, for the sum of \$3500.00, we regret that we must reject your offer, and we return herewith your client's cheque amounting to \$120.00, which you enclosed with your letter.

It is the intention of the Custodian to advertise this property for sale by tender at some future date and, when this is done, we will endeavor to advise you by mail.

We might say that we consider your offer of \$3500.00 very low, in view of the fact that this property has an assessed value of \$14300.00, and the gross yearly rental at the present time amounts to \$280.00.

Yours truly,

K.W. WRIGHT.
Counsel to the Custodian.

CHP:HW.
Encl.

23

7037

April 1st, 1943

Mrs. Uta OHORI,
Reg. No. 00405,
Tashme, B. C.

Dear Madam:

We have received from Messrs.
Norris & MacLennan a cheque for \$520.26,
being the balance due under the Conditional
Bill of Sale to Mr. T. B. Hundley.

Messrs. Norris & MacLennan have
taken off their collection fee of 5% and
their legal bill of \$1500. Will you kindly
advise us if this meets with your approval.

Enclosed find our cheque for \$100.00
representing a portion of this payment and
we would ask you to be kind enough to let us
know the state of your financial standing so
that we may be in a position to take under
consideration your further request for funds.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8884

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd.	MAR 30 1943
File No.	
Ans.	
Referr.	<i>Milsons</i>

OHORI, (Mrs. Uta) Nto
File 1037 Reg. 00-105
Sub Sale of Grocery Business
Less Collection Chgs Legal fees

March 29th, 1943.

The Custodian of Enemy Property,
506 Royal Bank Bldg.
Vancouver, B. C.

587.11
66.85

520.26

Dear Sir:

Re: Mrs. Uta OHORI, formerly
of 582 Powell St. -
Registration No. 00405

520²⁶

We have been looking after collections for Mrs. Ohori in respect of sale of her business to Thomas Bright Hundley pursuant to Conditional Bill of Sale made the 21st of April, 1942, copy of which we enclose herewith. The Conditional Purchaser has now paid the balance in full.

Up to and including October 1st, 1942 the Conditional Purchaser paid the sum of \$480.11 and we handed to Mrs. Ohori, who was still in Vancouver, the sum of \$450.00, leaving a balance in our Trust Account of \$30.11 representing the interest. Mrs. Ohori removed to Tashme sometime in October and since that time we have received the following payments:

February 22nd, 1943	-	\$50.00
March 15th, 1943	-	<u>507.00</u>
		\$557.00.

The said \$557.00 was the balance owing with interest to the date of payment plus a prepayment premium of \$7.50. Our charges in this connection amount to 5% on collection plus \$15.00 for additional legal services in connection with the Release and Discharge of Conditional Bill of Sale.

We have now on hand to the credit of this account \$587.11. The total collections amounted

March 29th, 1943.

The Custodian of Enemy Property:

to \$1,037.11. Our collection fee at 5% is \$51.85 and we enclose receipted account for extra legal services amounting to \$15.00.

Please find enclosed our cheque in your favor for \$520.26, being the balance payable to Mrs. Ohori.

Mrs. Ohori has advised us that she is in dire need of money and asked us, in fact, to forward the whole amount without consulting your office as she deemed this matter had nothing to do with the Custodian's Office. We pointed out to her our duty in this case, however, but would appreciate by return at least \$200.00 for Mrs. Ohori and arrangements to remit the balance to her by payments at the rate of \$100.00 per month until the fund is exhausted.

We would appreciate your immediate attention to this matter.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS
ENCLS.

SEE

CHEQUE MAR 31/43

ACCOUNT: MAR 29/43

CON. SALES ACT "

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Toronto, Ontario,

May 12th, 1948.

IN THE MATTER OF THE CLAIM OF
HEA & GENICHI OHORI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. HEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HOBSON, Esq.,

Official Reporter.

30

2

Mrs. Uta Oheri,
In Chief.

(MRS.) UTA OHERI, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Is that your signature, Mrs. Oheri?

A Yes.

Q And was that document prepared upon your instructions?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

10 MR. BEST: There seems to be in this case, my lord, a
little question as to the title.

THE COMMISSIONER: What is the nature of the property in
respect of which the claim is made?

MR. BEST: It is stores and a rooming house at the corner
of Gore Avenue and Powell Street in Vancouver.

THE COMMISSIONER: Yes, one building?

MR. BEST: That is correct, my lord. No, I am sorry,
it isn't really. It is a block of buildings
separate which was built at various times. They
were altogether but it isn't under one roof.

20 Q Mrs. Oheri, these buildings for which you are
claiming are at the corner of Powell and Gore
Avenue in Vancouver? A: Yes.

Q Actually they are not one building, are they?
They are separate buildings?

A Yes, separate buildings.

MR. BEST: If I may draw your Lordship's attention to
the comment. It is in the wrong place, I think.
It is under the comment re upkeep of premises,
"Owned jointly by three brothers. Mrs. Oheri's
30 husband looked after it personally from 1939

3

Mrs. Uta Ochori,
In Chief.

to 1941". I have now received a telegram from Mr. McMaster— actually it was sent to Mr. McMaster in which he says "Genichi Ochori claims one-third interest in Lot 24, Block 5, District Lot 196," that is these premises, my lord. "Brother Uta Ochori has made claim in Toronto. Our client will rely on evidence given by brother as to value in support of his claim. When Uta's claim heard suggest amend to combine claims".

10 I am prepared to do that.

THE COMMISSIONER: Is this lady speaking for herself or for the brother, or is there a confusion between brother and sister?

MR. BEST: No, my lord. I think the situation is this, Mrs. Uta Ochori's husband has his one-third interest in his wife's name, and that is the reason for Mrs. Ochori being the claimant here, but as I understand it, and I can confirm it, from Mr. Ochori, he admits his brother had a one-third interest.

20 MR. HUNTER: There were three Utas -- Ochoris -- Genichi, Chiyetsu, and Uta. They have undivided one-third interests.

THE COMMISSIONER: What about the other brother?

MR. BEST: Q. Has the third brother gone back to Japan?

A Yes.

MR. HUNTER: In that case his interest would be vested in the Custodian.

THE COMMISSIONER: What is the brother's name who wired you?

30 MR. BEST: Genichi. If my friend would like to put in

Mrs. Uta Otori,
In Chief.

the appraisal I think I can proceed.

MR. HUNTER: I tender a copy of the appraisal of Loewen & Harvey dated the 27th of November, 1944.

MR. BEST: Q: This was a rooming house which you operated over or above the stores, is that correct, Mrs. Otori?

A: The upstairs of the premises was rented to someone else, but operated as a rooming house.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. BEST: Yes, as I understand, I don't think there is much elaboration needed in this case. This is a rather large building, but the appraisal and the claim jibe fairly well. I think it is more or less a question of value.

THE COMMISSIONER: May I have the name of the brother who returned to Japan?

MR. HUNTER: Chiyoko is the name, my lord.

MR. BEST: Q: Mrs. Otori, were there any baths in this building at all? That is, any Occidental type bath?

A: She doesn't know.

She thinks they are mostly Japanese baths, but she doesn't know definitely.

MR. BEST: There may be one or two questions, my lord, which perhaps the husband could give us the answers on. I don't think there is anything further.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Otori, I show you a photograph. Would you tell us what that is of? Is that a photograph of 270 Powell Street and 205 to 205 1/2 Gore Avenue?

A This is a picture of part of the property. There is another building built to the left, just off the photograph.

Q Will you please answer the question? Is that a picture of 270 Powell Street and 205 and 205 1/2 Gore Avenue?

THE COMMISSIONER: It is 260 that is missing from the photograph, is that it?

MR. HUNTER: That is what I believe, my lord.

10 A It is not quite clear to me, my lord.

Q 260 is supposed to be a separate building. This photograph includes everything but 260, that is what I want to know. If it doesn't include 260, where is it in relation to that building?

A Yes, that is so.

Q That is, this shows everything but 260 Powell.

A Yes.

Q And 260 Powell is where in relation to this building -- to the left?

20 A Yes, on the left. It is out of the picture.

MR. HUNTER: I tender that as Exhibit J, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. J).

THE COMMISSIONER: I suppose your defence is a sale at fair market value.

MR. HUNTER: Oh, I am sorry, my lord. It is submitted that this property was sold at its fair market value.

This was advertised for tender under catalogue 124, and in response to the advertisement --

THE COMMISSIONER: When?

30 MR. HUNTER: I haven't the exact date.

6
Mrs. Uta Oherl,
Discussion.

THE COMMISSIONER: You have the date of sale, I presume?

MR. HUNTER: Yes. It would be some time probably in July, 1944. In response to that there was an offer or there were three offers from W. Green starting with \$3500.00 working up to \$4250.00, then up to \$4500.00. There was an offer from the Ming Sun Reading Room of \$9000.00, and then a subsequent offer which they increased to \$9500.00. The latter tender was accepted and the property was sold to four Chinese as of August 7th, 1944, for \$9500.00. I didn't have time to pick out the appraisals, and so on, but I suppose there is quite a history there to get them to accept less than the assessed value.

THE COMMISSIONER: No, it is not less. Their figure was \$8000.00.

MR. HUNTER: I am sorry, I thought it was \$10,000.00. The assessed value in 1944 was land, \$7,410.00, improvements \$5900.00. That would be about \$13,310.00.

THE COMMISSIONER: That is for 1944?

MR. HUNTER: 1944, my lord. It appears to be entirely a question of valuation, my lord. There are no questions.

MR. JUST: There will be no further testimony, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Oherl.

(Witness aside)

(PROCEEDINGS ADJOURNED 8 LINE DUE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. P. Horrabin
"J.P. HORRABIN"
Official Reporter.

DEFENSE BRIEF

Genichi GHORI,
File #11755
Case #97
heard in Toronto, Ont.
with

Uta GHORI
File #7037
Case #1038

Kamloops, B.C.
May 10, 1948

Case #97

Toronto, Ont.
May 12, 1948
Case #1038

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim - only

Defense Brief

Uta and Genichi GHORI
Case #1038
File #7037
Toronto, Ont.
May 12, 1948

Covers
Interests of
Uta and Genichi Ghori
Copy of Brief attached
to which reference is
made -

also to
Transcript Case #1038

✓ for file 11755 - Genichi Ghori

Submission :- Tax statement and receipt
- year 1944, to be filed

October 28, 1948 /

BRD/DD.

DEFENCE BRIEF

URBAN PROPERTY
TORONTO, ONT.
May 12, 1948.

Uta and Genichi OHORI

File No. 7037

Case No. 1038

REAL PROPERTY CLAIMS

1. Real Property Claim

\$20000.00

Appraised at

\$8000.00

Sold for

\$9500.00

1/3 Int base 1038 97
1/3 "
1/3 " ~~Property~~ ~~interest~~

(a) Witness:- Appraiser, Loewen and Harvey - See Exhibit 2.

Question of Valuation only.

(b) Property registered in name of Uta Ohori and she has an undivided 1/3 interest in it. ~~Uta Ohori's~~ Uta Ohori's husband had this 1/3 interest in the wife's name.

There are three Ohori's - Genichi, Chiyoto and Uta. They have undivided 1/3 interests. Chiyoto has returned to Japan.

The property consists of stores and a rooming house at the corner of Gore Avenue and Powell Street in Vancouver. They are separate buildings.

Note:- Assessments - 1944

Land	\$7410.00	Total \$13310.00
Improvements	5900.00	

SUMMARY OF ~~DEFENCE~~ WITNESSES -

Witnesses:

Loewen and Harvey

Where Required

1 (a)

JLG/ma

7037

November 21st, 1950.

Mrs. Uta ONORI,
517 Brock Avenue,
Toronto 4, Ontario.

Dear ~~Sir~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1038

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$162.50.

Cheque in your favour is enclosed for \$156.88
and we have paid the Co-Operative Committee .. \$ 5.62
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

Name of Claimant **CHORI, Uta.**Case **1039**Custodian File **7037**

<u>REAL PROPERTY</u>										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		
3166.66	162.50							1/3 interest		162.50
<u>PERSONAL PROPERTY</u>										
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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			
TOTAL RECOMMENDATION										162.50